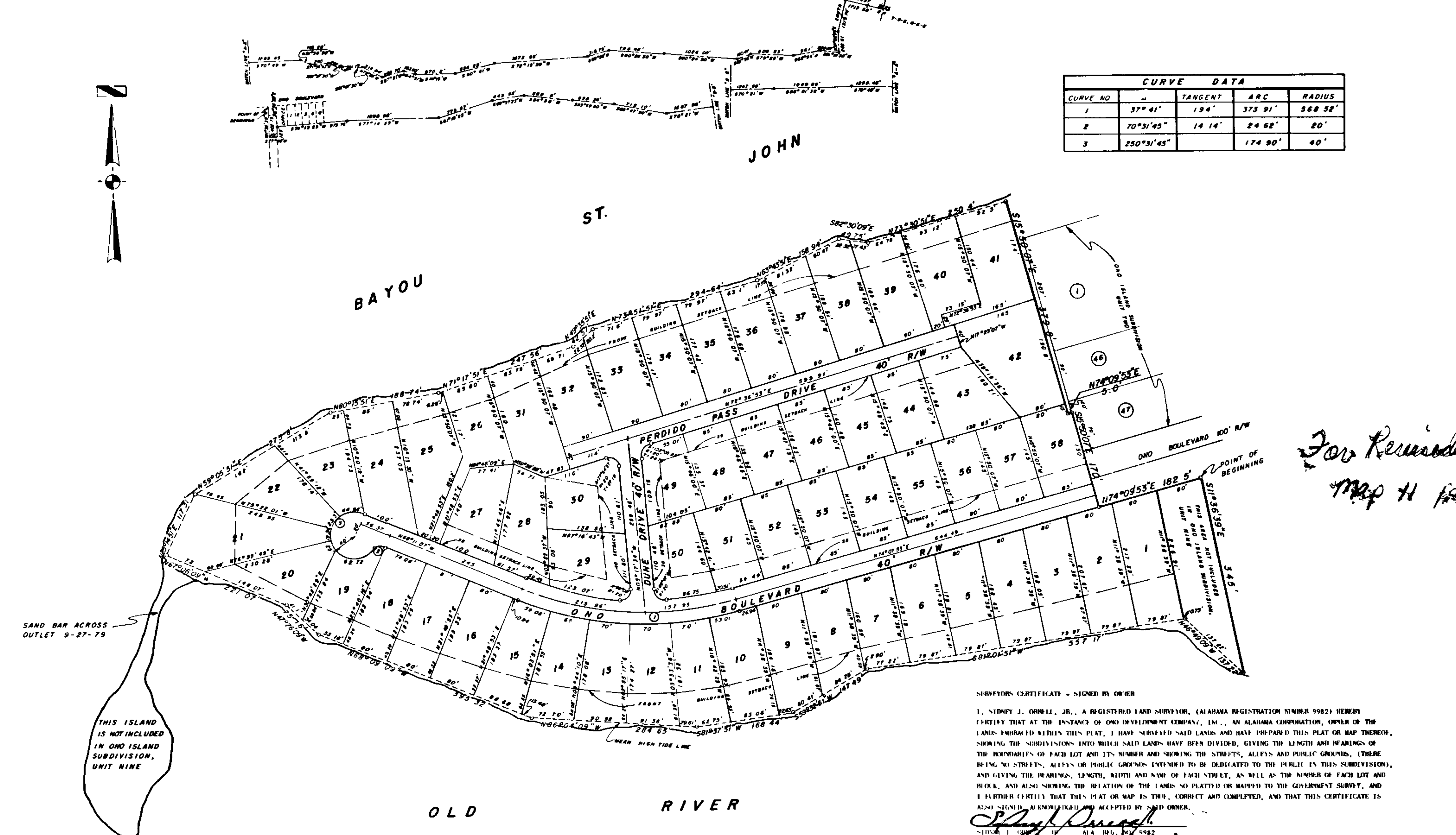
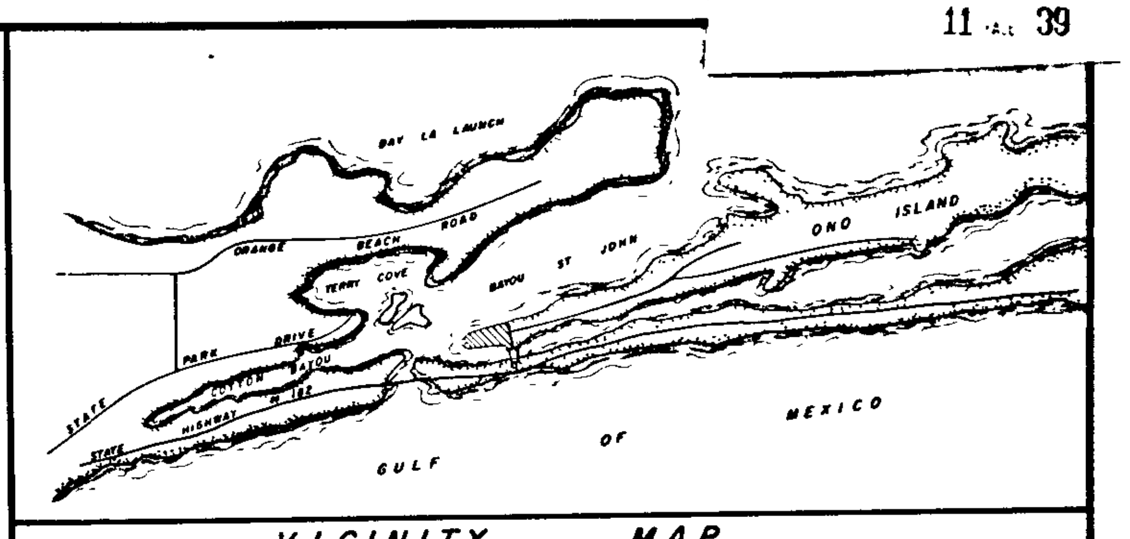
932A

