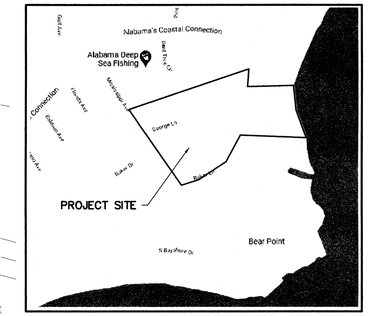
SITE DATA	
CURRENT ZONING	PUD
TOTAL AREA	9.8 AC.
TOTAL LOTS	27
DENSITY	2.75 UNITS/ACRE
AVERAGE LOT SIZE	10,585 S.F.
MIN. LOT SIZE	8,250 S.F. (2-9)
MAX. LOT SIZE	25,925 S.F. (13)
TOTAL COMMON AREA	58403 S.F.
REQUIRED SETBACKS	
FRONT	30'
SIDE	10'
REAR (LOTS 14-27)	20'
REAR (LOTS 11-13)	N/A
REAR (LOTS 1-10)	10'

NOTES:

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HERON.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ORANGE BEACH, ALABAMA (COMMUNITY PANEL 01003C0967M, EFFECTIVE DATE 4/19/2019), THIS SITE LIES WITHIN ZONE X, X-SHADED, AE (EL 8), AE (EL 9) AND AE (EL 11) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
5. ALL NEW STRUCTURES WILL COMPLY WITH THE CITY OF ORANGE BEACH FLOOD DAMAGE PREVENTION ORDINANCE.
6. THE ROADWAYS, DRAINAGE, INFRASTRUCTURE, SANITARY SEWER AND COMMON AREAS ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
7. THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON ARE LINES, UNLESS OTHERWISE NOTED.



VICINITY MAP
NOT TO SCALE

LEGEND

●	1/2" REBAR CAPPED SET (CA-804)
O	CAPPED REBAR FOUND (CRF)
O	REBAR FOUND (RBF)
O	IRON PIPE (IP)
R/W	RIGHT OF WAY
RPB	REAL PROPERTY BOOK
PG.	PAGE
L.S.	LANDSCAPE
P.R.M.	PERMANENT REF. MONUMENT

OWNER

MOONDANCE PROPERTIES, LLC
115 OLD FARM ROAD
CLINTON, MS 39056

SURVEYOR/ENGINEER

ENGINEERING DESIGN GROUP, LLC
1000 E LAUREL STREET
FOLEY, AL 36535
B.C. JOHNSON, P.L.S. NO 23004
DAVID DICHIARA, P.E. NO 35032

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 8/28/2023 10:35 AM
TOTAL $ 52.00
2 Pages

2082729

SLIDE 0002907 - A

UTILITY PROVIDERS:

WATER SERVICE: ORANGE BEACH WATER AUTHORITY
SEWER SERVICE: CITY OF ORANGE BEACH
ELECTRIC: BALDWIN COUNTY EMC
TELEPHONE: POINT BROAD BAND

