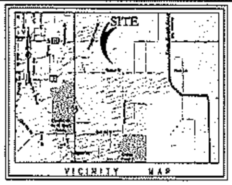
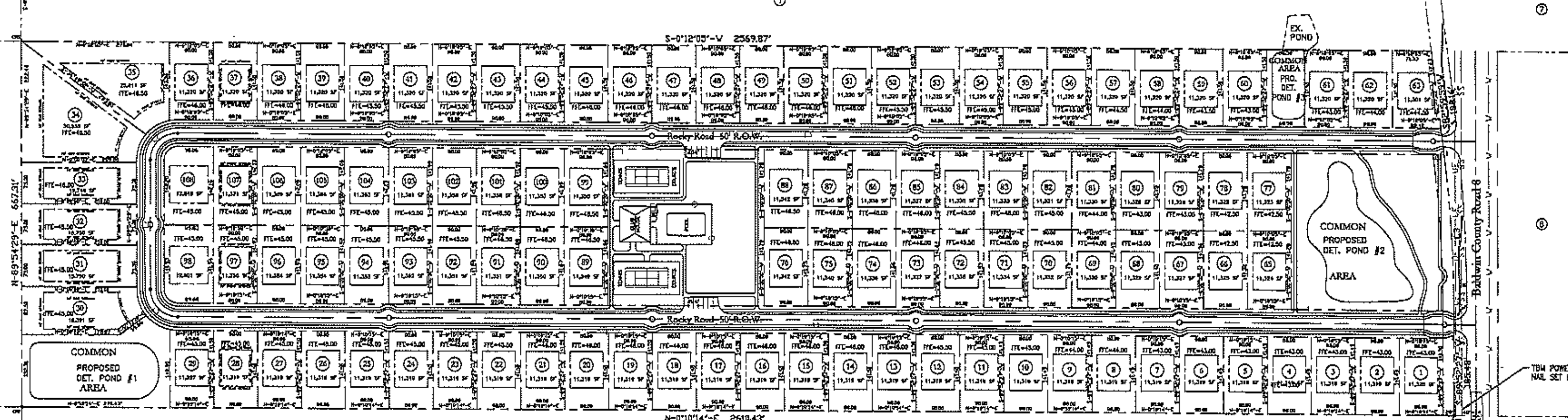


Stonegate Estates

Gulf Shores, Alabama

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



NOTES:

1. ALL ROADS & RIGHT OF WAYS SHOWN ON THIS PLAT ARE PUBLIC AND WILL BE SUBJECT TO MAINTENANCE BY THE CITY OF GULF SHORES, ALABAMA.
2. A 10' UTILITY EASEMENT TO BE PLACED ON THE FRONT OF EACH LOT.
3. THE PROPERTY SHOWN HEREIN IS IN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM RATE MAP, COMMUNITY-PANEL NUMBER 01003C0808K CITY OF GULF SHORES, ALABAMA DATED JUNE 17, 2002
4. MAINTAIN A 15 FOOT ACCESS FOR MAINTENANCE AROUND DETENTION PONDS.
5. THERE SHALL BE A 5 FOOT DRAINAGE EASEMENT ON EACH SIDE OF YARD LOT LINES FOR DRAINAGE.
6. LOT 64 HAS BEEN OMITTED.
7. THERE SHALL BE A 5' DRAINAGE AND UTILITY EASEMENT ON THE FRONT OF EACH LOT.

2306-F

State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on:
2006 December - 1 12:47PM
Instrument Number 1017221 Pages 1
Recording 100.00 Mortgage
Deed Min Tax
Index 5.00
Archive 5.00
Adrian T. Johns, Judge of Probate

LINE TABLE		
LINE	LENGTH	BEARING
L1	2323.58	S00°10'15"W
L2	234.14	S89°34'23"W
L3	2324.69	S00°12'05"W

CURVE TABLE					
NUMBER	CHORD LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	TANGENT
C1	78.31	50.00	102°44'15"	S45°02'22"W	49.77
C2	78.80	50.00	90°17'35"	N44°56'43"W	50.28
C3	294.39	2450.00	6°53'29"	S88°26'13"W	147.40

