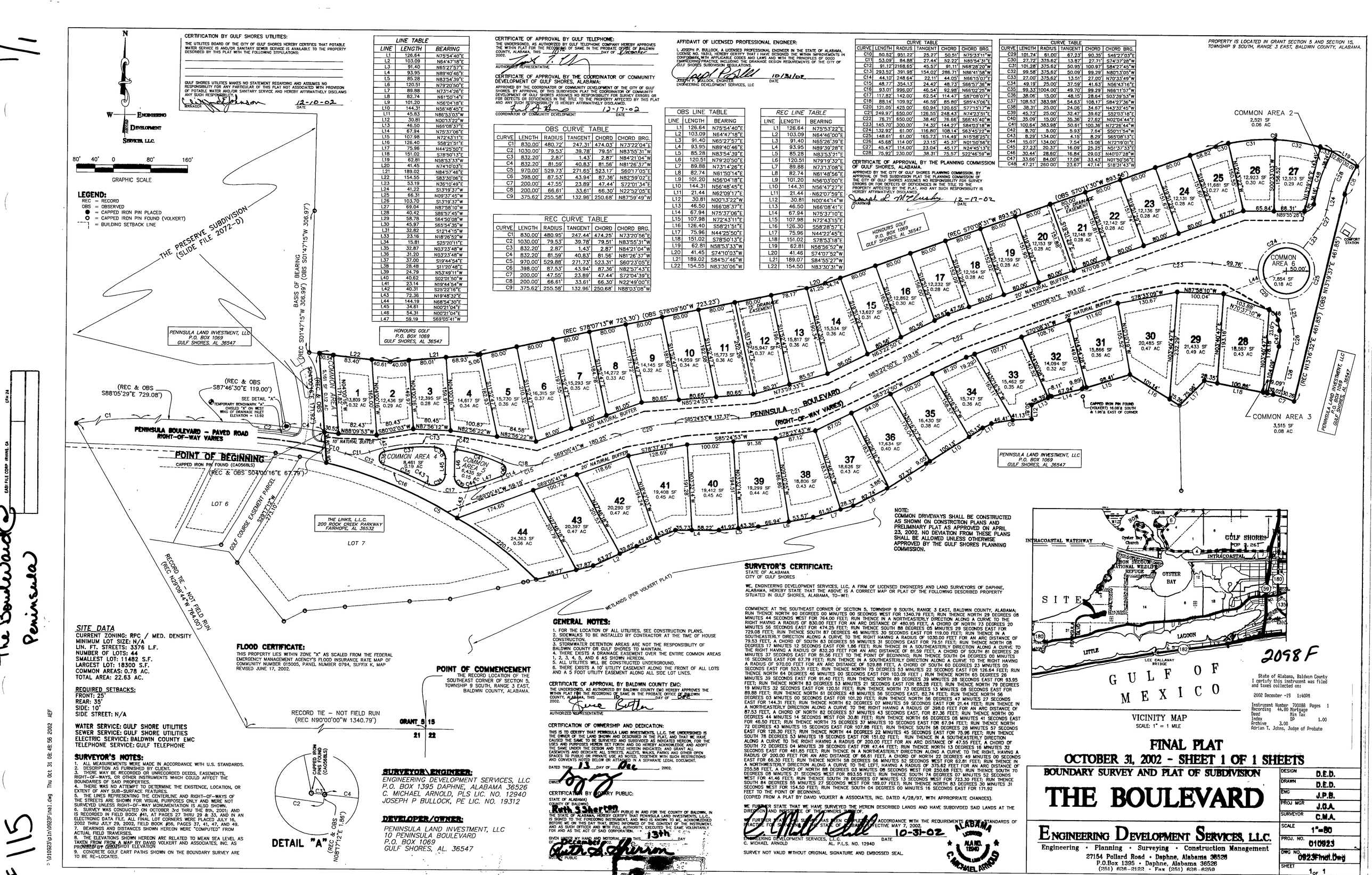
CERTIFICATION BY GULF SHORES UTILITIES:
THE UTILITIES BOARD OF THE CITY OF GULF SHORES HEREBY CERTIFIES THAT POTABLE WATER SERVICE IS AND/OR SANITARY SEWER SERVICE IS AVAILABLE TO THE PROPERTY DESCRIBED BY THIS PLAT WITH THE FOLLOWING STIPULATIONS:
GULF SHORES UTILITIES MAKES NO STATEMENT REGARDING AND ASSUMES NO RESPONSIBILITY FOR ANY PARTICULAR OF THIS PLAT NOT ASSOCIATED WITH PROVISION OF POTABLE WATER AND/OR SANITARY SERVICE AND HEREBY AFFIRMATIVELY DISCLAIMS ANY SUCH RESPONSIBILITY.
