BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 1/25/2022 3:02 PM
TOTAL $ 43.00
1 Pages

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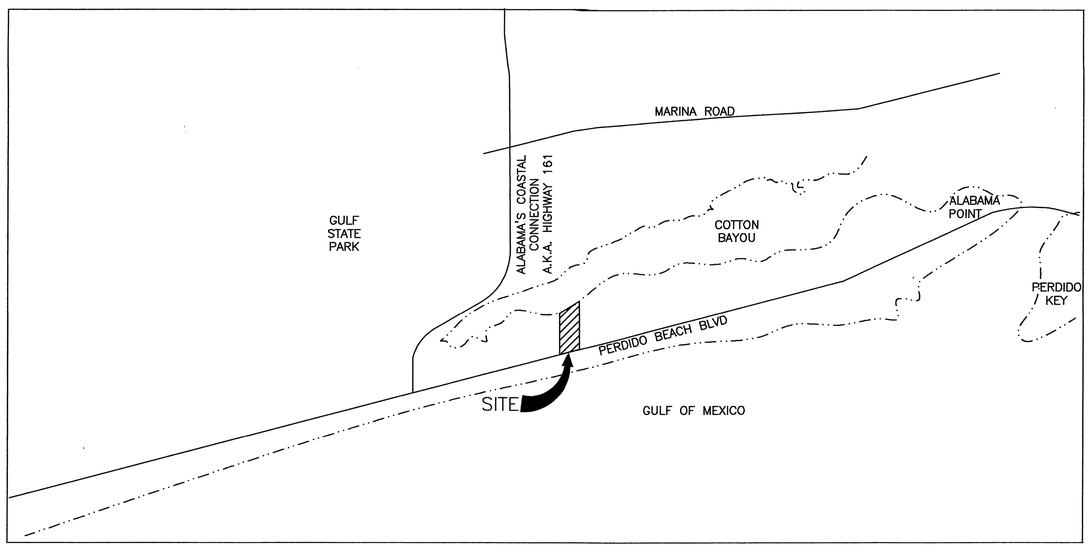
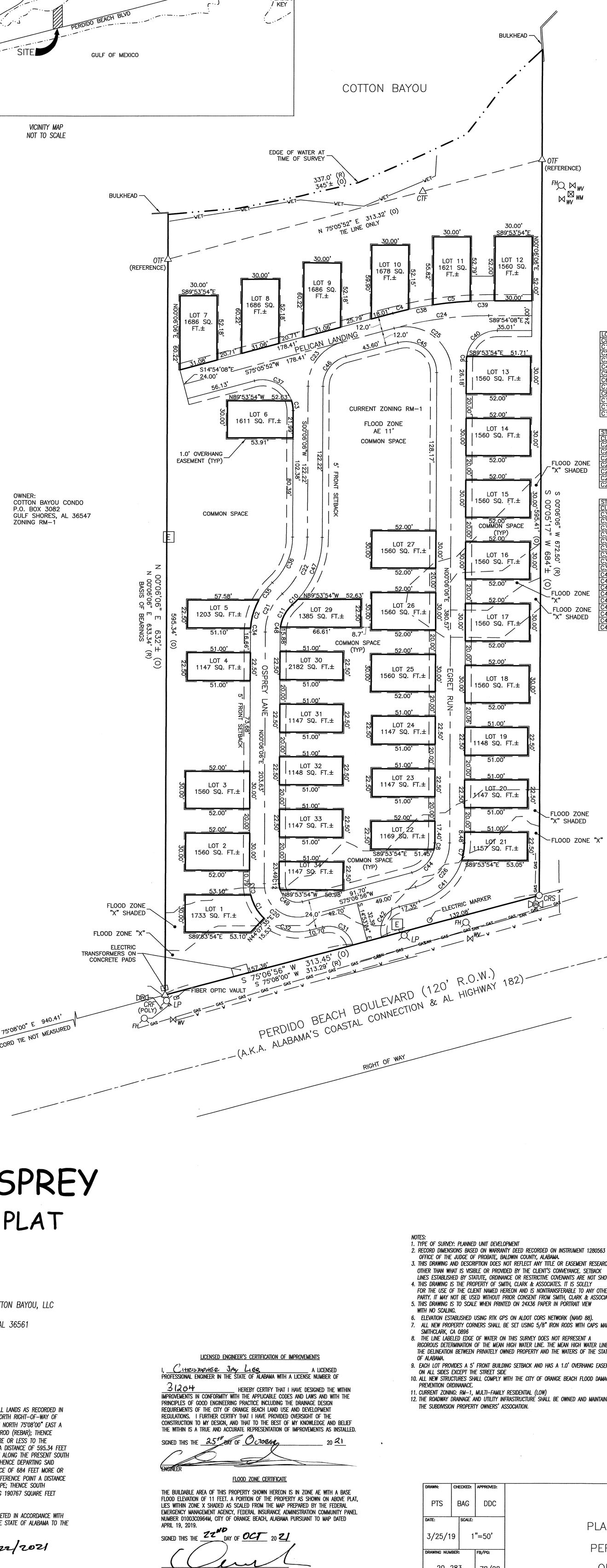


