GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

INTERSECTION VISIBILITY:
No planting shall be maintained and no fence, building, wall or other structure shall be constructed after the effective date of this Ordinance at all street intersections, if such planting or structure thereby obstructs vision at any point over a height of three (3) feet above the established grade of the street at the property line within a triangle formed by the street lot lines of such lot and a line drawn between the point along such street lot lines thirty (30) foot distant from their point of intersection.

LEGEND:

(REC) – RECORD DIMENSION ( )
CTF – CRIMP TOP IRON FOUND
CRF – CAPPED REBAR FOUND
FBF – FLAT BAR FOUND
CMF – CONCRETE MONUMENT FOUND
CRS – CAPPED REBAR SET (13918 LS)
RCRS – REFERENCE CAPPED REBAR SET (13918 LS)
RCRF – REFERENCE CAPPED REBAR FOUND
AIP – ALLEN IRON PIN FOUND
CP – CALCULATED POINT
R.O.W. – RIGHT OF WAY
BSL – BUILDING SETBACK LINE

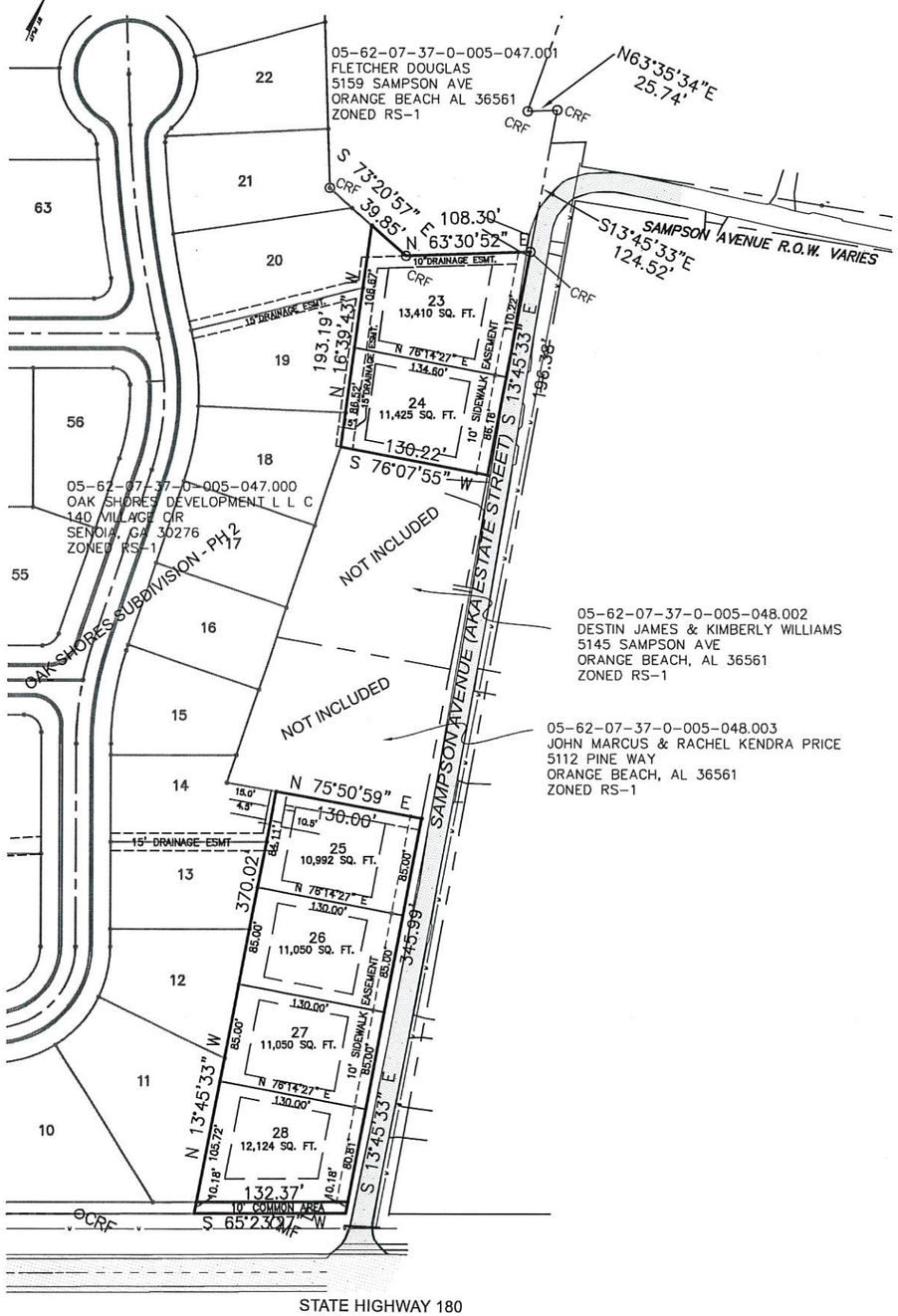
UTILITY PROVIDERS

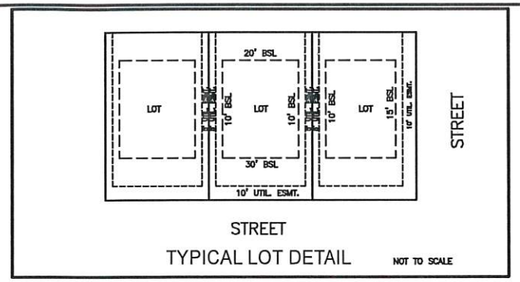
BALDWIN EMC
SUMMERDALE, AL 36580
PHONE: 251.989.6247

