BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 6/13/2018 3:25 PM
TOTAL $ 84.00
2 Pages

1701852

SLIDE 0002644-D

CYPRESS GATES PHASE 1-B

A PLANNED UNIT DEVELOPMENT

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND 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 ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.
DATED THIS 17TH DAY OF MAY, 2018

AUTHORIZED SIGNATURE FOR CYPRESS GATES, LLC
Cliff Gindry

ACKNOWLEDGEMENT OF NOTARY PUBLIC (OWNER)

STATE OF ALABAMA
COUNTY OF BALDWIN

Barbara Legault Garner, NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, DO CERTIFY THAT Cliff Gindry (OWNER'S NAME) 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 PERSON OR CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 17th DAY OF May, 2018

NOTARY PUBLIC

BARBARA LEGAULT GARNER
My Commission Expires
April 3, 2022

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 THE 12TH DAY OF JUNE, 2018

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF (SUBDIVISION NAME), FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE 13TH DAY OF June, 2018

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)

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

DATED THIS 7th DAY OF June, 2018

Leon Barber
(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

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

DATED THIS 6TH DAY OF June, 2018

Tony L. Schoelles Jr.
(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)

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

DATED THIS 6TH DAY OF June, 2018

Tony L. Schoelles Jr.
(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (GAS)

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

DATED THIS 6TH DAY OF June, 2018

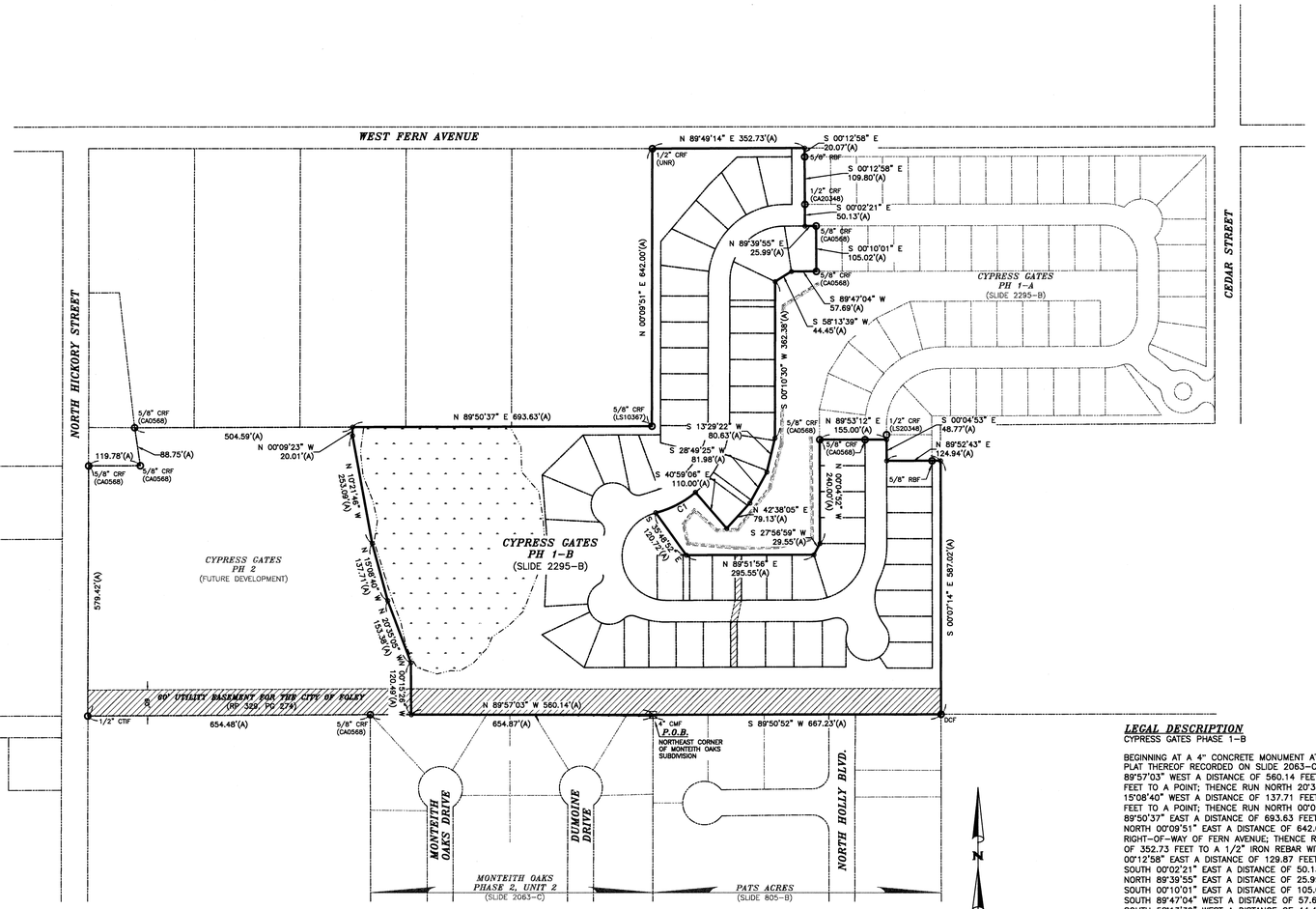
Tony L. Schoelles Jr.
(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY CENTURYLINK

