State of Alabama) **Baldwin County**)

The undersigned, Trent Wilson, Licensed Land Surveyor, State of Alabama, Grilled Oysters Inc., 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 owners, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as THE VILLAS AT PLAYA GRANDE, below described property situated in Baldwin County, Alabama:

Legal Description

PAGE 85, AND BOOK 3, PAGE 84, IN THE OFFICE OF THE JUDGE OF PROBATE, BADDWIN COUNTY, ALABAMA.

ABA

CENSE

Land

In Witness Whereof, we have hereunto set our hands this the 23 day of \_\_\_\_\_\_, 2019.

Licensed L.S. #34764

State of Alabama) Baldwin County)

, as Notary Public in and for said County and State, do hereby certify that Eddie Spence, whose name is signed to the foregoing certificate as 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 23 day of April

CERTIFICATE OF APPROVAL BY BALDWIN EMC

As authorized by BALDWIN EMC, the undersigned hereby certifies the approval of the above final subdivision plat for recordation with respect to required utility improvements and further certifies that all such required utility improvements as are delineated on that certain Preliminary Plat approved by the Planning Commission on \_\_/\_/ have been completed in a manner acceptable to BALDWIN EMC or that, if a performance bond or other means of performance guaranty has been provided in lieu of completion of some or all of such required utility improvements prior to final plat approval with the consent of the Planning Commission of the City of Gulf Shores, the conditions and amount of such performance guaranty with respect to those required utility improvements, if any, that have not been acceptably completed as of the date of this certificate are deemed adequate by and are acceptable to BALDWIN EMC.

CERTIFICATION BY GULF SHORES UTILITIES

The Utilities Board of the City of Gulf Shores hereby certifies that, as of the date of this certification, potable water service is available and sanitary sewer service is available to the property described by this plat taken as a whole. The Board does not certify that the infrastructure necessary to provide potable water service and sanitary sewer service to the individual lots shown on this plat has been installed as of the date of this certification or will be installed in the future. Further, the Board makes no statement regarding and assumes no responsibility for any particular of this plat not associated with provisions of potable water and sanitary sewer service to the property described by this plat taken as a whole and hereby affirmatively disclaims any such responsibility.

Approved by the City of Gulf Shores Planning Commission. By approval of this subdivision plat the City of Gulf Shores assumes no responsibility for survey errors or for defects or deficiencies in the title to the property affected by the plat, and any such responsibility is hereby affirmatively disclaimed.

DATE: 5.17.19 DATE: 5 · 16 · 19 COORDINATOR OF COMMUNITY DEVELOPMENT

No authority to violate, cancel or set aside any of the provisions of the applicable regulations or laws of the City of Gulf Shores is intended, implied, or given.

By approval of this plat, the Planning Commission of the City of Gulf Shores, makes no representation or warranty, either expressed or implied, that any lot delineated on this plat which may be encumbered by any wetlands is or will be suitable for improvement or other development. Purchasers are on notice that improvement of property encumbered by wetlands will require separate permitting by Federal and/or State authorities under such law and regulations governing wetlands as may be in effect from time to time.

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

STATE OF ALABAMA CITY OF GULF SHORES COUNTY OF BALDWIN

I, Barry E. Dees P.E, a licensed Professional Engineer in the State of Alabama with a license number of 22484, hereby certify that I have designed the within improvements in conformity with applicable codes and laws and with the principles of good engineering practice including the drainage design requirements of the City of Gulf Shores Land Use & Development Regulations. I further certify that I have provided oversight of the construction to my design, and that to the best of my knowledge and belief the within is a true and accurate representation

**IEYGAND** SURVEYORS

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

## OWNER

GRILLED OYSTERS, INC **EDDIE SPENCE PO BOX 904 GULF SHORES, AL 36542** 

RESIDENTIAL CART SERVICES SHALL BE USED, AND SHALL NOT BE PLACED ALONG EAST SECOND AVENUE OR EAST SECOND STREET. . HOMEOWNERS ASSOCIATION WILL MANAGE AND MAINTAIN THE

COMMON AREAS AND COMMON FACILITIES. SCREENING IS REQUIRED AROUND THE POOL EQUIPMENT TO VISUALLY SEPARATE CONFLICTING USES, AND SHALL BE DESIGNED TO BE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT. SCREEN SHALL BE A MINIMUM OF 6' HIGH.

4. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.

5. LEGAL DESCRIPTION PROVIDED BY CLIENT. 6. ALL LOT CORNERS AND OFFSET LOT CORNERS ARE "WEYGAND" #4

REBARS SET.

LANDSCAPE BUFFERS ADJACENT TO RESIDENCE POOL AREA (ALONG EAST SECOND AVE. R.O.W.) LOT A, B & C (ALONG EAST SECOND AVE. R.O.W.) 10' LOT C (ALONG EAST SECOND STREET) LOT D (ALONG EAST SECOND STREET) LOT D, E, F & G (ALONG SOUTH PROPERTY LINE) LOT G (ALONG EAST PROPERTY LINE)

SCALE: 1"=20'

SITE DATA

ZONING: BT2 TOTAL AREA: 19,990 SQ. FT. NUMBER OF LOTS: 7 SMALLEST LOT: 1192 SQ. FT. LARGEST LOT: 1635 SQ. FT.

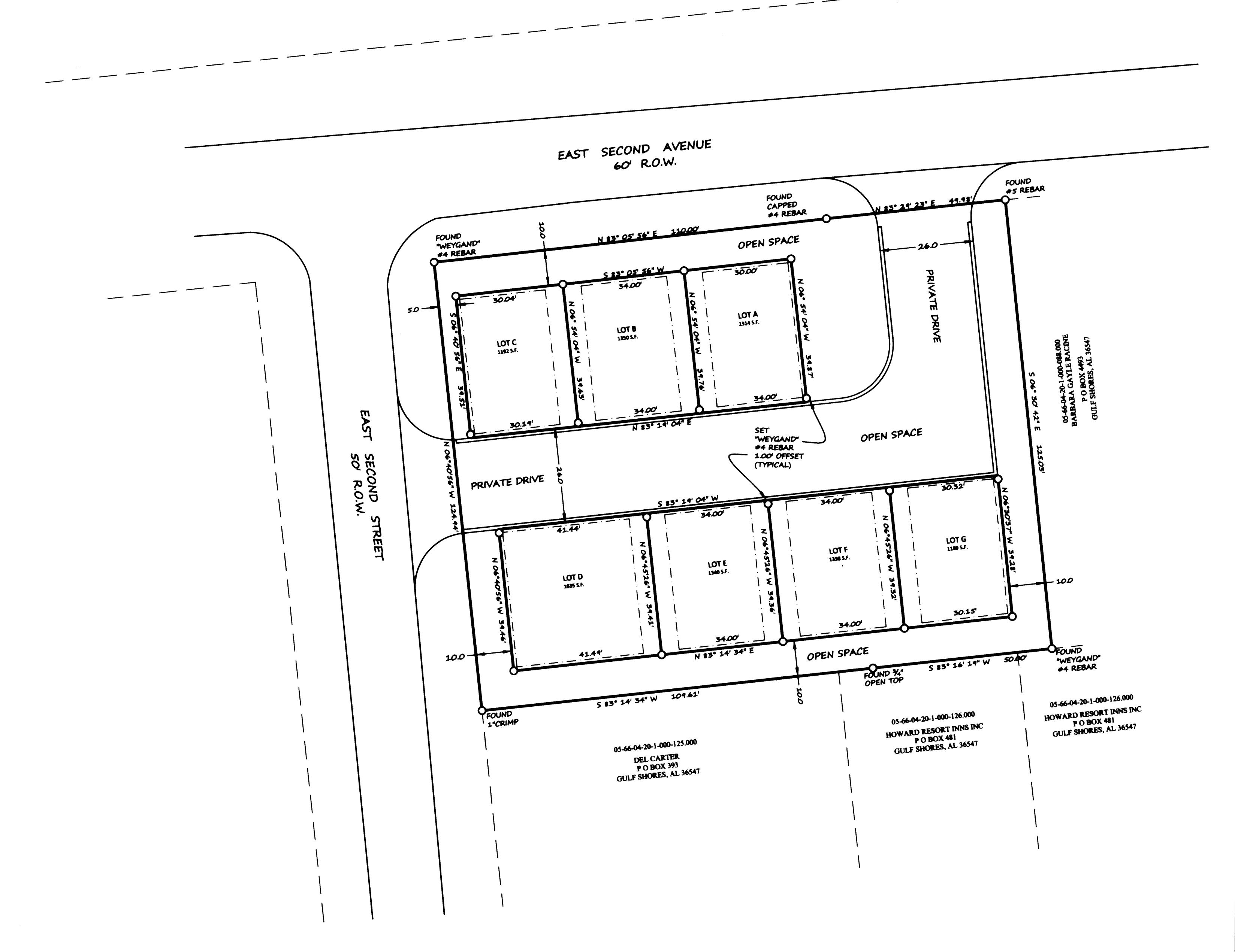
**SETBACKS**: FRONT - I REAR - I SIDE - 5' SIDE ALONG COMMON AREA - I'

**EASEMENTS** 

FRONT: 10' DRAINAGE AND UTILITY REAR: 10' DRAINAGE AND UTILITY SIDE: 5' DRAINAGE AND UTILITY ON EACH SIDE OF LOT LINE

FLOOD ZONE

THIS PROPERTY LIES IN FLOOD ZONE AE(13) AS SCALED FROM FIRM MAP NUMBER 01003C0943M **DATED APRIL 19, 2019** 



LEGEND UTILITY POLE **IRRIGATION CONTROL BOX** WATER VALVE FIRE HYDRANT