2430-A

LEGEND

CRS	IRON PIN SET (CAPPED 1/2" RE. BAR)
CRF.	CAPPED RE-BAR FOUND
C.T.F.	CRMP TOP FOUND
O.T.F.	OPEN TOP FOUND
IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
P.L.	PROPERTY LINE
C.B.	CATCH BASIN
H.W.	HEADWALL
M.H.	MANHOLE
-X-	FENCE
TEL or T.	TELEPHONE
D.E.	DRAINAGE EASM'T.
S.E.	SEWER EASM'T.
U.E.	UTILITY EASM'T.
PWR. or P.	POWER
WV	WATER VALVE
WM	WATER METER
SV	SEWER VALVE

SITE DATA
TOTAL AREA----------10.619+-ACRES
SMALLEST LOT----------7,925 S.F.
LARGEST LOT----------11,209 S.F.
LINEAR FEET OF ROAD
(CENTERLINE)--------781+- LIN. FEET
ZONING---------- R-1B

MINIMUM SETBACK REQUIREMENTS

FRONT----------30 FEET
REAR----------30 FEET
SIDE----------10 FEET

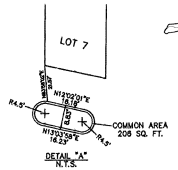
ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG THE FRONT LOT LINES AND CENTERED ON ALL SIDE LOT LINES.

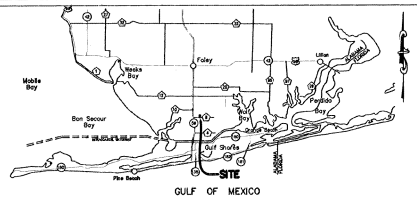
FLOOD STATEMENT

THIS PROPERTY LIES IN ZONE "X", AS SCALED FROM THE FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, PANEL NO. 01003C0933L, DATED JULY 17, 2007.

BASE BEARING USED FOR SURVEY IS EAST PROPERTY LINE BEING S00°35'35"W

CURVE DATA TABLE					CH.
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	41.48'	125.00'	19°00'18"	41.46'	N08°54'34"W
C2	40.30'	75.00'	30°47'19"	40.30'	N03°01'03"W
C3	21.62'	125.00'	9°54'42"	21.62'	N07°25'16"E
C4	4.08'	125.00'	1°52'19"	4.08'	N01°31'46"E
C5	15.42'	75.00'	11°47'01"	15.42'	N06°29'06"E
C6	52.40'	125.00'	24°01'03"	52.40'	N00°22'00"E
C7	14.77'	125.00'	6°46'16"	14.77'	N15°01'36"W
C8	24.88'	75.00'	19°00'18"	24.88'	N08°54'34"W