LEGEND

OTIF	OPEN TOP IRON FOUND
CTIF	CRIMP TOP IRON FOUND
CRF	CAPPED REBAR FOUND
RF	REBAR FOUND
CRS	CAPPED REBAR SET
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
PP	POWER POLE
FRRS	FOUND RAILROAD SPIKE
POC	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
	FENCELINE
	PROPERTY LINE
(R)	RECORD
(A)	ACTUAL
FL	FENCE LINE
FP	FENCE POST
	ADJACENT PROPERTY LINE
	EXISTING GAS LINE
— V —	EXISTING WATER LINE
— SS —	EXISTING SEWER LINE
— UE —	EXISTING ELECTRICAL

ADJACENT PROPERTY OWNERS

1. 05-61-05-22-0-000-002.000 PREMIERE PARTNERS III LIMITED PARTNERSHIP C/O WESTCHESTER REAL ESTATE CHAMPAIGN, IL 61826
2. 05-61-05-22-0-000-003.000 LIPSCOMB, FREDDIE A JR 21030 KELLER RD FOLEY, AL 36535
3. 05-61-05-21-1-001-014.000 GULF CROWN, INC C/O JOE RALEY GULF SHORES, AL 36547
4. 05-61-05-21-4-001-001.000 GULF CROWN, INC C/O JOE RALEY GULF SHORES, AL 36547
5. 05-61-08-28-1-001-001.000 TURF PROPERTIES #2 LLC 104 COTTON CREEK DR GULF SHORES, AL 36542
6. 05-61-08-27-2-001-008.000 TURF PROPERTIES #2 LLC 104 COTTON CREEK DR GULF SHORES, AL 36542
7. 05-61-08-27-2-001-002.000 QUINTINI, AUDRAE A P O BOX 332 BAY SAINT LOUIS, MS 39520

CERTIFICATE OF APPROVAL BY BCT/DSST

AS AUTHORIZED BY BSI/DSST THE UNDERSIGNED HEREBY CERTIFIES THE APPROVAL OF THE ABOVE FINAL SUBDIVISION PLAT FOR RECORDATION WITH RESPECT TO REQUIRED STONEGATE ESTATES UTILITY IMPROVEMENTS AND FURTHER CERTIFIES THAT ALL SUCH REQUIRED STONEGATE ESTATES UTILITY IMPROVEMENTS AS ARE DELINEATED ON THAT CERTAIN PRELIMINARY PLAT APPROVED BY THE PLANNING COMMISSION ON __/__/__ HAVE BEEN COMPLETED IN A MANNER ACCEPTABLE TO BSI/DSST OR THAT, IF A PERFORMANCE BOND OR OTHER MEANS OF PERFORMANCE GUARANTY HAS BEEN PROVIDED IN LIEU OF COMPLETION OF SOME OR ALL OF SUCH REQUIRED STONEGATE ESTATES UTILITY IMPROVEMENTS PRIOR TO FINAL PLAT APPROVAL WITH THE CONSENT OF THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, THE CONDITIONS AND AMOUNT OF SUCH PERFORMANCE GUARANTY WITH RESPECT TO THOSE REQUIRED STONEGATE ESTATES UTILITY IMPROVEMENTS, IF ANY, THAT HAVE NOT BEEN ACCEPTABLY COMPLETED AS OF THE DATE OF THIS CERTIFICATE AND DEEMED ADEQUATE BY AND ARE ACCEPTABLE TO BSI/DSST.

DATE: 11/28/06
BSI/DSST
BY: [signature]
ITS (TITLE) CEO

CERTIFICATE OF APPROVAL BY BALDWIN EMC

AS AUTHORIZED BY GULFTEL, THE UNDERSIGNED HEREBY CERTIFIES THE APPROVAL OF THE ABOVE FINAL SUBDIVISION PLAT FOR RECORDATION WITH RESPECT TO REQUIRED STONEGATE ESTATES UTILITY IMPROVEMENTS AND FURTHER CERTIFIES THAT ALL SUCH REQUIRED STONEGATE ESTATES UTILITY IMPROVEMENTS AS ARE DELINEATED ON THAT CERTAIN PRELIMINARY PLAT APPROVED BY THE PLANNING COMMISSION ON 11/27/06 HAVE BEEN COMPLETED IN A MANNER ACCEPTABLE TO BALDWIN EMC OR THAT, IF A PERFORMANCE BOND OR OTHER MEANS OF PERFORMANCE GUARANTY HAS BEEN PROVIDED IN LIEU OF COMPLETION OF SOME OR ALL OF SUCH REQUIRED STONEGATE ESTATES UTILITY IMPROVEMENTS PRIOR TO FINAL PLAT APPROVAL WITH THE CONSENT OF THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, THE CONDITIONS AND AMOUNT OF SUCH PERFORMANCE GUARANTY WITH RESPECT TO THOSE REQUIRED STONEGATE ESTATES UTILITY IMPROVEMENTS, IF ANY, THAT HAVE NOT BEEN ACCEPTABLY COMPLETED AS OF THE DATE OF THIS CERTIFICATE AND DEEMED ADEQUATE BY AND ARE ACCEPTABLE TO BALDWIN EMC.