MANAGER
12-10-02
DATE
N
W
ENGINEERING
DEVELOPMENT
SERVICES, LLC.
80' 40' 0 80' 160'
GRAPHIC SCALE
LEGEND:
REC = RECORD
OBS = OBSERVED
= CAPPED IRON PIN PLACED
= CAPPED IRON PIN FOUND (VOLKERT)
= BUILDING SETBACK LINE
LINE TABLE
LINE LENGTH BEARING
L1 126.64 N75°54'40"E
L2 103.09 N64°47'18"E
L3 91.40 N65°27'57"E
L4 93.95 N89°40'46"E
L5 85.28 N83°54'39"E
L6 120.51 N79°20'50"E
L7 89.88 N73°14'26"E
L8 82.74 N61°50'14"E
L9 101.20 N56°04'18"E
L10 144.31 N56°48'45"E
L11 45.83 N86°53'03"W
L12 30.81 N00°13'22"W
L13 46.50 N66°08'37"E
L14 67.94 N75°37'06"E
L15 107.98 N72°43'11"E
L16 126.40 S58°21'51"E
L17 75.96 N44°25'50"E
L18 151.02 S78°50'13"E
L19 62.81 N58°53'33"W
L20 41.45 S74°10'03"W
L21 189.02 S84°55'27"W
L22 154.55 N83°30'06"W
CERTIFICATE OF APPROVAL BY GULF TELEPHONE:
THE UNDERSIGNED, AS AUTHORIZED BY GULF TELEPHONE COMPANY HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF December 2002.
AUTHORIZED REPRESENTATIVE
CERTIFICATE OF APPROVAL BY THE COORDINATOR OF COMMUNITY DEVELOPMENT OF GULF SHORES, ALABAMA:
APPROVED BY THE COORDINATOR OF COMMUNITY DEVELOPMENT OF THE CITY OF GULF SHORES, BY APPROVAL OF THIS SUBDIVISION PLAT THE COORDINATOR OF COMMUNITY DEVELOPMENT OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.
COORDINATOR OF COMMUNITY DEVELOPMENT
12-17-02
DATE
OBS CURVE TABLE
CURVE LENGTH RADIUS TANGENT CHORD CHORD BRG.
C1 830.00' 480.72' 247.31' 474.03' N73°22'04"E
C2 1030.00' 79.53' 39.78' 79.51' N83°55'31"W
C3 832.20' 2.87' 1.43' 2.87' N84°21'04"W
C4 832.20' 81.59' 40.83' 81.56' N81°26'37"W
C5 970.00' 529.73' 271.65' 523.17' S80°17'05"E
C6 398.00' 87.53' 43.94' 87.36' N82°59'02"E
C7 200.00' 47.55' 23.89' 47.44' S72°01'34"E
C8 200.00' 66.61' 33.61' 66.30' N22°52'05"E
C9 375.62' 255.58' 132.96' 250.68' N87°59'49"W
REC CURVE TABLE
CURVE LENGTH RADIUS TANGENT CHORD CHORD BRG.