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHD BRG
C1	182° 52' 59"	86.50'	276.10'	172.95'	N27° 20' 17"W
C2	39° 24' 22"	160.00'	110.04'	107.89'	S44° 24' 01"W
C3	47° 08' 50"	325.00'	267.43'	259.95'	N48° 16' 15"E
C4	57° 42' 23"	100.00'	100.72'	96.51'	N88° 50' 32"W
C5	9° 31' 19"	305.00'	50.69'	50.63'	N67° 05' 01"E
C6	22° 25' 56"	305.00'	119.41'	118.65'	N36° 58' 25"E
C7	57° 42' 23"	89.00'	89.64'	85.90'	N88° 50' 32"W
C8	182° 52' 59"	66.50'	212.26'	132.96'	N27° 20' 17"W
C9	5° 13' 09"	180.00'	16.40'	16.39'	N61° 29' 38"E
C10	10° 21' 21"	111.00'	20.06'	20.04'	N86° 30' 54"E
C11	19° 01' 57"	111.00'	36.87'	36.70'	N71° 49' 15"E
C12	90° 51' 18"	23.00'	36.47'	32.77'	S72° 16' 05"E
C13	89° 08' 42"	23.00'	35.79'	32.28'	S17° 43' 55"W
C14	14° 07' 59"	305.00'	75.23'	75.04'	N55° 15' 22"E
C15	28° 19' 05"	111.00'	54.86'	54.30'	S74° 08' 53"E
C16	20° 41' 43"	180.00'	65.02'	64.66'	N35° 02' 42"E
C17	13° 29' 31"	180.00'	42.39'	42.29'	N52° 08' 18"E
C18	17° 13' 00"	106.50'	32.00'	31.88'	S55° 29' 42"W
C19	32° 20' 17"	107.99'	60.95'	60.14'	N70° 59' 47"W
C20	42° 32' 28"	106.50'	79.07'	77.27'	S9° 34' 40"W
C21	42° 48' 42"	106.50'	79.58'	77.74'	S33° 05' 55"E
C22	31° 19' 35"	106.50'	58.23'	57.51'	N77° 01' 33"E
C23	37° 40' 18"	140.00'	92.05'	90.40'	S45° 16' 03"W
C24	16° 02' 18"	106.50'	29.81'	29.71'	N38° 52' 03"E
C25	29° 50' 41"	50.00'	26.04'	25.75'	S56° 55' 19"W
C27	1° 44' 04"	140.00'	4.24'	4.24'	S25° 33' 52"W
C28	47° 08' 50"	345.00'	283.89'	275.95'	N48° 16' 15"E

Line Table		
LINE	BEARING	DISTANCE
L1	S33° 35' 50"E	120.43
L2	N61° 13' 13"E	15.05
L3	N61° 13' 13"E	15.05
L4	S41° 59' 59"W	21.47
L5	N31° 53' 54"E	15.57
L6	N71° 50' 40"E	17.66
L7	S50° 01' 28"E	48.66
L8	S63° 09' 34"W	12.87
L9	S63° 09' 34"W	9.13
L10	S26° 50' 26"E	8.50
L11	N26° 50' 26"W	41.23
L12	N26° 50' 26"W	41.38
L13	N3° 59' 02"E	10.00
L14	S26° 50' 26"E	7.49
L15	S61° 43' 06"W	4.07
L16	N3° 59' 44"E	10.19
L17	S62° 56' 04"W	26.07

GRAPHIC SCALE
40 0 20 40 80 160
1 inch = 40 ft.

REVISIONS	DATE

DRAWN BY: CAW
CHECKED BY: BCJ
PROJECT No.: F_TWOF0001
DATE: August 7, 2023
SCALE: 1" = 40'

PROJECT:
MOON DANCE
A PLANNED UNIT DEVELOPMENT

TITLE:
FINAL PLAT

120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL 35124
TEL - (205) 403-9158
1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL. 36535
(251) 943-8960

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158 (251) 943-8960

SHEET NO.
1 OF 2

T:\F_TWOF0001 - MS Ave PUD Residential Subdivision\Engineering\DWG\FINAL_PLAT.dwg

SURVEYOR'S CERTIFICATE AND FLOOD ZONE CERTIFICATE:

STATE OF ALABAMA:
COUNTY OF BALDWIN:

I, B. CRAIG JOHNSON, A LICENSED LAND SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF OWNER OF THE LAND SHOWN HEREON, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

DEED DESCRIPTION: (INST 1230098)

TRACT ONE:

BEGINNING AT THE SOUTHWEST CORNER OF PERDIDO GATE SUBDIVISION ACCORDING TO PLOT RECORDED IN MAP BOOK 11 AT PAGE 33 OF PUBLIC RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, THENCE SOUTH 29 DEGREES 19 MINUTES 28 SECONDS EAST ALONG A SOUTHERN PROJECTION OF THE WEST LINE OF SAID SUBDIVISION (ALSO KNOWN AS THE WEST BOUNDARY LINE OF THE KEMP PROPERTY) FOR 391.39 FEET TO AN IRON ROD AND CAP AND CAP #18393) THENCE SOUTH 50 DEGREE 08 MINUTES 59 SECONDS EAST FOR 113.57 FEET TO AN IRON ROD AND CAP #17836 (THE NEXT 5 CALLS ARE ALONG THE SOUTH R/W OF A SHELL DRIVEWAY) THENCE NORTH 71 DEGREES 21 MINUTES 16 SECONDS EAST FOR 143.98 FEET, THENCE NORTH 65 DEGREES 32 MINUTES 01 SECONDS EAST FOR 61.38 FEET, THENCE NORTH 55 DEGREES 54 MINUTES 01 SECONDS EAST FOR 68.37 FEET, THENCE NORTH 41 DEGREES 42 MINUTES 16 SECONDS EAST FOR 104.73 FEET THENCE NORTH 30 DEGREES 55 MINUTES 26 SECONDS EAST FOR 89.35 FEET, THENCE NORTH 89 DEGREES 41 MINUTES 33 SECONDS WEST FOR 7.00 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF WILLIAM E. MORGAN PROPERTY, THENCE NORTH 24 DEGREES 26 MINUTES 50 SECONDS EAST FOR 111.76 FEET, THENCE SOUTH 86 DEGREES 41 MINUTES 33 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID WILLIAM E. MORGAN PROPERTY, FOR 343.60 FEET TO A 1 INCH IRON ROD LOCATED ON THE MARGIN OF PERDIDO BAY, THENCE NORTH ALONG THE MEANDERINGS OF THE SHORELINE OF PERDIDO BAY TO A 1/2 INCH STAINLESS STEEL PIPE (SAID PIPE BEING NORTH 03 DEGREES 48 MINUTES 04 SECONDS EAST OF, AND 257.46 FEET FROM AFORE DESCRIBED 1 INCH IRON ROD), THENCE NORTH 75 DEGREES 06 MINUTES 29 SECONDS WEST FOR 370.64 FEET TO AN IRON ROD AND CAP MARKED #18393 THENCE NORTH 14 DEGREES 44 MINUTES 33 SECONDS EAST FOR 100.00 FEET TO AN IRON ROD AND CAP MARKED 718393, NORTH 74 DEGREES 59 MINUTES 41 SECONDS WEST FOR 11.20 FEET TO A CLIPPED IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF LOT 12 OF SAID PERDIDO GATE SUBDIVISION, THENCE SOUTH 61 DEGREES 10 MINUTES 34 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION FOR 797.94 FEET TO POINT OF BEGINNING. THE PARCEL DESCRIBED HEREIN LIES IN THE SAMUEL SUAREZ GRANT SECTION 37, TOWNSHIP 8 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA.

TRACT TWO:
PARCEL N OF BEAR POINT ESTATES SUBDIVISION, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN MAP BOOK 4, PAGE 181 M THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL, TO-WIT: BEGINNING AT A POINT WHERE THE SOUTHERN RIGHT-OF WAY OF ALABAMA HIGHWAY NUMBER 180 INTERSECTS WITH THE EASTERN BOUNDARY OF PARCEL N OF BEAR PONT ESTATES AS RECORDED IN MAP BOOK 4, PAGE 181 OF SAID RECORDS; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERN BOUNDARY OF PARCEL N A DISTANCE OF 100 FEET; THENCE RUN IN A SOUTHWESTERLY DIRECTION PARALLEL WITH SAID ALABAMA HIGHWAY NUMBER 180 TO THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF MISSISSIPPI AVENUE AS SHOWN ON SAID PLAT; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE EASTERN RIGHT-OF-WAY OF SAID MISSISSIPPI A VENUE TO THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY NUMBER 180; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE SAID SOUTHERN BOUNDARY OF ALABAMA HIGHWAY NUMBER 180 TO THE POINT OF BEGINNING.

