

RE-SUB OF LOT 6,
ELSA-HENRY SUBDIVISION

- LEGEND
- C.R.F. CAPPED REBAR FOUNO
 - O.U.F. OPEN TOP REO FOUNO
 - R.B.F. REBAR FOUNO
 - C.M.F. CONCRETE MONUMENT FOUNO
 - POWER POLE
 - ← GUY WIRE
 - SSV SANITARY SEWER VALVE
 - TELEPHONE PEDESTAL
 - FIBER OPTIC HANOHOLE
 - SETBACK & BUFFER LINE
 - PROPERTY LINE

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR REJECTION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT IS SUITABLE FOR ANY USE OR PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED. THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT. DATED THIS 17th DAY OF April, 2026.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN
I, THOMAS KLAGES, OWNER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAD OUT AND PLATTED TO BE KNOWN AS RE-SUB OF LOT 6, ELSA-HENRY SUBDIVISION, A PART OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 8 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY PRIVATE.

CERTIFICATION BY NOTARY PUBLIC

THOMAS KLAGES (OWNER)
DATE 4/17/2026
GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF April, 2026.
NOTARY PUBLIC
My Commission Expires May 28, 2028

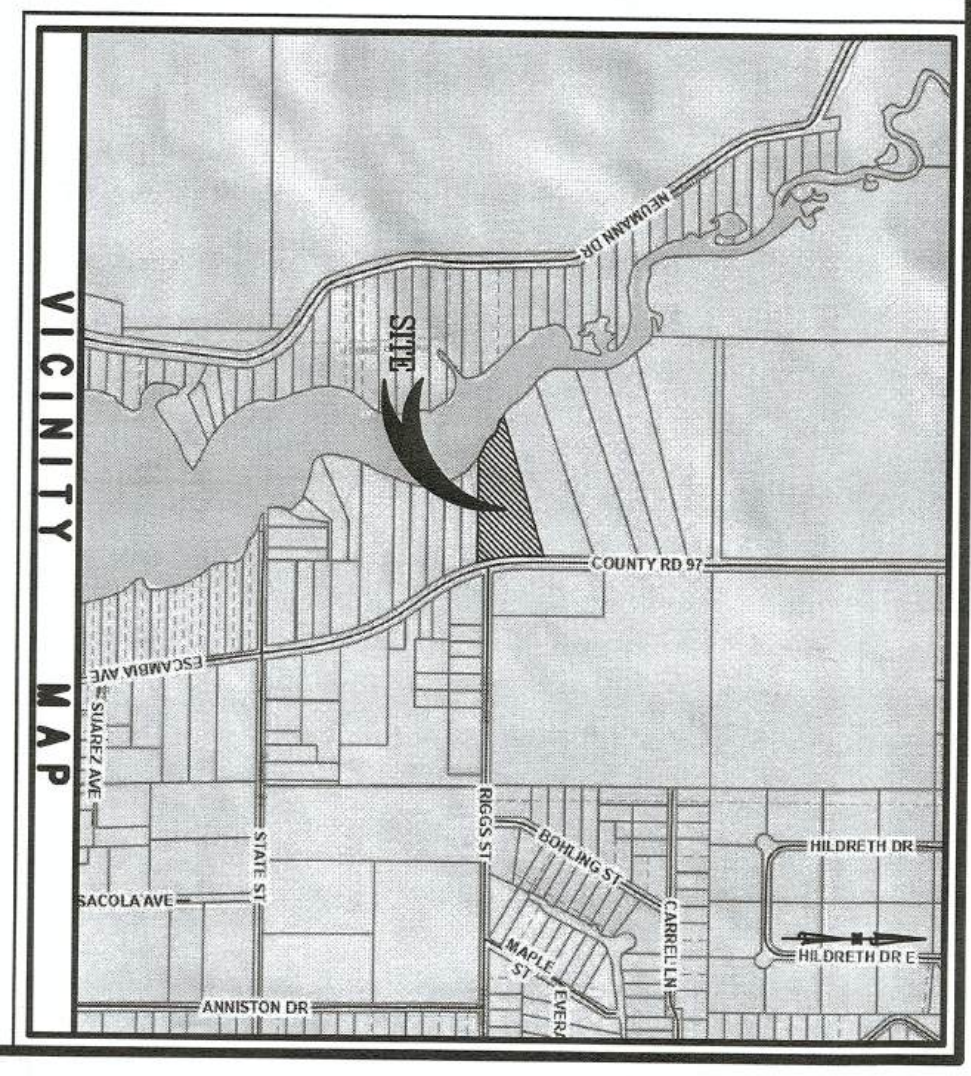
CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

