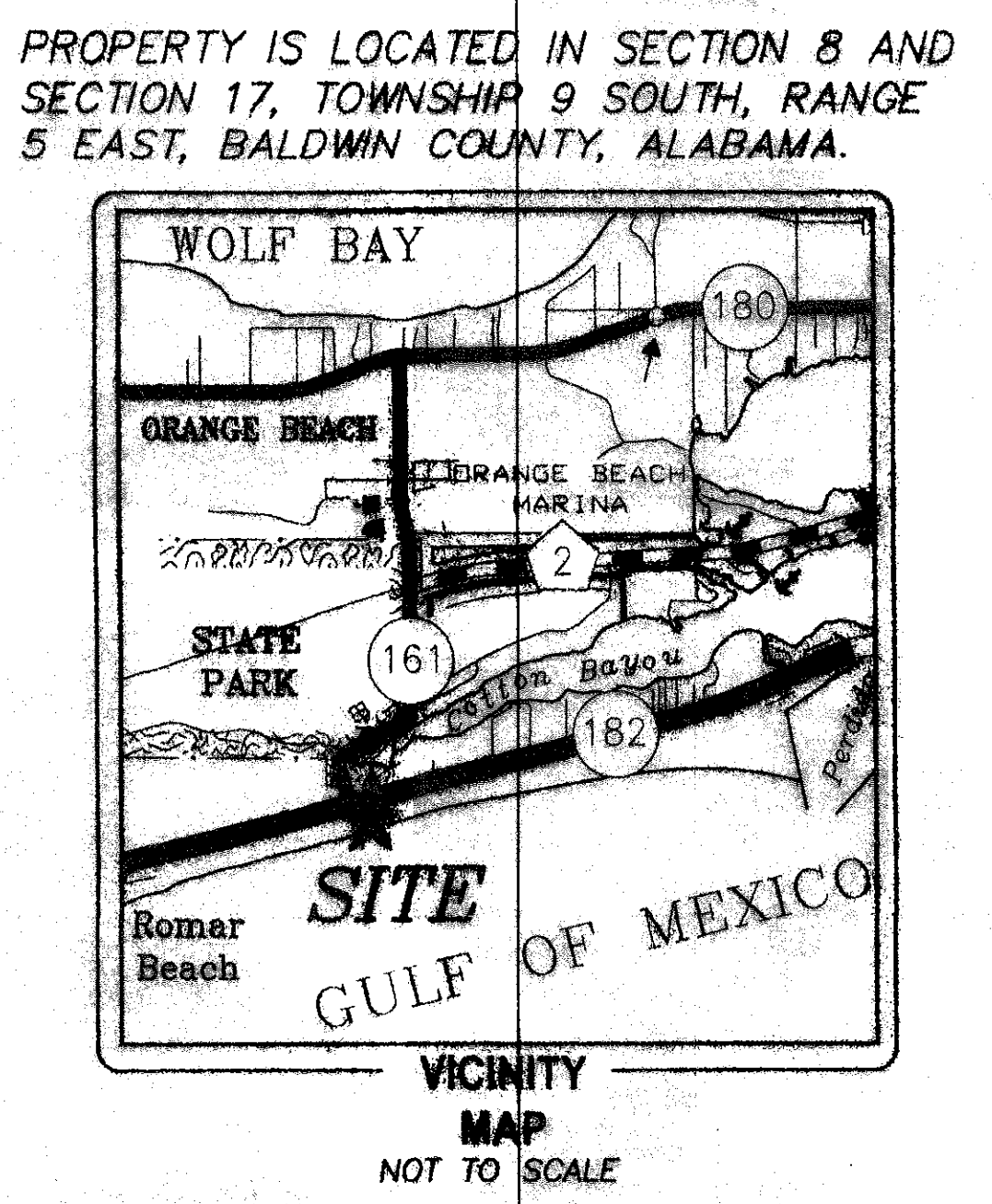
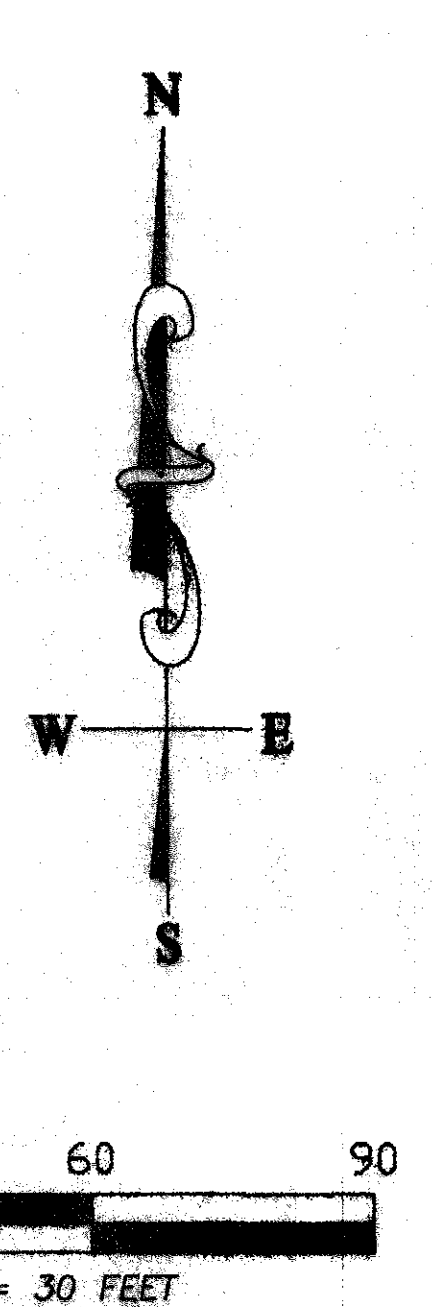