PARCEL BEING SUBDIVIDED DESCRIBED AS:

BEGINNING AT A CRIMPED TOP IRON AT THE SOUTHWEST CORNER OF PERDIDO GATE SUBDIVISION ACCORDING TO PLAT RECORDED IN MAP BOOK 11 PAGE 33 IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA. THENCE, RUN SOUTH 61 DEGREES 13 MINUTES 13 SECONDS WEST FOR 34.83 FEET TO THE EASTERNMOST RIGHT OF WAY OF MISSISSIPPI AVENUE TO A 5/8" CAPPED REBAR #13918; THENCE RUN SOUTH 33 DEGREES 35 MINUTES 50 SECONDS EAST ALONG THE EASTERN MOST RIGHT OF WAY OF MISSISSIPPI AVENUE FOR 396.25 FEET TO A 1/2" REBAR; THENCE RUN SOUTH 50 DEGREES 01 MINUTE 28 SECONDS WEST A DISTANCE OF 107.53 FEET TO A CAPPED REBAR #17836; THENCE RUN NORTH 71 DEGREES 50 MINUTES 40 SECONDS EAST A DISTANCE OF 148.07 FEET TO A 1/2" REBAR; THENCE RUN NORTH 66 DEGREES 05 MINUTES 07 SECONDS EAST FOR 61.43 FEET TO A CAPPED REBAR # 17836; THENCE RUN NORTH 56 DEGREES 18 MINUTES 31 SECONDS EAST FOR 68.29 FEET TO A CAPPED REBAR #17836; THENCE RUN NORTH 42 DEGREES 31 SECONDS EAST FOR 88.97 FEET TO A 1/2" IRON PIPE; THENCE RUN NORTH 31 DEGREES 50 MINUTES 17 MINUTES 13 SECONDS EAST FOR 107.68 FEET TO A 1/2" IRON PIPE; THENCE RUN NORTH 86 DEGREES 04 MINUTES 45 SECONDS WEST FOR 7.08 FEET TO 1 INCH IRON PIPE; THENCE RUN NORTH 24 DEGREES 41 MINUTES 50 SECONDS EAST FOR 11.69 FEET TO A CRIMP TOP PIPE; THENCE RUN SOUTH 86 DEGREES 27 MINUTES 29 SECONDS EAST FOR 344.00 FEET TO A 1 INCH IRON PIPE, WHICH IS 19.13 FEET WEST OF THE MARGIN OF PERDIDO BAY; THENCE RUN NORTH ALONG THE MEANDERS OF THE SHORE LINE OF PERDIDO BAY TO A CAPPED REBAR #13918 WHICH IS NORTH 03 DEGREES 59 MINUTES 02 SECONDS EAST FOR 257.74 FEET FROM PREVIOUS 1 INCH IRON PIPE, BEING 7.82 FEET WEST OF MARGIN OF PERDIDO BAY; THENCE RUN NORTH 74 DEGREES 57 MINUTES 24 SECONDS WEST FOR 370.95 FEET TO A CAPPED REBAR #18393; THENCE RUN NORTH 14 DEGREES 54 MINUTES 31 SECONDS EAST FOR 100.00 FEET TO A CRIMP TOP PIPE ON THE SOUTHERN LINE OF PERDIDO GATE SUBDIVISION; THENCE RUN NORTH 74 DEGREES 48 MINUTES 23 SECONDS FOR 11.25 FEET TO A CRIMP TOP PIPE; THENCE ALONG SAID SOUTHERN LINE OF PERDIDO GATE SUBDIVISION A DIRECTION OF SOUTH 61 DEGREES 13 MINUTES 13 SECONDS WEST FOR 797.51 FEET TO THE POINT OF BEGINNING.

SIGNED THIS 7th DAY OF August 2023

B. CRAIG JOHNSON
ALABAMA LICENSE NUMBER: 23004

ALABAMA LICENSED No. 23004 PROFESSIONAL LAND SURVEYOR B. C. JOHNSON

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 8/28/2023 10:35 AM
TOTAL $ 52.00
2 Pages

20827229

SLIDE 0002907 - B

AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:

I, DAVID A. DICHIARA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO 35032, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPALS OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE ORANGE BEACH SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I HAVE OVERSIGHT OF THE CONSTRUCTION OF MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

SIGNED THIS 7th DAY OF August 2023

DAVID A. DICHIARA
ALABAMA LICENSE NUMBER 35032

CERTIFICATE OF APPROVAL BY THE ORANGE BEACH WATER PROTECTION AUTHORITY:

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

SIGNED THIS 7th DAY OF August 2023

REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE ORANGE BEACH (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY THE ORANGE BEACH WATER RECLAMATION FACILITY, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA.

