BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
File/Cert. 5/22/2017 11:21 AM
TOTAL $ 21.00
1 Pages
1634759
SLIDE 0002598-D

PRYOR SUBDIVISION
PROPERTY IN
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 4 EAST
MARCH, 2017

WEYGAND SURVEYORS
229 E. 20th Ave., Unit 12
Gulf Shores, AL 36542
Ph - (251)-975-7555
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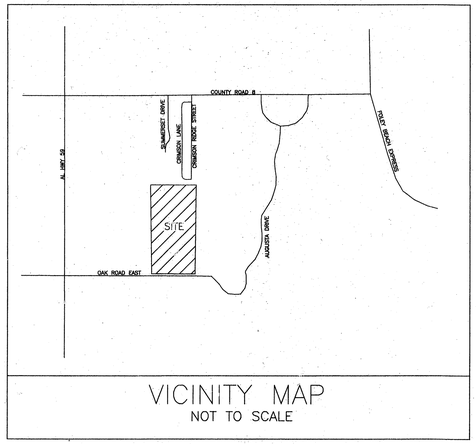
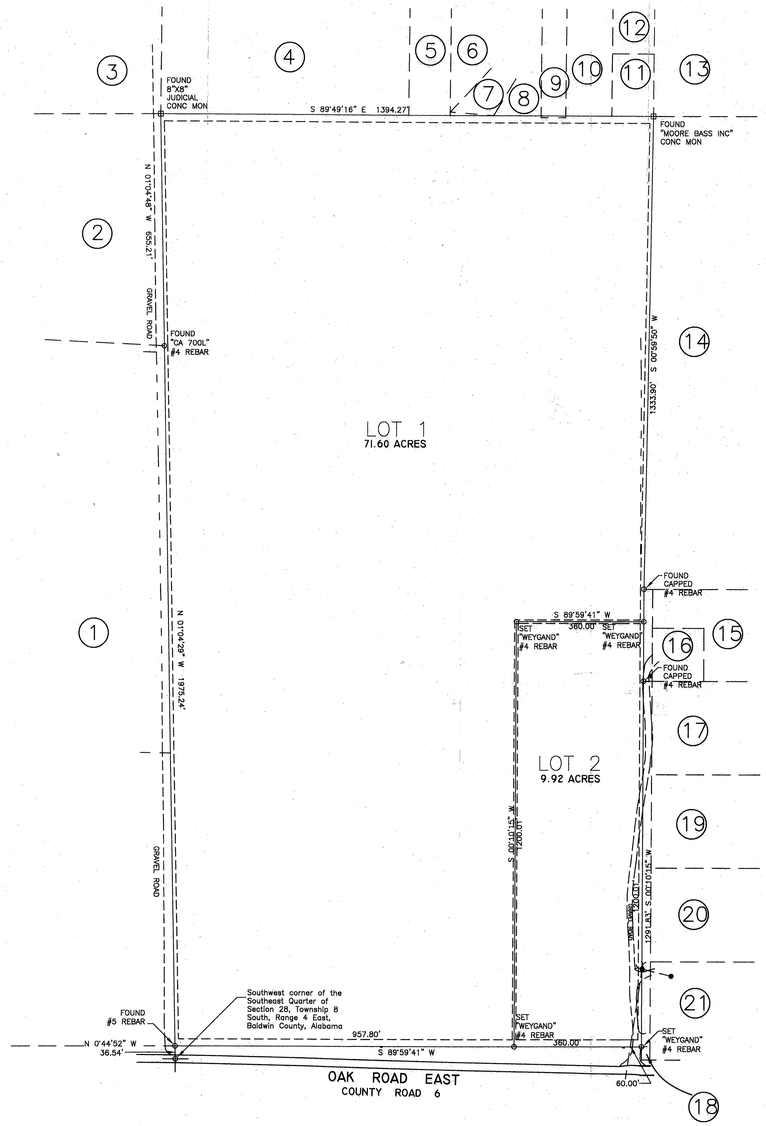


