BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR PROBATE JUDGE
Filed/cert 12/15/2022 11 15 AM
TOTAL $ 25 00
1 Pages

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SLIDE 0002868-A

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 18th DAY OF November, 2022

Samantha Roberts SW
AUTHORIZED REPRESENTATIVE

OWNERS DEDICATION:

I, DEWEY BRAZELTON, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, STAKED, AND PLATTED TO BE KNOWN AS, REPLAT OF LOT 2, POSH PLAZA, A PART OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 5 EAST, CITY OF ORANGE BEACH, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON PLAT ARE HEREBY DEDICATED USE BY THE PUBLIC.

Dewey H. Brazelton 11-10-22
JOHN HARRIS DATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Susan Blair A NOTARY IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT DEWEY BRAZELTON WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY, GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF NOVEMBER 2022.

Susan R. Blair 4-24-2023
NOTARY PUBLIC MY COMMISSION EXPIRES

OWNERS DEDICATION:

I, JOHN HARRIS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, STAKED, AND PLATTED TO BE KNOWN AS, REPLAT OF LOT 2, POSH PLAZA, A PART OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 5 EAST, CITY OF ORANGE BEACH, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON PLAT ARE HEREBY DEDICATED USE BY THE PUBLIC.

11/10/2022
JOHN HARRIS DATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Susan Blair A NOTARY IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT JOHN HARRIS WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY, GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF NOVEMBER 2022.

Susan R. Blair 4-24-2023
NOTARY PUBLIC MY COMMISSION EXPIRES

FLOOD ZONE CERTIFICATE

THE PROPERTY SHOWN HEREON IS IN ZONE X, AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, F.I.R.M. PANEL #01003C0961M AND COMMUNITY 015011, CITY OF ORANGE BEACH, BALDWIN COUNTY, ALABAMA PURSUANT TO MAP DATED APRIL 19, 2019.

10/31/22
JASON W. BRASWELL, P.L.S. #30810 DATE

STATE OF ALABAMA
COUNTY OF BALDWIN
SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, JASON W. BRASWELL, REGISTERED LAND SURVEYOR, LICENSE NO. 30810, STATE OF ALABAMA, HEREBY CERTIFIES THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF JOHN HARRIS, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS REPLAT OF LOT 2, POSH PLAZA, SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH, AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ANGLES AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY; AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED ON SAID PLAT OR MAP.

