

CRYSTAL VILLAGE COTTAGE SUBDIVISION
RESUBDIVISION OF LOTS 26, 57 AND 58 Block 2
UNIT TWO GULF SHORES ALABAMA
SLIDE 85-B
SECTION 19 TOWNSHIP 9 SOUTH RANGE 4 EAST
GULF SHORES, BALDWIN COUNTY, ALABAMA
DATE OF PLAT: NOVEMBER 18, 2025

State of Alabama)
Baldwin County)

The undersigned, Trent Wilson, Licensed Land Surveyor, State of Alabama, Bearded Turkey, LLC, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owners, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as CRYSTAL VILLAGE COTTAGE SUBDIVISION, below described property situated in Baldwin County, Alabama.

Legal Description:
Lots 26, 57 and 58, Block 2 of UNIT TWO GULF SHORES ALABAMA as recorded in Slide 85-B in the Office of the Judge of Probate of Baldwin County, Alabama.

In Witness Whereof, we have hereunto set our hands this the _____ day of _____, 20____.

By: Trent Wilson
Licensed L.S. #34764

By: Edwin J. Spence
(Manager)

State of Alabama)
Baldwin County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Edwin J. Spence, whose name are signed to the foregoing certificate as (Manager) for Bearded Turkey LLC, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this _____ day of _____, 20____.

By: _____
Notary Public - Commission Exp: _____

CERTIFICATE OF APPROVAL BY BALDWIN EMC.

As authorized by BALDWIN EMC, the undersigned hereby certifies the approval of the above final subdivision plat for recordation with respect to required utility improvements and further certifies that all such required utility improvements are as delineated on that certain Preliminary Plat approved by the Planning Commission on _____ have been completed in a manner acceptable to BALDWIN EMC or that, if a performance bond or other means of performance guaranty has been provided in lieu of completion of some or all of such required utility improvements prior to final plat approval with the consent of the Planning Commission of the City of Gulf Shores, the conditions and amount of such performance guaranty with respect to those required utility improvements, if any, that have not been acceptably completed as of the date of this certificate are deemed adequate by and are acceptable to BALDWIN EMC.

Approved By: _____ Date: _____

Approved by the City of Gulf Shores Planning Commission. By approval of this subdivision plat the City of Gulf Shores assumes no responsibility for survey errors or for defects or deficiencies in the title to the property affected by the plat, and any such responsibility is hereby affirmatively disclaimed.

CERTIFICATION BY GULF SHORES UTILITIES

The Utilities Board of the City of Gulf Shores hereby certifies that, as of the date of this certification, potable water service is available and sanitary sewer service is available to the property described by this plat taken as a whole. The Board does not certify that the infrastructure necessary to provide potable water service and sanitary sewer service to the individual lots shown on this plat has been installed as of the date of this certification or will be installed in the future. Further, the Board makes no statement regarding and assumes no responsibility for any particular of this plat not associated with provisions of potable water and sanitary sewer service to the property described by this plat taken as a whole and hereby affirmatively disclaims any such responsibility.

Approved By: _____ DATE: _____
MANAGER

Approved by the City of Gulf Shores Planning Commission. By approval of this subdivision plat the City of Gulf Shores assumes no responsibility for survey errors or for defects or deficiencies in the title to the property affected by the plat, and any such responsibility is hereby affirmatively disclaimed.

APPROVED BY: PLANNING COMMISSION CHAIRMAN DATE: _____

APPROVED BY: PLANNING DIRECTOR DATE: _____

APPROVED BY: CITY ENGINEER DATE: _____

APPROVED BY: FIRE MARSHAL DATE: _____

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 plat and hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this _____ day of _____, 20____.

Authorized Representative

No authority to violate, cancel or set aside any of the provisions of the applicable regulations or laws of the City of Gulf Shores is intended, implied, or given.

WETLAND NOTICE

By approval of this plat, the Planning Commission of the City of Gulf Shores, makes no representation or warranty, either expressed or implied, that any lot delineated on this plat which may be encumbered by any wetlands is or will be suitable for improvement or other development. Purchasers are on notice that improvement of property encumbered by wetlands will require separate permitting by Federal and/or State authorities under such law and regulations governing wetlands as may be in effect from time to time.

Purpose of Subdivision

The purpose of this subdivision is to create 17 single residence parcels with common areas.

The recording of this plat shall void, replace and supersede any previously recorded subdivisions of the parcel.

Subdivision covenants and restrictions have been recorded in the Office of the Judge of Probate of Baldwin County, Alabama in _____.

W LAGOON AVENUE
100' R/W

SCALE: 1"=20'

W
EYLAND
ILSON
SURVEYORS

www.eylandilson.com
2202 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone (251) 875-7555

OWNER:
05-66-04-19-3-000-050-000
BEARDED TURKEY LLC
P.O. BOX 220
GULF SHORES, AL 36542

0 20 40 60

27

28

58A
19,196 SF



LEGEND

R
R/W
S.F.
RADIUS
RIGHT OF WAY
SQUARE FEET

SITE DATA

ZONING: BT-3
TOTAL AREA: 68,993 SF
NUMBER OF LOTS: 17
SMALLEST LOT: 1,472 SQ. FT.
LARGEST LOT: 19,196 SQ. FT.

SETBACKS:
AS SHOWN ON INDIVIDUAL LOTS
LOT LINES WITHOUT SETBACKS SHOWN ARE 0'

NOTES:

1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THIS PROPERTY WAS SCALED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 1003C1077M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONE AE (1.5 FEET).
4. 431 LINEAR FEET OF NEW STREETS AS MEASURED ALONG CENTERLINE.
5. THE MAINTENANCE OF THE PRIVATE STREETS AND COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE HOA.
6. THERE IS A UTILITY EASEMENT ON ALL COMMON AREAS.