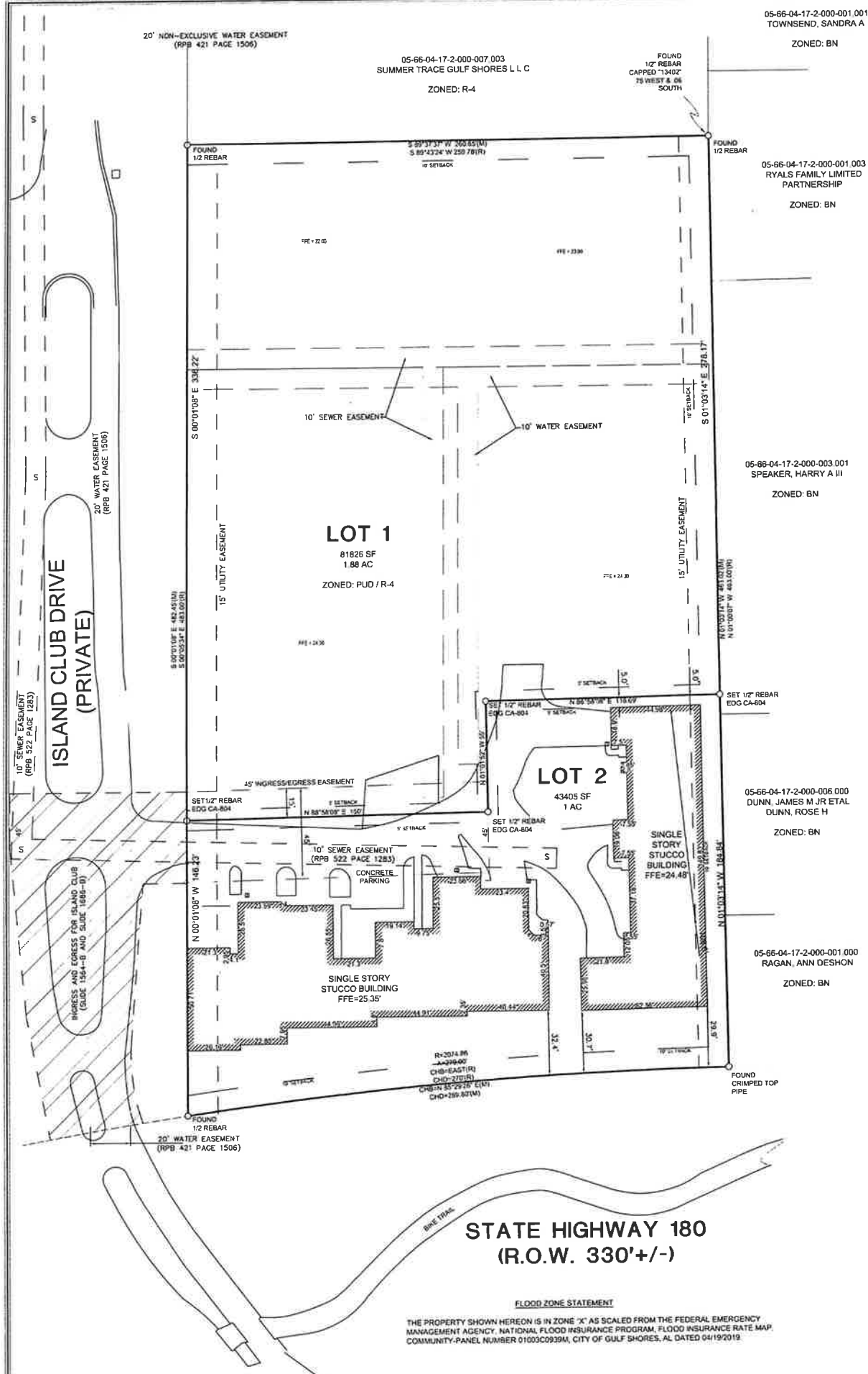


PALMETTO RIDGE SUBDIVISION

A RESUB OF ISLAND CLUB OF GULF SHORES, PHASE 1

SITUATED IN SECTION 17,
TOWNSHIP 9-S, RANGE 4-E,
BALDWIN COUNTY, ALABAMA



OWNERSHIP & DEDICATION

THIS IS TO CERTIFY THAT I WE (BOZEMAN PROPERTIES, LLC, FABIENNE MORTIER, ROBERT W. SHALLOW, JUDITH ESKILDSEN, SCOTT J. SMITH, GEORGE B. CAMPBELL, RICHARD A. JENDER AND LINDA R. JENDER, ISLAND CLUB CONDOMINIUM OWNERS ASSOCIATION, INC.), THE UNDERSIGNED, AS (ARE) OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT AND I WE CERTIFY AT THE TIME OF FINAL PLAT THAT THE PROPERTY HAS NOT BEEN CONVEYED OR MORTGAGED SUBSEQUENT TO THE DATE OF THE BE BOUND AS PALMETTO RIDGE, A PART OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY TO REMAIN AS PRIVATE.

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS	BOZEMAN PROPERTIES, LLC:
WITNESS	FABIENNE MORTIER
WITNESS	ROBERT W. SHALLOW
WITNESS	JUDITH ESKILDSEN
WITNESS	SCOTT J. SMITH
WITNESS	GEORGE B. CAMPBELL
WITNESS	RICHARD A. JENDER
WITNESS	LINDA R. JENDER
WITNESS	ISLAND CLUB CONDOMINIUM OWNERS ASSOCIATION, INC.

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.

MANAGER _____ DATE _____

CERTIFICATE OF APPROVAL BY BALDWIN EMC

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 _____ DAY OF _____, 2022.

BALDWIN EMC
BY _____
TITLE _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, ALABAMA

APPROVED BY THE CITY OF GULF SHORES PLANNING COMMISSION, BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING COMMISSION OF THE CITY OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

CHAIRMAN _____ DATE _____

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR OF GULF SHORES, ALABAMA

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF GULF SHORES, BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING DIRECTOR OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

PLANNING DIRECTOR _____ DATE _____

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER OF GULF SHORES, ALABAMA

APPROVED BY THE CITY ENGINEER OF THE CITY OF GULF SHORES, BY APPROVAL OF THIS SUBDIVISION PLAT, THE CITY ENGINEER OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

CITY ENGINEER _____ DATE _____

CERTIFICATE OF APPROVAL BY THE FIRE MARSHAL OF GULF SHORES, ALABAMA

APPROVED BY THE FIRE MARSHAL OF THE CITY OF GULF SHORES, BY APPROVAL OF THIS SUBDIVISION PLAT THE FIRE MARSHAL OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED. 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.

FIRE MARSHAL _____ DATE _____

PURPOSE STATEMENT

THE PURPOSE OF THIS PRELIMINARY PLAT SUBMITTAL IS TO SUBDIVIDE THE EXISTING LOT INTO 2 LOTS.

ALL LOTS WILL CONTAIN MULTI-FAMILY DWELLINGS.

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF BALDWIN

DESCRIPTION

LEGAL DESCRIPTION:
ISLAND CLUB OF GULF SHORES, PHASE 1 AS DESCRIBED IN MISCELLANEOUS BOOK 52, PAGE 1276, RECORDED IN THE BALDWIN COUNTY PROBATE OFFICE, BALDWIN COUNTY, ALABAMA.

"BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 3A, OF UNIT 3 GULF SHORES, AS RECORDED IN MAP BOOK 3, PAGE 9 OF THE BALDWIN COUNTY PROBATE RECORDS, RUN THENCE NORTH 01°00'00" WEST A DISTANCE OF 462.00 FEET TO A POINT, THENCE RUN SOUTH 89°32'37" WEST 260.65 FEET TO A POINT, THENCE RUN SOUTH 00°01'00" WEST A DISTANCE OF 299.78 FEET TO A POINT, RUN THENCE SOUTH 00°01'00" WEST A DISTANCE OF 483 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF DIXIE GRAVES PARKWAY, RUN THENCE EASTWARDLY ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF DIXIE GRAVES PARKWAY, A DISTANCE OF 276.0 FEET MORE OR LESS TO THE POINT OF BEGINNING."

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 3A, OF UNIT 3 OF LOT 3, THENCE RUN NORTH 01°00'00" WEST 462.00 FEET TO A POINT, THENCE RUN SOUTH 89°32'37" WEST 260.65 FEET TO A POINT, THENCE RUN SOUTH 00°01'00" WEST 299.78 FEET TO A POINT, THENCE RUN SOUTH 00°01'00" WEST A DISTANCE OF 483 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF DIXIE GRAVES PARKWAY, RUN THENCE EASTWARDLY ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF DIXIE GRAVES PARKWAY, A DISTANCE OF 276.0 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2.87 ACRES OR 125230 SQ. FT., MORE OR LESS.

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.

WITNESS MY HAND THIS _____ DAY OF _____, 2022.

SURVEYOR'S SIGNATURE *B. Craig Johnson*
B. C. JOHNSON, P.L.S. ALABAMA REGISTRATION # 23004

NOTES

- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
- ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
- THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WERE NOT LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
- SURVEY PREPARED FOR: LB/YD
- THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
- 10' DRAINAGE EASEMENTS ARE REQUIRED FOR SIDE YARDS (5' EACH SIDE OF COMMON LOT LINES), 20' DRAINAGE/UTILITY EASEMENTS ARE REQUIRED FOR REAR YARDS (10' EACH SIDE FOR COMMON LOT LINES). NOTE THAT NO STRUCTURES WILL BE PERMITTED WITHIN DRAINAGE AND/OR UTILITY EASEMENTS (INCLUDING BUILDINGS, FENCES, POOLS, ETC.).
- 10' UTILITY EASEMENTS ARE REQUIRED FOR FRONT YARDS AND ALONG RIGHT OF WAY. 10' UTILITY EASEMENTS ARE REQUIRED FOR SIDE YARDS (5' EACH SIDE COMMON LOT LINES). NOTE THAT NO STRUCTURES AND/OR LANDSCAPING SHALL BE ALLOWED WITHIN THE EASEMENTS AND ANY IMPROVEMENTS PLACED IN THE EASEMENT ARE SUBJECT TO REMOVAL BY THE UTILITY COMPANY.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS _____ DAY OF _____, 2022.

AUTHORIZED SIGNATURE _____

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.

SITE DATA

PARCEL ID: 05-66-04-17-2-000-007.001
PIN: 61454
ZONING: PUD / R-4
ACREAGE
TOTAL PARCEL ACREAGE= 2.87 ACRES-
LOT 1 AREA= 81826 SF (1.88AC)
LOT 2 AREA= 43405 SF (1 AC)

BUILDING SETBACKS

Lot 1
Front - 0' (West)
Rear - 10' (East)
Side - 10' (North) & 5' (South)

Lot 2
Front - 0' (West)
Rear - 10' (East)
Side - 5' (North) & 10' (South)

UTILITY PROVIDERS

GOV. AGENCY / COMPANY	UTILITY
GULF SHORES UTILITIES	WATER
GULF SHORES UTILITIES	SEWER
BALDWIN EMC	ELECTRIC
MEDIACOM	COMMUNICATIONS

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

EDG ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEERING & LAND SURVEYING (205) 843-0880	1000 E. LAUREL AVENUE FOLEY, AL 36535 TEL: 251.943.8960
PROJECT: GULF SHORES FLATS SUBDIVISION TITLE: A RESUB OF ISLAND CLUB OF GULF SHORES, PHASE 1	DRAWN BY: DC CHECKED BY: BJC PROJECT NO.: F_ROB80001 DATE: March 16, 2022 SCALE: 1" = 30'
SHEET NO. 1 OF 1	REVISIONS