VICINITY MAP
NOT TO SCALE

0' 40' 80' 120'

LEGEND

△ CRF	CAPPED IRON ROD FOUND
△ CTF	CRIMPED TOP PIPE FOUND
△ OTF	OPEN TOP IRON PIPE FOUND
△ RBF	REBAR IRON FOUND
△ IPF	IRON PIN FOUND
○ CRS	CAPPED IRON ROD SET
(R)	RECORD
(O)	OBSERVED
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
—o—	CHAIN LINK FENCE
—x—	WIRE FENCE
—/—	WOOD FENCE
LP	LIGHT POLE
PP	POWER POLE
SS	SANITARY SEWER MANHOLE
SV	SANITARY SEWER VALVE
E	ELECTRICAL TRANSFORMER
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL



OWNER:
COTTON BAYOU CONDO
P.O. BOX 3082
GULF SHORES, AL 36547
ZONING RM-1

OWNER:
SHERRILL'S LANDING PROPERTY
OWNER'S ASSOCIATION
C/O KRISTY D DOGGETT
P.O. BOX 7054
GULF SHORES, AL 36547
ZONING PUD

LOT CURVES				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	22.00'	39.00'	21.71'	N29°42'56"W
C2	23.60'	54.00'	23.41'	N16°09'54"E
C3	8.05'	25.00'	8.01'	N09°07'16"W
C4	12.98'	300.00'	12.98'	S76°20'13"W
C5	30.16'	300.00'	30.15'	S84°20'36"W
C6	3.83'	25.00'	3.83'	N04°29'46"E
C7	14.21'	49.00'	14.16'	S08°24'43"W
C8	5.14'	25.00'	5.13'	N05°59'10"E
C10	6.33'	74.00'	6.33'	N45°15'31"E
C11	20.79'	30.00'	20.38'	N27°51'19"E
C12	4.83'	15.00'	4.81'	N09°07'11"W

STREET CURVES – CENTERLINE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C20	49.47'	27.00'	42.84'	S 52°23'29" E
C21	34.90'	42.00'	33.90'	N 23°54'23" E
C22	51.52'	62.00'	50.05'	N 23°54'23" E
C23	48.43'	37.00'	45.05'	S 37°35'59" W
C24	75.42'	288.00'	75.20'	N 82°35'59" E
C25	67.81'	37.00'	58.71'	N 52°24'01" W
C26	48.44'	37.00'	45.06'	S 37°36'31" W