DEVELOPER:
 SKY DEVELOPMENT ALABAMA LLC
 1290 MAIN STREET STE E
 DAPHNE, AL 36526

SURVEYOR/ENGINEER:
 DEWBERRY
 25353 FRIENDSHIP ROAD DAPHNE, AL 36526
 VICTOR L GERMAIN, PLS LIC. NO. 38473
 LOGAN M. DUNN, PE LIC. NO. 38946

OWNER:
 SKY LAND COMPANY LLC
 1290 MAIN STREET STE E
 DAPHNE, AL 36526



CERTIFICATE OF APPROVAL BY ORANGE BEACH WATER AUTHORITY:
 THE UNDERSIGNED, AS AUTHORIZED BY ORANGE BEACH WATER AUTHORITY HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 14th DAY OF November 2020.

Judy Sullivan
 AUTHORIZED REPRESENTATIVE

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 THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 14th DAY OF November 2020.

Ray Miller
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC
 THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 14th DAY OF November 2020.

Ray Miller
 AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL BY THE ORANGE BEACH PLANNING COMMISSION:
 THE WITHIN PLAT OF THE BLUFFS AT ORANGE BEACH SUBDIVISION, ORANGE BEACH, ALABAMA IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ORANGE BEACH, ALABAMA, THIS 30th DAY OF November 2020.

W. H. ...
 CHAIRMAN

CERTIFICATE OF APPROVAL BY TELEPHONE (SECURE VISION):
 THE UNDERSIGNED, AS AUTHORIZED BY SECURE VISION HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 22nd DAY OF November 2020.

... ..
 AUTHORIZED REPRESENTATIVE

CERTIFICATION OF OWNERSHIP AND DEDICATION:
 THIS IS TO CERTIFY THAT *Robert T. ...* AS *... ..* OF *... ..* THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS FOR THE PURPOSES NOTED HEREON AND DEDICATE ALL STREETS, COMMON AREAS, AND EASEMENTS TO PRIVATE USE, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE AREA DOCUMENT.

DATED THIS 22nd DAY OF November 2020

Robert T. ...
 OWNER (PRINT)

... ..
 OWNER (SIGNATURE)

CERTIFICATION BY NOTARY PUBLIC:
 STATE OF ALABAMA
 COUNTY OF BALDWIN

... .. NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I AM THE PERSON WHOSE NAME AS ABOVE IS SET FORTH IN THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, KNOWN TO BE 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 CORPORATION.

DATED THIS 23rd DAY OF November 2020

... ..
 NOTARY PUBLIC

FLOOD CERTIFICATE:
 THIS PROPERTY LIES WITHIN ZONES "X" (SHADED) AND "VE" (EL 15, 16, 17) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 070500000A, COMMUNITY NUMBER 07000, PANEL NUMBER 000A, SUFFIX M, MAP REVISED APRIL 19, 2019.

