

WEST SECOND SUBDIVISION A REDIVISION OF LOT 1B OF RESUBDIVISION OF LOT 1, HUNTERS HEIGHTS

GULF SHORES, BALDWIN COUNTY, ALABAMA
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 4 EAST
DATE OF PLAT: MAY 19, 2021

LEGEND
RW RIGHT OF WAY
S.F. SQUARE FEET
○ CA 1165 #4 REBAR SET

State of Alabama
Baldwin County)

The undersigned, Trent Wilson, Professional Land Surveyor, State of Alabama, Kevin Corcoran, Managing Member - 645 Partners, LLC, 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 owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as WEST SECOND SUBDIVISION, situated in Baldwin County, Alabama.

Purpose Statement:
The purpose of this subdivision is to divide a single lot into four lots.

Legal Description as provided by client:
Lot 1B of RESUBDIVISION OF LOT 1, HUNTERS HEIGHTS as recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Slide 1686-B.

In Witness Whereof, we have hereunto set our hands this the _____ day of _____, 2021.

By: _____
Trent Wilson
Licensed L.S. #34764

By: _____
Kevin Corcoran
(Managing Member - 645 Partners, LLC)

State of Alabama
Baldwin County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Kevin Corcoran, whose name is signed to the foregoing certificate as Managing Member - 645 Partners, LLC, 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 _____, 2021.

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: _____

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.

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

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES

As authorized by RIVIERA UTILITIES, 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 RIVIERA UTILITIES 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 RIVIERA UTILITIES.

Approved By: _____ Date: _____

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

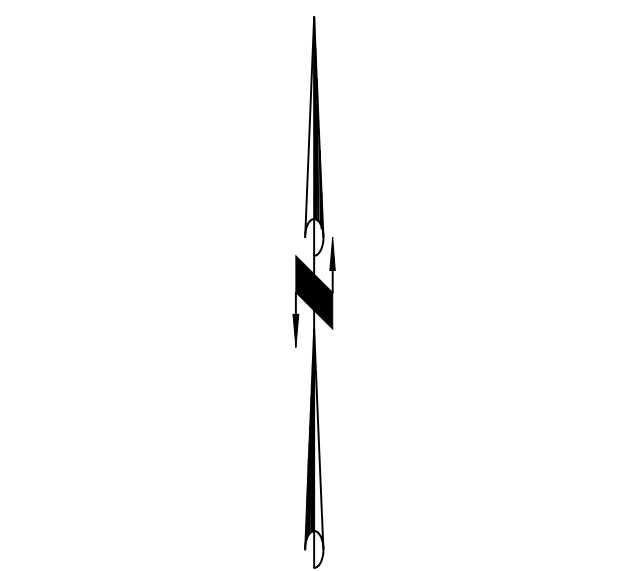
No authority to violate, cancel or set aside any of the provisions of the applicable regulations or laws of the City of Gulf Shores is intended, implied, or given.

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.

JACK EDWARDS AIRPORT HEIGHT ZONING 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.