CERTIFICATION OF APPROVAL FOR RECORDING

STATE OF ALABAMA
COUNTY OF BALDWIN
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PERDIDO BEACH, ALABAMA, PLANNING COMMISSION, PLANNING COMMISSION OF SUCH JURISDICTIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION OF SUCH JURISDICTIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

NUMBER:	REVISION:	DATE:



DEVELOPER/OWNER:
THOMAS KLAGES
7711 SPANISH HILLS DR.
INDIANAPOLIS, IN 46226
TAX PARCEL # 05-63-03-07-000-063.004

LAND SURVEYOR:
ERIC E. GOWIN, P.L.S.
SARGENT CONSULTING, LLC
30673 SPANISH HILLS DR.
SPANISH FORT, AL 36527
(251)544-7900

SITE DATA:
TOTAL ACREAGE = 4.49 ACRES±
TOTAL LOTS = 3
SMALLEST LOT SIZE = 1.25 ACRES±
CURRENT ZONING:
R-1
(PER TOWN OF PERDIDO BEACH)

UTILITIES:
WATER - PERDIDO BAY WATER, SEWER AND FIRE PROTECTION DISTRICT
SEWER - SEPTIC
POWER - RIVERA UTILITIES

BUILDING SETBACKS:
FRONT-30'
REAR-30'
SIDE-10'

DRAINAGE & UTILITY EASEMENTS:
(UNLESS OTHERWISE SHOWN HEREON)
EXTERNAL FRONT, REAR, AND SIDE = 15'
INTERIOR = 10' EACH SIDE OF LOT LINE

2249135
BALDWIN COUNTY ALABAMA
HARRY D. OLIVE, JR. PROBATE JUDGE
Filed: 04/24/2026 08:51 AM
Total: \$20.00
1 Pages
Slide: 3059 - 0

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED:

RECORD DESCRIPTION:
LOT 6, ELSA-HENRY SUBDIVISION, AS RECORDED IN MAP BOOK 11, PAGE 35 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

THIS IS TO CERTIFY THAT I, ERIC E. GOWIN, A LICENSED LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE LOT AND SUBDIVISION, AL, DESCRIBED HEREON WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND I DISSEMINATED THE SAME TO THE APPROPRIATE AGENCIES AS SHOWN HEREON. THE PLANNING COMMISSION AND THAT THE PLANNING COMMISSION HAVE BEEN PLACED PERDIDO BEACH PLANNING COMMISSION, PLANNING COMMISSION OF SUCH JURISDICTIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATE 04/16/26

- SURVEYOR'S NOTES:
- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY ARE PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. IN ADDITION, OTHER UNRECORDED INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS WERE NOT FURNISHED AT THE TIME OF SURVEY.
 - BASIS OF BEARING: BASED ON GRID NORTH AS DETERMINED BY RTN, GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
 - DATE OF FIELD WORK: JULY, 2025.
 - ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE BY ELEVATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS.
 - THE TOWN OF PERDIDO BEACH WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY COMMON AREAS OR DRAINAGE EXPENDITURES.
 - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF WATER BODIES SHALL NOT BECOME A TOWN OF PERDIDO BEACH RESPONSIBILITY.
 - ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE BY ELEVATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS.
 - MEAN HIGH TIDE LINE SHOWN HEREON WAS ESTABLISHED BY VERTICAL ILE TO NOAA TIDAL BENCH MARK NUMBER 0697 B 1993.

CERTIFICATE OF FLOOD HAZARD ZONE

THIS IS TO CERTIFY THAT WE HAVE CONSULTED THE FEDERAL INSURANCE AND CREDIT RISK MAP, PARCEL NO. 0100030690, EFFECTIVE JUNE 17, 2002, AND REVEALED THAT THE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONES "X" (UNSHADDED) DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, "X" (SHADDED) AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 ACRE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ARE 1% BASE FLOOD ELEVATION DETERMINED TO BE 9'.

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (POWER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATE THIS 14th DAY OF April, 2026.

MAKOR (AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY PERDIDO BAY WATER, SEWER AND FIRE PROTECTION DISTRICT (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY PERDIDO BAY WATER, SEWER AND FIRE PROTECTION DISTRICT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATE THIS 21st DAY OF April, 2026.

MAKOR (AUTHORIZED SIGNATURE)

sawgrass

ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT

30673 Spg. E. I. Road, Thomas Drive, Spanish Fort, AL 36527

Phone: (251) 544-7900

PRELIMINARY / FINAL PLAT

RE-SUB OF LOT 6, ELSA-HENRY SUBDIVISION

THOMAS KLAGES

SCALE: 1" = 40'	DATE: OCTOBER 9, 2025
DRAWN BY: HL	CHECKED BY:
SHEET: 1 OF 1	