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

DATED THIS 21st DAY OF May, 2018

(AUTHORIZED SIGNATURE)



OWNER/DEVELOPER

CYPRESS GATES, LLC
1318 CAMELIA BLVD
LAYFETTE, LA 70508

SURVEYOR

STUART L. SMITH
AL. LICENSE NO. 27403

SITE DATA

TAX PARCEL NO.
54-04-20-3-000-001.000
54-04-20-3-000-003.002
54-04-20-3-000-001.060

TOTAL SITE AREA = 32.98 ACRES±
TOTAL NUMBER OF LOTS = 59
SMALLEST LOT = LOT 94, (5,346 S.F.±)
LARGEST LOT = LOT 49, (11,070 S.F.±)
TOTAL COMMON AREA = 10.05 ACRES± (437,725 S.F.±)
TOTAL LINEAR FEET OF STREET = 2,058 LINEAR FEET

ZONING
P.U.D. – PLANNED UNIT DEVELOPMENT

ZONING REQUIREMENTS
- 15' REAR SETBACK
- 5' SIDE SETBACK
- 20' FRONT SETBACK

GENERAL NOTES
- ALL UTILITIES ARE TO BE CONSTRUCTED UNDERGROUND
- 10' UTILITY EASEMENT ALONG ALL ROAD FRONT LOT LINES
- 5' DRAINAGE & UTILITY EASEMENT ON BOTH SIDES OF ALL INTERIOR LOT LINES, UNLESS STATED OTHERWISE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE HIGHEST ADJACENT CENTERLINE OF ROADWAY.