10/31/22
JASON W. BRASWELL, P.L.S. DATED

STATE OF ALABAMA
COUNTY OF BALDWIN

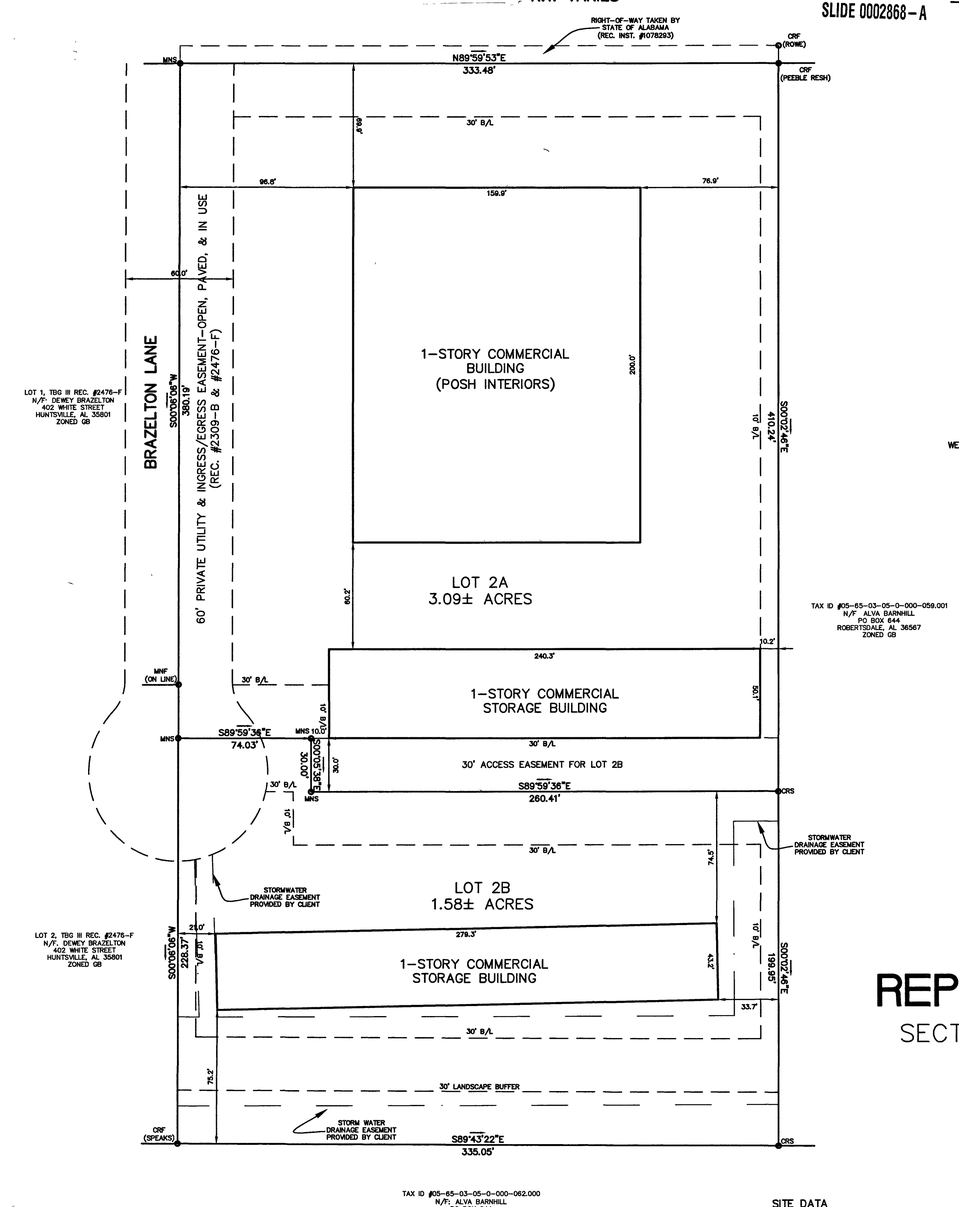
I, JASON W. BRASWELL, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THE FOREGOING IS A PLAT OF THE DESCRIBED PROPERTY TO WIT:

LOT 2, POSH PLAZA, AS PER MAP OR PLAT AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA ON SLIDE #2309-B.

THERE ARE NO VISIBLE ENCROACHMENTS OF ANY IMPROVEMENTS OR UTILITIES, EXCEPT AS SHOWN. ACCORDING TO MY SURVEY THIS, THE 23RD DAY OF AUGUST, 2022.

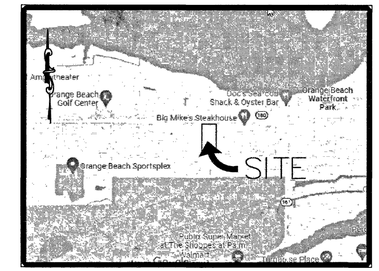
ALA. REG. NO. 30810

ALABAMA LICENSED No. 30810-S PROFESSIONAL LAND SURVEYOR JASON WAYNE BRASWELL



BASE BEARING USED
WEST LINE, SUBJECT PROPERTY
BEING S00°06'06"W

NORTH



VICINITY MAP
NOT TO SCALE

LEGEND

CRF	CAPPED REBAR FOUND (1/2")
CRS	CAPPED REBAR SET (1/2")
RBF	REBAR FOUND
B/L	BUILDING LINE
℄	CENTERLINE
DE	DRAINAGE EASEMENT
EP	EDGE OF PAVEMENT
—X—	FENCE
R/W	RIGHT-OF-WAY
UE	UTILITY EASEMENT
	FIRE HYDRANT
GM	GAS METER
	GAS VALVE
	LIGHT POLE
MH	MANHOLE
P-BOX	POWER BOX
	POWER POLE
	SANITARY SEWER MANHOLE
WM	WATER METER
	WATER VALVE
A.C.	AIR CONDITIONER
	GUY WIRE
N/L	NOT LEGIBLE
P/L	PROPERTY LINE
MNS	MAG NAIL SET
MNF	MAG NAIL FOUND

CERTIFICATE OF APPROVAL BY THE ORANGE BEACH PLANNING COMMISSION

THE WITHIN REPLAT OF LOT 2, POSH PLAZA IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ORANGE BEACH, ALABAMA, THIS THE 12th DAY OF December, 2022.