LOCAL VICINITY MAP

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

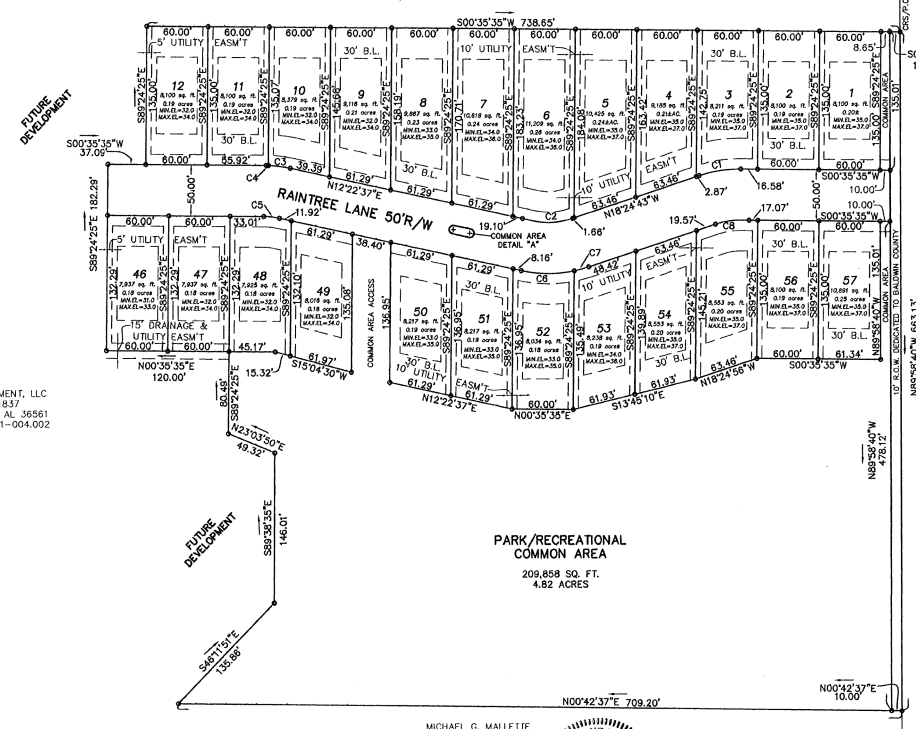
SURVEYOR'S NOTES

1. DESCRIPTION AS FURNISHED BY CLIENT.
2. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY SURVEY CONCEPTS FOR THE SUBJECT PROPERTY. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT PROPERTY OR BOUNDARIES OF THIS PROPERTY.
4. NO UTILITIES SHOWN ON PLAT.
5. CAPPED 1/2" RE-BARS SET AT ALL CORNERS.
6. THIS PLAT REVISED FEBRUARY 1, 2008 SUPERSEDES THE PREVIOUSLY PLAT DATED APRIL 23, 2004 RECORDED IN SLIDE 2163D.

JOSEPH E. RALEY
P.O. BOX 2077
GULF SHORES, AL 36547
61-05-21-4-001-004.000

B & L DEVELOPMENT, LLC
P.O. BOX 1837
ORANGE BEACH, AL 36561
61-05-21-3-001-004.002

MICHAEL G. MALLETTE
P.O. BOX 543
GULF SHORES, AL 36547
61-05-21-3-001-004.001



LOT 7 DETAIL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION CHAIRMAN ENDORSEMENT

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 FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

R.G. Stewart Sr. 1-29-09
CHAIRMAN DATE

CERTIFICATE OF APPROVAL BY 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 THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

Andrew B. Kan 01/28/09
COORDINATOR OF COMMUNITY DEVELOPMENT DATE

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS OF GULF SHORES, ALABAMA

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF GULF SHORES. BY APPROVAL OF THIS SUBDIVISION PLAT, THE DIRECTOR OF PUBLIC WORKS 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.

Mark Acreman 01/28/09
DIRECTOR OF PUBLIC WORKS DATE

CERTIFICATE OF APPROVAL BY BALDWIN EMC

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 28 DAY OF APRIL 2008.

B.C.Gill
AUTHORIZED REPRESENTATIVE OF BALDWIN EMC

CERTIFICATE OF APPROVAL BY GULF TEL COMMUNICATIONS, INC.

THE UNDERSIGNED, AS AUTHORIZED BY GULF TELEPHONE COMPANY HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 4th DAY OF March 2008.

AUTHORIZED REPRESENTATIVE OF GULF TELEPHONE COMPANY

CERTIFICATE OF APPROVAL BY GULF SHORES UTILITIES

THE UTILITIES BOARD OF THE CITY OF GULF SHORES HEREBY CERTIFIES THAT POTABLE WATER SERVICE AND SANITARY SEWER SERVICE ARE AVAILABLE TO THE PROPERTY DESCRIBED BY THIS PLAT. GULF SHORES UTILITIES MAKES NO STATEMENT REGARDING AND ASSUMES NO RESPONSIBILITY FOR ANY PARTICULAR OF THIS PLAT NOT ASSOCIATED WITH PROVISION OF POTABLE WATER AND/OR SANITARY SEWER SERVICE AND HEREBY AFFIRMATIVELY DISCLAIMS ANY SUCH RESPONSIBILITY.