DATE: 11/27/06
BALDWIN EMC
BY: John Mitchell
ITS (TITLE) Field Eng.

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS OF GULF SHORES, ALABAMA

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

Charles P. Hamilton 12/1/2006
DATE

GULF SHORES UTILITIES

THE UTILITIES BOARD OF THE CITY OF GULF SHORES HEREBY CERTIFIES THAT, AS OF THIS DATE OF 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 ON 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.

[signature] 11/9/06
MANAGER DATE

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 THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

[signature] 12-1-06
CHAIRMAN DATE

CERTIFICATE OF APPROVAL BY THE COORDINATOR OF COMMUNITY DEVELOPMENT OF GULF SHORES, ALABAMA

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

[signature] 12-01-06
COORDINATOR OF COMMUNITY DEVELOPMENT DATE

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

STATE OF ALABAMA
COUNTY OF BALDWIN

I, WILLIAM WALTER BOLTON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 24129, HEREBY CERTIFY THAT I HAVE DESIGNED THE IMPROVEMENTS SHOWN ON THIS PLAT IN CONFORMANCE WITH APPLICABLE CODES AND LAWS, THE PRINCIPLES OF GOOD ENGINEERING PRACTICE, AND THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF GULF SHORES OR BALDWIN COUNTY, AS APPLICABLE. I FURTHER CERTIFY THAT I HAVE INSPECTED THE CONSTRUCTION AND FIND THAT IT CONFORMS TO THE DESIGNED IMPROVEMENTS SHOWN ON THIS PLAT.

[signature] 11-27-06
ENGINEER DATE

BES, Inc
FIRM

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Barbara C. Mercurio, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Scott Haley WHOSE NAME AS manager OF THE Stone Gate Estates LLC 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 MY HAND AND OFFICIAL SEAL THIS 22 DAY OF ____, 2006.

[signature]
NOTARY PUBLIC

DEDICATION

I/WE JOE RALEY BUILDERS, AS DEVELOPER HAVE CAUSED THE LAND EMBRACED WITHIN THIS PLAT TO BE SURVEYED, STAKED AND PLATTED TO BE KNOWN AS STONEGATE ESTATES, A PART OF SECTION 22, BALDWIN COUNTY, ALABAMA AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED USE BY THE PROPERTY OWNERS ASSOCIATION.

SIGNED AND SEALED IN THE PRESENCE OF: Stone Gate Estates LLC

WITNESS ____ [signature] PROPERTY OWNER, managing member

WITNESS ____ PROPERTY OWNER

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF BALDWIN

I, B. CRAIG JOHNSON, A REGISTERED ENGINEER-SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE BELOW DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA:

Legal Description:

Commencing at the SouthWest corner of Section 22, Township 8 South, Range 4 East. Thence run North 40 feet to the North Right of Way line of Baldwin County Road No. 8., also being the Point of Beginning; Thence run North 00°10'14" East, a distance of 2610.43 feet to a point; Thence run North 89°34'29" East, a distance of 887.31 feet to a point; Thence run South 00°12'05" West, a distance of 2610.04 feet to a point on the north Right of Way line of Baldwin County Road No. 8; Thence run South 09°52'27" West, along said Right of Way, a distance of 665.81 feet to a point also being the Point of Beginning; Said land being in Section 22, Township 8 South, Range 4 East, Baldwin County, Alabama. Containing 39.94 acres more or less.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND SHOWING THE EASEMENTS, STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF THE STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS AS HEREON SHOWN.

WITNESS MY HAND THIS ____ DAY OF Nov., 2006

[signature]
B. CRAIG JOHNSON, P.L.S. AL LIC. NO. 23004

BES SURVEY, LLC SURVEYORS
P.O. BOX 1348, FAIRHOPE, AL 36533 251.929.0551
FAX: 251.929.0552 WEBSITE: www.besinc.us

SEAL

FINAL PLAT
STONEGATE ESTATES
SEC. 22, T-8-S, R-4-E
GULF SHORES, ALABAMA

DATE	DRAWN	JOB NO.
8-31-06	JLL	2005.031

SHEET SU2