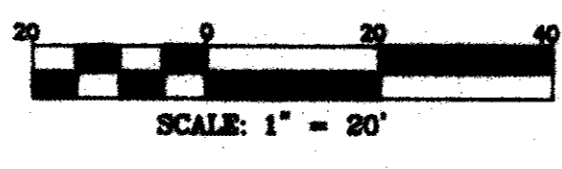


BALDWIN COUNTY, ALABAMA
 HARRY D'OLIVE, JR. PROBATE JUDGE
 Filed: 11/4/2020 2:41 PM
 TITLE: 5 25.00
 1 Page
SLIDE 0082748-F

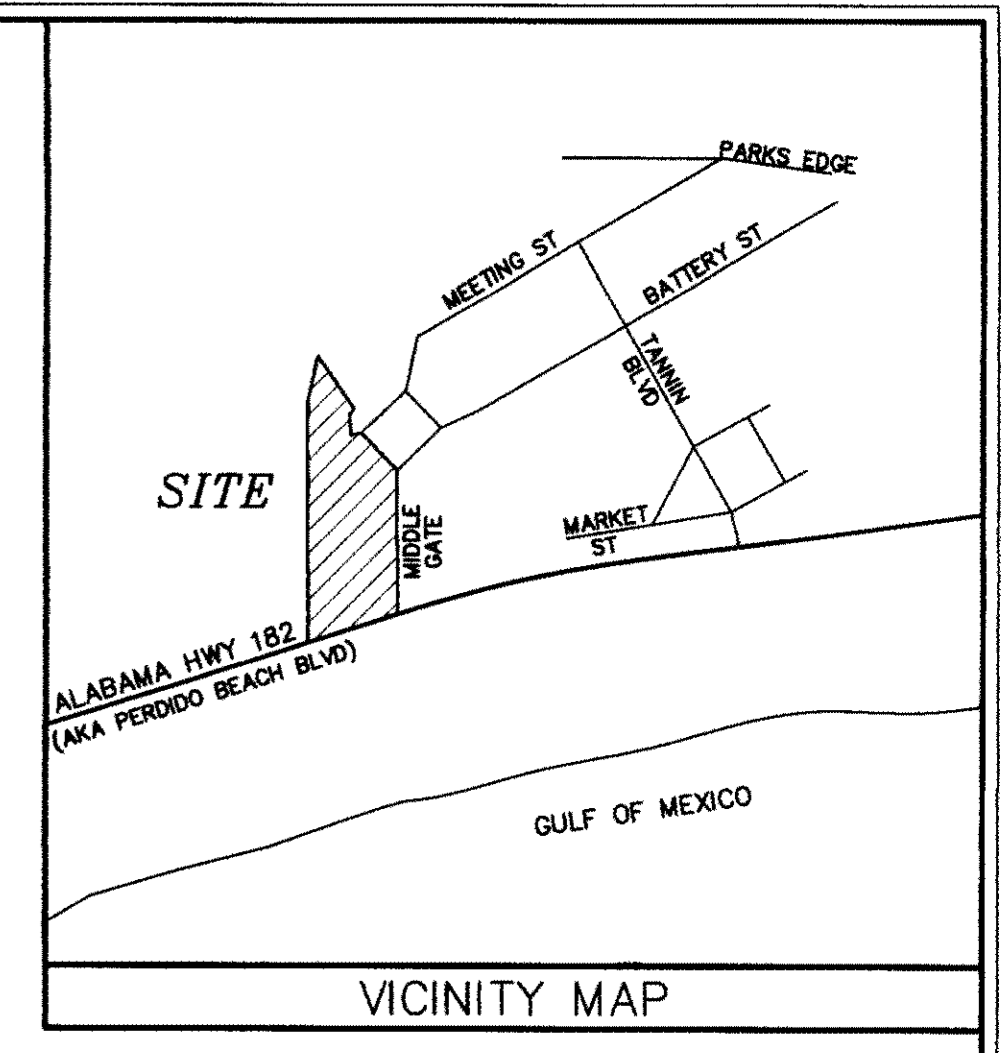


NOTES:

- Bearing Basis: The West line of subject property as Referenced to Alabama State Plane coordinate System (0102) NAD 83 West Zone established by RTK GPS utilizing ALDOT Network as a continuously operating reference station.
- Type of Survey: Subdivision.
- Field Date(s): October 25, 2019
- All corners are set 5/8" rebar and cap (Rowe) except where noted.
- Total area of Lot I-R 1559± Sq Ft.
- All common areas and the private right-of-way will be maintained by the property owners association.
- The sewer facilities within the subdivision will be privately owned and maintained by the property owners association. The water system is public (Orange Beach Water).
- Present Zoning Classification: PUD
- Property Owner: Tracor, LLC
 Billy Burnett, Member
 8561 Patricia Landing Rd.
 Bay Minette, AL 36507
 (334) 412-2244
 Hercules Investments
 James M. Brown, Member
 15011 Beasley Road
 Foley, AL 36535
 (251) 745-5553
- This drawing does not reflect an easement or title search by the surveyor. Easements or Claims of easements may exist.
- Proposed Building Setbacks:
 - From Parent Tract Lines:
 - AL Hwy 180 Setback: 25.0 feet
 - From Middle Gate: 5.0 feet
 - North Side Setback: 5.0 feet
 - West Side Setback: 5.0 feet
 - Meetinghouse Square Setback: 5.0 feet
 - From Interior Lot Lines:
 - Front Setback: 1.5 feet
 - Side Setback: 5.0 feet
 - Rear Setback: 5.0 feet
 - Side Adjacent to Private R/W: 3.5 feet
 - Building to Building Separation: 10.0 feet
- All new principle structures shall have a minimum Finished Floor Elevation (F.F.E.) of 12 inches above the centerline of the nearest paved or public street, or comply with the minimum F.F.E. as required by the City of Orange Beach Flood Plain Prevention Ordinance, which ever is greater.
- Building projections which extend into the 5-foot side or rear setback area shall meet the requirements of IRC Table R302.1(1) which requires a minimum fire resistance rating of one hour on the underside of such projections.
- A Utility Easement is hereby granted over the Private Right-of-Way and all Common Areas.
- A Utility Easement is hereby granted 5 feet each side of each side lot line.

LEGEND

- R/W RIGHT-OF-WAY
- (REC) RECORD
- (ACT) ACTUAL
- RIGHT-OF-WAY-LINE
- CENTERLINE
- OVERHEAD POWER LINE
- FORESHORTENED LINE
- TEL UNDERGROUND TELEPHONE LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- SM SANITARY SEWER MANHOLE
- W WATER METER
- W WATER VALVE
- FA FIRE HYDRANT
- SDM STORM DRAIN LINE
- GI GRATE INLET
- CO CLEANOUT
- SVM SEWER CONTROL VALVE
- PP POWER POLE
- G GROUND CONTOUR
- CONCRETE
- GRAVEL



CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	36.00'	16.49'	26°-15'-02"	16.35'	N 31°-27'-29" W
C2	36.00'	11.66'	18°-33'-30"	11.61'	N 09°-03'-13" W
C3	36.00'	21.71'	34°-33'-27"	21.39'	N 17°-30'-15" E
C4	36.00'	24.21'	38°-32'-02"	23.76'	N 54°-03'-00" E
C5	36.00'	10.62'	16°-54'-31"	10.59'	N 81°-46'-17" E

OWNERS ACCEPTANCE:

The undersigned owner, Hercules Investments, LLC, does hereby accept and approve this plat and subdivision.

By: *James M. Brown*
 James M. Brown, Member

STATE OF ALABAMA)
 COUNTY OF BALDWIN)

I, *Angela Burns* a Notary Public in and for said County and State, do hereby certify that James M. Brown whose name as Member of Hercules Investments, LLC, is signed to the foregoing certificate and who is known to me, acknowledged before me on this day, that, being informed of the contents of said certificate, he executed the same voluntarily on the day the same bears date for and as an act of said LLC.

