

2098F

2098-F

CERTIFICATION BY GULF SHORES UTILITIES... THE UTILITIES BOARD OF THE CITY OF GULF SHORES HEREBY CERTIFIES THAT POTABLE WATER SERVICE IS AVAILABLE TO THE PROPERTY DESCRIBED BY THIS PLAT WITH THE FOLLOWING STIPULATIONS:

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists line segments from L1 to L47 with their respective lengths and bearings.

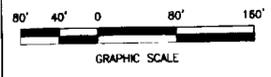
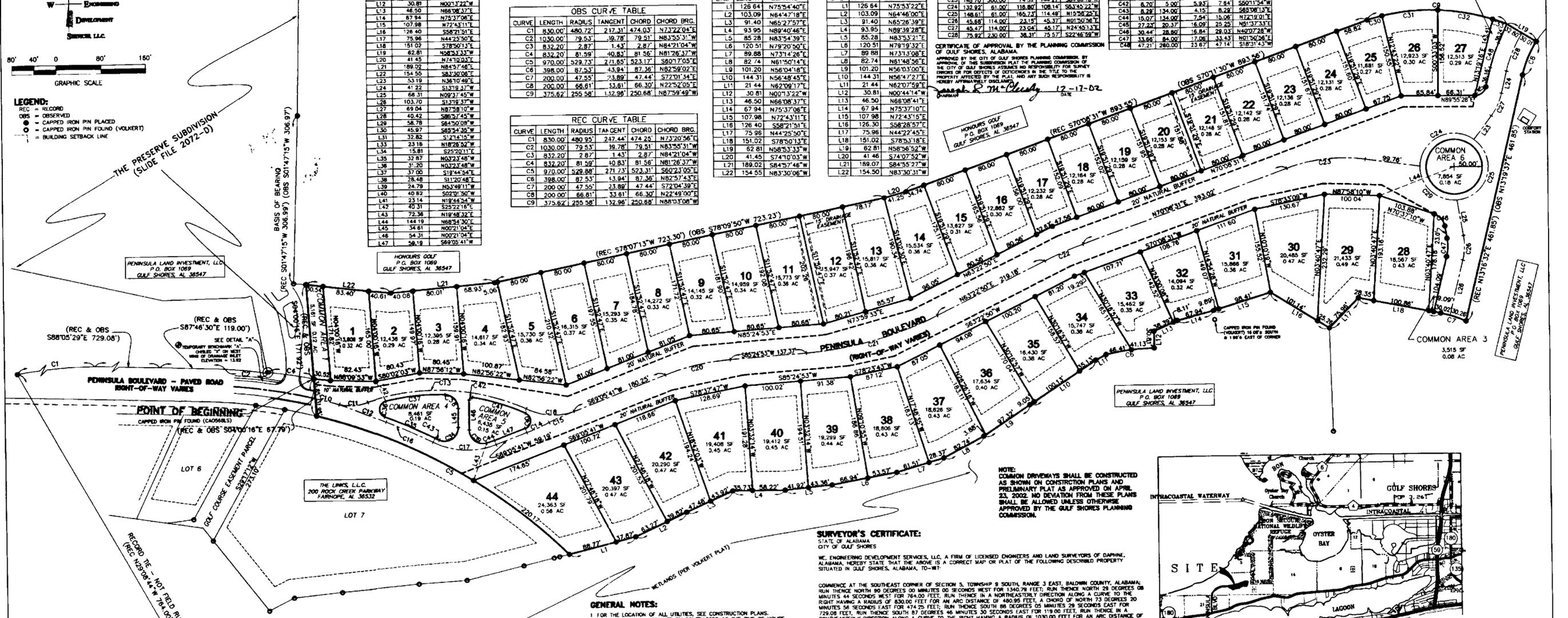
CERTIFICATE OF APPROVAL BY GULF TELEPHONE... THE UNDERSIGNED, AS AUTHORIZED BY GULF TELEPHONE COMPANY HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF OCTOBER 2002.

AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER... I, JOSEPH P. BULLOCK, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 18375, HEREBY CERTIFY THAT I HAVE DESIGNED THE STATE APPROVED PLANS...

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BRG. Lists curve data for C10 through C48.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BRG. Lists curve data for C29 through C48.

PROPERTY IS LOCATED IN GRANT SECTION 5 AND SECTION 15, TOWNSHIP 9 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.



LEGEND: REC = RECORD, OBS = OBSERVED, CAPPED IRON PIN FOUND (VOLKERT), BUILDING SETBACK LINE.

SITE DATA: CURRENT ZONING: RPC / MED. DENSITY. MINIMUM LOT SIZE: N/A. LIN. FT. STREETS: 3378 LF. NUMBER OF LOTS: 44. SMALLEST LOT: 11482 S.F. COMMON AREAS: 0.78 AC. TOTAL AREA: 22.63 AC.

FLOOD CERTIFICATE: THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, PANEL NUMBER 0794, SUFFIX K, MAP REVISED JUNE 17, 2002.

POINT OF COMMENCEMENT: THE RECORD LOCATION OF THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

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. STORMWATER 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 LOTS.

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 PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF OCTOBER 2002.

CERTIFICATION OF OWNERSHIP AND DEDICATION... THIS IS TO CERTIFY THAT PENINSULA LAND INVESTMENT, LLC, THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE HEREIN APPROVED PLAT...