STREET CURVES – RIGHT OF WAY				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C31	31.80'	20.00'	28.56'	S 59°19'52" E
C32	40.17'	39.00'	38.42'	N 75°22'45" W
C33	9.30'	39.00'	9.28'	S 06°43'44" E
C34	3.34'	54.01'	3.34'	S 01°52'22" W
C35	17.93'	54.00'	17.85'	N 38°11'54" E
C36	41.55'	50.00'	40.36'	S 23°54'23" W
C37	37.77'	25.00'	34.28'	S 61°37'23" E
C38	20.35'	300.00'	20.35'	N 79°31'10" E
C39	20.01'	342.03'	20.00'	N 89°01'01" E
C40	35.44'	25.00'	32.54'	N 49°29'48" E
C41	49.94'	49.00'	47.81'	N 45°55'08" E
C42	32.15'	20.00'	28.80'	N 30°03'23" E
C44	27.60'	25.00'	26.22'	N 43°29'35" E
C45	45.82'	25.00'	39.67'	S 52°24'01" E
C46	32.72'	25.00'	30.44'	N 37°35'59" E
C47	55.16'	74.00'	53.89'	N 21°27'15" E
C48	4.14'	30.00'	4.13'	N 04°03'02" E
C49	22.66'	15.00'	20.55'	N 61°35'26" W

ACKNOWLEDGEMENT OF OWNER

THIS IS TO CERTIFY THAT Mark Keel, THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF Cottages at Cotton Bayou, LLC THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SUBDIVIDED HEREON.

DATED THIS 28th, DAY OF OCTOBER, 20 21

AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Alabama
COUNTY Baldwin

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT Mark Keel, WHOSE NAME AS manager, OF Cottages at Cotton Bayou A(N) LLC, IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, HE, IN SUCH CAPACITY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND THIS THE 28TH DAY OF OCTOBER, 2021.

Rebecca Suttle Sicard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/20/23

REBECCA SUTTLE SICARD
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES SEP 20, 2023

CERTIFICATION OF APPROVAL BY THE CITY OF ORANGE BEACH PLANNING COMMISSION

THE UNDERSIGNED, AS CHAIRMAN OF THE ORANGE BEACH PLANNING COMMISSION, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA

SIGNED THIS THE 25th DAY OF January 20 22

CHAIRMAN OF THE ORANGE BEACH PLANNING COMMISSION

CERTIFICATE OF APPROVAL WATER UTILITY:

THE UNDERSIGNED, AS AUTHORIZED BY ORANGE BEACH WATER, SEWER & FIRE PROTECTION AUTHORITY, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

SIGNED THIS THE 27th DAY OF October 20 21

AUTHORIZED REPRESENTATIVE OF ORANGE BEACH WATER AUTHORITY

CERTIFICATE OF APPROVAL BY THE CITY OF ORANGE BEACH: (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF ORANGE BEACH, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 21st DAY OF DECEMBER, 2021.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL ELECTRIC UTILITY:

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

SIGNED THIS THE 21st DAY OF OCTOBER 20 21

AUTHORIZED REPRESENTATIVE – BALDWIN EMC

THE OSPREY
FINAL PLAT

OWNER:
COTTAGES AT COTTON BAYOU, LLC
PO BOX 1683
ORANGE BEACH, AL 36561

BALDWIN COUNTY
ALABAMA

COMMENCING AT THE INTERSECTION OF THE WEST BOUNDARY OF OF EDGAR P. RUSSELL LANDS AS RECORDED IN MAP BOOK 3, PAGE 115, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, AND THE NORTH RIGHT-OF-WAY OF PERDIDO BEACH BOULEVARD (ALA. HIGHWAY 182); THENCE ALONG SAID RIGHT-OF-WAY NORTH 75°08'00" EAST A DISTANCE OF 940.41 FEET TO THE POINT OF BEGINNING MARKED BY A CAPPED IRON ROD (REBAR); THENCE DEPARTING SAID NORTH MARGIN NORTH 00°06'06" EAST A DISTANCE OF 632 FEET MORE OR LESS TO THE PRESENT SOUTH MARGIN OF COTTON BAYOU, PASSING THROUGH A REFERENCE POINT A DISTANCE OF 595.34 FEET FROM THE POINT OF BEGINNING MARKED BY AN OPEN TOP PIPE; THENCE EASTWARDLY ALONG THE PRESENT SOUTH MARGIN OF COTTON BAYOU AS IT MEANDERS 344 FEET MORE OR LESS TO A POINT; THENCE DEPARTING SAID SOUTH MARGIN SOUTH 00°05'17" WEST TO A POINT ON SAID NORTH MARGIN A DISTANCE OF 684 FEET MORE OR LESS TO A POINT MARKED BY A CAPPED IRON ROD (REBAR), PASSING THROUGH A REFERENCE POINT A DISTANCE OF 595.41 FEET FROM SAID NORTH MARGIN, SAID POINT MARKED BY AN OPEN TOP PIPE; THENCE SOUTH 75°06'56" WEST A DISTANCE OF 313.45 FEET TO THE POINT OF BEGINNING CONTAINING 190767 SQUARE FEET (4.38 ACRES), MORE OR LESS.