Given under my hand and seal this 3rd day of November, 2020.

Angela Burns
 NOTARY PUBLIC My Commission Expires: 3/21/2023

CERTIFICATE OF APPROVAL BY THE CITY OF ORANGE BEACH PLANNING COMMISSION:

The undersigned, as authorized by the City Of Orange Beach Planning Commission, hereby approves the within plat for recording of the same in the Probate Office of Baldwin County, Alabama, this the 3rd Day of November, 2020.

James M. Brown
 Authorized Representative

CERTIFICATE OF APPROVAL BY SEWER UTILITY:

The undersigned, as authorized by Orange Beach Utilities, hereby approves the within plat for recording of the same in the Probate Office of Baldwin County, Alabama, this the 3rd Day of November, 2020.

James M. Brown
 Authorized Representative

CERTIFICATE OF APPROVAL BY WATER UTILITY:

The undersigned, as authorized by Orange Beach Water Authority, hereby approves the within plat for recording of the same in the Probate Office of Baldwin County, Alabama, this the 3rd Day of November, 2020.

James M. Brown
 Authorized Representative

CERTIFICATE OF APPROVAL BY 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, this the 3rd Day of November, 2020.

James M. Brown
 Authorized Representative

LEGAL DESCRIPTION

STATE OF ALABAMA)
 COUNTY OF BALDWIN)

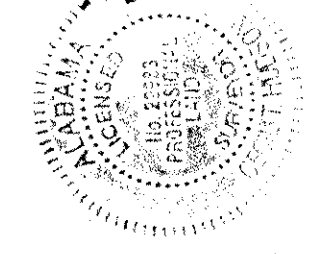
All of Cottages at Tannin Subdivision as recorded on Slide 2705-F Probate Court Records Baldwin County, Alabama, LESS AND EXCEPT Lots A through H also LESS AND EXCEPT Lots J through N.

I hereby state 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.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 0100300944 M, dated April 15, 2015, and found that the above described property now is located in Flood Hazard Area "X" (shaded) and "AE" (EL 11) as determined by graphic scaling.

Casey T. Hudson
 Casey T. Hudson, PLS
 Alabama Licensed Professional
 Land Surveyor No. 29983-S
 Prints not valid unless
 they bear an original seal

Date: 10/14/2020



OWNERS ACCEPTANCE:

The undersigned owner, Tracor, LLC, does hereby accept and approve this plat and subdivision.

By: *Billy Burnett*
 Billy Burnett, Member

STATE OF ALABAMA)
 COUNTY OF BALDWIN)

I, *Angela Burns* a Notary Public in and for said County and State, do hereby certify that Billy Burnett whose name as Member of Tracor, LLC, is signed to the foregoing certificate and who is known to me, acknowledged before me on this day, that, being informed of the contents of said certificate, he executed the same voluntarily on the day the same bears date for and as an act of said LLC.

Given under my hand and seal this 3rd day of November, 2020.

Angela Burns
 NOTARY PUBLIC My Commission Expires: 3/21/2023

**RESUBDIVISION OF LOT I
 COTTAGES AT TANNIN
 SUBDIVISION**

ROWE
 ENGINEERING & SURVEYING
 CONSULTING ENGINEERS
 3502 LAUGHLIN DR • SUITE B • MOBILE, AL 36689
 PHONE 251-866-2766 • FAX 251-860-1040

REVISIONS:	DATE:	BY:	DESCRIPTION:

DRAWING NO: 50446 SITE PLAN REV.04	JOB: 50982	PLAT DATE: September 4, 2020	SCALE: 1" = 20'	SHEET NO: 1 OF 7
DRAWN BY: DWR	FB: 2002/48			
CHECKED BY: CWT				