SIGNED THIS 7th DAY OF August 2023

REPRESENTATIVE

CERTIFICATE OF APPROVAL BY TELEPHONE (POINT BROAD BAND):

THE UNDERSIGNED, AS AUTHORIZED BY POINT BROAD BAND APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

SIGNED THIS 8th DAY OF August 2023

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN EMC:

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY ELECTRIC MEMBERSHIP CORPORATION APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

SIGNED THIS 8TH DAY OF AUGUST 2023

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE ORANGE BEACH PLANNING COMMISSION:

THE WITHIN PLAT OF MOONDANCE AT PERDIDO BAY IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ORANGE BEACH, ALABAMA

THIS 25th DAY OF August 2023

CHAIRMAN

CERTIFICATE OF APPROVAL BY E-911 GIS & ADDRESSING:

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

THIS 8th DAY OF August 2023.

Samantha Roberts SW
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP

I, MOONDANCE PROPERTIES, LLC AS OWNER'S HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, STAKED, AND PLATTED TO BE KNOWN AS MOONDANCE AT PERDIDO BAY, A PLANNED UNIT DEVELOPMENT A PART OF SECTION 37, TOWNSHIP 8 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED USE BY THE PUBLIC OR PRIVATE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN SEPARATE LEGAL DOCUMENT.

SIGNED AND SEALED THIS 7th DAY OF AUGUST 2023

AUTHORIZED REPRESENTATIVE

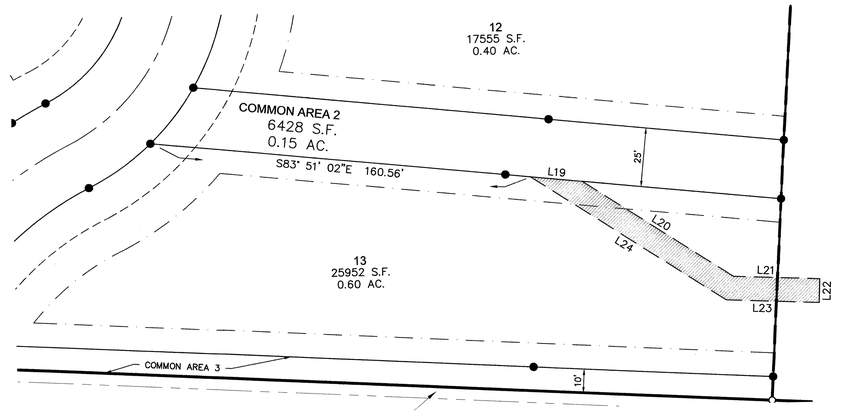
CERTIFICATE OF APPROVAL BY NOTARY PUBLIC:
STATE OF Alabama
COUNTY OF Baldwin

I, Courtney Harris NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT John D Williams ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