C1 830.00' 480.95' 247.44' 474.25' N73°20'56"E
C2 1030.00' 79.53' 39.78' 79.51' N83°55'31"W
C3 832.20' 2.87' 1.43' 2.87' N84°21'04"W
C4 832.20' 81.59' 40.83' 81.56' N81°26'37"W
C5 970.00' 529.88' 271.73' 523.31' S80°23'05"E
C6 398.00' 87.53' 43.94' 87.36' N82°57'43"E
C7 200.00' 47.55' 23.89' 47.44' S72°04'39"E
C8 200.00' 66.61' 33.61' 66.30' N22°49'00"E
C9 375.62' 255.58' 132.96' 250.68' N88°03'08"W
AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:
I, JOSEPH P. BULLOCK, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 19312, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF GULF SHORES SUBDIVISION REGULATIONS.
JOSEPH P. BULLOCK, ENGINEER
ENGINEERING DEVELOPMENT SERVICES, LLC
10/31/02
DATE
CURVE TABLE
CURVE LENGTH RADIUS TANGENT CHORD CHORD BRG.
C10 50.52' 951.22' 25.27' 50.51' N75°33'11"W
C11 53.09' 84.88' 27.44' 52.22' N85°54'31"E
C12 81.12' (2168.65') 45.57' 91.11' N68°28'20"W
C13 293.52' 391.98' 154.02' 286.71' N86°41'58"W
C14 44.10' 248.64' 22.11' 44.05' N66°15'07"E
C15 48.77' 354.13' 24.42' 48.73' S66°57'36"W
C16 93.01' 996.00' 46.54' 92.98' N66°02'25"W
C17 117.82' 142.00' 62.54' 114.47' S87°08'07"E
C18 88.14' 109.92' 46.59' 85.80' S85°43'06"E
C20 121.05' 425.00' 60.94' 120.65' S77°15'17"W
C21 249.97' 650.00' 126.55' 248.43' N74°23'51"E
C22 76.71' 650.00' 38.40' 76.66' S68°45'40"W
C23 145.70' 300.00' 74.39' 144.27' S84°03'18"W
C24 132.92' 61.00' 116.80' 108.14' S63°45'22"W
C25 148.61' 61.00' 165.73' 114.49' N15°58'25"E
C26 45.68' 114.00' 23.15' 45.37' N01°30'56"E
C27 45.47' 114.00' 23.04' 45.17' N24°45'13"E
C28 75.92' 230.00' 38.31' 75.57' S22°46'59"W
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF GULF SHORES, ALABAMA.
APPROVED BY THE CITY OF GULF SHORES PLANNING COMMISSION, BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING COMMISSION OF THE CITY OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.
CHAIRMAN
12-17-02
DATE
CURVE TABLE
CURVE LENGTH RADIUS TANGENT CHORD CHORD BRG.
C29 101.74' 61.00' 67.23' 90.35' S46°27'03"E
C30 27.72' 375.62' 13.87' 27.71' S74°37'28"W
C31 101.28' 375.62' 50.95' 100.97' S84°27'45"W
C32 99.58' 375.62' 50.09' 99.29' N80°13'05"W
C33 27.00' 375.62' 13.51' 27.00' N70°33'49"W
C34 49.19' 25.00' 37.59' 41.63' N56°43'16"E
C35 99.33' 1004.00' 49.70' 99.29' N66°11'57"W
C36 38.06' 15.00' 28.64' 48.15' S03°39'53"W
C37 108.53' 383.98' 54.63' 108.17' S84°27'36"W
C38 38.31' 25.00' 24.06' 34.67' N43°32'45"W
C39 45.73' 25.00' 32.47' 39.62' S52°03'18"E
C40 35.09' 15.00' 35.36' 27.62' N02°04'44"E
C41 100.64' 383.98' 50.61' 100.36' N72°26'54"W
C42 8.70' 5.00' 5.93' 7.64' S50°11'54"W
C43 8.28' 134.00' 4.15' 8.29' S65°08'13"E
C44 15.07' 134.00' 7.54' 15.06' N72°19'01"E
C45 27.23' 20.37' 16.09' 25.25' N51°37'33"E
C46 30.44' 28.60' 16.84' 29.03' N40°07'28"W
C47 33.66' 84.00' 17.06' 33.43' N01°50'56"E
C48 47.21' 260.00' 23.67' 47.14' S18°31'43"W
PROPERTY IS LOCATED IN GRANT SECTION 5 AND SECTION 15, TOWNSHIP 9 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.
