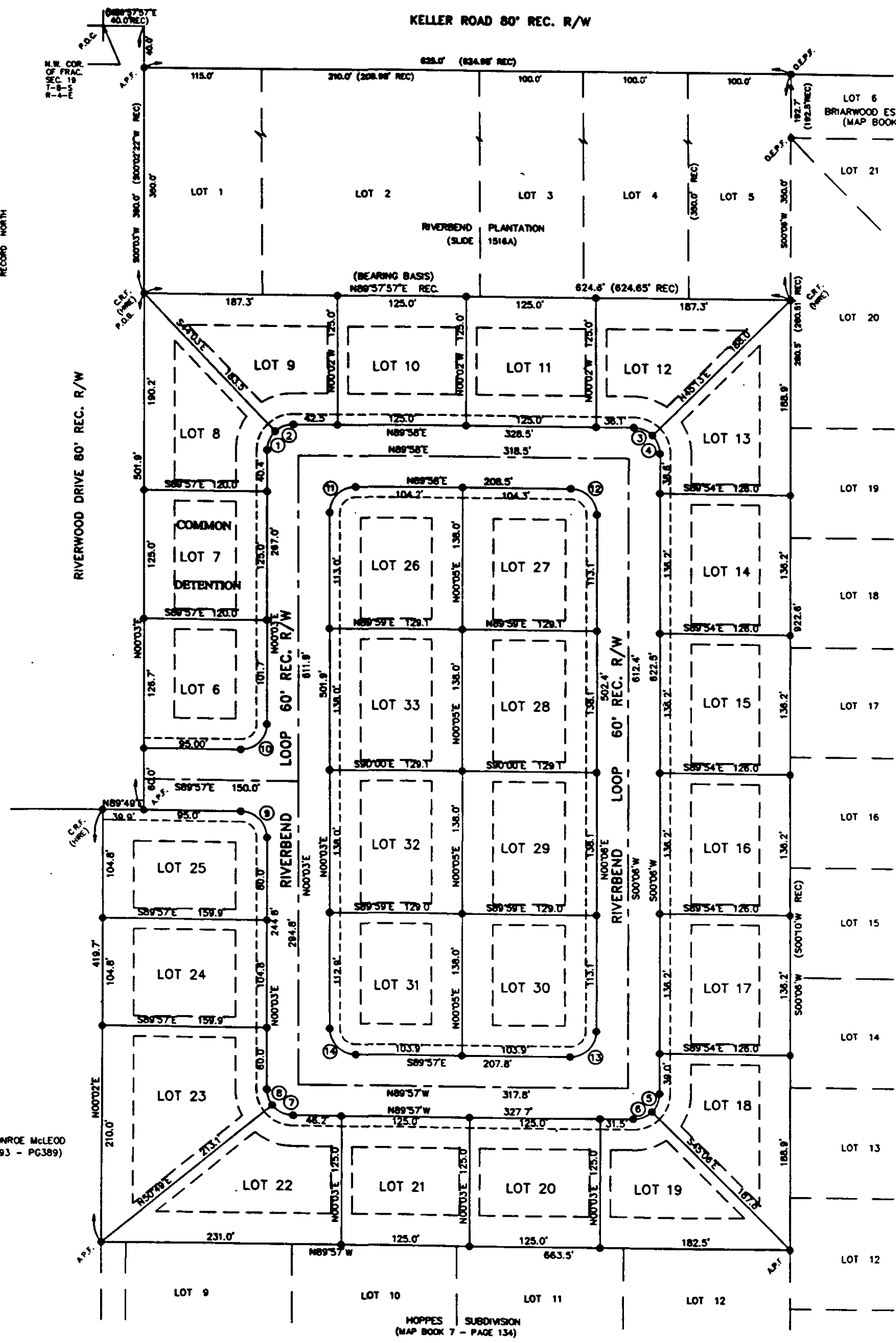


1740B



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	25.0	25.0	10.7	19.6	S29°11'W
2	25.0	25.0	10.7	19.6	N68°02'E
3	25.0	25.0	10.4	19.2	N67°09'W
4	25.0	19.5	10.3	19.0	S22°13'W
5	25.0	19.6	10.3	19.1	N22°31'E
6	25.0	22.0	10.4	19.3	N67°24'E
7	25.0	16.4	8.5	16.1	S18°45'E
8	25.0	32.3	25.0	35.4	N45°03'E
9	25.0	39.3	25.0	35.4	S45°00'W
10	25.0	39.4	25.0	35.4	N44°58'W
11	25.0	39.4	25.0	35.4	S45°05'W
12	25.0	39.4	25.0	35.4	N44°57'W
13	25.0	39.3	25.0	35.4	S45°05'W
14	25.0	39.3	25.0	35.4	N44°57'W

May 21 12:23 PM '97
Slide #10-0

01740B

BALDWIN COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DETENTION FACILITY AT RIVERBEND PLANTATION, PHASE II.