ORANGE BEACH WATER, SEWER, & FIRE AUTHORITY
ORANGE BEACH, AL 36561
PHONE: 251.981.4233

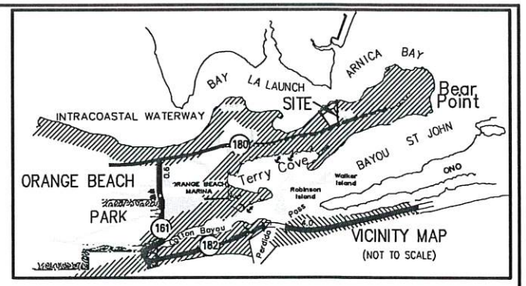
ORANGE BEACH WATER RECLAMATION
ORANGE BEACH, AL 36561
PHONE: 251.974.5681

CLARK MOBILE GAS DISTRICT
ORANGE BEACH, AL 36561





STREET
TYPICAL LOT DETAIL NOT TO SCALE



SITE DATA:

ZONED .....RS-1 FAMILY RESIDENTIAL DISTRICT (LOT WIDTH ≥ 75')
NUMBER OF LOTS 6
SITE ACREAGE .....TOTAL 71,375sq.ft.± 1.638ac.±
COMMON AREA ..... 1324sq.ft.± 0.030ac.±
MINIMUM LOT AREA sq.ft. 9,000sq.ft
MINIMUM LOT WIDTH @ FRONT BSL 75ft
MAXIMUM BUILDING COVERAGE 42%
MAXIMUM BUILDING HEIGHT .....40'
SETBACKS .....FRONT: 30ft., REAR: 20ft., SIDE: 10ft.
UTILITY EASEMENT.....FRONT: 10ft., SIDES: 5ft.
NO DIRECT ACCESS TO CANAL ROAD FOR LOT 28
DETACHED ACCESSORY STRUCTURES MUST COMPLY WITH THE GUIDELINES IN SECTION 5.04 OF THE ZONING ORDINANCE.

PHASE 1:
SANITARY SEWER TO CONNECT TO THE EXISTING PUBLIC SANITARY SEWER ALONG SAMPSON AVENUE.

NO BUILDING STRUCTURES WITHIN COMMON AREAS.

SUBDIVISION COMPLIES WITH COMPREHENSIVE PLAN AND LAND USE PLAN AS OF APRIL 2024.

SURVEYOR'S NOTES:

1. DESCRIPTION AS PER PLATS RECORDED ON SLIDES 2528-D AND 2627-A.
2. SOURCES OF INFORMATION USED WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS AND THE RECORDED SUBDIVISION PLAT.
3. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAY OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
4. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF ANY SUBSURFACE FEATURES OR WET LANDS OTHER THAN SHOWN ON PLAT.
6. FIELD WORK FOR THIS SURVEY PERFORMED MARCH & APRIL 2024.
7. THE RELATIVE ERROR IS LESS THAN 1 FOOT IN 10,000 FEET.
8. THIS SURVEY IS NOT VALID UNLESS ACCOMPANIED BY ORIGINAL SIGNATURE & SEAL.
9. BEARINGS ARE BASED BY G.P.S. OBSERVATION HORIZONTAL DATUM NAD 1983.
10. ALL ELEVATIONS PER NAVD 1988 VERTICAL DATUM UNLESS OTHERWISE NOTED.

NOTE:

MINIMUM FINISHED FLOOR ELEVATION (F.F.E.) OF THE NEW STRUCTURE ON THE LOTS WILL BE A MINIMUM OF 12 INCHES ABOVE THE STREET CENTERLINE ELEVATION IN ACCORDANCE WITH THE CITY OF ORANGE BEACH FLOOD PLAIN PREVENTION ORDINANCE. (SUBDIVISION REGULATIONS, SECTION 4.11).

FLOOD NOTE:
PROPERTY IS LOCATED IN FLOOD ZONE(S) X, X(SHADED), AE(8), AE(9), VE(10), VE(11) AND LIMIT OF MODERATE WAVE ACTION AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), 01003C0966M, DATED 04/19/2019. FLOOD ZONES GRAPHICALLY SHOWN PER FEMA FIRM.

CERTIFICATE OF APPROVAL BY THE ORANGE BEACH WATER, SEWER AND FIRE PROTECTION AUTHORITY:

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

THIS _____ DAY OF _____, 2025.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE ORANGE BEACH PLANNING COMMISSION:

THE WITHIN PLAT OF **OAK SHORES SUBDIVISION – PH 1**, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ORANGE BEACH, ALABAMA,

THIS THE _____ DAY OF _____, 2025.

