ANHLEE SUBDIVISION

GULF SHORES, BALDWIN COUNTY, ALABAMA
SECTION 37, TOWNSHIP 8 SOUTH, RANGE 4 EAST
DATE OF PLAT: MARCH 9, 2026

State of Alabama)
Baldwin County)

The undersigned, Trent Wilson, Professional Land Surveyor, State of Alabama, Anhlee N. Malone, owner, hereby certify that this plat was made pursuant to a survey made by said surveyor, and that this plat was made at the instance of said owner, that all parts of this plat of survey 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. Subdivision of real property shown hereon known or to be known as ANHLEE SUBDIVISION, situated in Baldwin County, Alabama.

In Witness Whereof, we have hereunto set our hands this the ____ day of _____, 20__.

By: _____ Trent Wilson
PLS #34764

By: _____ Anhlee N. Malone
(Owner)

Legal Description:
INSTRUMENT 1663750

Parcel I: Beginning at a point 200 feet North of the original Southeast corner of Lot 6 in Oak River View, First Addition, according to the original map or plat thereof which is recorded in Map Book 1, Page 39, Baldwin County, Alabama Records, and run thence North 100 feet; run thence West 150 feet, run thence South 100 feet; run thence East 150 feet to the Point of Beginning.

Parcel II: Beginning at a point 300 feet North of the original Southeast corner of Lot 6 in Oak River View, First Addition, according to the original map or plat thereof which is recorded in Map Book 1, Page 39, Baldwin County, Alabama Records, and run thence North 100 feet; run thence West 150 feet, run thence South 100 feet; run thence East 150 feet to the Point of Beginning.

State of Alabama)
Baldwin County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Morlin Dixon, 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 ____ day of _____, 20__.

By: _____
Notary Public - Commission Exp:

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.

Approved By: _____ Date: _____

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: _____ DATE: _____
MANAGER

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.

APPROVED BY: _____ DATE: _____
PLANNING COMMISSION CHAIRMAN

APPROVED BY: _____ DATE: _____
PLANNING DIRECTOR

APPROVED BY: _____ DATE: _____
CITY ENGINEER

APPROVED BY: _____ DATE: _____
FIRE MARSHAL

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.

JACK EDWARDS AIRPORT HEIGHT OVERLAY DISTRICT
All lots of this subdivision are located within the Jack Edwards Airport Height Zoning Overlay District and shall be subject to the provisions of Ordinance No. 831 or to the provisions of any superseding ordinance or amendment thereto.

WETLAND NOTICE
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.

CERTIFICATE OF APPROVAL BY E-911 GIS/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 _____, 20__.

_____
Authorized Representative

Purpose of Subdivision:
The purpose of this subdivision is to divide one lot into two lots.

NOTES:
1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C0929M EFFECTIVE 4/19/2019 and FOUND TO BE IN ZONE "X".
4. MINIMUM FINISH FLOOR ELEVATIONS SHALL BE 12 INCHES ABOVE THE NEAREST STREET.

SCALE: 1"=20'

WEYGAND WILSON SURVEYORS

Trent Wilson PLS #34764
Weygand-Wilson Surveying LLC
3285 Alt. Ave., Suite D
Gulf Shores, AL 36542
Phone (251) 962-1858

0 20 40 60

05-61-09-37-0-000-060.000

OWNER

ANHLEE N. MALONE
6951 GRUND LN
GULF SHORES, AL
36542

SITE DATA

ZONING: R-1-4
TOTAL AREA: 24,986 SF
SMALLEST LOT: 11,960 SF
LARGEST LOT: 13,026 SF
NUMBER OF LOTS: 2

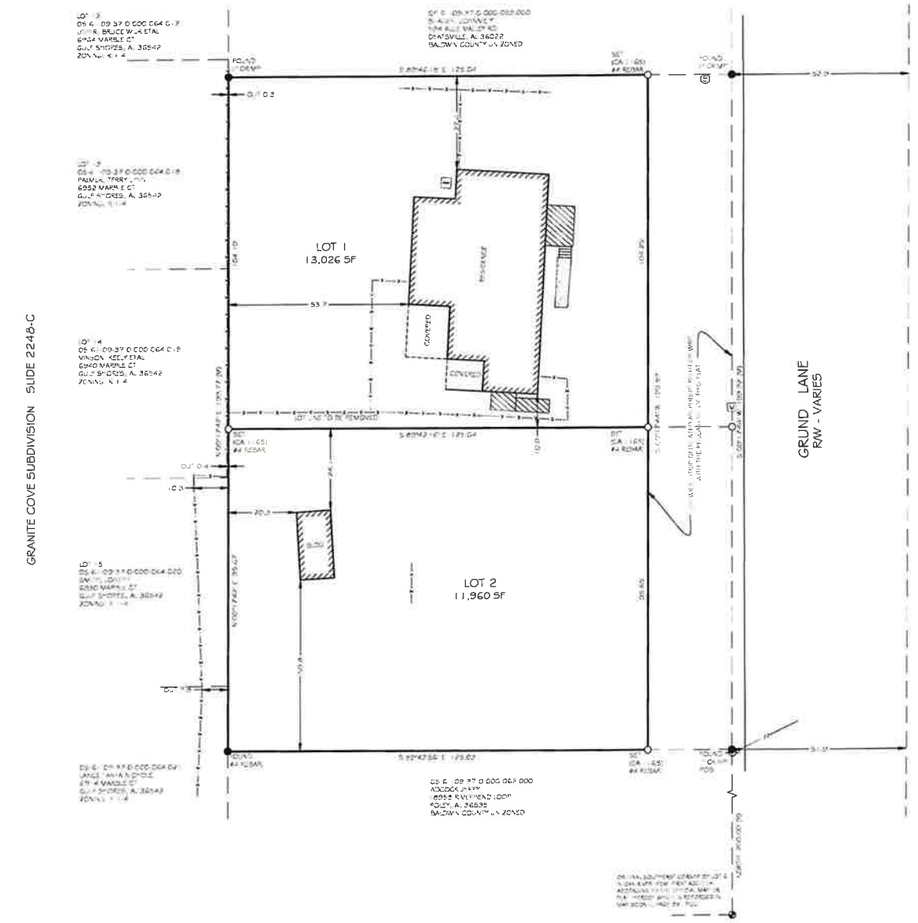
BUILDING SETBACKS:

TO BE DETERMINED AT THE TIME OF BUILDING PERMITTING

DRAINAGE EASEMENTS:

10 FEET WIDE ALONG ALL SIDE YARD LOT LINES (5 FEET ON EACH LOT)
AND
10 FEET WIDE ALONG ALL ADJACENT RIGHT-OF-WAY OR DRAINAGE COMMON AREA.

BEMC EASEMENT:
THERE IS A DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.



LEGEND

BLDG	BUILDING
CALC	CALCULATED
CH	CHORD
Δ	DELTA
⊗	MANHOLE
R	RADIUS
R/W	RIGHT OF WAY
SF	SQUARE FEET
	AIR CONDITIONER
	UTILITY POLE
	ANCHOR
	WALL
CONC	CONCRETE
	WATER METER
	SEWER BOX
	IRRIGATION CONTROL BOX
	WATER VALVE
	FIRE HYDRANT
	COMMUNICATION BOX
	ELECTRIC BOX
	FIBER OPTIC BOX
	LIGHT POLE
	STANDARD POINT
R/W	MONUMENT
(R)	RECORDED
CM	CONCRETE MONUMENT
FENCE	—X—
OVERHEAD UTILITIES	—//—

VICINITY MAP - NOT TO SCALE