

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	150.00	10.98	N01°30'56"W	10.98
C2	150.00	10.26	N05°34'22"W	10.26
C3	150.00	50.23	S32°18'39"E	50.00
C4	150.00	50.23	S51°39'56"E	50.00
C5	150.00	50.23	S70°11'14"E	50.00
C6	150.00	23.92	N84°51'00"W	23.90
C7	25.00	39.27	S44°25'07"E	35.36
C8	150.00	132.62	N05°38'58"W	132.75
C9	150.00	132.62	N76°39'36"E	132.75
C10	150.00	146.92	S49°00'00"E	146.72
C11	150.00	149.71	S67°27'14"E	149.48
C12	150.00	134.17	S83°28'56"E	134.10
C13	150.00	6.46	S88°45'59"W	6.46
C14	150.00	50.23	N77°56'20"E	50.00
C15	150.00	50.23	N58°45'03"E	50.00
C16	150.00	50.23	N39°33'45"E	50.00
C17	150.00	50.23	N20°22'28"E	50.00
C18	150.00	26.70	N05°40'51"E	26.67
C19	100.00	131.91	N08°34'31"E	131.77
C20	100.00	124.16	S54°25'55"W	116.33
C21	100.00	124.03	N54°28'06"W	116.23
C22	100.00	134.07	N01°40'00"E	133.99
C23	25.00	39.27	N45°34'53"E	35.36
C24	100.00	111.01	S57°36'55"E	105.40
C25	100.00	146.07	N12°36'55"W	145.66
C26	125.00	119.38	N44°29'07"E	117.78
C27	125.00	119.38	S44°29'07"E	117.77
C28	125.00	195.08	N45°17'27"E	175.88
C29	150.00	139.75	S15°07'29"E	139.64

LINE BEARING	DISTANCE
L1	N32°02'24"E 126.95'

SITE DATA

CURRENT ZONING: UNZONED, PLANNING DISTRICT 18
 LN. FT. STREETS: 3,642 LF
 NUMBER OF LOTS: 101
 DENSITY: 3.2 UNITS/AC
 SMALLEST LOT: 7,688 SF
 LARGEST LOT: 12,191 SF
 COMMON AREA: 7.95 AC (25.8%)
 DETENTION: 2.73 AC
 TOTAL AREA: 30.77 AC

SURVEYOR/ENGINEER:

DEWBERRY
 25353 FRIENDSHIP ROAD DAPHNE, AL 36526
 VICTOR L. GERMAIN, PLS LIC. NO. 38473
 JASON N. ESTES, PE LIC. NO. 22714

OWNER:

RIVER OAKS DEVELOPMENT, LLC
 1321 OCHSNER BLVD., SUITE 201
 COVINGTON, LA 70433
 05-54-05-22-0-000-004.000

SETBACKS:

FRONT: 30 FT
 REAR: 30 FT
 SIDE: 10 FT
 SIDE STREET: 20 FT
 (UNLESS OTHERWISE SHOWN)

UTILITY PROVIDERS:

BROADBAND SERVICE: C-SPIRE
 WATER SERVICE: RIVIERA UTILITIES
 SEWER SERVICE: RIVIERA UTILITIES
 ELECTRIC SERVICE: RIVIERA UTILITIES