_____
CHAIRMAN

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_____DAY OF_____, 2025.

_____
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE ORANGE BEACH WATER RECLAMATION FACILITY:

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF ORANGE BEACH SEWER DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

SIGNED THIS _____ DAY OF _____, 2025.

_____
REPRESENTATIVE

CERTIFICATE OF APPROVAL BY E-911 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.

THIS_____DAY OF_____, 2025.

_____
AUTHORIZED REPRESENTATIVE SIGNATURE

DEDICATION:

I, **OAK SHORES DEVELOPMENT, LLC**, AS OWNER HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, STAKED, AND PLATTED TO BE KNOWN AS **OAK SHORES SUBDIVISION – PH 1**, BEING A RE-SUBDIVISION OF LOTS 1, 4 & 5, JAMAICA ESTATES SUBDIVISION, (SLIDE 2627-A), ORANGE BEACH, BALDWIN COUNTY, ALABAMA, IN GRANT SECTION 38 & 37, TOWNSHIP 8 SOUTH, RANGE 5 EAST SECTION 2 & 12, TOWNSHIP 9 SOUTH, RANGE 5 EAST BALDWIN COUNTY, ALABAMA, ST. STEPHENS MERIDIAN, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED USE BY THE PUBLIC.

SIGNED AND SEALED THIS _____ DAY OF _____ 2025.

_____
JEFF LINDSEY, AS AGENT
OAK SHORES DEVELOPMENT, LLC

CERTIFICATE OF APPROVAL BY NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN

I,_____, NOTARY PUBLIC IN AND FOR BALDWIN COUNTY, ALABAMA. HEREBY CERTIFY THAT **JEFF LINDSEY AS AGENT, OAK SHORES DEVELOPMENT, LLC** (OWNER) IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____ 2025.

_____
SIGNATURE OF NOTARY PUBLIC

SURVEYOR'S CERTIFICATE AND FLOOD ZONE CERTIFICATE:

STATE OF ALABAMA :
COUNTY OF BALDWIN :

I, VINCENT D. LUCIDO, A LICENSED LAND SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF OWNER OF THE LAND SHOWN HEREON, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

DESCRIPTION:

LOTS 1, 4, & 5 OF JAMAICA ESTATES SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORED ON SLIDE 2627-A OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

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 EASEMENTS AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME 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 AND HEREON SHOWN. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

FLOOD NOTE:
PROPERTY IS LOCATED IN FLOOD ZONE(S) X, X(SHADED), AE(8), AE(9), VE(10), VE(11) AND LIMIT OF MODERATE WAVE ACTION AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), 01003C0966M, DATED 04/19/2019. FLOOD ZONES GRAPHICALLY SHOWN PER FEMA FIRM.

RECEIVED
MAR 31 2025
O.B. COMMUNITY DEV.

SIGNED THIS ___ DAY OF _____, 2025

_____
VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918

04104-SD25
File Copy

PRELIMINARY FOR REVIEW PURPOSES ONLY

SURVEYOR
LUCIDO ENGINEERING & SURVEYING, LLC.
24693 CANAL ROAD SUITE A
ORANGE BEACH ALABAMA 36561
SURVEYOR: VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
P 251 967 3250
vincelucido@lucidoeng.com

ENGINEER
LUCIDO
ENGINEERING & SURVEYING, LLC
24693 CANAL ROAD SUITE A
ORANGE BEACH, AL 36561
P 251-967-3250
vincelucido@LucidoEng.com

DEVELOPER
JAMES NICHOLSON
VP LAND ACQUISITION & DEVELOPMENT
JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE,
SENOIA, GA 30276
404-725-2237
james.nicholson@jefflindseycommunities.com

OWNER:
JEFF LINDSEY
OAK SHORES DEVELOPMENT L L C
140 VILLAGE CIR
SENOIA, GA 30276

PROPERTY ADDRESS
SAMPSON ROAD
ORANGE BEACH, AL 36561

ALL OFFSITE EXISTING UTILITY LOCATIONS TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.

NOT VALID UNLESS ACCOMPANIED BY ORIGINAL SIGNATURE & SEAL

FINAL PLAT

OAK SHORES SUBDIVISION - PH 1

BEING A RE-SUBDIVISION OF LOTS 1, 4 & 5, JAMAICA ESTATES SUBDIVISION, (SLIDE 2627-A) ORANGE BEACH, BALDWIN COUNTY, ALABAMA

Drawn By: B.J.E.	Scale: 1"=60'	Project No.: 23144
Checked By: V.D.L.	Drawing File: OAKSHORES-SAMPSONLDWG	

Lucido Engineering & Surveying, LLC
Consulting Engineers & Land Surveyors
24693 Canal Road, Suite A
Orange Beach, Alabama 36561
Tel.: 251.967.3250 vincelucido@lucidoeng.com

Section 2, Township 9 South, Range 5 East
Baldwin County, Alabama, St. Stephens Meridian

Date: 3/4/2025
3/31/2025 REVISED PER EMAIL 04104-SD-25

SHEET 1 OF 1