PENINSULA LAND INVESTMENT, LLC P.O. BOX 1069 GULF SHORES, AL 36547
HONOURS GOLF P.O. BOX 1069 GULF SHORES, AL 36547
THE PRESERVE SUBDIVISION (SLIDE FILE 2072-D)
BASIS OF BEARING (REC S01°47'15"W 306.97') (OBS S01°47'15"W 306.99')
(REC & OBS S88°05'29"E 729.08')
(REC & OBS S87°46'30"E 119.00')
SEE DETAIL "A"
TEMPORARY BENCHMARK "A" CHISLED "X" ON WEST WING OF DRAINAGE INLET ELEVATION = 13.92
PENINSULA BOULEVARD - PAVED ROAD RIGHT-OF-WAY VARIES
POINT OF BEGINNING
CAPPED IRON PIN FOUND (CA0568LS)
(REC & OBS S04°00'16"E 67.79')
LOT 6
LOT 7
GOLF COURSE EASEMENT PARCEL
S39°17'27"W 373.10'
RECORD TIE - NOT FIELD RUN (REC N29°06'44"W 764.00')
THE LINKS, L.L.C. 200 ROCK CREEK PARKWAY FAIRHOPE, AL 36532
WETLANDS (PER VOLKERT PLAT)
(REC S78°07'13"W 723.30') (OBS S78°09'50"W 723.23')
(REC S70°08'31"W 893.56') (OBS S70°11'30"W 893.56')
COMMON AREA 1 5,161 SF 0.12 AC
COMMON AREA 2 2,521 SF 0.06 AC
COMMON AREA 3 3,515 SF 0.08 AC
COMMON AREA 4 8,461 SF 0.19 AC
COMMON AREA 5 6,435 SF 0.15 AC
COMMON AREA 6 7,854 SF 0.18 AC
1 3,809 SF 0.32 AC
2 12,436 SF 0.29 AC
3 12,395 SF 0.28 AC
4 14,617 SF 0.34 AC
5 15,730 SF 0.36 AC
6 16,315 SF 0.37 AC
7 15,293 SF 0.35 AC
8 14,272 SF 0.33 AC
9 14,145 SF 0.32 AC
10 14,959 SF 0.34 AC
11 15,773 SF 0.36 AC
12 15,947 SF 0.37 AC
13 15,817 SF 0.36 AC
14 15,534 SF 0.36 AC
15 13,627 SF 0.31 AC
16 12,852 SF 0.30 AC
17 12,232 SF 0.28 AC
18 12,164 SF 0.28 AC
19 12,159 SF 0.28 AC
20 12,153 SF 0.28 AC
21 12,148 SF 0.28 AC
22 12,142 SF 0.28 AC
23 12,136 SF 0.28 AC
24 12,131 SF 0.28 AC
25 11,681 SF 0.27 AC
26 12,923 SF 0.30 AC
27 12,513 SF 0.29 AC
28 18,567 SF 0.43 AC
29 21,433 SF 0.49 AC
30 20,485 SF 0.47 AC
31 15,866 SF 0.36 AC
32 14,094 SF 0.32 AC
33 15,462 SF 0.35 AC
34 15,747 SF 0.36 AC
35 16,430 SF 0.38 AC
36 17,634 SF 0.40 AC
37 18,626 SF 0.43 AC
38 18,806 SF 0.43 AC
39 19,299 SF 0.44 AC
40 19,412 SF 0.45 AC
41 19,408 SF 0.45 AC
42 20,290 SF 0.47 AC
43 20,397 SF 0.47 AC
44 24,363 SF 0.56 AC
15' DRAINAGE EASEMENT
20' NATURAL BUFFER
10' NATURAL BUFFER
PENINSULA BOULEVARD (RIGHT-OF-WAY VARIES)
CAPPED IRON PIN FOUND & 1.96'± EAST OF CORNER
(REC & OBS S87°46'30"E 119.00')
(REC & OBS S04°00'16"E 67.79')
(REC & OBS N08°17'12"E 1.86')
DETAIL "A"
RECORD TIE - NOT FIELD RUN (REC N90°00'00"W 1340.79')
GRANT S 15
21 22
POINT OF COMMENCEMENT
THE RECORD LOCATION OF THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.
