

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (GAS):

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA

THIS 19th DAY OF NOVEMBER, 2024

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY THE RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA

THIS 19th DAY OF NOVEMBER, 2024

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY THE RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA

THIS 19th DAY OF NOVEMBER, 2024

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E-911:

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 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 21st DAY OF JAN, 2025

(AUTHORIZED SIGNATURE)

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAT THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED AND GRANT ALL EASEMENTS AND DEDICATE STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

THIS 15th DAY OF JANUARY, 2025

BRETT VICTOR GAAR

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Timmy M. Adcock, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BRETT VICTOR GAAR, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 15th DAY OF JANUARY, 2025

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER:

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 29th DAY OF JANUARY, 2025

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION:

THE WITHIN PLAT OF THE RE-SUBDIVISION OF LOT 24, BLOCK 15, OF THE TOWN OF FOLEY, FOLEY ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS 29th DAY OF JANUARY, 2025

CITY PLANNING COMMISSION CHAIRMAN

SURVEY LEGEND

● - SURVEY MONUMENT	CRS - 3/8" CAPPED REBAR SET (WOODLANDS CA-1073)	○ - POWER POLE
(R) - RECORD DIMENSION	CRF - CAPPED REBAR FOUND	○ - GUY ANCHOR
(A) - ACTUAL DIMENSION	RBF - REBAR FOUND	○ - FIRE HYDRANT
R/W - RIGHT-OF-WAY	CTP - CRIMPED TOP PIPE FOUND	○ - WATER VALVE
B.S.L. - BUILDING SETBACK LINES	OTP - OPEN TOP PIPE FOUND	○ - WATER METER
--- UNDERGROUND TELECOM	CMF - CONCRETE MONUMENT FOUND	○ - WOOD STAKE
--- UNDERGROUND POWER	SS - SANITARY SEWER MANHOLE	○ - STORM MANHOLE
--- SANITARY SEWER LINE	① - TELEPHONE PEDESTAL	--- FENCE
--- STORM SEWER LINE	② - GAS LINE MARKER	○ - CABLE TV PEDESTAL
--- WATER LINE	--- BURIED FIBER OPTIC	○ - SET WOOD STAKE (1" X 2")
--- OVERHEAD POWER LINE	○ - LIGHT POLE	○ - SIGN
○ - IRRIGATION CONTROL VALVE		○ - WELL
CONCRETE	GRAVEL	ASPHALT
		COVERED AREA

OWNER:

TAX PARCEL# 05-54-09-29-4-001-024.000
BRETT VICTOR GAAR
193 RIVER RTE
MAGNOLIA SPRINGS, AL 36555

SURVEYOR

THE WOODLANDS GROUP, LLC CO#1073
16960 RIVER PARK ROAD
FAIRHOPE, AL 36532
JUSTIN PALMER, PLS LIC. NO. 34934
EMAIL: JUSTIN@THEWOODLANDSGROUP.ORG
PHONE: 251-929-4774

SITE DATA:

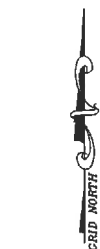
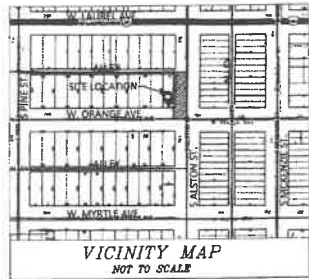
CURRENT ZONING: D-1
LINEAR FOOTAGE OF STREETS: 0.00 LF±
NUMBER OF LOTS: 2
SMALLEST LOT: 0.07 ACRES± 3100 SF±
LARGEST LOT: 0.09 ACRES± 3900 SF±
TOTAL AREA: 0.16 ACRES± 7000 SF±

REQUIRED SETBACKS:

FRONT: N/A
REAR: N/A
SIDE: N/A
SIDE STREET: N/A

UTILITY PROVIDERS:

WATER SERVICE: RIVIERA UTILITIES
SEWER SERVICE: RIVIERA UTILITIES
ELECTRIC SERVICE: RIVIERA UTILITIES
GAS SERVICE: RIVIERA UTILITIES



2171147

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR., PROBATE JUDGE
Filed/cert. 02/14/2025 09:28 AM
TOTAL \$25.00 1 Pages
SLIDE 000297-C

SURVEYOR'S NOTES:

- UNLESS STATED OTHERWISE HEREON, THIS PLAT WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
- REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
- TYPE OF SURVEY - BOUNDARY SURVEY & SUBDIVISION OF PROPERTY
- ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM OBSERVATION USING THE NORTH AMERICAN DATUM OF 1983. ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
- FIELD WORK WAS PERFORMED 6/20/2024.

PROPERTY DESCRIPTION:

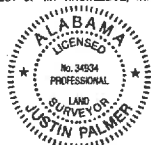
RESUBDIVISION OF LOT 24, BLOCK 15, OF THE TOWN OF FOLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN MISCELLANEOUS BOOK 1, PAGE 46 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

SURVEYORS CERTIFICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, JUSTIN PALMER, A LICENSED PROFESSIONAL SURVEYOR IN BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS PLAT AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Justin Palmer
JUSTIN PALMER, PLS
LICENSED LAND SURVEYOR PLS#34934
THE WOODLANDS GROUP, LLC CO#1073
16960 RIVER PARK RD.
FAIRHOPE, AL 36532
PHONE: 251-929-4774
EMAIL: JUSTIN@THEWOODLANDSGROUP.ORG



REFERENCE MATERIAL

DATE

1. RECORD DEED INSTRUMENT #604405

6/29/2001

2.

3.

4.

RE-SUBDIVISION OF LOT 24, BLOCK 15, OF THE TOWN OF FOLEY
WEST ORANGE AVENUE, FOLEY
BALDWIN COUNTY, ALABAMA
SECTION-29, TOWNSHIP-7-SOUTH, RANGE-4-EAST

CLIENT: GAAR

FIELD WORK BY: KA, JS DATE: 6/20/2024

DRAWN BY: SJE

DRAWING NO.: 24082

CHECKED BY: JP

SHEET 1 OF 1

SCALE: 1" = 20'

THE WOODLANDS GROUP
Surveying Solutions