UTILITIES
POWER – RIVIERA UTILITIES
SEWER – RIVIERA UTILITIES
WATER – RIVIERA UTILITIES
PHONE – CENTURYLINK

SHEET INDEX

SHEET 1 – PHASE 1-B BOUNDARY & SIGNITURE BLOCKS
SHEET 2 – PHASE 1-B SUBDIVISION LOTS

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(A)	ACTUAL
(R)	RECORD DEED (INSTRUMENT NO. 936577)
(P)	PLAT OF RECORD (SLIDE 2295-B)
(C)	COMPUTED
CTIF	OPEN TOP IRON PIPE FOUND
IPF	IRON PIN FOUND
CTIF	CRIMP TOP IRON PIPE FOUND
CRF	CAPPED REBAR FOUND
RBF	1/2" REBAR FOUND
CRS	1/2" CAPPED REBAR SET STAMPED CA#604
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
LS#	LICENSED PROFESSIONAL SURVEYOR'S NUMBER
CA#	CERTIFICATE OF AUTHORIZATION NUMBER
(DIST)	DISTURBED
(REF)	REFERENCE CORNER SET ON LINE
(UNR)	UNREADABLE
INST #	INSTRUMENT NUMBER
SECT.	SECTION
T–	TOWNSHIP
R–	RANGE
–O–	POWER POLE
←—	GUY WIRE
R/W	RIGHT-OF-WAY
R.O.W.	RIGHT-OF-WAY
○	FIRE HYDRANT
–σ	SIGN
TP	TELEPHONE PEDESTAL
EM	ELECTRIC METER BOX
AC	AIR CONDITIONER
JB	JUNCTION BOX (VAULT)
EL./ELEV	ELEVATION
INV	INVERT
	EASEMENT
TB	TELEPHONE BOX (VAULT)
WM	WATER METER
SV	SANITARY SEWER VALVE
WV	WATER VALVE
GV	GAS VALVE
TR	TRANSFORMER BOX
LP	LIGHT POLE
CATV	CABLE TV BOX
EB	ELECTRIC BOX
EP	ELECTRIC PANEL
IRV	IRRIGATION CONTROL VALVE
SMH	SANITARY SEWER MANHOLE
DMH	STORM DRAIN MANHOLE
TMH	TELEPHONE MANHOLE
CO	SEWER CLEANOUT
SGP	SEWER GRINDER PUMP
GT	GREASE TRAP
FP	FLAG POLE
GM	GAS LINE SIGN MARKER
TM	TELEPHONE SIGN MARKER
WM	WATERLINE MARKER
FM	FIBER OPTIC LINE MARKER
(EX.)	EXCEPTION
—FO—	UNDERGROUND FIBER OPTIC LINE
—OE—	OVERHEAD ELECTRIC
—BE—	BURIED ELECTRIC LINE
—UT—	UNDERGROUND TELEPHONE LINE
—S—	UNDERGROUND SEWER LINE
—W—	UNDERGROUND WATERLINE
—G—	UNDERGROUND GAS LINE
—TV—	UNDERGROUND TELEVISION
⊠ ##.##	SPOT GRADE ELEVATIONS
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE

*NOTE:
ALL LOT CORNERS ARE "CRS" UNLESS OTHERWISE STATED.

GENERAL SURVEYORS NOTES

1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
2. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
3. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 06/13/17.
4. ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
5. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
6. THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A DESIGNATION OF FLOOD ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01003C0815L, WITH A REVISED DATE OF IDENTIFICATION OF JULY 17, 2007, FOR COMMUNITY NO. 010007, IN BALDWIN COUNTY, STATE OF ALABAMA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
8. ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON 05/23/2017 (TICKET # 171430976 & 171430981). ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN HEREON WERE NOT MARKED AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE 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, BUT THE UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD.
9. THE SURVEYED PROPERTY LIES WITHIN SECTION 20, TOWNSHIP 7 SOUTH, RANGE 4 EAST.

GRAPHIC SCALE
160 0 160
(IN FEET)
1 inch = 160 ft.