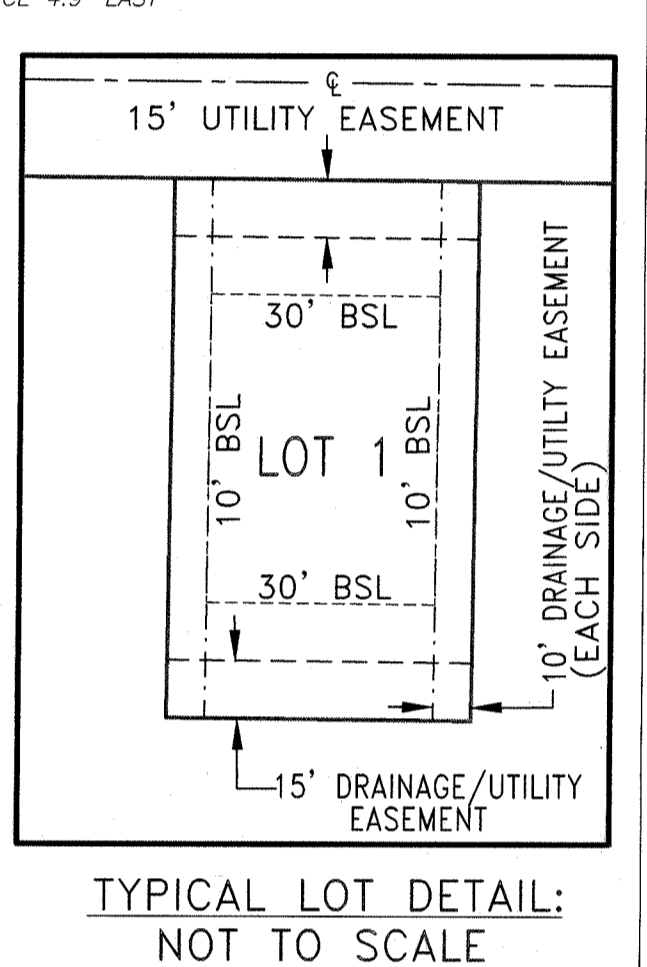
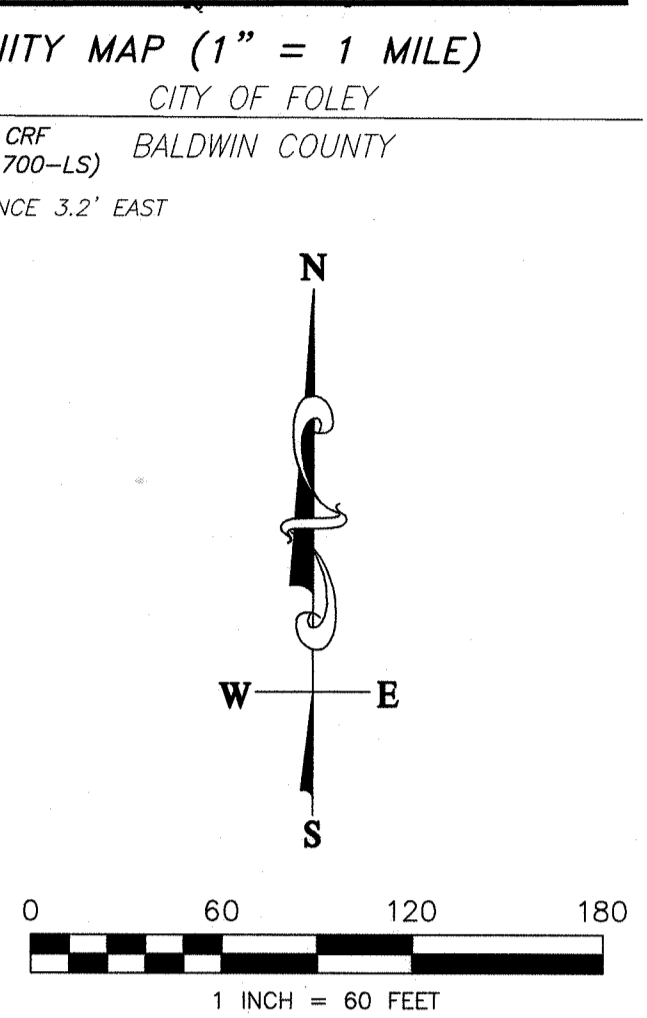
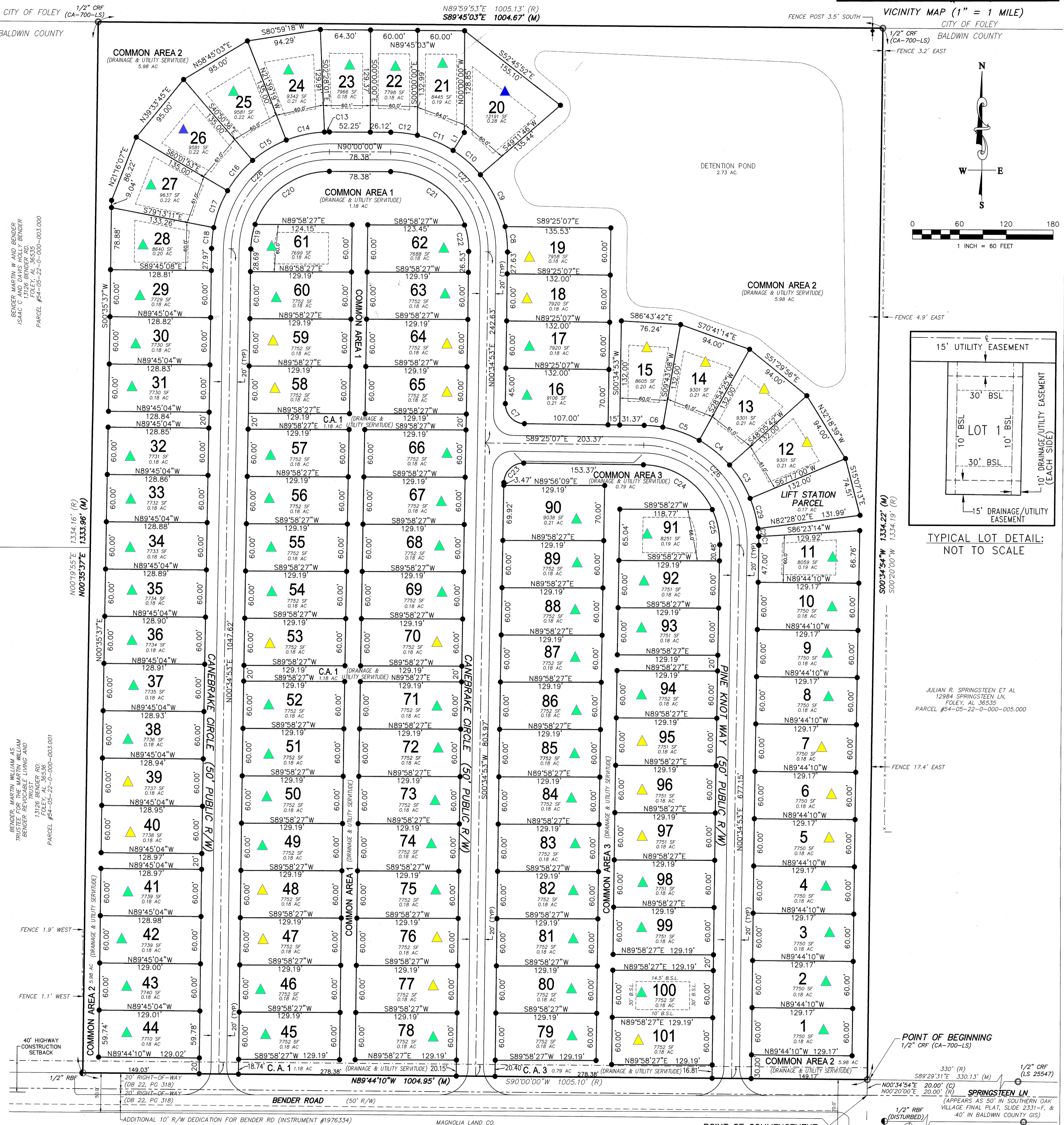
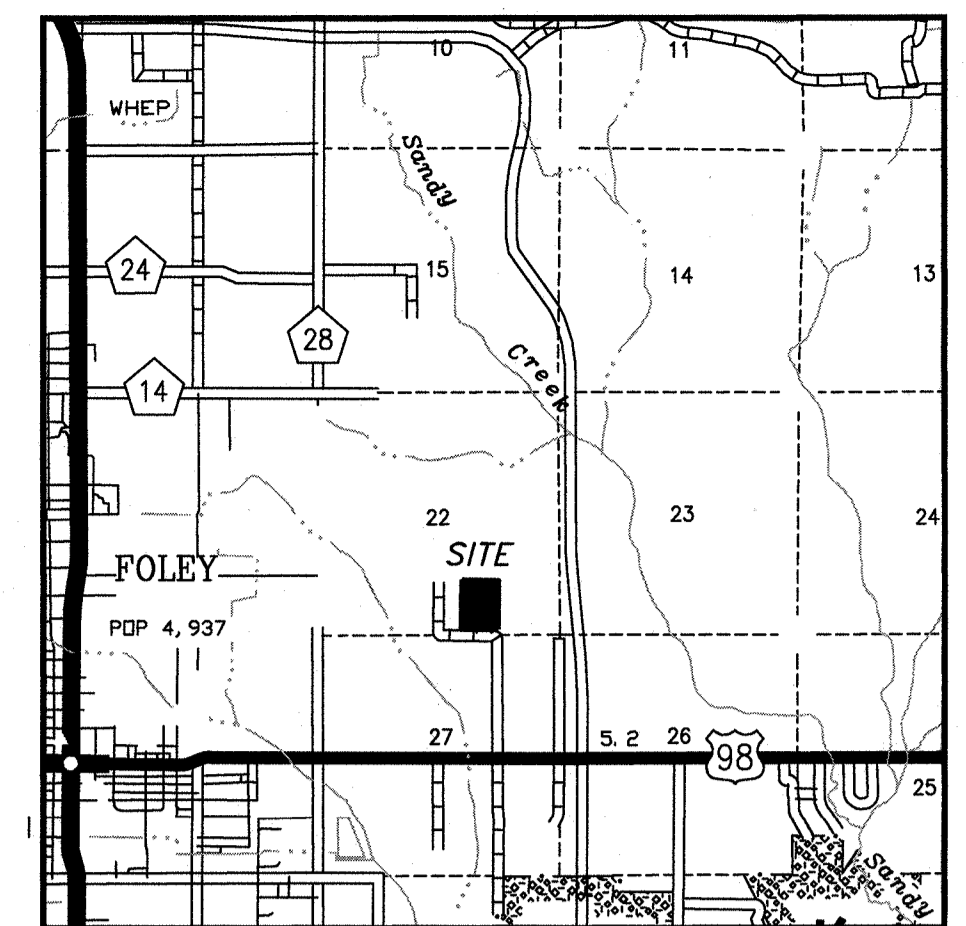
PROPERTY IS LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH,
 RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