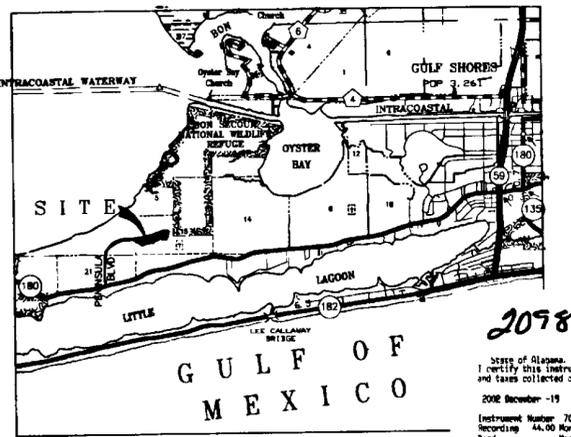
DEVELOPER/OWNER: PENINSULA LAND INVESTMENT, LLC. 10 PENINSULA BOULEVARD P.O. BOX 1069 GULF SHORES, AL 36547

SURVEYOR'S CERTIFICATE:

WE, ENGINEERING DEVELOPMENT SERVICES, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF BALDWIN COUNTY, 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 SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR 1540.78 FEET; RUN THENCE NORTH 29 DEGREES 08 MINUTES 44 SECONDS WEST FOR 784.00 FEET; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8300.00 FEET FOR AN ARC DISTANCE OF 480.96 FEET; A CHORD OF NORTH 13 DEGREES 20 MINUTES 56 SECONDS EAST FOR 474.25 FEET; RUN THENCE SOUTH 88 DEGREES 05 MINUTES 29 SECONDS EAST FOR 729.00 FEET; RUN THENCE SOUTH 87 DEGREES 46 MINUTES 30 SECONDS EAST FOR 119.00 FEET; RUN THENCE NORTH 08 DEGREES 11 MINUTES 12 SECONDS EAST FOR 186 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 28 MINUTES 17 SECONDS EAST FOR 81.59 FEET TO THE POINT OF BEGINNING, RUN THENCE SOUTH 04 DEGREES 00 MINUTES 16 SECONDS EAST FOR 67.78 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 81 DEGREES 28 MINUTES 17 SECONDS EAST FOR 529.88 FEET; RUN THENCE NORTH 75 DEGREES 58 SECONDS EAST FOR 128.64 FEET; RUN THENCE NORTH 18 DEGREES 32 SECONDS EAST FOR 144.31 FEET; RUN THENCE NORTH 82 DEGREES 07 MINUTES 56 SECONDS EAST FOR 214.44 FEET; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 398.00 FEET FOR AN ARC DISTANCE OF 87.53 FEET; A CHORD OF NORTH 22 DEGREES 05 SECONDS EAST FOR 87.53 FEET; A CHORD OF NORTH 82 DEGREES 07 MINUTES 56 SECONDS EAST FOR 87.53 FEET; RUN THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR 107.98 FEET; RUN THENCE SOUTH 88 DEGREES 05 MINUTES 29 SECONDS WEST FOR 87.53 FEET; RUN THENCE SOUTH 87 DEGREES 46 MINUTES 30 SECONDS WEST FOR 119.00 FEET; RUN THENCE SOUTH 88 DEGREES 05 MINUTES 29 SECONDS WEST FOR 729.00 FEET; RUN THENCE SOUTH 87 DEGREES 46 MINUTES 30 SECONDS WEST FOR 119.00 FEET; RUN THENCE SOUTH 88 DEGREES 05 MINUTES 29 SECONDS WEST FOR 784.00 FEET; RUN THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR 1540.78 FEET TO THE POINT OF BEGINNING.

NOTE: COMMON DRIVEWAYS SHALL BE CONSTRUCTED AS SHOWN ON CONSTRUCTION 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.



SCALE: 1" = 1 MILE

FINAL PLAT OCTOBER 31, 2002 - SHEET 1 OF 1 SHEETS

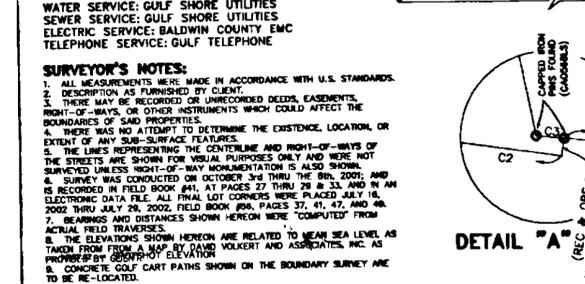
BOUNDARY SURVEY AND PLAT OF SUBDIVISION

THE BOULEVARD

ENGINEERING DEVELOPMENT SERVICES, LLC. Engineering - Planning - Surveying - Construction Management

27154 Pollard Road - Daphne, Alabama 36528 P.O. Box 1395 - Daphne, Alabama 36528 (251) 626-2122 - Fax (251) 626-6259

STATE OF ALABAMA, Baldwin County. I certify this instrument was filed and taxes collected on: 2002 December -19 1:40PM. Instrument Number: 7000088. Pages: 1. Recording: 44.00. Mortgage: N/A. Fee: 14.00. Total: 3.00. Gov't: N/A. Jones, Judge of Probate.



DETAIL 'A' (REC & OBS N087°12'16"E 1.08')

OFFICIAL SEAL: Surveyor, State of Alabama, Commission Expires January 15, 2008.



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