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- THERE MAY BE RECORDS OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- BASES OF BEARINGS FOR THIS PLAT IS THE SOUTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 182 AS BEING N76°20'41"E - 576'20'41"W BEARINGS ARE STATE PLANE GRID COORDINATES ALABAMA WEST (NAD1983).
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.

GENERAL NOTES:

- THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS ON LOTS 4-10. A 3 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS ON LOTS 1-3, AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES, UNLESS A GREATER WIDTH IS SHOWN HEREON.
- THE PARKING FOR THE SINGLE-FAMILY HOMES WITHIN THIS DEVELOPMENT WILL BE IN ACCORDANCE TO SECTION 8.01 OF THE CITY OF ORANGE BEACH ZONING ORDINANCE, PARAGRAPH 4, WHICH IS 2 SPACES FOR UP TO 2 BEDROOMS, FOR 1 OR MORE BEDROOMS OR SLEEPING ROOMS, ONE PARKING SPACE PER BEDROOM OR SLEEPING ROOM.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- BALDWIN EMC HAS A 5' EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES.
- THERE IS A PUBLIC ACCESS EASEMENT ACROSS COMMON AREAS 2 & 3.
- ALL SIDEWALKS, SANITARY SEWER, DRAINAGE INFRASTRUCTURE, ROADWAYS, PARKING SPACES, AND SIDEWALKS WITHIN THIS DEVELOPMENT ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- ALL NEW STRUCTURES WILL COMPLY WITH THE CITY OF ORANGE BEACH FLOOD DAMAGE PREVENTION ORDINANCE.

SURVEYOR'S CERTIFICATE:
 STATE OF ALABAMA
 COUNTY OF BALDWIN

WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO WIT:

PARCEL ONE:
 LOT 9, UNIT 1 OF OCEAN VIEW SUBDIVISION AS RECORDED IN MAP BOOK 10 PAGE 116 OF THE BALDWIN COUNTY PROBATE RECORDS, SAID LAND BEING IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA.

PARCEL TWO:
 COMMONITY #1 AT THE NORTHEAST CORNER OF LOT 9, UNIT 1 OF OCEAN VIEW SUBDIVISION AS RECORDED IN MAP BOOK 10 PAGE 116 OF THE BALDWIN COUNTY PROBATE RECORDS, FOR THE POINT OF BEGINNING, RUN THENCE NORTH 75 DEGREES 55 MINUTES EAST ALONG THE SOUTH RIGHT-OF-WAY OF ALABAMA HIGHWAY NO. 182 FOR 75.0 FEET; RUN THENCE SOUTH FOR 469 FEET, MORE OR LESS, TO THE NORTH MARSH OF THE GULF OF MEXICO; RUN THENCE IN A SOUTH-WESTERLY DIRECTION ALONG SAID MARSH OF THE GULF OF MEXICO TO A POINT THAT IS SOUTH AND 469 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; RUN THENCE NORTH FOR 469 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID LAND BEING IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COPIED FROM THAT PERSONAL REPRESENTATIVE'S OUI CLAIM DEED RECORDED AT INSTRUMENT 1619551, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA).

LANDS BEING SURVEYED AND MORE PARTICULARLY DESCRIBED, AS FOLLOWS, TO WIT:

BEGINNING AT A 1" CRIMP TOP IRON PIPE AT THE NORTHWEST CORNER OF LOT 9, UNIT 1 OF OCEAN VIEW SUBDIVISION AS RECORDED IN MAP BOOK 10 PAGE 116, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 75 DEGREES 55 MINUTES EAST, ALONG THE SOUTH RIGHT-OF-WAY OF ALABAMA HIGHWAY NO. 182 FOR 150.31 FEET TO A 1/2" CAPPED REBAR (CA-1109-LS); THENCE RUN SOUTH 00 DEGREES 21 MINUTES 00 SECONDS EAST, FOR 609 FEET, MORE OR LESS, TO THE NORTH MARSH OF THE GULF OF MEXICO; RUN THENCE IN A WEST-SOUTHWEST DIRECTION, ALONG THE SAID NORTH MARSH OF THE GULF OF MEXICO TO A POINT THAT IS SOUTH 00 DEGREES 36 MINUTES 12 SECONDS EAST AND 594 FEET, MORE OR LESS, OF THE POINT OF BEGINNING; RUN THENCE NORTH 00 DEGREES 36 MINUTES 12 SECONDS WEST, FOR 594 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; TRACT CONTAINS 2.01 ACRES, MORE OR LESS, AND LIES IN SECTION 8 AND SECTION 17, TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).