2161011

BALDWIN COUNTY, ALABAMA
 HARRY D'OLIVE, JR. PROBATE JUDGE
 Filed: 12/11/2024 10:38 AM
 TOTAL \$126.00 2 Pages
 SLIDE 002981-A



SPRINGDALE STORES, INC.
 P.O. BOX 16126,
 MOBILE, AL 36616
 PARCEL #54-05-22-0-000-001.001



SURVEYOR'S CERTIFICATE:
 STATE OF ALABAMA
 COUNTY OF BALDWIN
 WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:
 COMMENCING AT THE PURPORTED SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°34'54\"/>

SURVEYOR'S NOTES:
 1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
 2. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
 3. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
 4. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
 5. SURVEY WAS CONDUCTED ON NOVEMBER 4, 2021; AND IS RECORDED IN FIELD BOOK #833, AT PAGE 39, AND IN AN ELECTRONIC DATA FILE.
 6. BEARINGS AND DISTANCES SHOWN HEREON WERE \"COMPUTED\" FROM ACTUAL FIELD TRAVEL.
 7. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
 8. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 (GEOID 18).
 9. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
 10. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

LEGEND:
 CRF = CAPPED REBAR FOUND
 RBF = REBAR FOUND
 CRS = 5/8\"/>

EASTGATE BEND SUBDIVISION

FINAL PLAT
 OCTOBER 21, 2024 - SHEET 1 OF 2 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	C.C.B.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ MGR	C.C.B.



