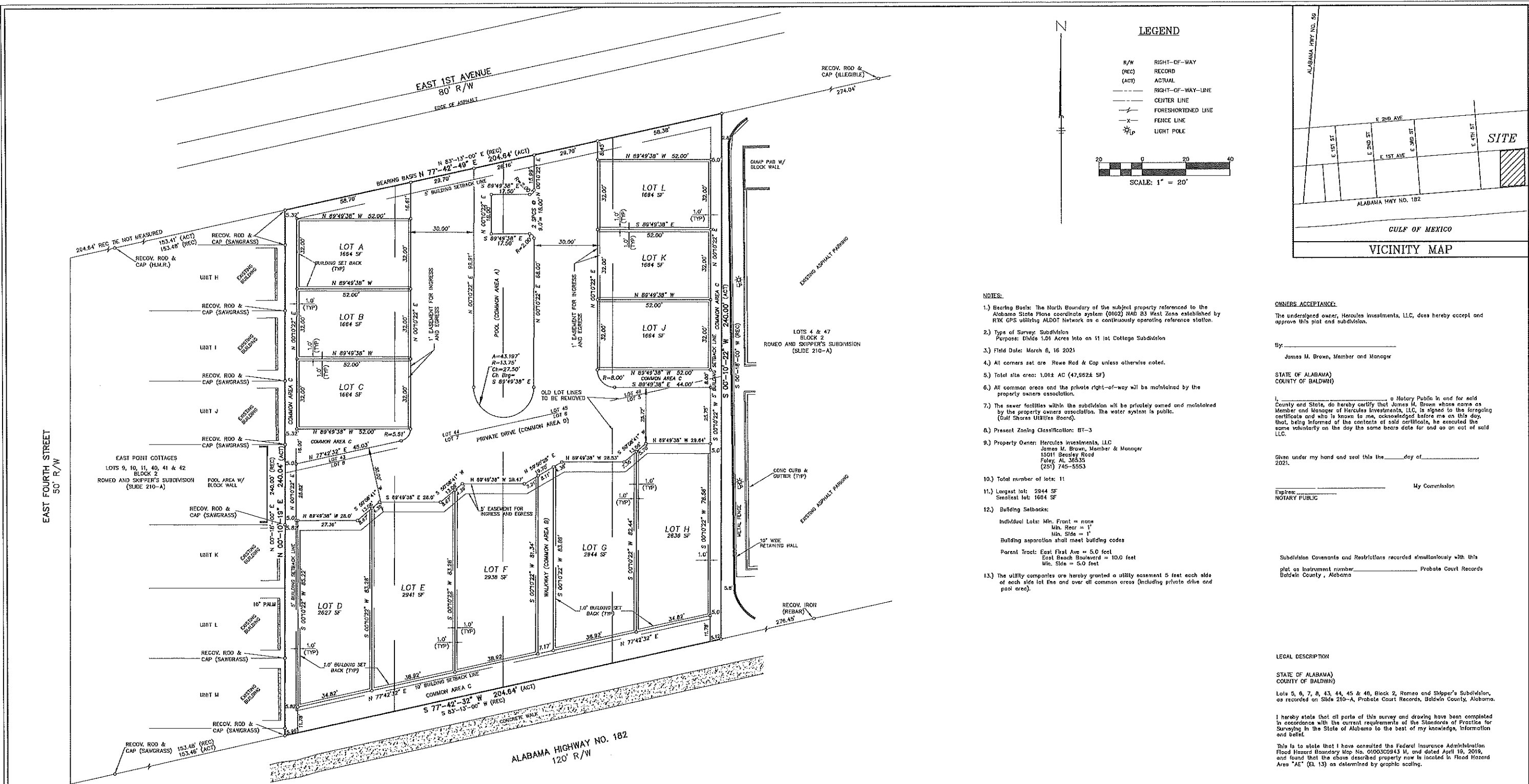




NOTES:

- 1.) Bearing Basis: The North Boundary of the subject property referenced to the Alabama State Plane coordinate system (0102) NAD 83 West Zone established by RTK GPS utilizing ALDOT Network as a continuously operating reference station.
- 2.) Type of Survey: Subdivision
Purpose: Divide 1.01 Acres into an 11 lot Cottage Subdivision
- 3.) Field Date: March 6, 16 2021
- 4.) All corners set are Row Rod & Cap unless otherwise noted.
- 5.) Total site area: 1.01± AC (47,962± SF)
- 6.) All common areas and the private right-of-way will be maintained by the property owners association.
- 7.) The sewer facilities within the subdivision will be privately owned and maintained by the property owners association. The water system is public.
(Gulf Shores Utilities Board).
- 8.) Present Zoning Classification: BT-3
- 9.) Property Owner: Hercules Investments, LLC
James M. Brown, Member & Manager
15011 Beasley Road
Foley, AL 36535
(251) 745-5553
- 10.) Total number of lots: 11
- 11.) Largest lot: 2944 SF
Smallest lot: 1684 SF
- 12.) Building Setbacks:
Individual Lots: Min. Front = none
Min. Rear = 1'
Min. Side = 1'
Building separation shall meet building codes
Parent Tract: East First Ave = 5.0 feet
East Beach Boulevard = 10.0 feet
Min. Side = 5.0 feet
- 13.) The utility companies are hereby granted a utility easement 5 feet each side of each side lot line and over all common areas (including private drive and pool area).

OWNERS ACCEPTANCE:

The undersigned owner, Hercules Investments, LLC, does hereby accept and approve this plat and subdivision.

By: _____

James M. Brown, Member and Manager

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, _____, a Notary Public in and for said County and State, do hereby certify that James M. Brown whose name as Member and Manager of Hercules Investments, LLC, is signed to the foregoing certificate and who is known to me, acknowledged before me on this day, that, being informed of the contents of said certificate, he executed the same voluntarily on the day the same bears date for and as an act of said LLC.

GIVEN under my hand and seal this _____ day of _____, 2021.

My Commission
Expires: _____
NOTARY PUBLIC

Subdivision Covenants and Restrictions recorded simultaneously with this plat as instrument number _____ Probate Court Records Baldwin County, Alabama

LEGAL DESCRIPTION

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Lots 5, 6, 7, 8, 43, 44, 45 & 46, Block 2, Romeo and Skipper's Subdivision, as recorded on Slide 210-A, Probate Court Records, Baldwin County, Alabama.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 0100305943 M, and dated April 19, 2019, and found that the above described property now is located in Flood Hazard Area "AE" (EL. 13) as determined by graphic scaling.

Date: _____
Cecil T. Hudson, PLS
Alabama Licensed Professional
Land Surveyor No. 25983-S
Prints not valid unless
they bear an original seal

CERTIFICATION OF GULF SHORES UTILITIES BOARD (WATER & SEWER):

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. The Board makes no statement regarding and assumes no responsibility for any particular part 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.

Signed this _____ day of _____, 2021.

General Manager

CERTIFICATE OF ACCEPTANCE BY BALDWIN EMC (ELECTRICAL SERVICE)

Baldwin County Electric Membership Corporation
The undersigned, as authorized by Baldwin County Electric Membership Corporation, hereby accepts the electrical service as installed and represented on this plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama.
Signed this _____ day of _____, 2021.

(EMC Representative)

CERTIFICATE OF APPROVAL BY THE FIRE MARSHAL

APPROVED by the FIRE MARSHAL of the City of Gulf Shores. By approval of this subdivision plat the Fire Marshal 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.

Signed this _____ day of _____, 2021.

Fire Marshal - George Surry
City of Gulf Shores

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER OF GULF SHORES, ALABAMA

APPROVED by the City Engineer of the City of Gulf Shores. By approval of this subdivision plat, the City Engineer 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.

Signed this _____ day of _____, 2021.

(City Engineer)

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & ZONING

APPROVED by the DIRECTOR OF PLANNING AND ZONING of the City of Gulf Shores. By approval of this subdivision plat, the Director of Planning & Zoning 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.

Signed this _____ day of _____, 2021.

(Director of Planning & Zoning)

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, ALABAMA

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.

Chairman

Date

DATE: 6/15/21
DRAWN BY: GSH
CHECKED BY: GSH

REVISIONS:	EAST ELEVEN COTTAGES			
	A RESUBDIVISION OF LOTS 6, 7, 8, 43, 44, 45 & 46 BLK 2 ROMEO AND SKIPPER'S SUBDIVISION			
	ROWE ENGINEERING & SURVEYING CONSULTING ENGINEERS			
	3608 LAUGHLIN DR. • SUITE B • MOBILE, AL 36683 PHONE 251-888-2768 • FAX 251-888-1040			
DRAWING: 61516-CIVIL.dwg	JOB: 61516	PLAT DATE: JULY 14, 2021	SCALE: 1" = 20'	SHEET NO. C-1
DATE: 6/15/21	DATE: 6/15/21	DATE: 6/15/21	DATE: 6/15/21	DATE: 6/15/21