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

Owner:
645 Partners, LLC
P.O. Box 937
Gulf Shores, AL 36542

SITE DATA

TOTAL SITE: 1.92 ACRES±
NUMBER OF LOTS - 4
SMALLEST LOT - 15,167 SQ. FT.
LARGEST LOT - 24,325 SQ. FT.
ZONING BN

EASEMENTS

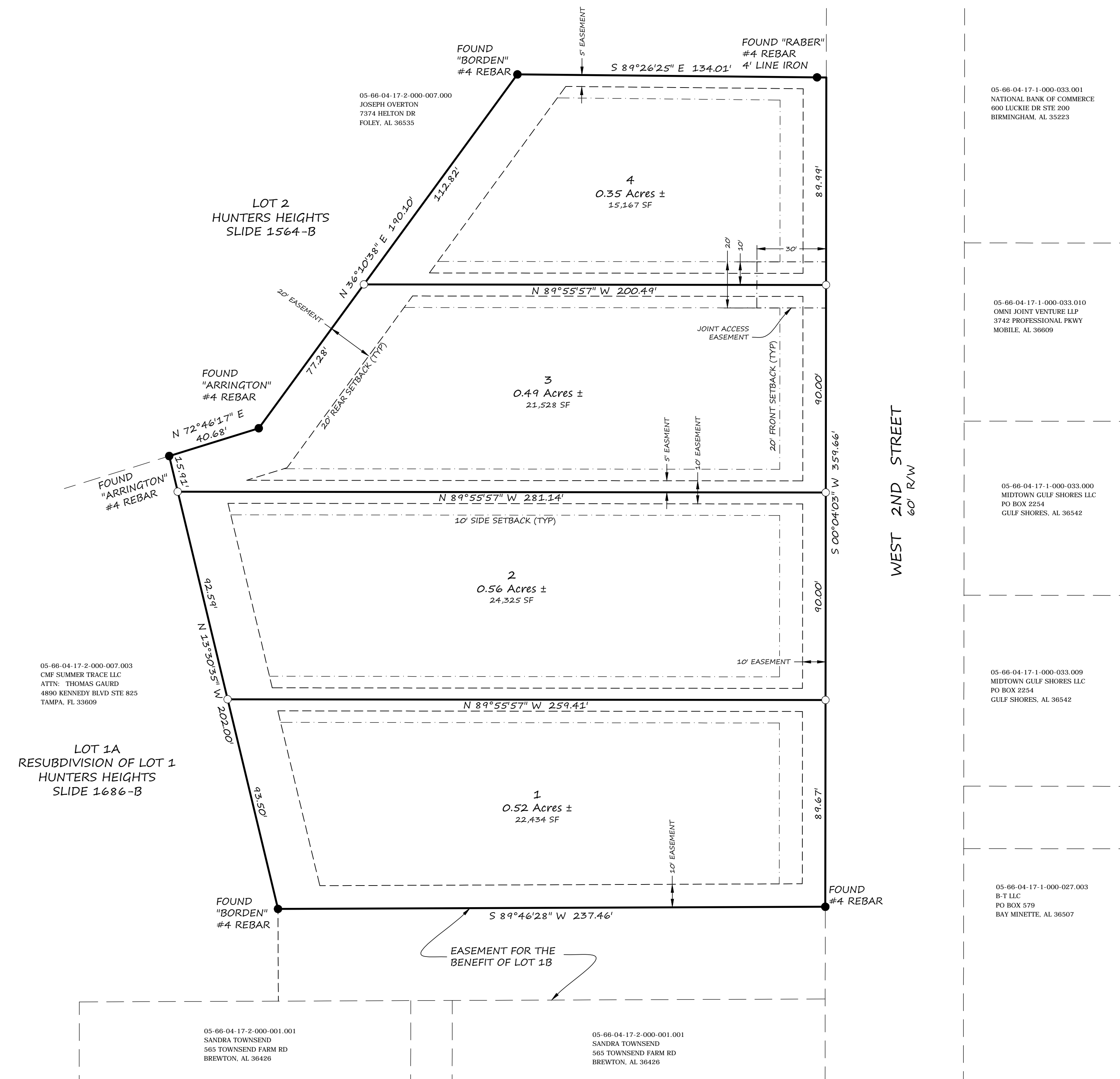
Front: 10' Drainage and Utility
Rear: 20' Drainage and Utility
Side: 5' Drainage and Utility on each side of lot line
(EXCEPT AS SHOWN)
(No structures are to be built within drainage/utility easements.)

SETBACKS

FRONT - 20'
REAR - 20'
SIDE - 10'

NOTES:

1. BEARINGS ARE BASED ON GEODECTIC 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 01003C0939M EFFECTIVE APRIL 19, 2019 AND FOUND TO BE IN ZONE X.
4. MINIMUM FINISHED FLOOR ELEVATIONS SHOULD BE 18" ABOVE CENTERLINE OF STREET.



05-06-04-17-1-000-033-001
NATIONAL BANK OF COMMERCE
600 LUCKIE DR STE 200
BIRMINGHAM, AL 35223

05-06-04-17-1-000-033-010
OMNI JOINT VENTURE LLP
3742 PROFESSIONAL PKWY
MOBILE, AL 36609

05-06-04-17-1-000-033-000
MIDTOWN GULF SHORES LLC
PO BOX 2254
GULF SHORES, AL 36542

05-06-04-17-1-000-033-009
MIDTOWN GULF SHORES LLC
PO BOX 2254
GULF SHORES, AL 36542

05-06-04-17-1-000-027-003
B-T LLC
PO BOX 579
BAY MINETTE, AL 36507

05-06-04-17-2-000-001-001
SANDRA TOWNSEND
365 TOWNSEND FARM RD
BREWTON, AL 36426

05-06-04-17-2-000-001-001
SANDRA TOWNSEND
365 TOWNSEND FARM RD
BREWTON, AL 36426

VICINITY MAP - NOT TO SCALE

