

OND EAST, INCORPORATED, IN RECORDING THIS PLAT OF OND ISLAND SUBDIVISION, UNIT THIRTEEN A, HAS DESIGNATED CERTAIN AREAS OF LAND AS ROADS, EASEMENTS FOR CANALS, AND EASEMENTS FOR UTILITIES, MAINTENANCE, REPAIR, DRAINAGE AND OTHER RELATED USES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT CERTAIN RIGHTS AND EASEMENTS OF USE AND ENJOYMENT OF SAID AREAS ARE GRANTED TO THE OWNERS OF LOTS AND LIVING UNITS IN OND ISLAND SUBDIVISION AS MORE FULLY PROVIDED IN THE DECLARATION OF GENERAL COVENANTS AND RESTRICTIONS APPLICABLE TO THE ABOVE PLATTED LANDS AND LANDS TO BE ADDED THERETO; SAID DECLARATION OF GENERAL COVENANTS AND RESTRICTIONS BEING DATED ON THE 10TH DAY OF SEPTEMBER, 1973, AND RECORDED IN MISCELLANEOUS BOOK 22, PAGE 359, OF THE RECORDS IN THE OFFICE OF JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, AND THE SAME ARE HEREBY INCORPORATED AND MADE A PART OF THIS PLAT AS FULLY AS THOUGH SET OUT HEREIN IN FULL.

OND EAST, INCORPORATED, RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A COMMON RIGHT OF WAY AND EASEMENTS FOR INGRESS AND EGRESS AND EASEMENTS FOR UTILITIES, DRAINAGE, MAINTENANCE, REPAIR AND OTHER RELATED USES OVER, ALONG, ACROSS AND UNDER ALL ROADS, EASEMENTS FOR CANALS AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR ALL PURPOSES RELATED IN ANY MANNER TO THE SUBDIVISION, DEVELOPING, OR AIDING IN THE SUBDIVISION OR DEVELOPMENT OF THIS SUBDIVISION, UNIT, OR THE BALANCE OF OND ISLAND, OR ANY PART OR PARTS THEREOF BY OND EAST, INCORPORATED, OND DEVELOPMENT COMPANY, INCORPORATED, OR OTHERS. OND EAST, INCORPORATED, ALSO SPECIFICALLY RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS THE EXCLUSIVE RIGHT TO TRANSFER AND ASSIGN FULL RIGHTS OF INGRESS AND EGRESS OVER, UPON AND ACROSS ALL CANALS LOCATED WITHIN THE CANAL EASEMENTS AS SHOWN ON THIS PLAT TO ANY AND ALL PARTIES AT ITS SOLE DISCRETION, REGARDLESS OF WHETHER SAID PARTIES OUN ANY RIGHT, TITLE OR INTEREST TO LANDS WITHIN THIS SUBDIVISION. IN ADDITION THERETO, OND EAST, INCORPORATED, SPECIFICALLY RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A FREE AND UNOBSTRUCTED RIGHT OF ACCESS AT ALL TIMES SUBSEQUENT HERETO OVER, UPON AND ACROSS ANY AND ALL PARTS OF THE AREAS DESIGNATED UPON THIS PLAT AS CANAL EASEMENTS, TOGETHER WITH THE EXCLUSIVE RIGHT AT ALL TIMES TO DIG, DREDGE, EXCAVATE AND REMOVE SAND, SOIL, VEGETATION, AND ALL OTHER TYPES OF MATERIAL LYING WITHIN THE AREA OF SAID CANAL EASEMENTS TOGETHER WITH THE EXCLUSIVE RIGHT TO DEPOSIT SAID MATERIAL ON SPOIL AREAS UPON OND ISLAND OR OTHER LOCATIONS. OND EAST, INCORPORATED, FURTHER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHT, AT ALL TIMES SUBSEQUENT HERETO, TO WIDEN, DEEPEN, RELOCATE AND IN ALL OTHER WAYS ALTER OR CHANGE THE DESIGN, LOCATION AND BOUNDARIES OF ALL CANALS OR WATERWAYS LOCATED WITHIN SAID CANAL EASEMENTS, TOGETHER WITH THE SAME RIGHTS WITH REGARD TO THE JETTIES EXTENDING INTO THE WATERS ADJACENT TO SAID SUBDIVISION. OND EAST, INCORPORATED, RESERVES THE EXCLUSIVE RIGHT TO GRANT TO OTHERS EASEMENTS OF INGRESS AND EGRESS AND EASEMENTS FOR UTILITIES, DRAINAGE, MAINTENANCE, REPAIR AND OTHER RELATED USES, AND RIGHTS OF USE AND ENJOYMENT OVER, ALONG ACROSS AND UNDER ALL ROADS, CANALS AND OTHER EASEMENTS SHOWN ON THIS PLAT, WHICH SUCH GRANTS SHALL TAKE SUCH FORM AND HAVE ATTACHED THERETO SUCH TERMS, CONDITIONS AND CHARGES AS OND EAST, INCORPORATED, IN ITS SOLE DISCRETION SHALL FROM TIME TO TIME FIX AND DETERMINE. THE RIGHTS RESERVED BY OND EAST, INCORPORATED, IN AND TO SAID ROADS, CANALS AND OTHER EASEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO, THE RIGHT TO LICENSE TO USE OF SAME, THE RIGHT TO GRANT EASEMENTS AND RIGHTS IN AND TO THE SAME, WHICH MAY RUN WITH THE LAND OF THE GRANTEE, THE RIGHT TO THE ENTIRE PROCEEDS OF ANY AWARD MADE IN EMINENT DOMAIN PROCEEDING BY WHICH ANY RIGHT, TITLE OR INTEREST IN AND TO ANY ROAD, CANAL OR EASEMENT OR ANY PART OR ALL OF THE COMMON PROPERTIES OR COMMON PROPERTIES (LIMITED USE) IS CONDEMNED, AND THE RIGHT TO DEDICATE THE SAME OR ANY PART THEREOF TO ANY PUBLIC AGENCY, AUTHORITY, OR UTILITY FOR SUCH PURPOSES AND SUBJECT TO SUCH CONDITIONS AS IT MAY FIX AND DETERMINE. ALL OF THE ABOVE RIGHTS AND INTERESTS RESERVED BY OND EAST, INCORPORATED, MAY BE EXERCISED BY OND EAST, INCORPORATED WITHOUT THE CONSENT OR CONCURRENCE OF THE PROPERTY OWNERS ASSOCIATION OF OND ISLAND, INCORPORATED, OR ANY MEMBER THEREOF OR ANY OWNER OF PROPERTY OR PROPERTY RIGHTS IN THIS SUBDIVISION.