I HEREBY CERTIFY 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.

10/22/2021

DANIEL D. CLARK
ALABAMA LICENSE # 27720

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

I, Christopher Jay Lieb A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 31204 HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH THE APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF ORANGE BEACH LAND USE AND DEVELOPMENT REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

SIGNED THIS THE 25th DAY OF October 20 21

ENGINEER

FLOOD ZONE CERTIFICATE

THE BUILDABLE AREA OF THIS PROPERTY SHOWN HEREON IS IN ZONE AE WITH A BASE FLOOD ELEVATION OF 11 FEET. A PORTION OF THE PROPERTY AS SHOWN ON ABOVE PLAT, LIES WITHIN ZONE X SHADED AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 01003C0964M, CITY OF ORANGE BEACH, ALABAMA PURSUANT TO MAP DATED APRIL 19, 2019.

SIGNED THIS THE 22ND DAY OF OCT 20 21

DANIEL D. CLARK ALABAMA LICENSE # 27720

NOTES:
1. TYPE OF SURVEY: PLANNED UNIT DEVELOPMENT
2. RECORD DIMENSIONS BASED ON WARRANTY DEED RECORDED ON INSTRUMENT 1280563 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY. IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN PORTRAIT VIEW WITH NO SCALING.
6. ELEVATION ESTABLISHED USING RTK GPS ON ALDOT CORS NETWORK (NAVD 88).
7. ALL NEW PROPERTY CORNERS SHALL BE SET USING 5/8" IRON RODS WITH CAPS MARKED SMITHCLARK, CA 0896
8. THE LINE LABELED EDGE OF WATER ON THIS SURVEY DOES NOT REPRESENT A RIGOROUS DETERMINATION OF THE MEAN HIGH WATER LINE. THE MEAN HIGH WATER LINE IS THE DELINEATION BETWEEN PRIVATELY OWNED PROPERTY AND THE WATERS OF THE STATE OF ALABAMA.
9. EACH LOT PROVIDES A 5' FRONT BUILDING SETBACK AND HAS A 1.0' OVERHANG EASEMENT ON ALL SIDES EXCEPT THE STREET SIDE
10. ALL NEW STRUCTURES SHALL COMPLY WITH THE CITY OF ORANGE BEACH FLOOD DAMAGE PREVENTION ORDINANACE.
11. CURRENT ZONING: RM-1, MULTI-FAMILY RESIDENTIAL (LOW)
12. THE ROADWAY DRAINAGE AND UTILITY INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION PROPERTY OWNERS' ASSOCIATION.

SMITH CLARK & ASSOCIATES
land surveyors

Physical Address:
11111 U.S. Hwy. 31
Suite E
Spanish Fort, AL 36527

Mailing Address:
P.O. Box 7082
Spanish Fort, AL 36527
(251) 626-0404

DRAWN:	CHECKED:	APPROVED:
PTS	BAG	DDC
DATE: 3/25/19	SCALE: 1"=50'	
DRAWING NUMBER: 20-283	FB/PG: 78/28	

THE OSPREY
PLANNED UNIT DEVELOPMENT
PERDIDO BEACH BOULEVARD
ORANGE BEACH, ALABAMA

ALABAMA LICENSED No. 27720 PROFESSIONAL LAND SURVEYOR DANIEL DEAN CLARK