CERTIFICATE OF APPROVAL BY RIVERIA UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY RIVERIA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 16th DAY OF April, 1997.
Donald R. Brou
RIVERIA UTILITIES

LEGAL DESCRIPTION:
THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, LESS AND EXCEPT:
RIVERBEND PLANTATION UNIT ONE, AS RECORDED ON SLIDE 1516A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, RIVERBEND PLANTATION UNIT ONE, AS RECORDED ON SLIDE 1516A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, RUN N89°57'S 120.0' TO THE SOUTHWEST CORNER OF LOT 5 OF SAID RIVERBEND PLANTATION, ALSO BEING A POINT ON THE WEST LINE OF BRIARWOOD ESTATES BLOCK "B" AS RECORDED IN MAP BOOK 7, PAGES 66 & 150, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; RUN THENCE S00°06'W (REC. S00°10'W) ALONG SAID WEST LINE 222.6 FEET TO A POINT ON THE NORTH BOUNDARY OF HOPKES SUBDIVISION AS RECORDED IN MAP BOOK 7, PAGE 134, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN N89°57'W ALONG SAID NORTH BOUNDARY 663.5 FEET, THENCE RUN N00°02'E 419.7 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RIVERWOOD DRIVE, THENCE RUN N89°40'E ALONG SAID SOUTH LINE 38.9 FEET; THENCE RUN N00°02'E ALONG THE EAST RIGHT OF WAY LINE OF SAID RIVERWOOD DRIVE, 501.9 FEET TO THE POINT OF BEGINNING. ALL BEING 13.6 ACRES, MORE OR LESS, AND LYING IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

CERTIFICATION

I, M. MITCHELL WRIGHT, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THIS IS A TRUE AND CORRECT PLAT OF THE ABOVE DESCRIBED PROPERTY. I FURTHER STATE THAT THIS PLAT DOES NOT REFLECT IF THERE ARE ANY RECORDED AND UNRECORDED EASEMENTS OR UNDERGROUND ENCROACHMENTS (OTHER THAN SHOWN) AND THAT THIS SURVEY AND PLAT CONFORMS TO THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.
FIELD WORK FOR THIS SURVEY PERFORMED ON MARCH 10, 1997.

M. Mitchell Wright
M. MITCHELL WRIGHT, P.E.S. AL REG. NO. 15924

ENGINEER'S CERTIFICATE & DESCRIPTION OF LAND PLATTED
I, L.E. STIFFLER, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE DESIGNED THE CAPITAL IMPROVEMENTS TO THE PROPERTY OF RIVERBEND PLANTATION, PHASE 2, SITUATED IN BALDWIN COUNTY, ALABAMA AND THAT:
A: THE CAPITAL IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF GULF SHORES, ALABAMA AND THE APPLICABLE UTILITIES; AND
B: THE FINAL PLAT REFLECTS THE AS-BUILT LOCATIONS OF EACH OF THESE CAPITAL IMPROVEMENTS.
WITNESS MY HAND THIS 16th DAY OF April, 1997.
L.E. Stiffler
L.E. STIFFLER REG. NO. 88667

GRAPHIC SCALE
1" = 50'
1 inch = 50 ft.

RIVERBEND PLANTATION PHASE 2	
SCALE 1" = 50'	BALDWIN COUNTY, ALABAMA
DATE: MARCH 1997	DRAWN BY: ELLEN
HIRE SURVEYING, INC. 24697 CANAL ROAD - ORANGE BEACH, ALABAMA 36561 (334) 974-5843	
FRACTIONAL SECTION 19, T-8-S, R-4-E, BALDWIN COUNTY, AL	DRAWING NUMBER 108609-C

OWNERS' ACCEPTANCE
THE UNDERSIGNED, RON BAILEY CONSTRUCTION, INC., OWNER OF THE LAND SHOWN ON THIS PLAT DOES HEREBY ACCEPT AND APPROVE THIS PLAT AND SUBDIVISION. DATES THIS 18th DAY OF April, 1997.
Ron Bailey
RON BAILEY, PRESIDENT
RON BAILEY CONSTRUCTION, INC.