LEGAL DESCRIPTION

CYPRESS GATES PHASE 1-B

BEGINNING AT A 4" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF MONTEITH OAKS SUBDIVISION AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2063-C IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°57'03" WEST A DISTANCE OF 560.14 FEET TO A POINT; THENCE RUN NORTH 00°15'26" WEST A DISTANCE OF 120.49 FEET TO A POINT; THENCE RUN NORTH 20°35'05" WEST A DISTANCE OF 153.38 FEET TO A POINT; THENCE RUN NORTH 15°08'40" WEST A DISTANCE OF 137.71 FEET TO A POINT; THENCE RUN NORTH 10°21'46" WEST A DISTANCE OF 253.09 FEET TO A POINT; THENCE RUN NORTH 00°09'23" WEST A DISTANCE OF 20.01 FEET TO A POINT; THENCE RUN NORTH 89°50'37" EAST A DISTANCE OF 693.63 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED LS#10367; THENCE RUN NORTH 00°09'51" EAST A DISTANCE OF 642.00 FEET TO A 1/2" IRON REBAR WITH AN ILLEGIBLE CAP AT THE SOUTH RIGHT-OF-WAY OF FERN AVENUE; THENCE RUN NORTH 89°49'14" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 352.73 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°12'58" EAST A DISTANCE OF 129.87 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED LS#20348; THENCE RUN SOUTH 00°02'21" EAST A DISTANCE OF 50.13 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN NORTH 89°39'55" EAST A DISTANCE OF 25.99 FEET TO A 5/8" IRON REBAR WITH CAP STAMPED CA#568; THENCE RUN SOUTH 00°10'01" EAST A DISTANCE OF 105.02 FEET TO A 5/8" IRON REBAR WITH CAP STAMPED CA#568; THENCE RUN SOUTH 89°47'04" WEST A DISTANCE OF 57.69 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN SOUTH 58°13'39" WEST A DISTANCE OF 44.45 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN SOUTH 00°10'30" WEST A DISTANCE OF 362.38 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN SOUTH 13°29'22" WEST A DISTANCE OF 80.63 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN SOUTH 28°49'25" WEST A DISTANCE OF 81.98 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN SOUTH 42°38'05" WEST A DISTANCE OF 79.13 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN NORTH 40°59'06" WEST A DISTANCE OF 110.00 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 104.20 FEET, A CHORD BEARING SOUTH 62°52'54" WEST, AND A CHORD DISTANCE OF 103.27 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN SOUTH 35°48'52" EAST A DISTANCE OF 120.72 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN NORTH 89°51'56" EAST A DISTANCE OF 295.55 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN NORTH 27°56'59" EAST A DISTANCE OF 29.55 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN NORTH 00°04'52" WEST A DISTANCE OF 240.00 FEET TO A 5/8" IRON REBAR WITH CAP STAMPED CA#568; THENCE RUN NORTH 89°53'12" EAST A DISTANCE OF 155.00 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN SOUTH 00°04'53" EAST A DISTANCE OF 48.77 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN NORTH 89°52'43" EAST A DISTANCE OF 124.94 FEET TO A 1/2" IRON REBAR WITH CAP STAMPED CA#604; THENCE RUN SOUTH 00°07'14" EAST A DISTANCE OF 587.02 FEET TO A DIGGER CHAIN (PIG TAIL); THENCE RUN SOUTH 89°50'52" WEST A DISTANCE OF 667.23 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL LYING WITHIN SECTION 20, TOWNSHIP 7 SOUTH, RANGE 4 EAST AND CONTAINING 32.98 ACRES, MORE OR LESS.
SUBJECT TO A DRAINAGE EASEMENT GRANTED TO THE CITY OF FOLEY ALONG THE SOUTH 60 FEET OF SAID DESCRIBED PARCEL, BEING THE SAME EASEMENT DESCRIBED WITHIN REAL PROPERTY BOOK 329, PAGE 274, IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.
SUBJECT TO A 15' DRAINAGE EASEMENT SHOWN AS "DRAINAGE EASEMENT NO. 1" ON THE SUBDIVISION PLAT FOR CYPRESS GATES PHASE 1-A, RECORDED ON SLIDE 2295-B IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

SURVEYOR'S CERTIFICATION

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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STUART L. SMITH, PLS
ALABAMA LICENSE NUMBER 27403

5/16/2018
DATE

*DRAWING IS INVALID WITHOUT SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR

NO.	REVISION	DATE	ENGR.

HMR
HUTCHINSON, MOORE & RAUCH, LLC
2039 MAIN STREET
DAPHNE, ALABAMA
36526
ENGINEERS ◆ SURVEYORS
TEL (251) 626-2626
FAX (251) 626-6934
daphne@hmrengineers.com

ALABAMA LICENSED No. 27403 PROFESSIONAL SURVEYOR STUART L. SMITH

4517-PLAT-PH1B
G1102/4517/10.01

CYPRESS GATES PHASE 1-B
FINAL PLAT

CLIENT	CYPRESS GATES, LLC			
SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1"=160'	May 2018	SLS	SLS	1 OF 2

