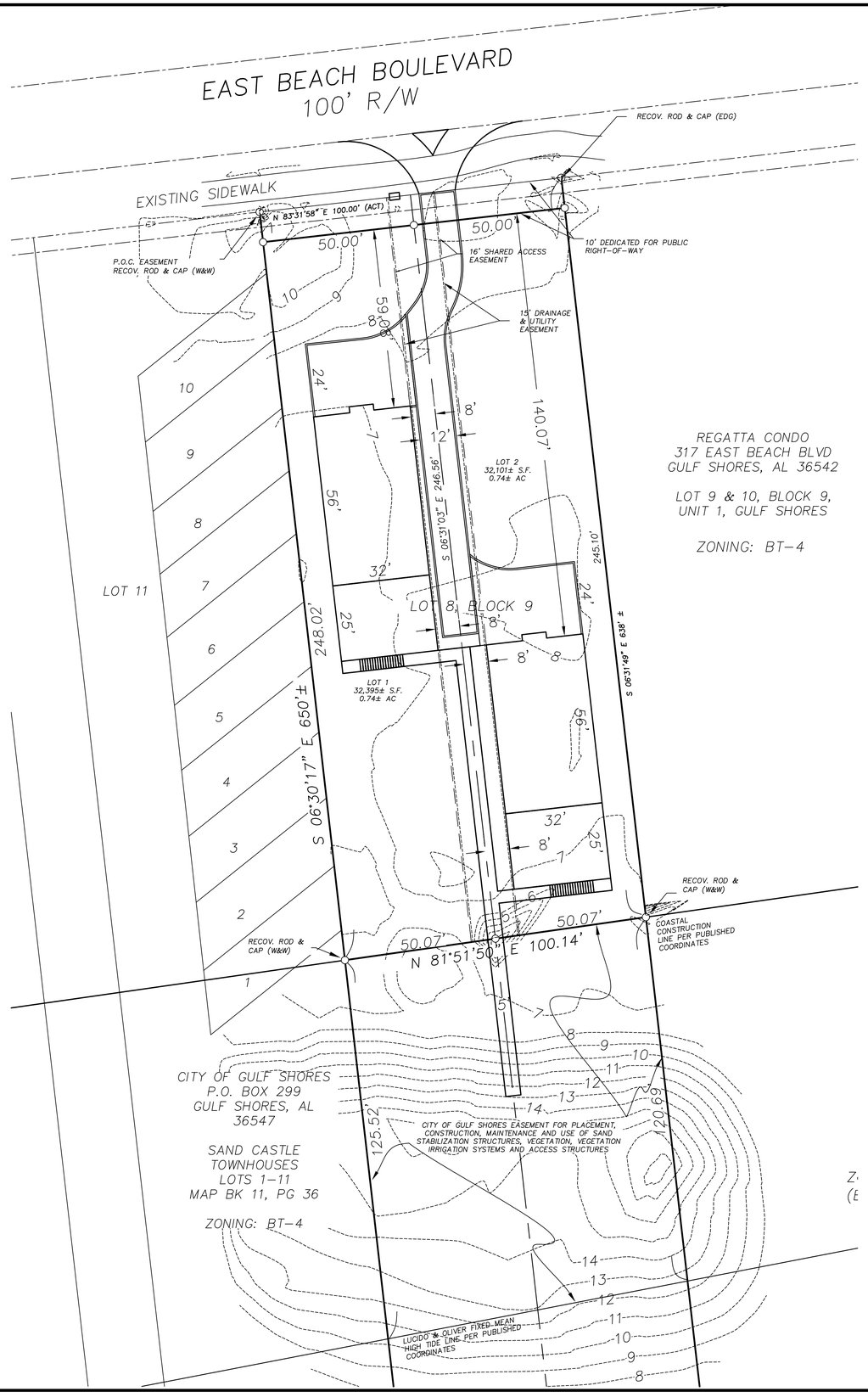
N

LEGEND

(REC)	RECORD
(ACT)	ACTUAL
———	RIGHT–OF–WAY–LINE
— - - —	CENTER LINE
LP/PP	LIGHT POLE/POWER POLE
—G—>	GUY WIRE
—P—	OVERHEAD POWER LINE
S	STORM SEWER MANHOLE
	TEMPORARY BENCH MARK
CV	CABLE VAULT
FH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
PM	POWER BOX
CB	CABLE TELEVISION BOX
	CONCRETE