APPROVAL OF ADDITION TO EXISTING PROPERTY

PURSUANT TO THE PROVISIONS OF THE DECLARATION OF GENERAL COVENANTS REFERRED TO UPON THIS PLAT, OND DEVELOPMENT COMPANY, INCORPORATED, DOES HEREBY GIVE ITS APPROVAL IN WRITING OF THE ADDITION OF THE LANDS COMPRISING OND ISLAND SUBDIVISION, UNIT THIRTEEN A TO THE "EXISTING PROPERTIES" AS DEFINED IN THE AFORESAID DECLARATION OF GENERAL COVENANTS.

OND DEVELOPMENT COMPANY, INCORPORATED

BY: *[Signature]* AS IT'S PRESIDENT

BY: *[Signature]* AS IT'S SECRETARY

THE LANDS CONTAINED WITHIN THIS SUBDIVISION ARE AN ADDITION TO THE "EXISTING PROPERTIES" OF OND ISLAND SUBDIVISION AS DEFINED IN ARTICLE II, SECTION 1 OF THE AFORESAID DECLARATION OF GENERAL COVENANTS. OWNERS OF LOTS HEREIN WILL AUTOMATICALLY BE MEMBERS OF THE PROPERTY OWNERS ASSOCIATION OF OND ISLAND, INCORPORATED, AND SHALL BE OBLIGATED TO PAY ALL MAINTENANCE ASSESSMENTS LEVIED AGAINST SAID LOTS AS PROVIDED IN ARTICLE V OF SAID DECLARATION OF GENERAL COVENANTS, AS LAST AMENDED.

NOTES AND LIMITING CONDITIONS:

1. SHADED AREA DELINEATES THE EXTENT OF THE CANAL EASEMENT.
2. IRON PIPES SET AT LOT CORNERS ADJACENT TO STREET AND AS REFERENCE POINTS AT THE INTERSECTION OF EACH LOT LINE WITH THE CANAL EASEMENT.
3. THE U.S. CORPS OF ENGINEERS MAINTAINS THE AUTHORITY TO CLOSE OFF THE CANALS WITHIN THIS SUBDIVISION FROM BAYOU ST. JOHN IF WATER QUALITY PROBLEMS DEVELOP WHICH CANNOT BE SATISFACTORILY REMEDIED.