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD	DISTANCE
C1	225.00'	104.20'	N62°52'54"E	103.27'
C2	175.00'	43.02'	N06°57'43"E	42.92'
C3	175.00'	36.68'	N20°00'37"E	36.62'
C4	100.00'	27.07'	N18°15'42"E	26.98'
C5	100.00'	61.41'	N07°05'07"W	60.45'
C6	100.00'	24.72'	N31°45'37"W	24.66'
C7	50.00'	41.57'	N15°01'30"W	40.38'
C8	50.00'	41.47'	N32°33'07"E	40.29'
C10	50.00'	16.15'	S09°07'01"W	16.08'
C11	25.00'	54.79'	S44°24'49"E	44.46'
C12	175.00'	26.95'	N77°12'58"E	26.92'
C13	189.44'	32.39'	S82°41'20"E	32.35'
C14	189.44'	30.83'	S73°07'44"E	30.80'
C15	25.00'	29.45'	N80°20'01"E	27.78'
C16	50.00'	56.39'	N78°53'46"E	53.45'
C17	50.00'	37.93'	S47°03'44"E	37.03'
C19	50.00'	55.87'	S28°45'15"W	53.01'
C20	20.00'	26.74'	S22°27'47"W	24.79'
C21	153.00'	60.86'	S04°26'46"E	60.46'
C22	153.00'	32.58'	S13°02'57"W	32.51'
C23	25.00'	32.14'	S17°41'09"E	29.98'
C24	50.00'	67.41'	S15°54'00"E	62.42'
C25	50.00'	38.59'	S44°49'56"W	37.64'
C26	50.00'	65.76'	N75°22'36"W	61.12'
C27	25.00'	30.48'	N72°37'41"W	28.63'
C28	175.00'	8.26'	S71°05'15"W	8.26'
C29	175.00'	130.84'	S48°18'55"W	127.82'
C30	175.00'	65.08'	S16°14'31"W	64.71'
C31	175.00'	16.53'	S02°52'53"W	16.53'
C32	177.00'	22.12'	S03°45'20"W	22.11'
C33	177.00'	54.06'	S16°05'09"W	53.85'
C34	177.00'	54.12'	S33°35'41"W	53.91'
C35	177.00'	54.12'	S51°06'49"W	53.91'
C36	177.00'	54.12'	S68°37'57"W	53.91'
C37	177.00'	38.45'	S83°36'54"W	38.37'
C38	127.00'	153.05'	N55°18'51"E	143.95'
C39	127.00'	45.69'	N10°28'57"E	45.45'
C41	225.00'	48.51'	N15°05'37"E	48.42'
C43	225.00'	47.80'	N43°31'42"E	47.71'
C45	125.00'	159.25'	S36°24'55"W	148.69'
C46	125.00'	36.99'	S81°23'20"W	36.85'
C47	225.00'	48.50'	N27°26'45"E	48.41'
C48	50.00'	19.26'	S14°17'41"E	19.14'
C49	175.00'	25.16'	N85°44'47"E	25.14'
C50	225.00'	34.33'	N04°32'45"E	34.29'
C51	225.00'	15.00'	N35°31'53"E	15.00'
C52	103.00'	277.14'	N00°56'08"W	200.79'
C53	103.00'	21.78'	N84°04'33"W	21.74'