25353 Friendship Road Daphne, AL 36526
 251.990.9950 fax 251.929.9815

SCALE	1" = 60'
PROJ. NO.	50151261
FILE	FINAL PLAT
SHEET	1 OF 2

2161011
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed cert. 12/11/2024 10:35 AM
TOTAL \$126.00 2 Pages
SLIDE 0002981-B

IT IS THE EXPECTATION OF THE COUNTY PLANNING AND ZONING DEPARTMENT THAT THIS SUBDIVISION PLAT WILL BE RECORDED AS A SLIDE WITH THE OFFICE OF THE JUDGE OF PROBATE

CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING:
THE UNDERSIGNED, AS AUTHORIZED BY 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 18th DAY OF November 20 24

Samantha Roberts SW
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY C. S. S. S. (BROADBAND):

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

THIS 14th DAY OF November 20 24

[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF EASTGATE BEND SUBDIVISION, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION.

THIS 2nd DAY OF December 20 24

Calvin L. Horn
CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER):

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

THIS 5th DAY OF NOVEMBER 20 24

[Signature]
AUTHORIZED REPRESENTATIVE

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 25th DAY OF NOVEMBER 20 24

[Signature] FOR CHAD CHRISTIAN
DEPT. CITY ENGINEER

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER):

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

THIS 5th DAY OF NOVEMBER 20 24

[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 1st DAY OF December 20 24

[Signature]
PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):

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

THIS 28th DAY OF October 20 24

[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

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

DATED THIS 10th DAY OF DECEMBER 20 24

[Signature]
COUNTY ENGINEER JN

CERTIFICATION OF OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT 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 6th DAY OF November 20 24

BY: RIVER OAKS DEVELOPMENT, LLC
BY: *[Signature]*
ITS: MANAGER

GENERAL NOTES:

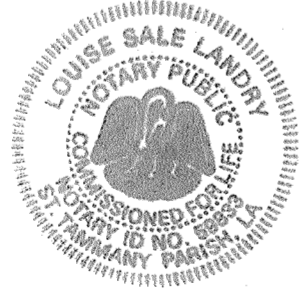
1. THERE IS DEDICATED HERewith A 15 FOOT UTILITY EASEMENT ON THE REAR LOT LINES AND ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS.
2. THERE IS DEDICATED HERewith A 20 FOOT (10 FEET EACH SIDE) DRAINAGE/UTILITY EASEMENT ALONG ALL INTERIOR REAR AND SIDE LOT LINES.
3. DRAINAGE EASEMENTS AND COMMON AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO MAINTAIN.
4. THE DRAINAGE EASEMENTS AND COMMON AREAS WILL BE DEDICATED FOR OWNERSHIP AND MAINTENANCE TO EASTGATE OWNERS ASSOCIATION, INC., AN ALABAMA NON-PROFIT CORPORATION.
5. ALL LOTS SHALL BE ACCESSED VIA INTERNAL SUBDIVISION ROADS.
6. MAINTENANCE AND UPKEEP OF THE ASPHALT FOR THE CBU PARKING SHALL BE THE RESPONSIBILITY OF THE EASTGATE HOA.

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA Louisiana
COUNTY OF BALDWIN ST. Tammany
I, *Louise Sale Landry* NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT *Dawn T. Hovick* WHOSE NAME AS *Manager* IS OF *River Oaks Development* IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 6th DAY OF November 20 24

[Signature]
NOTARY PUBLIC



EASTGATE BEND SUBDIVISION

FINAL PLAT
OCTOBER 21, 2024 - SHEET 2 OF 2 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	C.C.B.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ MGR	C.C.B.
 25353 Friendship Road Daphne, AL 36526 251-990-9950 fax 251-919-9815					SCALE 1" = 60'
					PROJ. NO. 50151261
					FILE PRELIM PLAT
					SHEET 2 OF 2