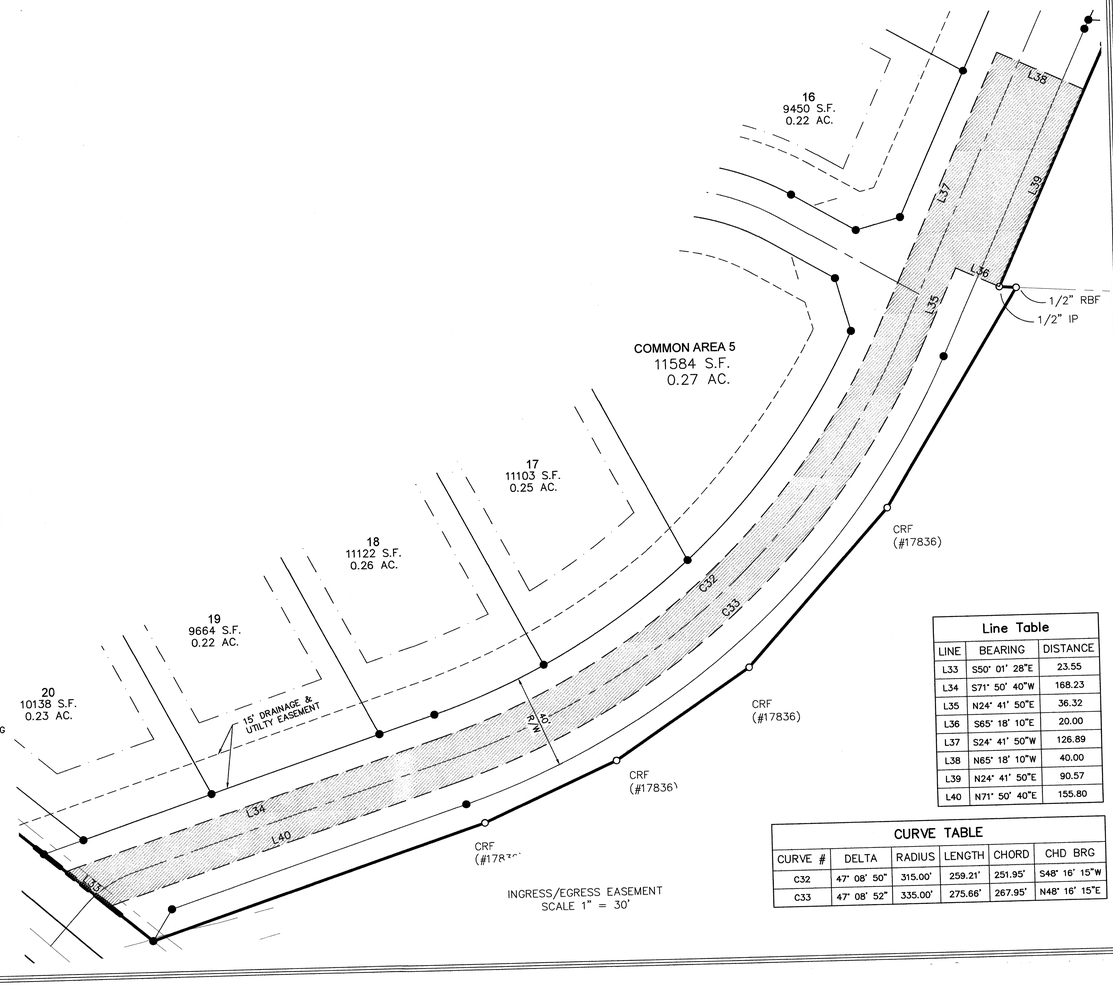
THIS 7 DAY OF August 2023.

COURTNEY HARRIS
SIGNATURE AND NOTARY PUBLIC
June 6, 2027



ACCESS EASEMENT ON LOT 13
SCALE 1" = 30'

Line Table		
LINE	BEARING	DISTANCE
L19	S83° 51' 02"E	21.86
L20	S56° 37' 40"E	75.09
L21	S87° 08' 59"E	36.33
L22	S2° 29' 38"W	10.00
L23	N87° 08' 59"W	39.12
L24	N56° 37' 40"W	97.25



INGRESS/EGRESS EASEMENT
SCALE 1" = 30'

Line Table		
LINE	BEARING	DISTANCE
L33	S50° 01' 28"E	23.55
L34	S71° 50' 40"W	168.23
L35	N24° 41' 50"E	36.32
L36	S65° 18' 10"E	20.00
L37	S24° 41' 50"W	126.89
L38	N65° 18' 10"W	40.00
L39	N24° 41' 50"E	90.57
L40	N71° 50' 40"E	155.80

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHD BRG
C32	47° 08' 50"	315.00'	259.21'	251.95'	S48° 16' 15"W
C33	47° 08' 52"	335.00'	275.66'	267.95'	N48° 16' 15"E

REVISIONS	DATE
REV 1: 2022-06-08 STORM AND GRADING REVISIONS	

DRAWN BY: CAW
CHECKED BY: DAD
PROJECT No.: F_TWOF0001
DATE: June 6, 2023
SCALE: N/A
F:\F_TWOF0001 - MS Ave PUD Residential Subdivision\Engineering\DWG\FINAL_PLAT.dwg

PROJECT: MOON DANCE
A PLANED UNIT DEVELOPMENT

TITLE: FINAL PLAT

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158 (251) 943-8960

120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL. 35124
TEL - (205) 403-9158
1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL. 36535
(251) 943-8960

SHEET NO.
2 OF 2