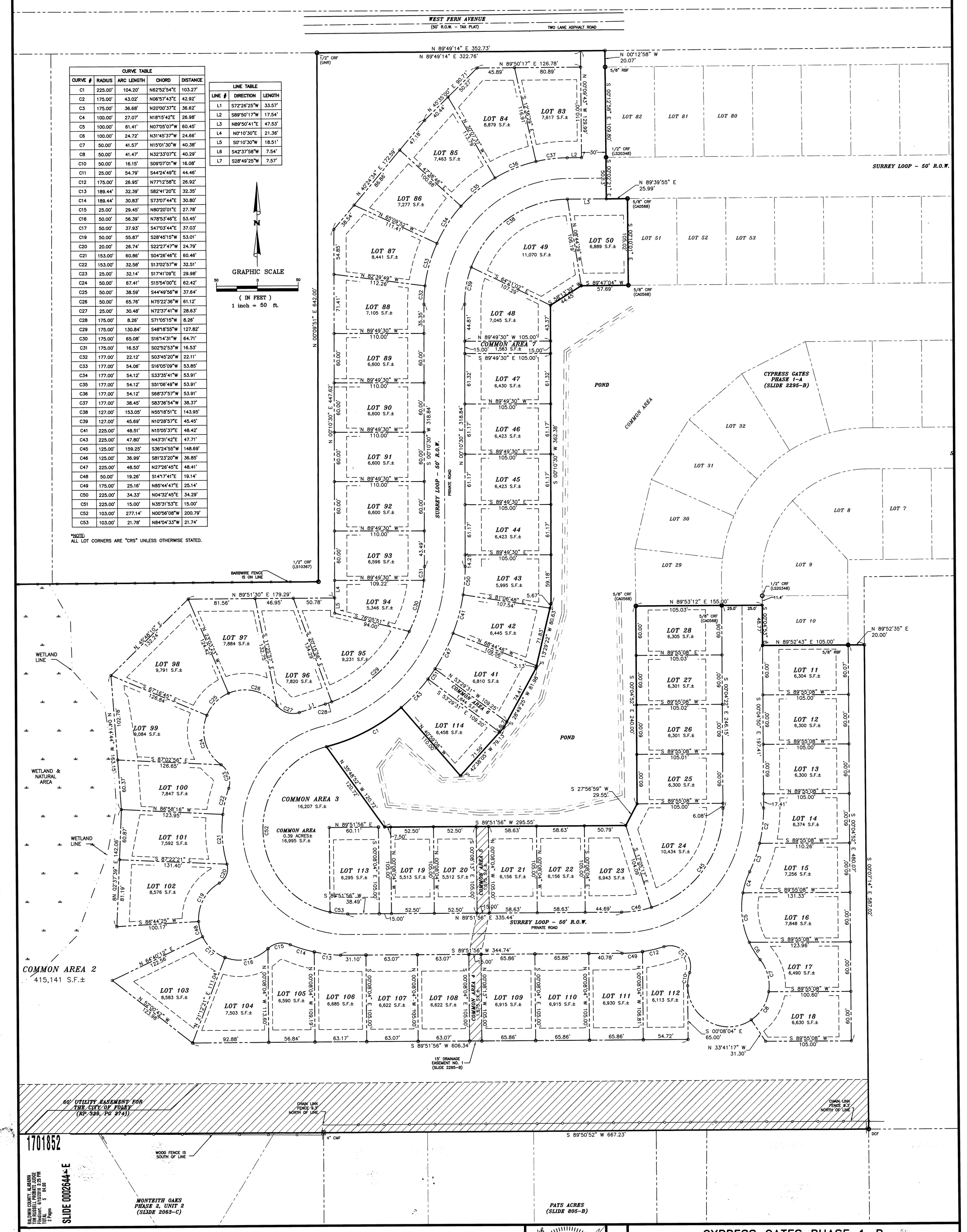
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S72°26'25"W	33.57'
L2	S89°50'17"W	17.54'
L3	N89°50'41"E	47.53'
L4	N0°10'30"E	21.36'
L5	S0°10'30"W	18.51'
L6	S42°37'58"W	7.54'
L7	S28°49'25"W	7.57'

GRAPHIC SCALE

50 0 50

(IN FEET)
1 inch = 50 ft.

*NOTE:
ALL LOT CORNERS ARE "CRS" UNLESS OTHERWISE STATED.



1701852

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/Cert. 07/02/2018 3:25 PM
TOTAL $ 84.00
2 Pages

SLIDE 0002644-E

HMR

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4517-PLAT-PH1B
G1102/4517/10.01

CYPRESS GATES PHASE 1-B
FINAL PLAT
CYPRESS GATES, LLC

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1"=50'	MAY 2018	SLS	SLS	2 OF 2