VICINITY MAP
NOT TO SCALE

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
℄	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
⊢——	ANCHOR
—X—	FENCE
—A—	POWER LINE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
⇓LGT	LIGHT
COV	COVERED
	DECK
	CONCRETE
	WALL

SCALE: 1"=200'



State of Alabama)
Baldwin County)

The undersigned, Trent Wilson, Licensed Land Surveyor, State of Alabama, Barbara Beck Pryor, 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 owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as Pryor Subdivision, below described property situated in Baldwin County, Alabama:

Legal Description:
Provided by client

Commence at the Southwest corner of the Southeast Quarter of Section 28, Township 8 South, Range 4 East, Baldwin County, Alabama; thence N 0°44'52" W for 36.54 feet to a found #5 rebar on the North Right of Way of County Road 6 and Point of Beginning of the parcel here intended to be described: From this Point of Beginning, leaving said Right of Way thence N 01°04'29" W for 1975.24 feet to a found "CA 700L" #4 rebar; thence N 01°04'48" W for 655.21 feet to a found 8"X8" judicial concrete monument; thence S 89°49'16" E for 1394.27 feet to a found "MOORE BASS INC" concrete monument; thence S 00°59'50" W 1333.90 feet to a found capped #4 rebar; thence S 00°10'15" W 1291.83 feet to a "WEYGAND" #4 rebar set on the North Right of Way of County Road 6; thence along said Right of Way S 89°59'41" W for 1317.80 feet to the Point of Beginning.

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 the 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 as hereon shown.

In Witness Whereof, we have hereunto set our hands this the 8 day of May, 2017.

By: Trent R Wilson
Trent Wilson
Licensed L.S. #34764

By: Barbara Beck Pryor
Barbara Beck Pryor
Owner

ALABAMA LICENSED No. 34764 Professional Land Surveyor TRENT R. WILSON

State of Alabama)
Baldwin County)

I, Amanda L Weygand as Notary Public in and for said County and State, do hereby certify that Trent Wilson, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 8 day of May, 2017.

By: Amanda L Weygand
Notary Public - Commission Exp.: 4-26-20

State of Alabama)
Baldwin County)

I, ALLAN ALFONSO, as Notary Public in and for said County and State, do hereby certify that Barbara Beck Pryor, whose name is signed to the foregoing certificate Owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, she executed same voluntarily and with full authority therefor.

Given under my hand and seal this 1ST day of MAY, 2017.

By: Allan Alfonso
Notary Public - Commission Exp:

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: 5-22-17

APPROVED BY: _____ COORDINATOR OF COMMUNITY DEVELOPMENT — DATE: 5/18/17

APPROVED BY: Mark Acreman DIRECTOR OF PUBLIC WORKS — DATE: 5/22/17

SITE DATA

TOTAL ACERAGE: 81.52 ACRES
NUMBER OF LOTS: 2
SMALLEST LOT: 9.92 ACRES
LARGEST LOT: 71.60 ACRES

SETBACKS:

FRONT: 40'
REAR: 40'
SIDE: 30'

EASEMENTS:
Front: 20' Utility
Rear: 20' Drainage and Utility
Side: 10' Drainage and Utility
5' on each lot