ACCEPTANCE OF LEITHOLDERS

WE, THE UNDERSIGNED OWNERS OF LEITS COVERING THE LAND ENCOMPASSED IN THIS PLAT OF SURVEY HEREBY ACCEPT THIS PLAT OF SURVEY TO BE TRUE AND CORRECT, AND DO HEREBY CONSENT AND AGREE TO THE SUBDIVISION OF THE PROPERTY AND CONSENT THAT SUCH USES AND PURPOSES MAY BE MADE OF ALL STREETS, ALLEYS, COMMONS AND EASEMENTS SHOWN HEREIN, AS ARE INTENDED OR SET FORTH IN THIS PLAT OF SURVEY OR AS SET FORTH IN THE DECLARATION OF GENERAL COVENANTS AND RESTRICTIONS APPLICABLE TO OND ISLAND SUBDIVISION, BALDWIN COUNTY, ALABAMA, OR THE DECLARATION OF LOCAL COVENANTS AND RESTRICTIONS APPLICABLE TO OND ISLAND SUBDIVISION, UNIT THIRTEEN A BALDWIN COUNTY, ALABAMA.

AM SOUTH BAY N.A.

BY: *[Signature]*

BY: *[Signature]*

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT *[Signature]* AND *[Signature]* WHOSE NAMES AS PRESIDENT AND SECRETARY RESPECTIVELY OF OND EAST, INCORPORATED, AN ALABAMA CORPORATION, OWNER OF THE LANDS ENCOMPASSED WITHIN THIS PLAT, I HAVE SURVEYED SAID LANDS AND HAVE PREPARED THIS PLAT, AND HAVE THEREIN, SHOWING THE SUBDIVISIONS INTO WHICH SAID LANDS HAVE BEEN DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS (THERE WILL BE NO STREETS, ALLEYS OR PUBLIC GROUNDS INTENDED TO BE DEDICATED TO THE PUBLIC IN THIS SUBDIVISION) AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND ALSO SHOWING THE RELATION OF THE LANDS SO PLATTED OR MAPPED TO THE GOVERNMENT SURVEY, AND I FURTHER CERTIFY THAT THIS PLAT OR MAP IS TRUE, CORRECT AND COMPLETED, AND THAT THIS CERTIFICATE IS ALSO SIGNED AND ACKNOWLEDGED AND ACCEPTED BY SAID OWNER.

GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF October 1985.

[Signature] 7-1-86
NOTARY PUBLIC MY COMMISSION EXPIRES

[Signature] 7-1-86
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT JERE AUSTILL, JR., AND JANE AUSTILL, WHOSE NAMES AS PRESIDENT AND SECRETARY RESPECTIVELY OF OND EAST, INCORPORATED, ARE SIGNED TO THE ACCEPTANCE BY OWNER, SHOWN HEREIN, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, THEY, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL ON THIS, 14 DAY OF October 1985.

[Signature] 7-1-86
NOTARY PUBLIC MY COMMISSION EXPIRES

CURVE DATA			
NO	DELTA	RADIUS	TANGENT
1	60° 25' 30"	233.70' E	180.01'
2	30° 51' 15"	388.16' E	98.00'

DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 33, T-8-S, R-6-E, BALDWIN COUNTY, ALABAMA; THENCE RUN N00° 24' 39" E 144.48 FEET TO A POINT; THENCE RUN N63° 14' 21" E 250.91 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; SAID POINT LOCATED ON THE CENTERLINE OF AN EIGHTY FOOT WIDE CANAL EASEMENT; THENCE CONTINUING N63° 14' 21" E ALONG SAID CENTERLINE 372.79 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 233.70 FEET; THENCE RUN EASTWARDLY ALONG THE CENTERLINE OF THE EIGHTY FOOT CANAL EASEMENT AND ALONG THE ARC OF SAID CURVE 244.72 FEET TO THE P.T. THEREOF; THENCE S51° 22' 00" E CONTINUING ALONG SAID CANAL EASEMENT 23.94 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 355.14 FEET; THENCE RUN SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 61.44 FEET TO A POINT; THENCE RUN S28° 43' 15" W ALONG THE WESTERLY LINE OF OND ISLAND SUBDIVISION UNIT ELEVEN, 144.23 FEET TO A POINT; THENCE RUN S42° 44' 08" W 144.84 FEET TO A POINT; THENCE RUN ALONG THE SOUTH AND EAST RIGHT OF WAY LINE OF PROPOSED RIVER COVE DRIVE S43° 14' 21" W 229.27 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.0 FEET; THENCE RUN SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 55.93 FEET TO THE P.T. THEREOF; THENCE RUN S14° 54' 09" E 44.78 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.0 FEET; THENCE RUN SOUTHWARDLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO THE P.T. THEREOF; SAID P.T. BEING LOCATED ON THE NORTH BOUNDARY OF 95.0 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.0 FEET; THENCE RUN N04° 54' 09" W ALONG THE WEST RIGHT OF WAY LINE OF SAID RIVER COVE DRIVE 134.19 FEET TO A POINT; THENCE RUN N34° 45' 39" W 250.94 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE - SIGNED BY OWNER

