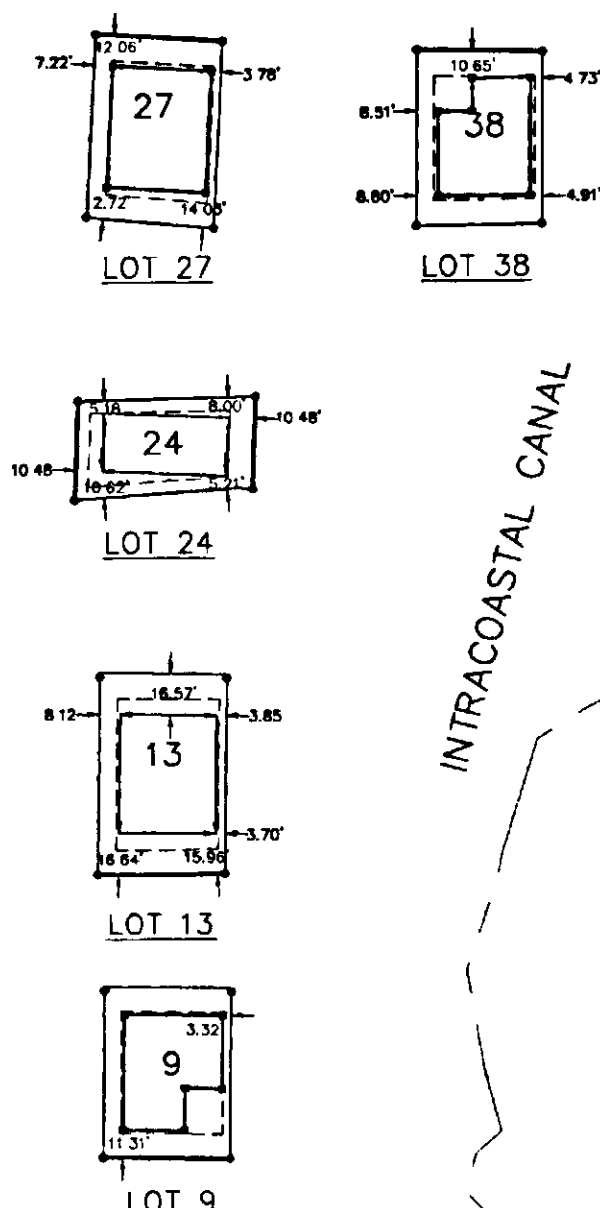


2128-F

2128-F  
Instruments 758994 Page 01 of 2



THE ABOVE DETAILS OF LOTS 9, 13, 24, 27 AND 38 SHOW THE STRUCTURE LOCATIONS OF THE HOMES UNDER CONSTRUCTION ON THESE LOTS.

**FLOOD STATEMENT**

The property shown hereon is in Zone "AE" Et. 11, as stated from the map by the Federal Emergency Management Agency, Federal Insurance Administration Community-Panel Numbers 015000 0811K, Baldwin County, Alabama per revised map dated JUNE 17, 2002.

**SITE DATA**

TOTAL LOTS - 48  
 TOTAL ACRES - 15.78 ac. ±  
 UNITS/ACRE - 3.04  
 SMALLEST LOT SIZE - 2634.21 SQ.FT. (LOT 24)  
 AVERAGE LOT SIZE - 4105.08 SQ.FT.  
 LINEAR FEET OF STREETS - 1660 LF.  
 TOTAL OPEN SPACE - 165,978 SQ.FT. OR 24.15%  
 EXISTING MARINA AREA - 134,314.53 SQ.FT. OR 19.54%  
 UTILITY COMPANIES  
 WATER - RIVIERA UTILITIES  
 SEWER - SOUTH ALABAMA SEWER SERVICE  
 POWER - BALDWIN EMC  
 PHONE - GULF TELEPHONE CO.  
 BUILDING SETBACKS - FRONT 10' (15' ON LOT 48)  
 - REAR 10' (5' ON LOTS 20-24) (AND LOTS 30-33 AS DIMENSIONED FROM THE FRONT SETBACK & SHOWN WITH AN ASTERISK \*)  
 - SIDE 3' AND 7' AS SHOWN (ACCEPT FOR LOTS 3 & 4 AND 40 & 41, WHICH ARE 5' OFF EACH SIDE LOT LINE)  
 SETBACK EXCEPTIONS - EAVES MAY ENCRoACH SETBACK LINES A MAX. OF 2'.  
 FRONT AND REAR STEPS MAY ENCRoACH FRONT AND REAR SETBACK LINES.  
 SIDEWALK STEPS ARE ALLOWED ON LOT 20 ON THE WEST SIDE ONLY.  
 COMPRESSOR AND SUPPORT STRUCTURE MAY ENCRoACH THE SIDE YARD SETBACK A MAX. OF 3'.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1930.59	269.15	134.60	268.95	N80°47'15"E	75°18'
C2	1970.59	50.20	25.10	50.20	N85°38'02"E	12°35'
C3	1970.59	50.11	25.05	50.10	N87°05'32"E	12°25'
C4	1970.59	50.04	25.02	50.04	N88°32'53"E	12°18'
C5	1970.59	57.85	28.93	57.85	S89°53'00"E	1°40'55"
C6	1970.59	1.33	0.67	1.33	S89°01'23"E	0°02'19"
C7	35.00	26.60	13.98	25.97	S69°13'19"W	43°32'56"
C8	55.00	33.74	17.42	33.21	N69°01'13"E	35°08'44"
C9	55.00	4.06	2.03	4.05	N84°42'20"E	4°33'30"
C10	10.00	11.03	6.15	10.48	S55°13'26"W	63°11'19"
C11	60.00	33.85	17.39	33.40	N39°47'31"E	32°19'28"
C12	10.00	9.63	5.22	9.26	S28°22'45"W	55°09'00"
C13	470.00	6.25	3.13	6.25	S00°25'22"W	0°45'45"
C14	470.00	49.85	24.95	49.83	S02°38'48"E	6°04'37"
C15	20.00	25.60	14.89	23.89	S42°42'38"E	73°21'02"
C16	60.00	35.64	18.36	35.12	N62°22'12"W	34°01'53"
C17	60.00	48.43	25.62	47.13	N22°13'51"W	46°14'50"
C18	60.00	48.43	25.62	47.13	N24°01'01"E	46°14'53"
C19	60.00	31.18	15.95	30.83	N62°01'46"E	29°46'37"
C20	20.00	25.65	14.93	23.93	S40°10'52"W	73°28'24"
C21	20.00	31.86	20.45	28.60	S42°11'40"E	91°16'41"
C22	20.00	30.97	19.56	27.97	N47°48'20"E	88°43'19"
C23	770.00	23.90	11.95	23.90	N02°33'19"E	1°46'42"
C24	770.00	50.02	25.02	50.01	N00°11'41"W	3°43'18"
C25	770.00	50.18	25.10	50.17	N03°35'21"W	3°44'02"
C26	770.00	3.30	1.65	3.30	N03°54'44"W	0°14'45"
C27	530.00	20.86	10.33	20.66	N04°35'06"W	2°02'27"
C28	530.00	42.60	21.31	42.59	S01°29'56"E	4°36'21"
C29	10.00	9.63	5.22	9.26	N28°46'15"E	55°09'00"
C30	60.00	40.24	20.91	39.49	S35°08'05"E	38°25'22"
C31	10.00	9.65	5.24	9.28	N43°33'46"W	55°16'44"
C32	10.00	2.06	1.03	2.05	N77°05'28"W	11°46'40"
C33	55.00	42.17	22.19	41.15	S61°00'44"E	43°56'07"
C34	35.00	26.37	13.85	25.75	N60°37'45"W	43°10'08"
C35	16.00	11.85	6.21	11.58	N67°58'58"W	42°25'00"
C36	16.00	0.72	0.36	0.72	N45°29'58"E	2°35'00"
C37	1641.70	435.19	218.88	433.91	S81°24'34"E	15°11'17"
C38	1930.59	478.57	240.52	477.35	N83°53'42"E	14°12'11"
C39	1930.59	269.16	134.80	268.95	N80°47'15"E	75°18'
C40	16.00	12.57	6.63	12.25	N21°42'28"W	45°00'00"
C41	1930.59	478.57	240.52	477.35	N83°53'42"E	14°12'11"
C42	1641.70	435.19	218.88	433.91	S81°24'34"E	15°11'17"

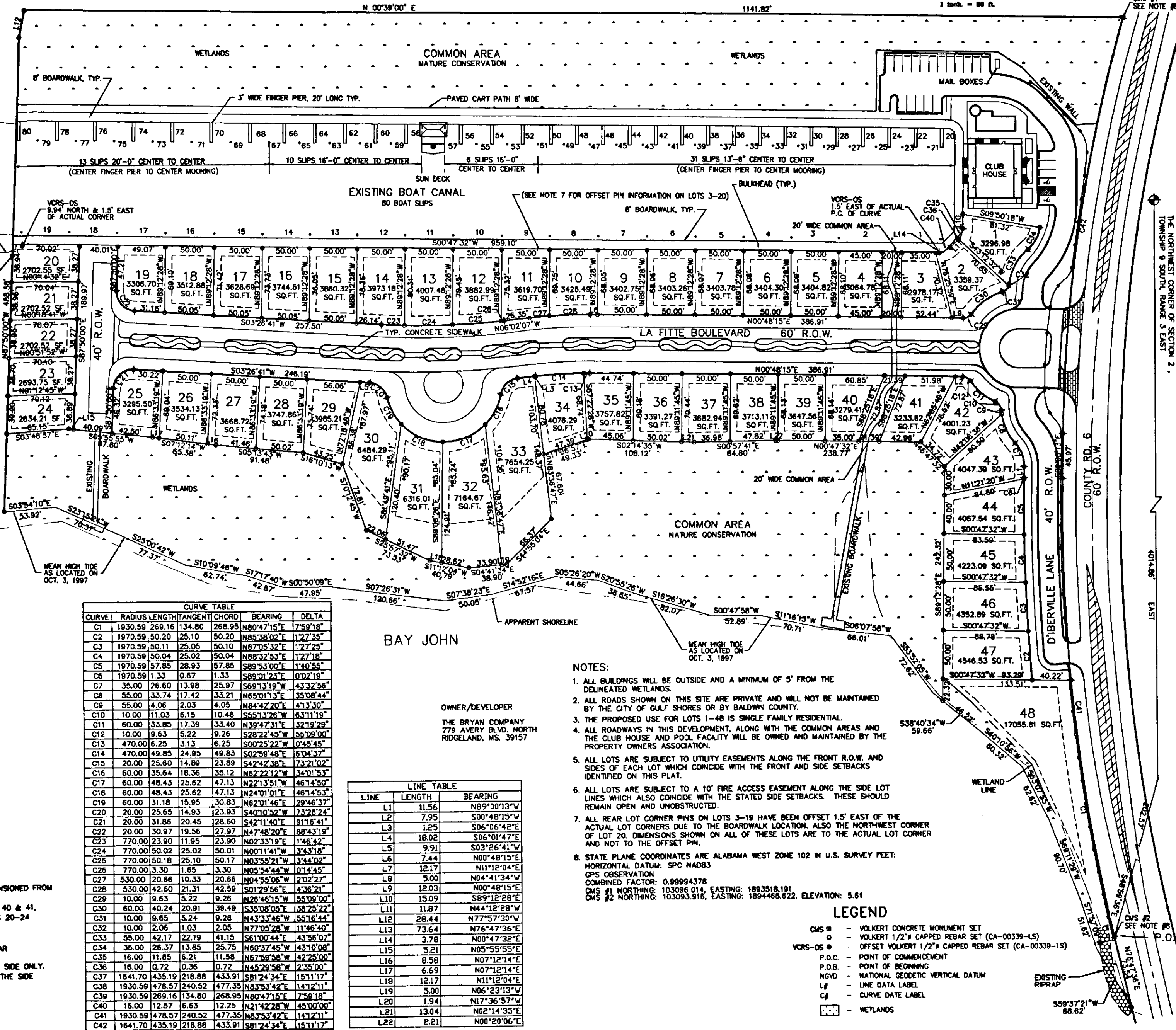
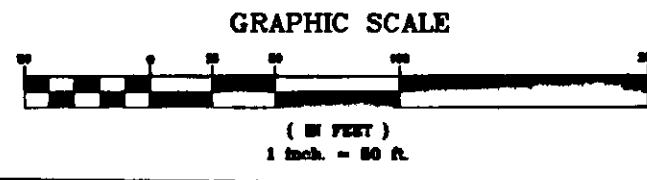
LINE	LENGTH	BEARING
L1	11.56	N89°00'13"W
L2	7.95	S00°48'15"W
L3	1.25	S06°06'42"E
L4	18.02	S06°01'47"E
L5	9.91	S03°26'41"W
L6	7.44	N00°48'15"E
L7	12.17	N11°12'04"E
L8	5.00	N04°41'34"W
L9	12.03	N00°48'15"E
L10	15.09	S89°12'28"E
L11	11.87	N44°12'04"E
L12	28.44	N77°57'30"W
L13	73.64	N76°47'36"E
L14	3.78	N00°47'32"E
L15	5.21	N05°55'55"E
L16	8.58	N07°12'14"E
L17	6.69	N07°12'14"E
L18	12.17	N11°12'04"E
L19	5.00	N06°23'13"W
L20	1.94	N17°36'57"W
L21	13.04	N02°14'35"E
L22	2.21	N00°20'06"E

OWNER/DEVELOPER  
 THE BRYAN COMPANY  
 775 AVERY BLVD. NORTH  
 RIDGELAND, MS. 39157

- NOTES:**
- ALL BUILDINGS WILL BE OUTSIDE AND A MINIMUM OF 5' FROM THE DELINEATED WETLANDS.
  - ALL ROADS SHOWN ON THIS SITE ARE PRIVATE AND WILL NOT BE MAINTAINED BY THE CITY OF GULF SHORES OR BY BALDWIN COUNTY.
  - THE PROPOSED USE FOR LOTS 1-48 IS SINGLE FAMILY RESIDENTIAL.
  - ALL ROADWAYS IN THIS DEVELOPMENT, ALONG WITH THE COMMON AREAS AND THE CLUB HOUSE AND POOL FACILITY WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
  - ALL LOTS ARE SUBJECT TO UTILITY EASEMENTS ALONG THE FRONT R.O.W. AND SIDES OF EACH LOT WHICH COINCIDE WITH THE FRONT AND SIDE SETBACKS IDENTIFIED ON THIS PLAN.
  - ALL LOTS ARE SUBJECT TO A 10' FIRE ACCESS EASEMENT ALONG THE SIDE LOT LINES WHICH ALSO COINCIDE WITH THE STATED SIDE SETBACKS. THESE SHOULD REMAIN OPEN AND UNOBTSTRUCTED.
  - ALL REAR LOT CORNER PINS ON LOTS 3-19 HAVE BEEN OFFSET 1.5' EAST OF THE ACTUAL LOT CORNERS DUE TO THE BOARDWALK LOCATION. ALSO THE NORTHWEST CORNER OF LOT 20. DIMENSIONS SHOWN ON ALL OF THESE LOTS ARE TO THE ACTUAL LOT CORNER AND NOT TO THE OFFSET PIN.
  - STATE PLANE COORDINATES ARE ALABAMA WEST ZONE 102 IN U.S. SURVEY FEET:  
 HORIZONTAL DATUM: SPC NAD83  
 GPS OBSERVATION  
 COMBINED FACTOR: 0.99994378  
 ALL NORTHING: 103096.014, EASTING: 1893518.191  
 CMS #2 NORTHING: 103093.915, EASTING: 1894468.822, ELEVATION: 5.61

**LEGEND**

- CMS # - VOLKERT CONCRETE MONUMENT SET
- o - VOLKERT 1/2" CAPPED REBAR SET (CA-00339-LS)
- VORS-OS - OFFSET VOLKERT 1/2" CAPPED REBAR SET (CA-00339-LS)
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- LD - LINE DATA LABEL
- CJ - CURVE DATE LABEL
- WETLANDS



REVISIONS

NO.	DATE	APPR.	DESIGNED	DRAWN	CHECKED	DATE

DESIGNED: M.S.P.  
 DRAWN: J.L.C.  
 CHECKED: N.E.H.  
 DATE: 05/21/03

P.O.C. THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 9 SOUTH, RANGE 3 EAST

**VOLKERT & ASSOCIATES, INC.**  
 Engineers - Surveyors - Planners

PROJECT NAME: SUNSET BAY AT BON SECOUR A PLANNED UNIT DEVELOPMENT  
 SHEET DESCRIPTION: FINAL PLAN  
 CLIENT: STEVE BRYAN

PROJECT NO. 709606.50  
 SHEETS: 2

P:\Projects\709606\Plan\dwg\FINAL\2.dwg 8/1/2003 4:06:40 PM CST