

LENO 2244-D

CBS FROM P.W. SET
(CAPPED 1/2" RE. 180)
C.F.P. CHIPPED RE. 180 FOUND
B.T.F. OPEN TOP FOUND
B.T.F. FROM P.W. FOUND
R/W RIGHT-OF-WAY
B.L. BUILDING LINE
P.L. PROPERTY LINE
C.B. CATCH BASIN
M.H. MANHOLE
FENCE
T.E. TELEPHONE
D.E. DRAINAGE EASMENT
S.E. SEWER EASMENT
U.E. UTILITY EASMENT
P.W. OF P. POWER
W.V. WATER VALVE
S.V. SEWER VALVE

GULF SHORES PLANNING COMMISSION 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. Eugene Kay 11-21-05
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.

Charles B. Burt 11-21-05
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 THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

Charles B. Burt 11-21-05
DATE

SURVEYOR'S CERTIFICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

THE UNDERSIGNED, O. EUGENE KAY, REGISTERED LAND SURVEYOR, LICENSE NO. 24219, STATE OF ALABAMA, HEREBY CERTIFIES THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS PHASE TWO, RAIN TREE PLACE SUBDIVISION, SHOWING THE SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH, AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF LOT AND BLOCK, AND SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY, AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED ON SAID PLAT OR MAP.

R. Eugene Kay
O. EUGENE KAY, P.L.S. DATED

STATE OF ALABAMA
COUNTY OF BALDWIN

I, *Maureen Hines*, A NOTARY IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT O. EUGENE KAY, PROFESSIONAL LAND SURVEYOR, 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 10th DAY OF November 2005.

Maureen Hines 319108
NOTARY PUBLIC MY COMMISSION EXPIRES

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:

BEING IN SECTION 21, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 RAIN TREE SUBDIVISION, PHASE 1; THENCE N00°35'35"E, 546.63 FEET TO AN IRON PIN; THENCE N89°16'31"W, 660.48 FEET TO AN IRON PIN; THENCE S00°35'35"W, 584.21 FEET TO AN IRON PIN; THENCE S46°11'51"E, 135.06 FEET TO AN IRON PIN; THENCE N88°38'35"W, 146.01 FEET TO AN IRON PIN; THENCE N23°03'50"E, 46.32 FEET TO AN IRON PIN; THENCE S89°24'25"E, 80.40 FEET TO AN IRON PIN; THENCE N00°35'35"E, 97.77 FEET TO AN IRON PIN; THENCE S89°24'25"E, 132.29 FEET TO AN IRON PIN; THENCE S00°35'35"W, 37.09 FEET TO AN IRON PIN; THENCE S89°24'25"E, 185.00 FEET TO AN IRON PIN TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 9.012 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 NOVEMBER 10, 2005.

R. Eugene Kay
ALA. REG. NO. 24219

AND THAT THE PLAT OR MAP CONTAINED HEREON 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 19th DAY OF November 2005.

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

SITE DATA
TOTAL NUMBER OF LOTS-----34
TOTAL AREA-----9.012+-ACRES
SMALLEST LOT-----7,937 S.F.
LARGEST LOT-----16,421 S.F.
LINEAR FEET OF ROAD
(CENTERLINE)-----1063+- LIN. FEET
ZONING-----R-1B

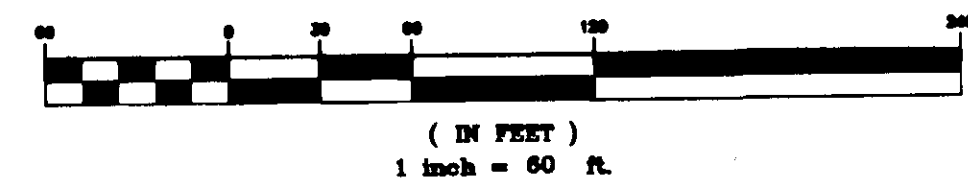
MINIMUM SETBACK REQUIREMENTS
FRONT-----30 FEET
REAR-----30 FEET
SIDE-----10 FEET

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. 01003C0808 K, DATED JUNE 17, 2002.