I, SIDNEY J. ORRELL JR., A REGISTERED LAND SURVEYOR (ALA. REG. NO. 9982) HEREBY CERTIFY THAT AT THE INSTANCE OF OND EAST, INCORPORATED, AN ALABAMA CORPORATION, OWNER OF THE LANDS ENCOMPASSED WITHIN THIS PLAT, I HAVE SURVEYED SAID LANDS AND HAVE PREPARED THIS PLAT, AND HAVE THEREIN, SHOWING THE SUBDIVISIONS INTO WHICH SAID LANDS HAVE BEEN DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS (THERE WILL BE NO STREETS, ALLEYS OR PUBLIC GROUNDS INTENDED TO BE DEDICATED TO THE PUBLIC IN THIS SUBDIVISION) AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND ALSO SHOWING THE RELATION OF THE LANDS SO PLATTED OR MAPPED TO THE GOVERNMENT SURVEY, AND I FURTHER CERTIFY THAT THIS PLAT OR MAP IS TRUE, CORRECT AND COMPLETED, AND THAT THIS CERTIFICATE IS ALSO SIGNED AND ACKNOWLEDGED AND ACCEPTED BY SAID OWNER.

[Signature] 7-1-86
SIDNEY J. ORRELL, JR. ALA. REG. NO. 9982

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT JERE AUSTILL, JR., AND JANE AUSTILL, WHOSE NAMES AS PRESIDENT AND SECRETARY RESPECTIVELY OF OND EAST, INCORPORATED, ARE SIGNED TO THE ACCEPTANCE BY OWNER, SHOWN HEREIN, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, THEY, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS, 14 DAY OF October 1985.

[Signature] 7-1-86
NOTARY PUBLIC MY COMMISSION EXPIRES

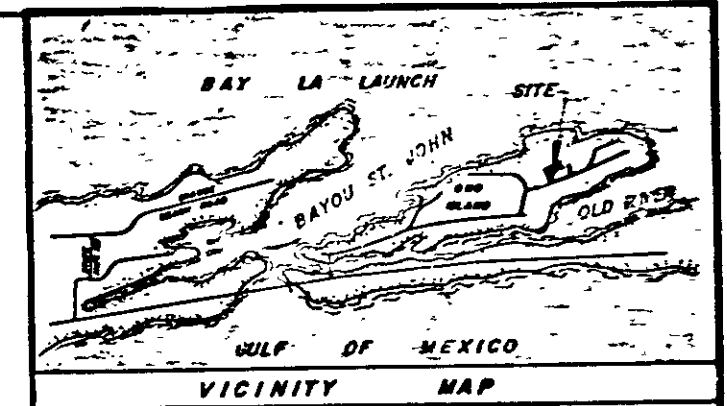
[Signature] 7-1-86
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT JERE AUSTILL, JR., AND JANE AUSTILL, WHOSE NAMES AS PRESIDENT AND SECRETARY RESPECTIVELY OF OND EAST, INCORPORATED, ARE SIGNED TO THE ACCEPTANCE BY OWNER, SHOWN HEREIN, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, THEY, AS SUCH OFFICERS AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS, 14 DAY OF October 1985.

[Signature] 7-1-86
NOTARY PUBLIC MY COMMISSION EXPIRES



ALL OF THIS SUBDIVISION (OND ISLAND, UNIT THIRTEEN A) IS LOCATED IN FLOOD HAZARD AREA ZONE "A" AS DEFINED BY THE FEDERAL INSURANCE ADMINISTRATION BALDWIN COUNTY, ALABAMA (F.I.A. FLOOD HAZARD BOUNDARY MAPS, DATE OF IDENTIFICATION JANUARY 2, 1985.)

APPROVED: OND ISLAND WATER AND SEWER AUTHORITY

BY: *[Signature]*

DATE: 10/14/85

APPROVED: BALDWIN COUNTY PLANNING COMMISSION

BY: *[Signature]*

DATE: 11/13/85

APPROVED: BALDWIN COUNTY HEALTH DEPARTMENT

BY: *[Signature]*

DATE: 10/14/85

APPROVED: BALDWIN COUNTY ENGINEERING DEPARTMENT

BY: *[Signature]*

DATE: Nov 13, 1985

APPROVED: BALDWIN COUNTY ELECTRIC MEMBERSHIP CORPORATION

BY: *[Signature]*

DATE: 10-15-85

OND ISLAND SUBDIVISION, UNIT THIRTEEN - A

LOCATED IN BALDWIN COUNTY, ALABAMA

POLYSURVEYING OF MOBILE

2400 GOVERNMENT BOULEVARD

MOBILE, ALABAMA

DATE: JUNE 1, 1986

NUMBER OF LOTS: 12

SHEET 1 OF 1