

GRAND RIVIERA RV RESORT
A RESUBDIVISION OF LOT 5A
GRAND RIVIERA PHASE 1
Slide 2888-A&B

FOLEY, BALDWIN COUNTY, ALABAMA
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 4 EAST
DATE OF PLAT: APRIL 27, 2023

SCALE: 1"=60'

**WEYGAND
ILSON
SURVYORS**

Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 978-7555

Owner:
Alabama Armada LLC
PO Box 4088
Gulf Shores, AL 36547



LOT 1

05-61-02-09-0-001-002.005
Ronald Hoover
343 Olympic Drive
Rockport, TX 78382

LOT 2

05-61-02-09-0-001-002.004
Wheeler UP INC
PO Box 4088
Gulf Shores, AL 36547

LOT 4-C

05-61-02-09-0-001-002.014
Alabama Armada LLC
PO Box 4088
Gulf Shores, AL 36547

SITE DATA

ZONING: PUD
TOTAL AREA: 24.08 ACRES
NUMBER OF LOTS: 143
SMALLEST LOT: 2,238 SQ. FT.
LARGEST LOT: 3,903 SQ. FT.
DENSITY: 5.65 LOTS PER ACRE
OPEN SPACE: 37.6%

- 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 01003C0931M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONE X.
 4. ALL ROADS WITHIN THIS SUBDIVISION SHALL BE PRIVATELY MAINTAINED AND NOT THE RESPONSIBILITY OF THE CITY OF FOLEY

"There is dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right of ways and a 5 foot utility easement on each side of lot and common area lines, unless otherwise noted."

State of Alabama)
Baldwin County)
The undersigned, Trent Wilson, Professional Land Surveyor, State of Alabama, and Edwin J. Spence as president of Grilled Oysters, Inc. being the manager of Alabama Armada LLC, 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 Grand Riviera RV Resort, below described property situated in Baldwin County, Alabama:
Legal Description:
Lot 5A Grand Riviera Phase 1 as recorded in Slide 2888-A&B in the Office of the Judge of Probate of Baldwin County, Alabama.
In Witness Whereof, we have hereunto set our hands this 16th day of May, 2023.
By: Trent Wilson By: Edwin J. Spence
Trent Wilson President of Grilled Oysters, Inc. Manager of Alabama Armada, LLC (Owner)
Licensed L.S. #34764

State of Alabama)
Baldwin County)
I, Anna Weygand, as Notary Public in and for said County and State, do hereby certify that Edwin J. Spence as president of Grilled Oysters, Inc. being the manager of Alabama Armada LLC, owner and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.
Given under my hand and seal this 15th day of May, 2023.
By: Anna Weygand
Notary Public - Commission Exp. 04-15-25
Certificate of approval by the City Engineer
The undersigned, as City Engineer of the City of Foley, Alabama, hereby approved the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this 16th day of May, 2023.
CO. P. E. J. J.
City Engineer

