

2205236

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
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TOTAL \$40.00 2 Pages
SLIDE 3019a

RESUBDIVISION OF PARCEL 2 OF GRUND SUBDIVISION

SLIDE 2861 - D & E
BALDWIN COUNTY, ALABAMA
SECTIONS 20 & 29, TOWNSHIP 8 SOUTH, RANGE 4 EAST
DATE OF PLAT: JULY 10, 2025

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Trent Wilson, a Professional Land Surveyor, State of Alabama, hereby certify that I have surveyed the property of the Riviera Plaza, LLC, a Limited Liability Corporation, situated in Baldwin County, Alabama and described as follows:

Parcel 2 of GRUND SUBDIVISION as recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Slide 2861 - D&E.

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 easement and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and names 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 marked as hereon shown. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this the 11 day of Aug, 2025.

Trent Wilson
Trent Wilson
Alabama PLS# 34764

OWNER'S DEDICATION

Riviera Plaza LLC, P.O. Box 4088, Gulf Shores, AL 36542, as owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as RESUBDIVISION OF PARCEL 2 OF GRUND SUBDIVISION, a part of Sections 20 and 29, Township 8 South, Range 4 East, Baldwin County, Alabama, and that the easements as shown on said plat are hereby dedicated to the use of the public.

Donald S. Ryals
(President of Grilled Oysters, INC. Member of Riviera Plaza, LLC)

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Donald S. Ryals, Notary Public in and for said County, in said State, hereby certify that Donald S. Ryals, whose name as President of Grilled Oysters, INC. Member of Riviera Plaza, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, and as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this the 14 day of July, 2025.

Donald S. Ryals
Notary Public

MORTGAGE ACCEPTANCE

IN WITNESS WHERE OF, Melinda Moore of Alabama Co Credit the owners of the mortgage on the above described property, has caused this instrument to be executed by the undersigned officers, thereunto duly authorize on this the 16 day of July, 2025.

Authorized Signature

Of Alabama Co Credit
By: Melinda Moore
As its: Melinda Moore, Manager

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Shannon Griffin, Notary Public in and for said County, in said State, hereby certify that Melinda Moore, 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 content of the instrument, and as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this the 16 day of July, 2025.

Shannon Griffin
Notary Public

CERTIFICATE OF APPROVAL BY BALDWIN EMC

The undersigned, as authorized by Baldwin EMC hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 29 day of JULY, 2025.

John Butler
Authorized Signature

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: Rhonda Barth DATE: 8-1-25
MANAGER

CERTIFICATE OF APPROVAL BY THE

COUNTY ENGINEER

The undersigned, as County Engineer of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 15 day of August, 2025.

Paul J. Smith
County Engineer

CERTIFICATE OF APPROVAL BY THE

BALDWIN COUNTY PLANNING AND ZONING COMMISSION

The undersigned, as Chairman of Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of May 1, 2025, the Baldwin County Planning and Zoning Commission approved the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this the 13 day of August, 2025.

Baldwin County Planning and Zoning Commission

By: Paul J. Smith

Its: Chairman

CERTIFICATE OF APPROVAL BY THE

BALDWIN COUNTY E-911 ADDRESSING

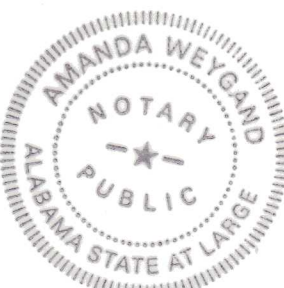
The undersigned, as authorized by the Baldwin County E-911 Board, hereby approves the road names as depicted on the within plat and hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the 7 day of August, 2025.

Robert Dick
Authorized Signature

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR

The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama this the 12 day of August, 2025.

Paul J. Smith
Planning Director



**WEYLAND
WILSON**
SURVEYORS

Trent Wilson PLS#34764
Weyland Wilson Surveying LLC
229 E. 20th Ave., Suite 10
Gulf Shores, AL 36542
Phone: (251) 975-7555