G. W. Johnson 2/21/08
GENERAL MANAGER DATE

STATE OF ALABAMA
COUNTY OF BALDWIN
I, O. EUGENE KAY, 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 FOR THE 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:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE N00°00'00"E, 40.00 FEET TO AN IRON PIN ON THE NORTH RIGHT-OF-WAY OF BALDWIN COUNTY ROAD NO. 8 (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY N89°58'40"W, 2703.00 FEET TO AN IRON PIN AND THE POINT OF BEGINNING, THENCE ALONG SAID RIGHT-OF-WAY N89°58'40"W, 663.15 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY N00°42'37"E, 709.20 FEET TO AN IRON PIN; THENCE S46°11'51"E, 135.86 FEET TO AN IRON PIN; THENCE S89°38'35"E, 146.01 FEET TO AN IRON PIN; THENCE N23°03'50"E 49.32 FEET TO AN IRON PIN; THENCE S89°24'25"E, 80.49 FEET TO AN IRON PIN; THENCE N00°35'35"E, 120.00 FEET TO AN IRON PIN; THENCE S89°24'25"E, 182.29 FEET TO AN IRON PIN; THENCE S00°35'35"W, 37.09 FEET TO AN IRON PIN; THENCE S89°24'25"E, 135.00 FEET TO AN IRON PIN; THENCE S00°35'35"W, 738.65 FEET TO AN IRON PIN ON SAID RIGHT-OF-WAY AND THE POINT OF BEGINNING; SAID TRACT CONTAINS 10.619 ACRES MORE OR LESS.

THERE ARE NO VISIBLE ENCROACHMENTS OF ANY IMPROVEMENTS OR UTILITIES, EXCEPT AS SHOWN ACCORDING TO MY SURVEY THIS, THE DAY OF FEBRURARY 1, 2008.

O. Eugene Kay
ALA. REG. NO. 24219

AND THAT THE PLAT OR MAP CONTAINED HERE ON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND SHOWING THE EASEMENTS, STREETS, ALLEYS, AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS HEREON SHOWN.

WITNESS MY HAND THIS THE 21st DAY OF FEB 2008.

O. Eugene Kay
O. EUGENE KAY, P.L.S. #24219

ALABAMA LICENSED No. 24219 PROFESSIONAL LAND SURVEYOR O. EUGENE KAY

ENGINEER'S CERTIFICATE:

I, BARRY DEES, A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE DESIGNED THE CAPITAL IMPROVEMENTS SHOWN ON THIS PLAT IN CONFORMANCE WITH APPLICABLE CODES AND LAWS, THE PRINCIPLES OF GOOD ENGINEERING PRACTICE, AND THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF GULF SHORES OR BALDWIN COUNTY, AS APPLICABLE. I FURTHER CERTIFY THAT I HAVE INSPECTED THE CONSTRUCTION AND FIND THAT IT CONFORMS TO THE DESIGNED IMPROVEMENTS SHOWN ON THIS PLAT.
WITNESS MY HAND THIS 6th DAY OF June, 2008.

Barry Dees
BARRY DEES, P.E. AL LIC. NO. 22484

DEDICATION:

WE, LARRY ALEXANDER AND BARRY E. DEES, AS OWNERS OF B & L DEVELOPMENT, LLC HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, STAKED, AND PLATTED TO BE KNOWN AS PHASE 1, RAINTREE PLACE SUBDIVISION, A PART OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON PLAT ARE HEREBY DEDICATED USE BY THE PUBLIC.

LARRY ALEXANDER

BARRY E. DEES

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF BALDWIN
I, Merylene Hines, NOTARY PUBLIC IN AND FOR SAID STATE, HEREBY CERTIFY THAT LARRY ALEXANDER AND BARRY E. DEES, WHOSE NAMES AS OWNERS, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO 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 6th DAY OF June FEB 2008.

Merylene Hines 3/21/12
NOTARY PUBLIC MY COMMISSION EXPIRES

MERYLENE HINES NOTARY PUBLIC ALABAMA STATE AT LARGE

SURVEY CONCEPTS, INC.
PROFESSIONAL LAND SURVEYORS
3501 GULF SHORES PARKWAY #7 GULF SHORES, AL 36542
251-968-2124 FAX 251-968-1840
E-MAIL SURVEYCONCEPTS@GULFTEL.COM

FILE: 1885F
DWG. BY: DEP
CHKD BY: OEK
DATE:
FEB. 1, 2008
SCALE:
1"=60'

BALDWIN COUNTY, ALABAMA
JUDGE MORRIS T. JOHNS
Filed/Inst. 12/ 4/2009 8:42 AM
TOTAL $ 54.00
1 Pages

SLIDE 0002430-A

1210193

FINAL SUBDIVISION PLAT OF

PHASE 1 RAINTREE PLACE

SECTION 21, T-8-S, R-4-E
BALDWIN COUNTY, ALABAMA

SHEET NO.
1 OF 1

THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL

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