STATE OF ALABAMA
COUNTY OF BALDWIN
I, *Don Rogers*, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT RON BAILEY, PRESIDENT FOR RON BAILEY CONSTRUCTION, INC., 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 18th DAY OF April, 1997.
Don Rogers
NOTARY PUBLIC MY COMMISSION EXPIRES

LIENHOLDER'S ACCEPTANCE
THE UNDERSIGNED, *R. Don Rogers*, AS *Vice President* FOR SUNTRUST BANK, ITS SUCCESSORS, AND/OR ASSIGNS, HOLDER OF A LIEN ON THE ABOVE MENTIONED PROPERTY, DOES HEREBY ACCEPT AND APPROVE THIS PLAT AND SUBDIVISION. DATED THIS 16th DAY OF April, 1997.
R. Don Rogers
FOR SUNTRUST BANK, ITS SUCCESSORS AND/OR ASSIGNS
WEST FLORIDA

STATE OF ALABAMA
COUNTY OF BALDWIN
I, *Marianne Burch*, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT *R. Don Rogers*, AS *Vice President* FOR SUNTRUST BANK, ITS SUCCESSORS, AND/OR ASSIGNS, 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 18th DAY OF April, 1997.
Marianne Burch
NOTARY PUBLIC MY COMMISSION EXPIRES

DEDICATION
WE, RON BAILEY CONSTRUCTION, INC., AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS RIVERBEND PLANTATION, PHASE 2, A PART OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE STREET (RIVERBEND LOOP, 60' R/W) AS SHOWN ON SAID PLAT IS HEREBY DEDICATED TO THE USE OF THE PUBLIC.
Ron Bailey
PROPERTY OWNER

BUILDING SETBACKS
30' FRONT
30' REAR
10' SIDE
30' SIDE ABUTTING STREET
30' BASEMENT ALONG ALL PROPERTY LINES ABUTTING THE ROAD RIGHT-OF-WAY.
30' BASEMENT ALONG ALL SIDE LOT LINES AND 5' ON EACH LOT.

LEGEND
A.P.F. - ALLEN PIN FOUND
C.R.F. - CAPPED REBAR FOUND
O.E.P.F. - OPEN END PIPE FOUND
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
REC. - RECORD
R/W - RIGHT OF WAY
O - DENOTES CAPPED REBAR SET (UNLESS OTHERWISE NOTED)

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY HEALTH DEPARTMENT
THIS SUBDIVISION MEETS THE APPROVAL OF THE BALDWIN COUNTY HEALTH DEPARTMENT SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AND/OR LOT DELETIONS ON FILE WITH THE SAID HEALTH DEPARTMENT, WHICH CONDITIONS ARE MADE A PART OF THIS APPROVAL AS IF SET OUT HEREON.
William J. ...
BALDWIN COUNTY HEALTH DEPARTMENT 4-22-97
DATE

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY
ELECTRICAL MEMBERSHIP CORPORATION
THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 17th DAY OF April, 1997.
William J. ...
FOR EMC

CERTIFICATE OF APPROVAL BY RIVERIA UTILITIES
THE UNDERSIGNED, AS AUTHORIZED BY RIVERIA UTILITIES, HEREBY CERTIFY THAT WATER SERVICE IS AVAILABLE TO THE PLATTED SUBDIVISION SHOWN HEREON.
THIS THE 16th DAY OF April, 1997.
Michael M. Duggan
RIVERIA UTILITIES

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 16th DAY OF May, 1997.
Thomas C. ...
COUNTY ENGINEER

APPROVAL OF THE PLANNING COMMISSION OF
THE CITY 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 THE DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.
Joseph J. ...
CHAIRMAN 5-14-97
DATE

APPROVAL OF 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.
Frank ...
DATE 5-12-97

THIS PROPERTY IS IN ZONE C,
AS SCALED PER THE MAP BY THE
FEDERAL EMERGENCY MANAGEMENT
AGENCY, COMMUNITY NO. 015000,
PANEL NO. 0652, SUFFIX G, MAP
REVISED JANUARY 3, 1985