GRAPHIC SCALE



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.
3. NO UTILITIES SHOWN ON PLAT.
4. CAPPED 1/2" RE-BARS SET AT ALL CORNERS. (O.E. KAY, 24219)

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	16.75	125.00	7°40'39"	16.74	N03°14'44"W
C6	10.05	75.00	7°40'39"	10.04	N03°14'44"W
C7	37.38	50.00	4°25'05"	36.52	N23°26'20"E
C8	38.22	50.00	4°34'34"	37.29	N19°52'30"W
C9	37.54	50.00	4°30'53"	36.66	N63°16'43"W
C10	42.54	50.00	48°45'09"	41.27	S70°50'16"W
C11	29.76	50.00	34°05'51"	29.32	N62°09'34"W
C12	40.21	50.00	46°04'57"	39.14	S77°45'02"W
C13	36.65	50.00	42°02'02"	35.84	S33°42'32"W
C14	49.11	50.00	56°16'48"	47.16	S15°25'53"E
C15	14.48	125.00	6°38'07"	14.47	S02°43'28"E
C16	3.29	12.00	15°41'45"	3.28	S01°48'21"W
C17	17.19	50.00	19°41'56"	17.11	S36°59'28"W
C18	45.94	50.00	52°38'33"	44.34	S00°49'13"W
C19	37.01	50.00	42°24'24"	36.17	S46°42'15"E
C20	37.59	50.00	43°04'11"	36.71	S89°26'33"E
C21	10.36	50.00	11°52'08"	10.34	N63°05'18"E
C22	37.59	50.00	43°04'11"	36.71	N35°37'09"E
C23	59.63	50.00	68°20'08"	56.16	N20°05'01"W
C24	13.72	50.00	15°43'24"	13.68	N16°08'05"W
C25	6.98	12.00	33°18'21"	6.88	S05°44'07"E
C26	5.89	125.00	02°41'52"	5.89	S03°14'44"E
C27	10.05	75.00	07°46'39"	10.04	S03°14'44"E
C28	24.88	75.00	19°00'18"	24.88	N08°54'34"W

CERTIFICATE OF APPROVAL BY GULF TELEPHONE COMPANY, 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 18th DAY OF November 2005.

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.

Barry E. Dees 11-14-05
GENERAL MANAGER DATE

ENGINEER'S CERTIFICATE:

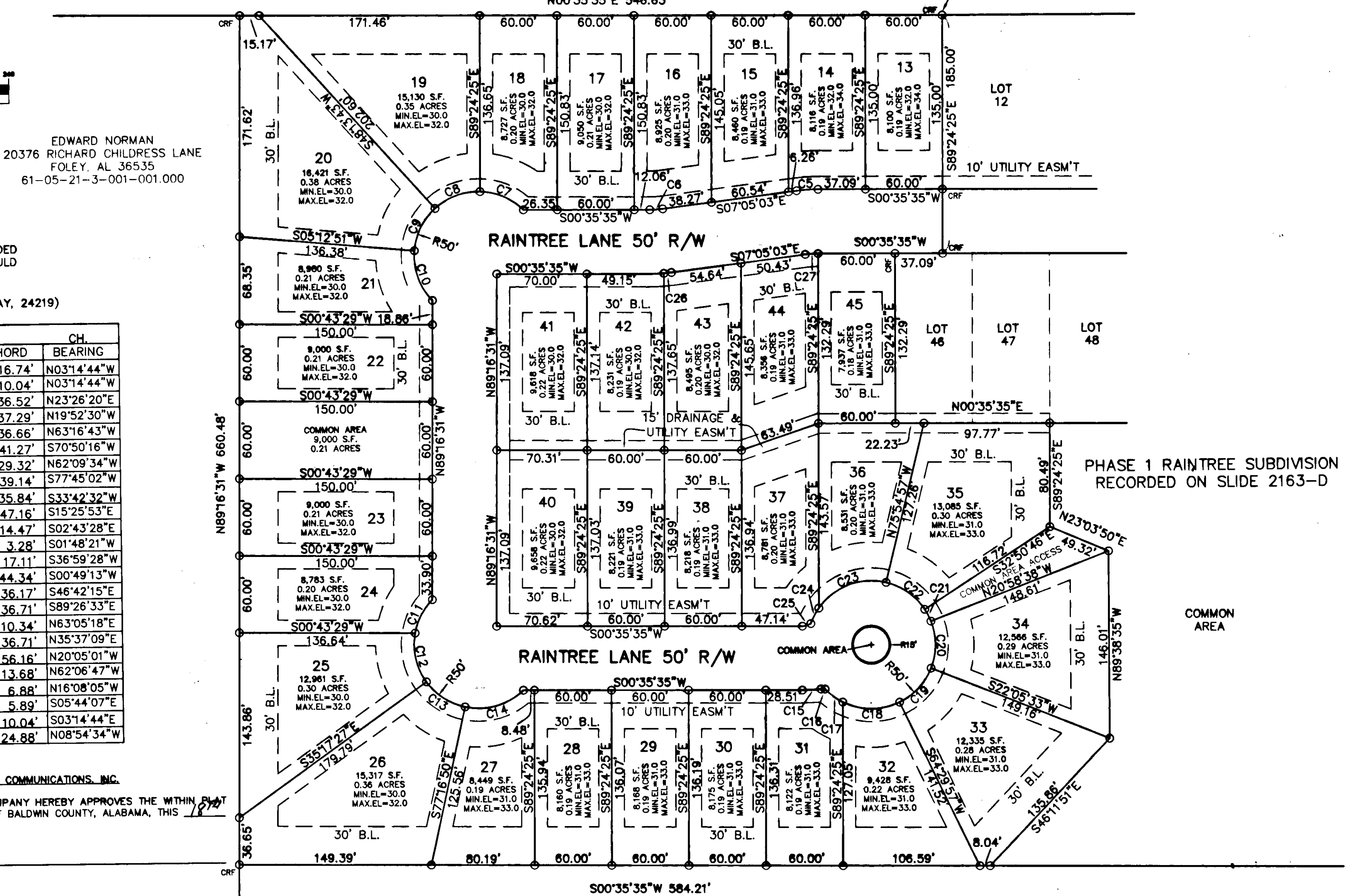
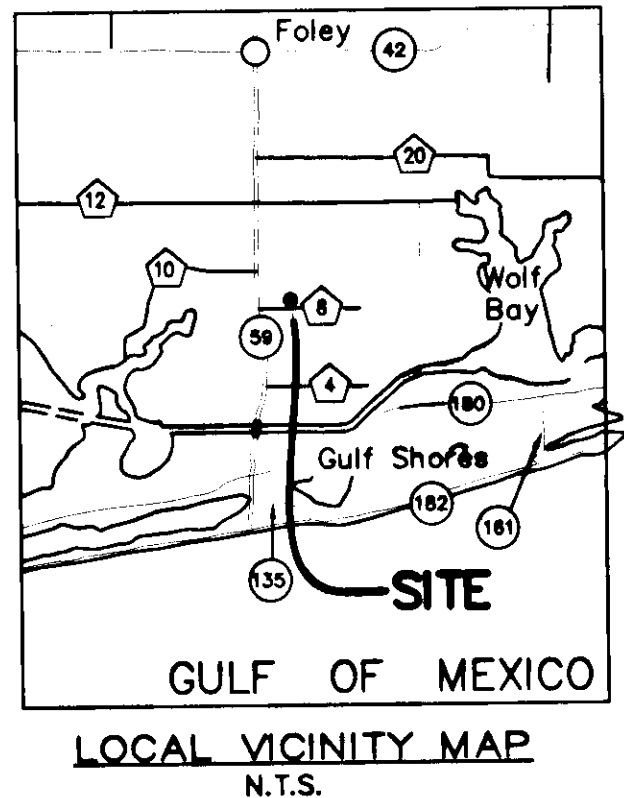
I, BARRY DEES, A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE DESIGNED THE CAPITAL IMPROVEMENTS SHOWN ON THIS PLAT IN CONFORMANCE WITH APPLICABLE CODES AND LAWS, THE PRINCIPLES OF GOOD ENGINEERING PRACTICE, AND THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY 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 18th DAY OF November 2005.
BARRY DEES, P.E. ALA. REG. NO. 22484

Slide 2244-0

State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on:
2865 November 22 18:28:00
Instrument Number 937531 Pages 1
Recording 34.00 Mortgage
Deed
Index
Archive 5.00
Adrian T. Johns, Judge of Probate

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



PHASE 1 RAIN TREE SUBDIVISION
RECORDED ON SLIDE 2163-D

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 18th DAY OF November 2005.

John Mitchell
AUTHORIZED REPRESENTATIVE OF BALDWIN EMC

SAVANNAH POINT SUBDIVISION
AS RECORDED ON SLIDE 2226-D
BALDWIN COUNTY, ALABAMA

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 2, RAIN TREE 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 TO THE PUBLIC.

Larry Alexander
LARRY ALEXANDER
Barry E. Dees
BARRY E. DEES

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF BALDWIN

I, *Maureen 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 18th DAY, OF November 2005.
Maureen Hines 319108
NOTARY PUBLIC MY COMMISSION EXPIRES

FINAL SUBDIVISION PLAT OF
PHASE 2
RAIN TREE PLACE
SECTION 21, T-8-S, R-4-E
BALDWIN COUNTY, ALABAMA

SHEET NO.
1 OF 1

FILE: 1885PHASE2
DWG. BY: DEP
CHKD BY: OCK
DATE:
NOV. 10, 2005
SCALE:
1"= 60'

SURVEY CONCEPTS, INC.
PROFESSIONAL LAND SURVEYORS
3817 GULF SHORES PARKWAY #8 GULF SHORES, AL 36542
251-968-2124 FAX 251-968-1840
E-MAIL SURVEYCONCEPTS@GULFTL.COM