HONEYSUCKLE
COMFORT STATION
PENINSULA LAND INVESTMENT, LLC P.O. BOX 1069 GULF SHORES, AL 36547
PENINSULA LAND INVESTMENT, LLC (VOLKERT) 16.08'± SOUTH & 1.96'± EAST OF CORNER
P.O. BOX 1069 GULF SHORES, AL 36547
SITE DATA
CURRENT ZONING: RPC / MED. DENSITY
MINIMUM LOT SIZE: N/A
LIN. FT. STREETS: 3376 L.F.
NUMBER OF LOTS: 44
SMALLEST LOT: 11482 S.F.
LARGEST LOT: 18300 S.F.
COMMON AREAS: 0.78 AC.
TOTAL AREA: 22.63 AC.
REQUIRED SETBACKS:
FRONT: 25'
REAR: 35'
SIDE: 10'
SIDE STREET: N/A
WATER SERVICE: GULF SHORE UTILITIES
SEWER SERVICE: GULF SHORE UTILITIES
ELECTRIC SERVICE: BALDWIN COUNTY EMC
TELEPHONE SERVICE: GULF TELEPHONE
SURVEYOR'S NOTES:
1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
5. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
6. SURVEY WAS CONDUCTED ON OCTOBER 3rd THRU THE 8th, 2001; AND IS RECORDED IN FIELD BOOK #41, AT PAGES 27 THRU 29 & 33, AND IN AN ELECTRONIC DATA FILE. ALL FINAL LOT CORNERS WERE PLACED JULY 16, 2002 THRU JULY 29, 2002, FIELD BOOK #56, PAGES 37, 41, 47, AND 49.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL AS TAKEN FROM FROM A MAP BY DAVID VOLKERT AND ASSOCIATES, INC. AS PROVIDED BY GBS/HOT ELEVATION
9. CONCRETE GOLF CART PATHS SHOWN ON THE BOUNDARY SURVEY ARE TO BE RE-LOCATED.
GENERAL NOTES:
1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. SIDEWALKS TO BE INSTALLED BY CONTRACTOR AT THE TIME OF HOUSE CONSTRUCTION.
3. STORM WATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR GULF SHORES TO MAINTAIN.
4. THERE EXISTS A DRAINAGE EASEMENT OVER THE ENTIRE COMMON AREAS 1, 2, 3, 4, 5, AND 6 AS SHOWN HEREON.
5. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
6. THERE EXISTS A 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS AND A 5 FOOT UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 015005, PANEL NUMBER 0794, SUFFIX K, MAP REVISED JUNE 17, 2002.
CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 10 DAY OF Dec 2002.
AUTHORIZED REPRESENTATIVE
CERTIFICATION OF OWNERSHIP AND DEDICATION:
THIS IS TO CERTIFY THAT PENINSULA LAND INVESTMENTS, L.L.C. THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.
DATED THIS 13 DAY OF Dec 2002.
OWNER
CERTIFICATION BY NOTARY PUBLIC:
STATE OF ALABAMA)
COUNTY OF BALDWIN)
I, Ruth L. Sherton, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT PENINSULA LAND INVESTMENTS, L.L.C. IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 13th DAY OF December 2002.
NOTARY PUBLIC
SURVEYOR / ENGINEER:
ENGINEERING DEVELOPMENT SERVICES, LLC
P.O. BOX 1395 DAPHNE, ALABAMA 36526
C. MICHAEL ARNOLD, PLS LIC. NO. 12940
JOSEPH P BULLOCK, PE LIC. NO. 19312
DEVELOPER/OWNER:
PENINSULA LAND INVESTMENT, LLC
10 PENINSULA BOULEVARD
P.O. BOX 1069
GULF SHORES, AL. 36547
NOTE:
COMMON DRIVEWAYS SHALL BE CONSTRUCTED AS SHOWN ON CONSTRCTION PLANS AND PRELIMINARY PLAT AS APPROVED ON APRIL 23, 2002. NO DEVIATION FROM THESE PLANS SHALL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE GULF SHORES PLANNING COMMISSION.
SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
CITY OF GULF SHORES
WE, ENGINEERING DEVELOPMENT SERVICES, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN GULF SHORES, ALABAMA, TO-WIT:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR 1340.79 FEET; RUN THENCE NORTH 29 DEGREES 08 MINUTES 44 SECONDS WEST FOR 764.00 FEET; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 830.00 FEET FOR AN ARC DISTANCE OF 480.95 FEET, A CHORD OF NORTH 73 DEGREES 20 MINUTES 56 SECONDS EAST FOR 474.25 FEET; RUN THENCE SOUTH 88 DEGREES 05 MINUTES 29 SECONDS EAST FOR 729.08 FEET; RUN THENCE SOUTH 87 DEGREES 46 MINUTES 30 SECONDS EAST FOR 119.00 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET FOR AN ARC DISTANCE OF 79.53 FEET, A CHORD OF SOUTH 83 DEGREES 55 MINUTES 31 SECONDS EAST FOR 79.51 FEET; RUN THENCE NORTH 08 DEGREES 17 MINUTES 13 SECONDS EAST FOR 1.86 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 832.20 FEET FOR AN ARC DISTANCE OF 81.59 FEET, A CHORD OF SOUTH 81 DEGREES 26 MINUTES 37 SECONDS EAST FOR 81.56 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 04 DEGREES 00 MINUTES 16 SECONDS EAST FOR 67.79 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET FOR AN ARC DISTANCE OF 529.88 FEET, A CHORD OF SOUTH 60 DEGREES 23 MINUTES 05 SECONDS EAST FOR 523.31 FEET; RUN THENCE NORTH 73 DEGREES 53 MINUTES 22 SECONDS EAST FOR 126.64 FEET; RUN THENCE NORTH 64 DEGREES 46 MINUTES 00 SECONDS EAST FOR 103.09 FEET ; RUN THENCE NORTH 65 DEGREES 29 MINUTES 39 SECONDS EAST FOR 91.40 FEET; RUN THENCE NORTH 89 DEGREES 39 MINUTES 28 SECONDS EAST FOR 93.95 FEET; RUN THENCE NORTH 83 DEGREES 53 MINUTES 21 SECONDS EAST FOR 85.28 FEET; RUN THENCE NORTH 79 DEGREES 19 MINUTES 32 SECONDS EAST FOR 120.51 FEET; RUN THENCE NORTH 73 DEGREES 13 MINUTES 08 SECONDS EAST FOR 89.88 FEET; RUN THENCE NORTH 61 DEGREES 48 MINUTES 56 SECONDS EAST, 82.74 FEET; RUN THENCE NORTH 56 DEGREES 03 MINUTES 00 SECONDS EAST FOR 101.20 FEET; RUN THENCE NORTH 56 DEGREES 47 MINUTES 27 SECONDS EAST FOR 144.31 FEET; RUN THENCE NORTH 62 DEGREES 07 MINUTES 59 SECONDS EAST FOR 21.44 FEET; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 398.0 FEET FOR AN ARC DISTANCE OF 87.53 FEET, A CHORD OF NORTH 82 DEGREES 57 MINUTES 43 SECONDS EAST, FOR 87.36 FEET; RUN THENCE NORTH 00 DEGREES 44 MINUTES 14 SECONDS WEST FOR 30.81 FEET; RUN THENCE NORTH 66 DEGREES 08 MINUTES 41 SECONDS EAST FOR 46.50 FEET; RUN THENCE NORTH 75 DEGREES 37 MINUTES 10 SECONDS EAST FOR 67.94 FEET; RUN THENCE NORTH 72 DEGREES 43 MINUTES 15 SECONDS EAST FOR 107.98 FEET; RUN THENCE SOUTH 58 DEGREES 28 MINUTES 57 SECONDS EAST FOR 126.30 FEET; RUN THENCE NORTH 44 DEGREES 22 MINUTES 