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.

Victor L. Germain 11/13/20
 DEWBERRY
 VICTOR L. GERMAIN AL PLS. NO. 38473



THE BLUFFS AT ORANGE BEACH
 A PLANNED UNIT DEVELOPMENT
 NOVEMBER 13, 2020 - SHEET 1 OF 1
 FINAL PLAT

SITE DATA

CURRENT ZONING PUD
 TOTAL AREA 2.01 AC
 TOTAL LOTS 10
 DENSITY 5 UNITS PER ACRE
 AVG LOT SIZE 2729 S.F.
 MIN LOT SIZE 2418 S.F.
 MAX LOT SIZE 3973 S.F.
 AVG LOT WIDTH 44 FEET
 MIN LOT WIDTH 42 FEET
 MAX LOT WIDTH 47 FEET
 MAX BLDG HEIGHT 45 FEET
 MAX BUILDING COVERAGE 0.29 AC (14.5%)
 STREET LENGTH 339 L.F.
 COMMON AREA 1.11 AC

REQUIRED SETBACKS:
 FRONT: 3 FEET (LOTS 1-3)
 10 FEET (LOTS 4-10)
 REAR: 10 FEET
 SIDE: 5 FEET
 0 FEET (LOTS 6 & 10 ADJACENT TO COMMON AREA)

WATER SERVICE: ORANGE BEACH WATER AUTHORITY
 SEWER SERVICE: CITY OF ORANGE BEACH
 ELECTRIC SERVICE: BALDWIN COUNTY EMC
 TELEPHONE SERVICE: SECURE VISION

LEGEND:

CRP ○ = CAPPED REBAR FOUND
 CRP ⊙ = CRIMP TOP IRON FOUND
 CRS ● = 5/8" CAPPED REBAR SET (CA-1109-LS)
 MNS ⊕ = NAIL AND SHINER SET (CA-1109-LS)
 (C) = CALCULATED BEARING/DISTANCE
 (M) = FIELD MEASURED BEARING/DISTANCE
 ± = MORE OR LESS
 (P) = PLAT RECORD BEARING/DISTANCE
 (R) = RECORD BEARING/DISTANCE
 P.O.B. = POINT OF BEGINNING
 (CA-XXXX-LS) = CERTIFICATE OF AUTHORIZATION

CONC = CONCRETE
 BFP = BACK FLOW PREVENTOR
 ⊙ = POST
 ⊕ = MAILBOX
 ⊕ = ELECTRIC METER
 ⊕ = SEWER VALVE
 ⊕ = GAS METER
 ⊕ = ELECTRIC BOX
 ⊕ = TELEPHONE PEDESTAL
 ⊕ = CABLE TELEVISION PEDESTAL
 ⊕ = LIGHT POLE
 ⊕ = WATER METER

⊕ = FIRE HYDRANT
 ⊕ = FLAG POLE
 ⊕ = WATER VALVE
 ⊕ = AIR CONDITIONER
 ⊕ = SEWER UTILITY
 ⊕ = UTILITY MARKER
 ⊕ = SEWER LINE
 ⊕ = WATER LINE
 ⊕ = GAS LINE
 ⊕ = BURIED TELEPHONE LINE
 ⊕ = OVERHEAD POWER LINE
 ⊕ = UNDERGROUND POWER LINE
 ⊕ = METAL FENCE
 ⊕ = WOOD FENCE

⊕ = EASEMENT FOR PLACEMENT, CONSTRUCTION, MAINTENANCE, AND USE OF SAND AND ASSOCIATED SAND STABILIZATION STRUCTURES, VEGETATION VEGETATION IRRIGATION SYSTEMS, AND ACCESS STRUCTURES. INSTRUMENT NUMBER 831552.

BALDWIN COUNTY, ALABAMA
 VICTOR L. GERMAIN
 11/13/20
 10/1/20
 SLIDE 0002752 - F

BOUNDARY SURVEY AND PLAT OF SUBDIVISION					
DESIGN	MSF	DRAWN	CHKD.	V.L.B.	
ENGR	LAND SURVEYOR	V.L.B.	PROJECT MGR.	J.N.E.	
Dewberry			SCALE	1"=30'	
25353 Friendship Road Daphne, AL 36526 (915) 919-9794 Fax: (915) 919-9815			PROJECT NO.	00118798	
			FILE	00118798 - substation	
			SHEET	1 OF 1	