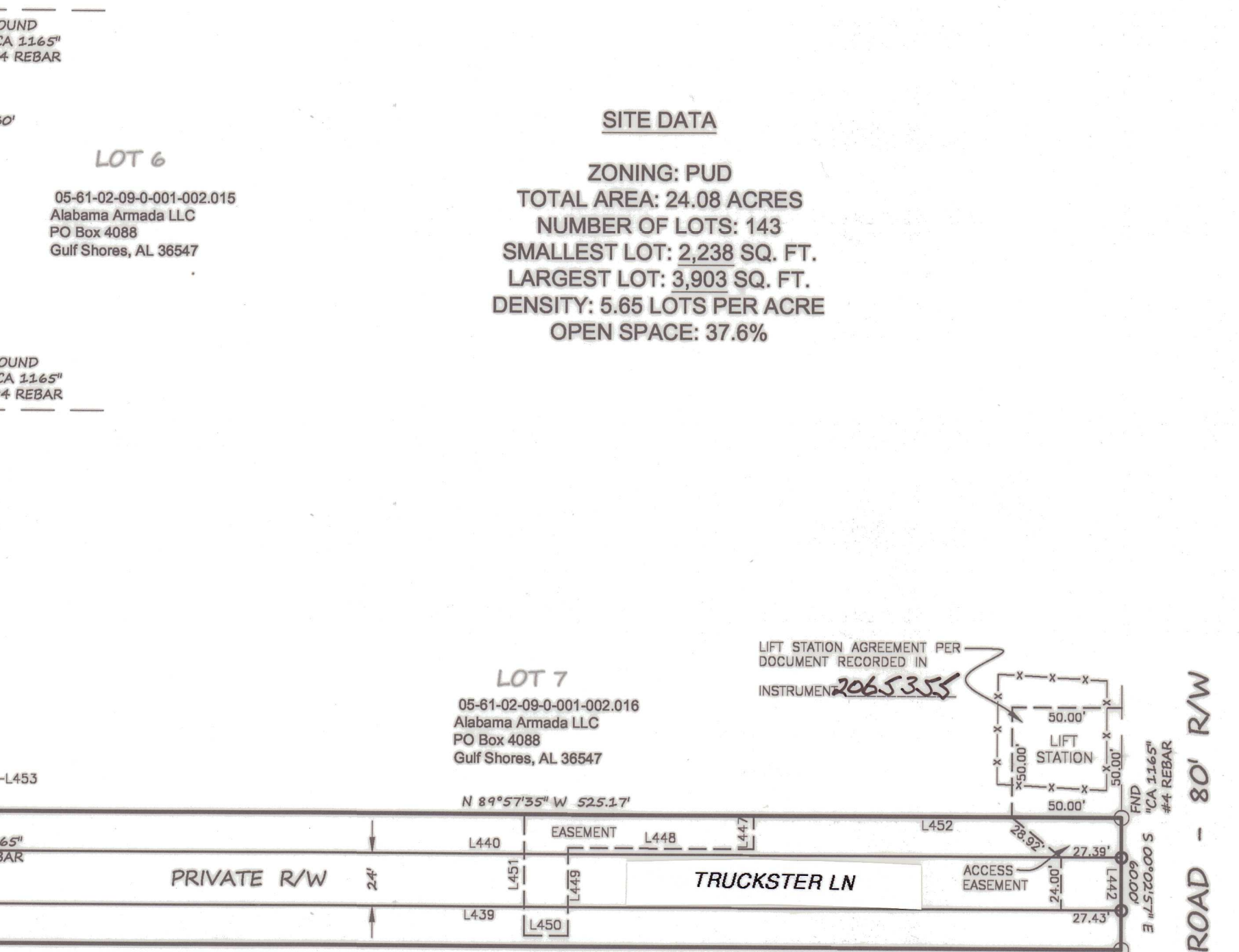
Certificate of approval by the City of Foley Planning Commission
The undersigned, as Planning Commission Chairman of the City of Foley, Alabama, hereby approved the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this 23rd day of May, 2023.
M. S. O'Brien
Planning Commission Chairman

Certificate of approval by the Water Utility
The undersigned, as authorized by Riviera Utilities, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this 12th day of May, 2023.
Tony L. Schaefer, Jr.
Authorized Representative

Certificate of approval by the Sewer Utility
The undersigned, as authorized by Riviera Utilities, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this 12th day of May, 2023.
Tony L. Schaefer, Jr.
Authorized Representative

Certificate of approval by the Electric Utility
The undersigned, as authorized by Baldwin EMC, hereby state that power is available at the location of the plat and approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this 9th day of May, 2023.
K. P. O.
Authorized Representative

Certificate of approval by Baldwin County E-911 Addressing Board
The undersigned, as authorized by Baldwin County E-911 Addressing Board, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this 30th day of May, 2023.
Samantha Roberts, SW
Authorized Representative



LOT 6
05-61-02-09-0-001-002.015
Alabama Armada LLC
PO Box 4088
Gulf Shores, AL 36547
FOUND "LOWERY 26623" #4 REBAR
FOUND "CA 1565" #4 REBAR
LOT 7
05-61-02-09-0-001-002.016
Alabama Armada LLC
PO Box 4088
Gulf Shores, AL 36547
FOUND "LOWERY 26623" #5 REBAR
FOUND "CA 1565" #4 REBAR
FOUND "HIRE 2380" #4 REBAR
LIFT STATION AGREEMENT PER DOCUMENT RECORDED IN INSTRUMENT 2065315
ACCESS EASEMENT
JAMES ROAD - 80' R/W