45 SECONDS EAST FOR 75.96 FEET; RUN THENCE SOUTH 78 DEGREES 53 MINUTES 18 SECONDS EAST FOR 151.02 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 47.55 FEET, A CHORD OF SOUTH 72 DEGREES 04 MINUTES 39 SECONDS EAST FOR 47.44 FEET; RUN THENCE NORTH 13 DEGREES 16 MINUTES 32 SECONDS EAST FOR 461.85 FEET; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 66.61 FEET, A CHORD OF NORTH 22 DEGREES 49 MINUTES 00 SECONDS EAST FOR 66.30 FEET; RUN THENCE NORTH 58 DEGREES 56 MINUTES 52 SECONDS WEST FOR 62.81 FEET; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 375.62 FEET FOR AN ARC DISTANCE OF 255.58 FEET, A CHORD OF NORTH 88 DEGREES 03 MINUTES 08 SECONDS WEST FOR 250.68 FEET; RUN THENCE SOUTH 70 DEGREES 08 MINUTES 31 SECONDS WEST FOR 893.55 FEET; RUN THENCE SOUTH 74 DEGREES 07 MINUTES 52 SECONDS WEST FOR 41.46 FEET; RUN THENCE SOUTH 78 DEGREES 07 MINUTES 13 SECONDS WEST FOR 723.30 FEET; RUN THENCE SOUTH 84 DEGREES 55 MINUTES 27 SECONDS WEST FOR 189.07 FEET; RUN THENCE NORTH 83 DEGREES 30 MINUTES 31 SECONDS WEST FOR 154.50 FEET; RUN THENCE SOUTH 04 DEGREES 00 MINUTES 16 SECONDS EAST FOR 171.92 FEET TO THE POINT OF BEGINNING.
(COPIED FROM A PLAT BY DAVID VOLKERT & ASSOCIATES, INC. DATED 4/28/97, WITH APPROPRIATE CHANGES).
WE FURTHER STATE THAT WE HAVE SURVEYED THE HEREIN DESCRIBED LANDS AND HAVE SUBDIVIDED SAID LANDS AT THE DIRECTION AND INSISTANCE OF THE OWNERS THEREOF.
WE FURTHER STATE THAT SAID SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.
ENGINEERING DEVELOPMENT SERVICES, L.L.C.
C. MICHAEL ARNOLD
10-31-02
DATE
AL. P.L.S. NO. 12940
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND EMBOSSED SEAL.
ALABAMA LICENSED REG. NO. 12940 LAND SURVEYOR C. MICHAEL ARNOLD
INTRACOASTAL WATERWAY
GULF SHORES POP. 1,261
OYSTER BAY
LAGOON
LITTLE
LEE CALLAWAY BRIDGE
GULF OF MEXICO
SITE
VICINITY MAP
SCALE: 1" = 1 MILE
2058 F
State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on:
2002 December -19 1:40PM
Instrument Number 700088 Pages 1
Recording 44.00 Mortgage
Deed Mtn Tax
Index DP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate
FINAL PLAT
OCTOBER 31, 2002 - SHEET 1 OF 1 SHEETS
BOUNDARY SURVEY AND PLAT OF SUBDIVISION
THE BOULEVARD
ENGINEERING DEVELOPMENT SERVICES, L.L.C.
Engineering • Planning • Surveying • Construction Management
27154 Pollard Road • Daphne, Alabama 36526
P.O.Box 1395 • Daphne, Alabama 36526
(251) 626-2122 • Fax (251) 626-6250
DESIGN D.E.D.
DRAWN D.E.D.
ENG J.P.B.
PROJ MGR J.G.A.
SURVEYOR C.M.A.
SCALE 1"=80'
PROJ. NO. 010923
DWG NO. 0923Final.dwg
SHEET 1 OF 1
EASI FILL CORP. IRVINE, CA
EFH 24
The Boulevard @ Peninsular
115
J:\010923\plt\0923Final.dwg Thu Oct 31 08:48:56 2002 AEF