1) 05-61-08-28-3-001-001.004
ZOO FOUNDATION INC
1204 GULF SHORES PKWY
GULF SHORES, AL 36542

2) 05-61-08-28-3-001-001.000
WEIR LLC
9645 MIFLIN CREEK RD
ELBERTA, AL 36530

3) 05-61-08-28-2-001-011.000
WEIR LLC
9645 MIFLIN CREEK RD
ELBERTA, AL 36530

4) 05-61-08-28-1-001-002.001
WALTHER DEVELOPERS LLC
4960 HWY 90 #121
PACE, FL 32571

5) 05-61-08-28-1-001-002.044
CRIMSON RIDGE OWNERS ASSOCIATION INC
25366 PROFIT DR
DAPHNE, AL 36526

6) 05-61-08-28-1-001-002.041
ROBERT & KAREN MORGAN
6855 CRIMSON LN
GULF SHORES, AL 36542

7) 05-61-08-28-1-001-002.040
CRIMSON RIDGE LLC
2602 38TH ST #313
TACOMA, WA 98409

8) 05-61-08-28-1-001-002.039
SUNTRUST MORTGAGE INC
1001 SEMMES AVE
RICHMOND, VA 23224

9) 05-61-08-28-1-001-002.038
BLACKWOOD, DONNA
6843 CRIMSON LN
GULF SHORES, AL 36542

10) 05-61-08-28-1-001-002.174
CRIMSON RIDGE OWNERS ASSOCIATION INC
25366 PROFIT DR
DAPHNE, AL 36526

11) 05-61-08-28-1-001-002.037
BRENT A JONES
6846 CRIMSON RIDGE ST
GULF SHORES, AL 36542

12) 05-61-08-28-1-001-002.036
RAYMOND & KAREN REHL
6850 CRIMSON RIDGE
GULF SHORES, AL 36542

13) 05-61-08-28-1-001-001.000
TURF PROPERTIES #2 L L C (62% INT) ETAL
21833 CO RD 12 EAST
FOLEY, AL 36535

14) 05-61-08-28-4-001-001.000
TURF PROPERTIES #2 L L C (62% INT) ETAL
21833 CO RD 12 EAST
FOLEY, AL 36535

15) 05-61-08-28-4-001-004.000
MIKE & KIMBERLY LEWIS
P.O. BOX 1336
FOLEY, AL 36535

16) 05-61-08-28-4-001-003.000
MIKE & KIMBERLY LEWIS
P.O. BOX 1336
FOLEY, AL 36535

17) 05-61-08-28-4-001-005.000
MANUEL MCCALL
C/O CLEVELAND KNIGHT
1835 NW 91ST STREET
MIAMI, FL 33147

18) 05-61-08-28-4-001-006.000
MANUEL MCCALL
C/O JOHN KNIGHT
718 E AZALEA
FOLEY, AL 36535

19) 05-61-08-28-4-001-007.000
RONALD & STEVIE BULLARD
1008-E AZALEA STREET
FOLEY, AL 36535

20) 05-61-08-28-4-001-008.000
RONALD & STEVIE BULLARD
1008-E AZALEA STREET
FOLEY, AL 36535

21) 05-61-08-28-4-001-028.000
JEFFERY NOBLES & BRAD VEGAS
9025 PINE RUN
DAPHNE, AL 36526

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: _____ MANAGER — DATE: 5/5/2017

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.

JACK EDWARDS AIRPORT HEIGHT ZONING OVERLAY DISTRICT
All lots of this subdivision are located within the Jack Edwards Airport Height Zoning Overlay District and shall be subject to the provisions of Ordinance No. 831 or to the provisions of any superseding ordinance or amendment thereto.

NOTES:
1. BEARINGS BASED ON GPS OBSERVATION USING NAD 1983 DATUM.
2. LOTS 1 AND 2 ARE CURRENTLY ZONED RURAL AGRICULTURAL DISTRICT
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBERS 01003C0933L AND 01003C0941L EFFECTIVE JULY 17, 2007 AND FOUND TO BE IN ZONE X
4. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT (EXCEPT AS NOTED).
5. WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.
6. LEGAL DESCRIPTION PROVIDED BY CLIENT
7. NO ATTEMPT TO LOCATE ANY WETLANDS WHICH MAY OR MAY NOT BE PRESENT ON SUBDIVIDED PROPERTY WAS MADE BY WEYGAND SURVEYORS.

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 0 utility improvements and further certifies that all such required 0 utility improvements as are 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 0 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 0 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: 5/8/17