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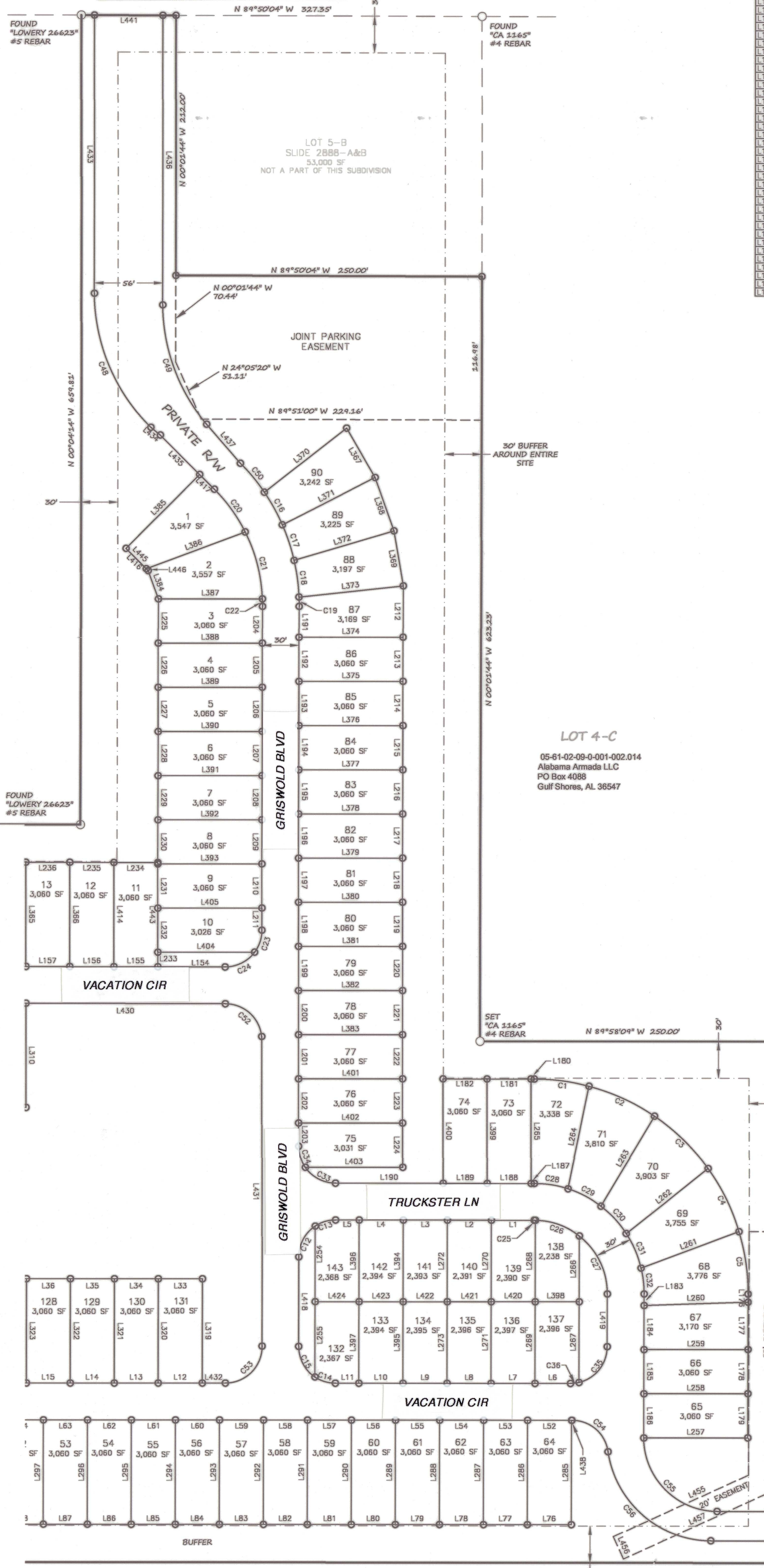
FOLEY, BALDWIN COUNTY, ALABAMA
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 4 EAST
DATE OF PLAT: APRIL 27, 2023

BALDWIN COUNTY, ALABAMA
HARRY D. OLIVE, JR., PROBATE JUDGE
Filed/Cert. 5/24/2023 8:00 AM
TOTAL \$ 154.00
2 Pages
SLIDE 0002891-E
20650289



Trent Wilson PLS #34764
Weyland Wilson Surveying LLC
229 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone (251) 975-7555

MIFLIN RD
aka COUNTY RD 20
120' R/W



LINE	BEARING	DIST
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