40 0 40 80

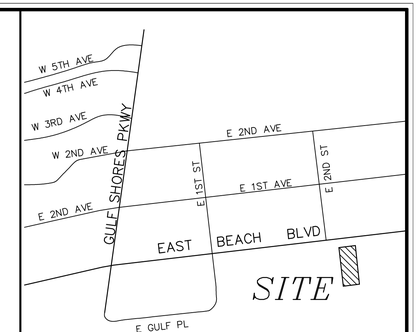
SCALE: 1" = 40'



REGATTA CONDO
317 EAST BEACH BLVD
GULF SHORES, AL 36542

LOT 9 & 10, BLOCK 9,
UNIT 1, GULF SHORES

ZONING: BT–4



VICINITY MAP

NOTES:

1.) Bearing Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ALDOT Network as a continuously operating reference station.

2.) Type of Survey: Subdivision

3.) Field Date: January 29, 2025

4.) All corners are set rod & cap (ROWE) unless otherwise noted.

5.) Site Data: Total Site Area: 1.48± AC (64,496± SF)
Total Number of Lots: 2

6.) Zoning District: BT–4

7.) Property Owner: Gregory L. Smith, Jr. and Sally Ann Smith Wall as Co–Trustees of the Testamentary Trust B under the Last Will and Testament of Alta Marie Smith

8.) This drawing does not reflect an easement or title search by the surveyor. Easements or Claims of easements may exist.

9.) Setbacks will comply with the zoning or building codes at the time of building permit application.

10.) The purpose of this plat is to divide subject property into 2 lots.

11.) This plat voids, vacates, and supersedes Lot 8, Block 9, Gulf Shores Unit 1 Subdivision.

12.) Surveyor has reviewed the subject property on the National Wetlands Inventory map, and said map shows no wetlands present.

13.) There is dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right–of–way's and a 5 foot utility easement on each side of lot and common area lines, unless otherwise noted.

FLOOD STATEMENT

The property shown hereon is in zone 'AE' (EL 13), "VE" (EL 14) and "VE" (EL 15) as scaled from the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community–Panel Number(s) 01003C1081 M City of Gulf Shores, Alabama dated April 19, 2019.

LEGAL DESCRIPTION

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Resubdivision of Lot 8, Block 9, Gulf Shores, Unit 1 Alabama recorded as document 2025–2225096, Probate Court Records, Baldwin County, Alabama.

_____ Date: _____
Donald W Rowe, PE
Alabama Licensed Professional Engineer No. 9359–E
Prints not valid unless they bear an original seal

RESUBDIVISION OF LOT 8, BLOCK 9, GULF SHORES, UNIT 1

REVISIONS:	GEOMETRICS
	309 EAST BEACH BLVD
	PREPARED FOR
	COMPASS CONSTRUCTION

ROWE
ENGINEERING & SURVEYING
CONSULTING ENGINEERS
3502 LAUGHLIN DR • SUITE B • MOBILE, AL 36693
PHONE 251–666–2766 • FAX 251–660–1040
AL CA–1064–LS • AL CA–4948–E • MS CA–26105 • FL LB–8399

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Dba: ROWE ENGINEERING & SURVEYING

CHECKED BY: CTH	DRAWING: 53____–____–__–00.00.25	SHEET NO.
FB:	SCALE: 1" =	C–__
TAX:	PLAT DATE:	