CHAIRMAN

CERTIFICATE OF APPROVAL BY THE ORANGE BEACH WATER RECLAMATION FACILITY

THE UNDERSIGNED, AS AUTHORIZED BY THE ORANGE BEACH WATER RECLAMATION FACILITY HEREBY APPROVED THE SEWAGE COLLECTION SYSTEM AS INSTALLED AND REPRESENTED ON THIS PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

12/7/22
REPRESENTATIVE DATE

CERTIFICATE OF APPROVAL BY BALDWIN E.M.C.

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY ELECTRIC MEMBERSHIP CORPORATION, HEREBY ACCEPTS ELECTRICAL SERVICE AS INSTALLED AND REPRESENTED ON THIS PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

Gerald Ramos 11/18/22
REPRESENTATIVE DATE

CERTIFICATE OF APPROVAL BY THE ORANGE BEACH WATER, SEWER, AND FIRE PROTECTION AUTHORITY

THE UNDERSIGNED, AS AUTHORIZED BY THE ORANGE BEACH WATER, SEWER, AND FIRE PROTECTION AUTHORITY HEREBY ACCEPTS THE POTABLE WATER DISTRIBUTION SYSTEM AS INSTALLED AND REPRESENTED ON THIS PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

Temple Smith November 14, 2022
REPRESENTATIVE DATE

REPLAT OF LOT 2 POSH PLAZA

SECTION 5, TOWNSHIP 9 SOUTH, RANGE 5 EAST
CITY OF ORANGE BEACH
BALDWIN COUNTY, ALABAMA

SITE DATA

ZONED:.....GENERAL BUSINESS (GB)
TOTAL ACREAGE:.....4.67± ACRES
TOTAL LOTS:.....2
FRONT SETBACK.....30'
REAR SETBACK.....30' FROM LANDSCAPE BUFFER
SIDE SETBACK.....10'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DEVELOPER
JOHN HARRIS
25150 CANAL ROAD SUITE B
ORANGE BEACH, AL 36561

DEVELOPER
DEWEY BRAZELTON
402 WHITE STREET
HUNTSVILLE, AL 35801

SURVEYOR
SURVEY CONSULTS, INC.
JASON W. BRASWELL – PLS NO. 30810
16961 ST. HWY. #180, SUITE D
GULF SHORES, AL 36542
OFFICE: (251) 968-2124
E-MAIL: SURVEYCONSULTS.GS@GMAIL.COM

SURVEYOR'S NOTES

1. NO TITLE SEARCH PROVIDED BY CLIENT OR DONE BY THIS FIRM.
2. THERE MAY BE EASEMENTS AFFECTING THIS PROPERTY THAT ARE NOT VISIBLE.
3. PREVIOUS DEEDS OF RECORD AND OR SURVEYS USED TO DETERMINE PROPERTY LINES.
4. FIELD WORK PERFORMED WEEK OF JULY 11, 2022.
5. CERTIFICATION IS MADE TO PERSON(S) NAMED HEREON AND IS NOT TRANSFERABLE TO OTHERS.
6. RIGHT-OF-WAY IS FOR GRAPHICAL PURPOSES ONLY.
7. OWNERS SHOULD CONSULT WITH LOCAL AUTHORITIES BEFORE MAKING ANY IMPROVEMENTS.
8. CERTIFICATION IS MADE TO PERSON(S) NAMED HEREON AND IS NOT TRANSFERABLE TO OTHERS.
9. THERE IS DEDICATED HEREWITH A 10' DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE LOT LINES.
10. PRINCIPAL STRUCTURES SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 12 INCHES ABOVE THE CENTERLINE OF THE NEAREST PAVED OR PUBLIC STREET, OR COMPLY WITH THE MINIMUM F.F.E. AS REQUIRED BY THE CITY OF ORANGE BEACH FLOOD PLAIN PREVENTION ORDINANCE, WHICHEVER IS GREATER.
11. LOT 2B SHALL HAVE ACCESS TO INGRESS/EGRESS EASEMENT SHOWN HEREON AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY ON SLIDES #2309-B & #2476-F.

SURVEY CONSULTS, INC.
PROFESSIONAL LAND SURVEYORS
16961 ST. HWY. #180, SUITE D GULF SHORES, AL 36542
251-968-2124
SURVEYCONSULTS.GS@GMAIL.COM

FILE: 10190
DWG. BY: RJP
CHKD BY: JWB
DATE: OCT. 27, 2022
SCALE: 1"= 40'

THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL