BALDWIN COUNTY ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert 12/28/2012 4 19 PM
TOTAL $ 35 00
1 Pages

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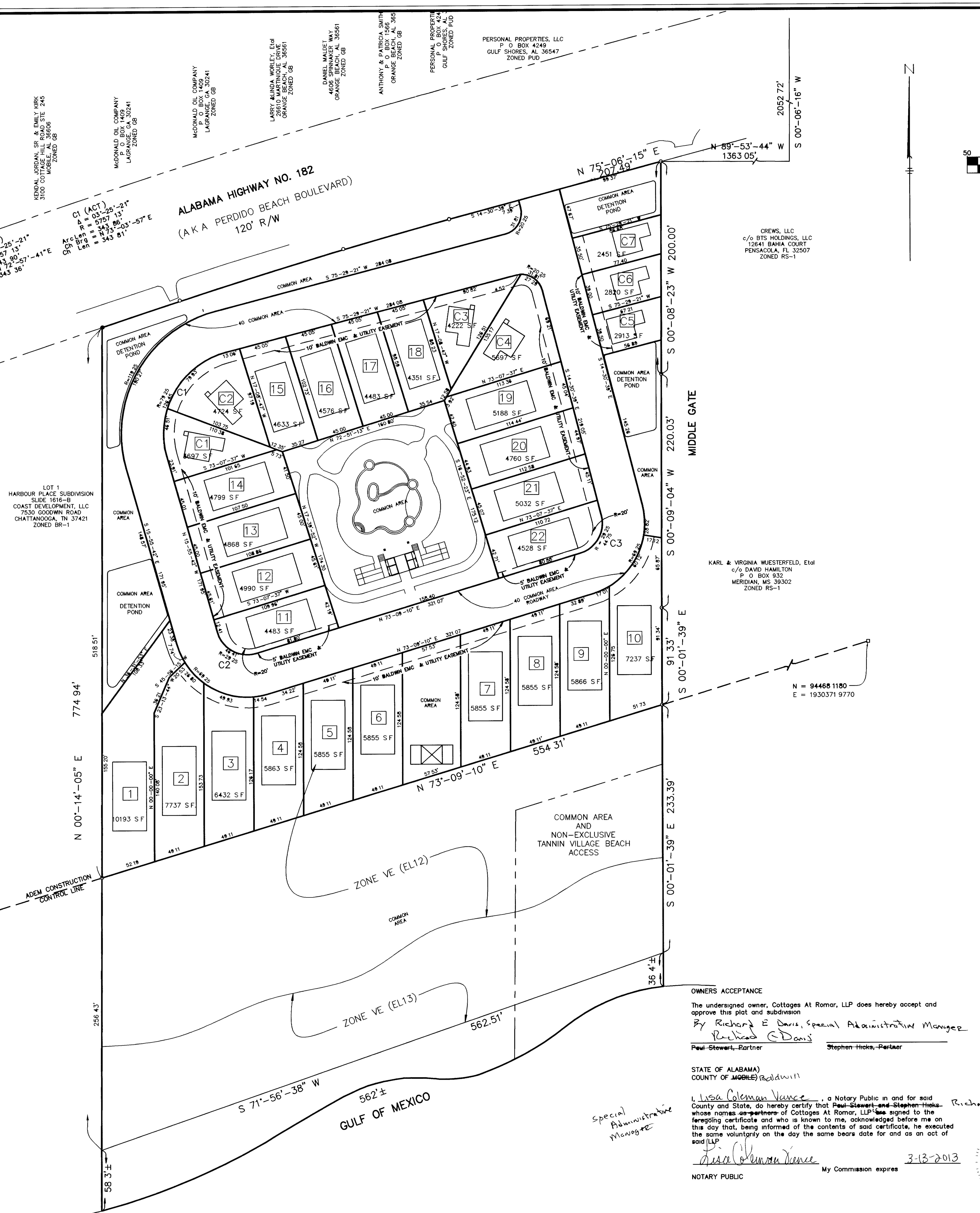
SLIDE 0002478 – A

BALDWIN COUNTY ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert 1/ 3/2013 12 55 PM
TOTAL $ 35 00
1 Pages

1376518

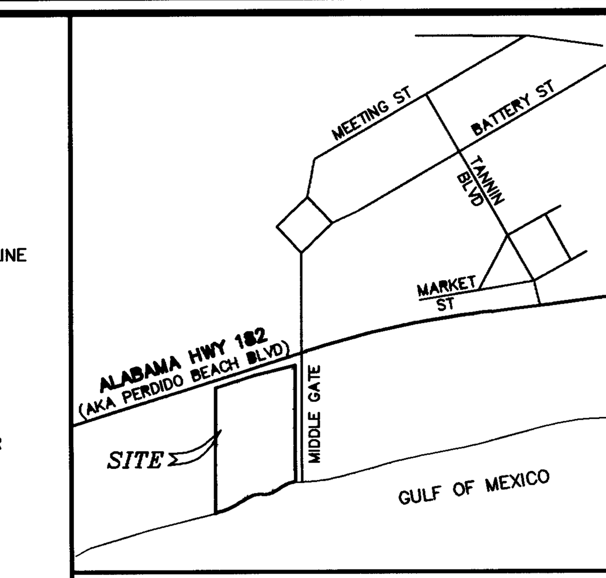
SLIDE 0002478 – C



LEGEND

●PP	POWER POLE
—X—	FENCE LINE
—P—	OVERHEAD POWER LINE
—T—	OVERHEAD TELEPHONE LINE
	FORESHORTENED LINE
SET ROD & CAP	SET 5/8" REBAR & CAP CA-00033-LS
RECOV ROD & CAP (ROWE)	5/8" REBAR & PLASTIC CAP #CA-00033-LS
LP	LIGHT POLE
	FIRE HYDRANT
WO	CARSONITE WATER MARKER
	TELEPHONE PEDESTAL
	GULF SOUTH MARKER
M	WATER METER
⋈	WATER VALVE

50 0 50 100
SCALE 1" = 50'



VICINITY MAP

NOTES

1) Bearing Basis The East line of subject property as Referenced to Alabama State Plane coordinate System (0102) NAD 83 West Zone established by RTK GPS utilizing ARTNet as a continuiously operating reference station

2) Type of Survey Boundary

3) Field Date March 20 and 29, 2012

4) All corners are set Rowe (#CA-00033-LS) capped 5/8" rebars except where noted

5) Setback lines shown on this plat (if any) are taken from the record plat of the subdivision Setback lines established by statute, ordinances or restrictive covenants are not shown

6) This drawing does not reflect an easement or title search by the surveyor Easements or Claims of easements may exist

8) Line labeled waters edge on this plat does not represent a rigorous determination of the Mean high water line The mean high water line is the delineation between privately held property and the waters of the United States of America and or the State of Alabama

9) Total site area North of the mean high water line is 9 8 Acres

10) Total site area North of the Construction Control line is 6 3 Acres

11) All common areas and the private right-of-way will be maintained by the property owners association

12) The water and sewer facilities within the subdivision will be privately owned and maintained by the property owners association

13) Present Zoning Classification PUD

14) Property Owner Cottages at Romar, LLP
Paul Stewart, Partner
Stephen Hicks, Partner
2261 Dawes Road
Mobile, AL 36695
(251)209-8046

15 Common areas may be utilized for utility placement

16) Common areas may be utilized by Baldwin EMC for placement of utilities

17) Baldwin EMC is hereby granted a utility easements five feet on each side of each side lot line

CERTIFICATES OF ACCEPTANCE BY UTILITIES

Electrical Service

Baldwin County Electric Membership Corporation

The undersigned, as authorized by the Baldwin County Electric Membership Corporation, hereby accepts the electrical service as installed and represented on this plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama

Signed this 20th day of December, 2012

[signature]
(EMC representative)

Sewage Collection

City of Orange Beach Sewer System

The undersigned, as authorized by the Orange Beach Water Reclamation Facility, hereby accepts the sewage collection system as installed and represented on this plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama

Signed this 3 day of January 2013, 2012

[signature]
(Director of Utilities Department)

Potable Water Distribution System

Orange Beach Water, Sewer and Fire Protection Authority

The undersigned, as authorized by the Orange Beach Water, Sewer and Fire Protection Authority, hereby accepts the potable water distribution system as installed and represented on this plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama

Signed this 21st day of December, 2012

Judy Sullivan
(OBWSFPA Representative)

Telephone Service

Centurytel

The undersigned, as authorized by the Gulf Telephone Company, hereby accepts the telephone service as installed and represented on this plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama

Signed this 20th day of December, 2012

[signature]
(Centurytel Representative)

CERTIFICATE OF APPROVAL BY THE ORANGE BEACH PLANNING COMMISSION

The within plat of Cottages at Romar Baldwin County, Alabama, is hereby approved by the Planning Commission of the City of Orange Beach, Alabama, this the 28 day of January, 2012

[signature]
Chairman

OWNERS ACCEPTANCE

The undersigned owner, Cottages At Romar, LLP does hereby accept and approve this plat and subdivision

By Richard E Davis, Special Administrative Manager
Richard E Davis
~~Paul Stewart~~, Partner ~~Stephen Hicks, Partner~~

STATE OF ALABAMA)
COUNTY OF ~~MOBILE~~) Baldwin

I, Lisa Coleman Vance, a Notary Public in and for said County and State, do hereby certify that ~~Paul Stewart and Stephen Hicks~~ Richard E Davis whose names ~~as partners~~ of Cottages At Romar, LLP is ~~are~~ signed to the foregoing certificate and who is known to me, acknowledged before me on this day that, being informed of the contents of said certificate, he executed the same voluntarily on the day the same bears date for and as an act of said LLP

Lisa Coleman Vance
NOTARY PUBLIC

My Commission expires 3-13-2013

LISA COLEMAN VANCE NOTARY PUBLIC ALABAMA STATE AT LARGE

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

I, Donald W Rowe, a Professional Land Surveyor registered in the State of Alabama, hereby state that I have surveyed the property of Cottages at Romar, LLP, a corporation, situated in Baldwin County, Alabama, and described as follows

Commencing at the Southeast corner of the North Half of the Northwest Quarter of Section 13, Township 9 South, Range 4 East, Baldwin County, Alabama, run South 00°-06'-16" West, 2052 72 feet, thence North 89°-53'-44" West, 1363 05 feet to a point on the South right-of-way line of Alabama Highway No 182 (120 foot right-of-way) and the Point of Beginning of the property herein described, thence South 00°-08'-33" West, along the West right-of-way line of Middlegate Street (40 foot right-of-way), a distance of 420 01 feet, thence South 00°-01'-39" East, 324 75 feet to a point hereinafter referred to as Point A, thence continue South 00°-01'-39" East, 36 4 feet, more or less, to the North margin of the Gulf of Mexico, thence Southwardly and Westwardly along the meanders of said North margin, 562 51 feet, more or less, thence North 00°-14'-05" East, 58 3 feet, more or less, to a point hereinafter referred to as Point B (mathematical tie from Point A to Point B bears South 71°-56'-38" West, 562 51 feet), thence continue North 00°-14'-05" East, along the East boundary of Harbour Place Subdivision, as recorded on Slide 1616-B, Probate Court Records, Baldwin County Alabama, a distance of 774 94 feet to a point on a non tangential 5757 13 foot radius curve concave Southwestwardly; thence Northeastwardly along the arc of said curve (chord bears North 73°-03'-57" East, 343 81 feet) and along said South right-of-way line, a distance of 343 86 feet, thence North 75°-06'-15" East, along said South right-of-way line 207 49 feet to the Point of Beginning

BEING SUBJECT TO rights of the State of Alabama adjacent to the North margin of the Gulf of Mexico under Alabama Code 1975 § Section 9-15-55

I further state that the plat or map contained hereon is a true and correct map showing the subdivision into which the property above described is divided, giving

a the length and bearings of the boundaries of each lot and easement and its number,
b showing the roadways, alleys and public grounds and giving the bearings, length, width and name of the streets,
c showing the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked and hereon shown

Witness my hand this the 21st day of Dec, 2012

[signature]
Donald W Rowe, PLS
Alabama Licensed Professional Land Surveyor
Registration Number 9359-S
Prints not valid unless they bear an original seal

ENGINEER'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

I, Donald W Rowe, a Professional Engineer registered in the State of Alabama, hereby state that I have designed the capital improvements to the property of Cottages at Romar, LLP, a corporation, situated in Baldwin County, Alabama, and that

a the capital improvements have been constructed in accordance wit the regulations of the City of Orange Beach, Alabama, and the applicable utilities, and
b the PUD plans reflect the as-built locations of each of these capital improvements

Witness my hand this the 21st day of Dec, 2012

[signature]
Donald W Rowe, PE
Alabama Licensed Professional Engineer
Registration Number 9359-E

FLOOD ZONE CERTIFICATE

The property shown hereon is in Zone "VE" (EL 12) and (EL 13) as scaled from the map prepared by the Federal Emergency Management Agency, Federal Insurance Administration, Community Panel Number 01003C0944 L, City of Orange Beach, Alabama pursuant to Map dated July 17, 2007, as determined by graphic scaling

Signed this 21st day of Dec, 2012

[signature]
Donald W Rowe, PLS
Alabama Licensed Professional Land Surveyor
Registration Number 9359-S

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REVISIONS	COTTAGES AT ROMAR ORANGE BEACH, ALABAMA
	PREPARED FOR COTTAGES AT ROMAR, LLP
	ROWE SURVEYING AND ENGINEERING COMPANY, INC CONSULTING ENGINEERS CA-00033-LS 3755 COTTAGE HILL ROAD MOBILE, ALABAMA 36609 PHONE 251-666-2766 FAX 251-660-1040

ACAD 34127WKbob INCAD ROGO	JOB 34127 FB 1816/42-44 TAX 05-66-06-13-3-001	DATE SEPTEMBER 21, 2012	SCALE 1" = 50'

C:\AA\3412" JIM BROWN\3412"WKbob DWG PJD 2 20 2012 6 53 25 AM
STEVEG HP DESIGNJET "55CM(C3188)"BY HP PC3 CUSTOM! 36 X 24 IN (LANDSCAPE)