OWNER
Riviera Plaza
PO Box 4088
Gulf Shores, AL 36547

SITE DATA

Parcel Number: 05-61-04-20-4-001-003.001

PIN: 618482

Parcel Number: 05-61-09-29-1-001-003.000

PIN: 223661

PLANNING DISTRICT 27

ZONING: UNZONED

TOTAL AREA: 39.60 ACRES

NUMBER OF LOTS: 4

SMALLEST LOT: 3.64 ACRES

LARGEST LOT: 14.01 ACRES

DRAINAGE/UTILITY EASEMENTS
EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET
INTERIOR AND SIDE LOT LINES: 10 FEET

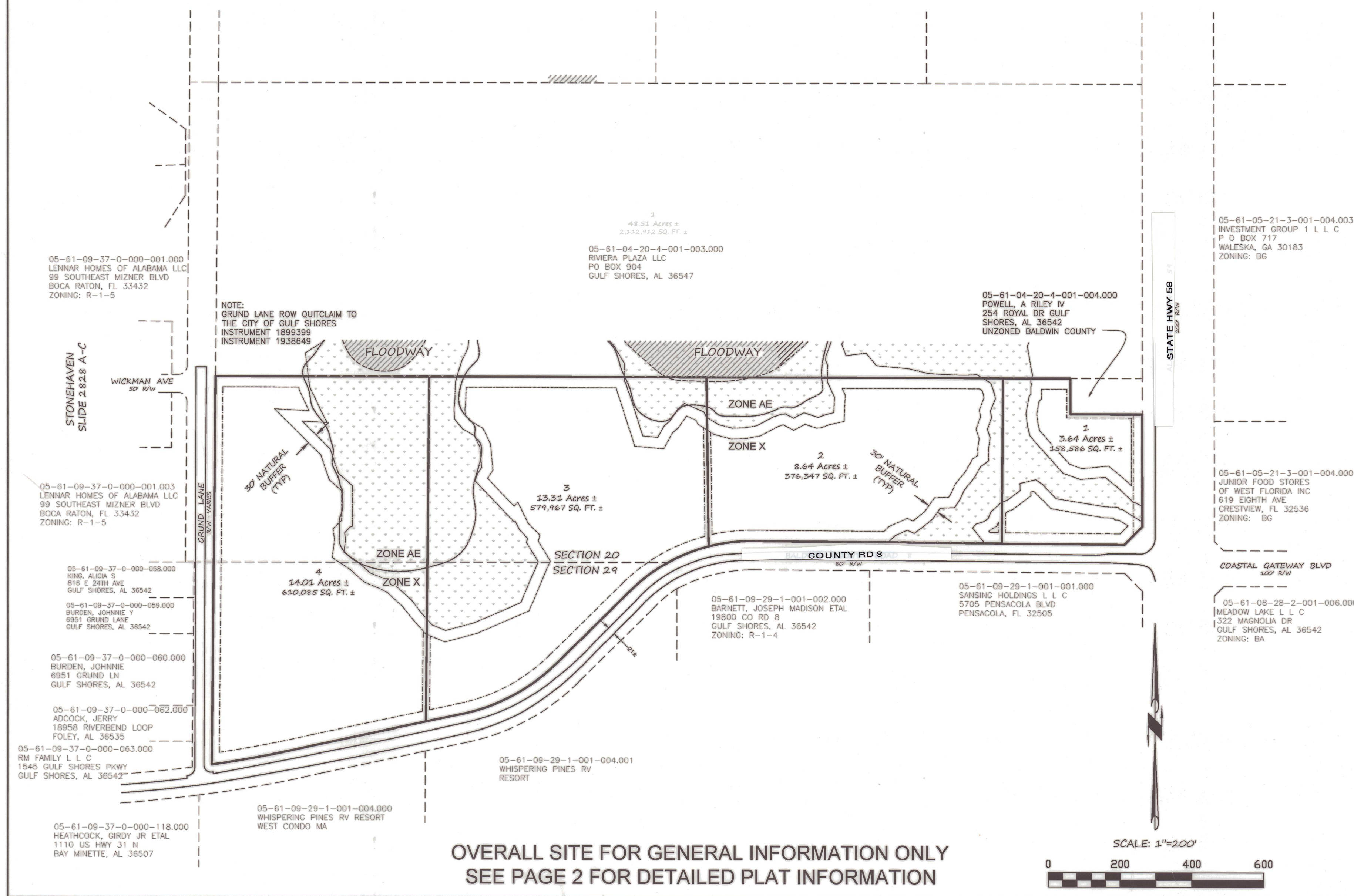
SETBACKS

FRONT AND REAR - 30'
SIDES - 10'
WETLANDS - 30' NATURAL BUFFER

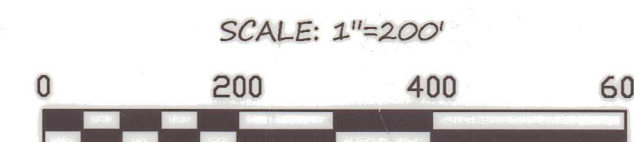
HCS AT TIME OF RECORDING
ALABAMA HWY - 125' FROM CENTERLINE OF ROW
COUNTY ROAD 8 - 40' FROM CENTERLINE OF ROW

NOTES:

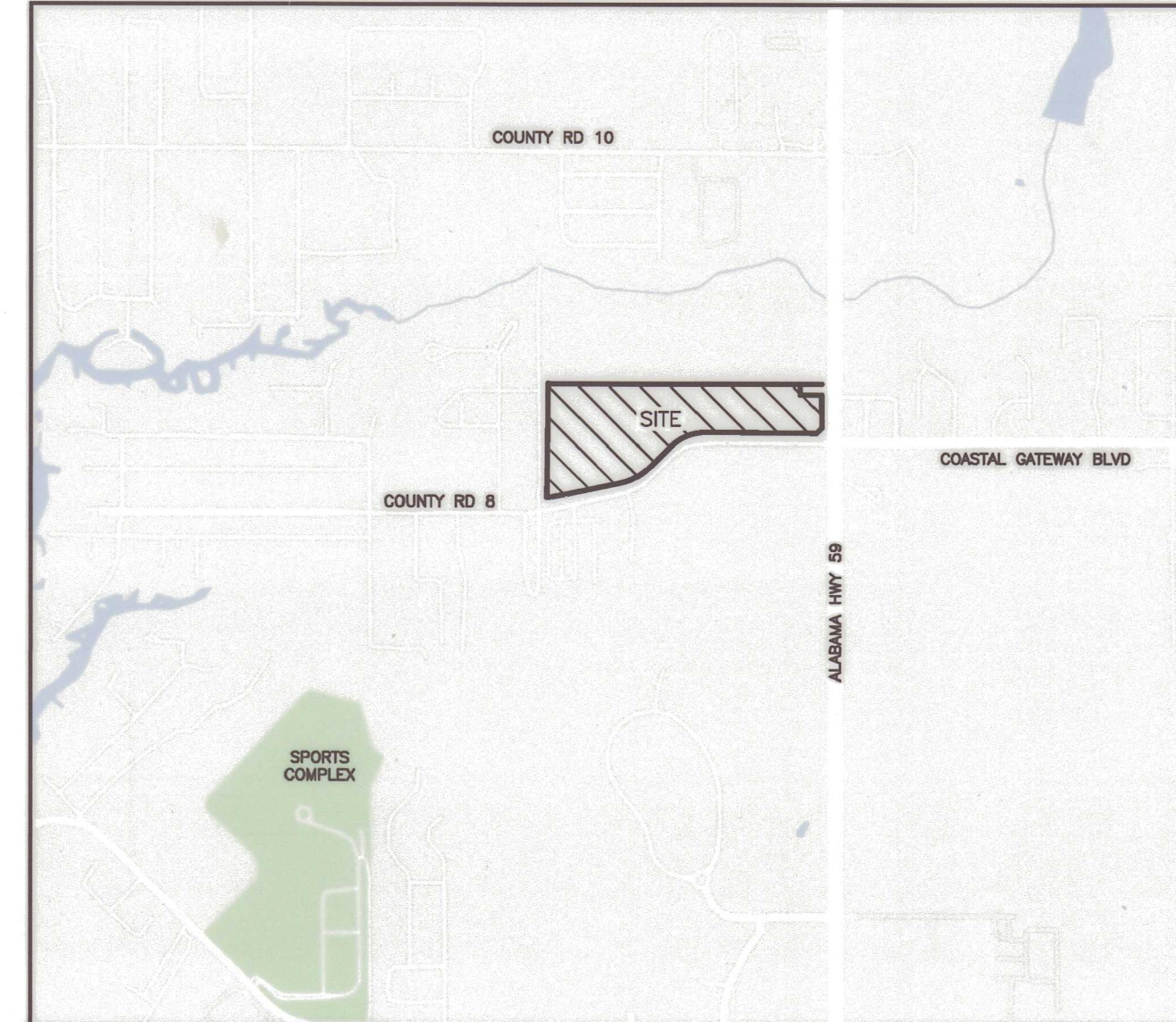
1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C0929M AND 01003C0933M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONES "AE" AND "X" AS SHOWN HEREON.
4. SETBACKS AS PER ZONING IN PLACE AT THE TIME OF PERMIT.
5. BALDWIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS.
6. ALL OR PART OF THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION LIES IN A FLOODWAY OR FLOOD PRONE AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP. PURCHASERS OF PROPERTY WITHIN THIS SUBDIVISION ARE ADVISED THAT THE CONSTRUCTION OF IMPROVEMENTS MAY BE SUBJECT TO ADDITIONAL INSURANCE REQUIREMENTS AND BUILDING REGULATIONS.
7. THERE ARE MULTIPLE LOCATIONS ALONG THE ROAD FRONTAGE OF LOT 3 THAT EXCEED THE MINIMUM SITE DISTANCE FOR THE POSTED SPEED LIMIT.
8. THE LOCATION OF ACCESS TO LOT 1 HAS NOT BEEN DETERMINED AT THE TIME OF FINAL PLAT AND SHALL BE ADDRESSED AT THE TIME OF SITE PLAN APPROVAL. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN NECESSARY PERMITTING BEFORE BEGINNING CONSTRUCTION.



OVERALL SITE FOR GENERAL INFORMATION ONLY
SEE PAGE 2 FOR DETAILED PLAT INFORMATION



VICINITY MAP - NOT TO SCALE



UTILITY PROVIDERS:

WATER - GULF SHORES UTILITIES
SEWER - GULF SHORES UTILITIES
ELECTRIC - BALDWIN EMC

There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-way's and a 10 foot utility easement on each side of lot and common area lines, unless otherwise noted.