39

~~For Restrictions see Misc. 35 page 1442~~



CURVE DATA				
CURVE NO	Δ	TANGENT	ARC	RADIUS
1	37° 41'	194'	373 91'	568 52'
2	70°31'45"	14 14'	24 62'	20'
3	250°31'45"		174 90'	40'



VICINITY MAP

APPROVED:
BALDWIN COUNTY HEALTH DEPARTMENT
BY: William Cabarrus R.S.
DATE: 2/4/80

APPROVED:
BALDWIN COUNTY BUILDING INSPECTOR
BY: [illegible]
DATE. 2-1-80

APPROVED:
BALDWIN COUNTY PLANNING COMMISSION
BY: J.F. Ingram [illegible]
DATE. 2/7/80

For Revised Plat see Map 11 ~~page~~ 63

ONO DEVELOPMENT COMPANY, INC., IN RECORDING THIS PLAT OF ONO ISLAND SUBDIVISION, UNIT NINE HAS DESIGNATED CERTAIN AREAS OF LAND AS ROADS 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 ARE GRANTED TO THE OWNERS OF LOTS AND LIVING UNITS IN ONO 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 THE 10TH DAY OF SEPTEMBER 1973, AND RECORDED IN MISC. BOOK 22, PAGE 1,9, OF THE RECORDS IN THE OFFICE OF THE 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 HERE ON IN TOTO.

ONO DEVELOPMENT COMPANY, INC., RESERVES UNTO ITSELF, IT'S SUCCESSORS AND ASSIGNS A COMMON RIGHT OF WAY, EASEMENTS FOR INGRESS AND EGRESS, AND EASEMENTS FOR UTILITIES DRAINAGE, MAINTENANCE, REPAIR AND OTHER RELATED USES OVER, ALONG, ACROSS AND UNDER ALL ROADS, AND EASEMENTS SHOWN ON THIS PLAT FOR ALL PURPOSES RELATED IN ANY MANNER TO THE SUBDIVIDING, DEVELOPING, OR AIDING IN THE SUBDIVISION OR DEVELOPMENT OF THE BALANCE OF ONO ISLAND, OR ANY PART OR PARTS THEREOF BY ONO DEVELOPMENT COMPANY, INC. OR OTHERS. ONO DEVELOPMENT COMPANY, INC. 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 SUCH RIGHTS OF USE AND ENJOYMENT OVER, ALONG, ACROSS AND UNDER ALL ROADS AND EASEMENTS SHOWN ON THIS PLAT, WHICH SUCH GRANTS SHALL TAKE SUCH FORM AND HAVE ATTACHED THERETO SUCH TERMS, CONDITIONS AND CHARGES AS ONO DEVELOPMENT COMPANY, INC., IN ITS SOLE DISCRETION SHALL FROM TIME TO TIME FIX AND DETERMINE. THE RIGHTS RESERVED BY ONO DEVELOPMENT COMPANY, INC., IN AND TO SAID ROADS AND EASEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO THE LICENSE THE USE OF THE 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 ANY EMINENT DOMAIN PROCEEDING BY WHICH ANY RIGHT, TITLE OR INTEREST IN AND TO ANY ROAD, 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 THE ABOVE RIGHTS AND INTERESTS RESERVED BY ONO DEVELOPMENT COMPANY, INC., MAY BE EXERCISED BY ONO DEVELOPMENT COMPANY, INC., WITHOUT THE CONSENT OR CONCURRANCE OF PROPERTY OWNERS ASSOCIATION OF ONO ISLAND, INC., OR ANY MEMBER THEREOF OR ANY OWNER OF PROPERTY OR PROPERTY RIGHTS IN THIS SUBDIVISION.

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

APPROVAL OF ADDITION TO EXISTING PROPERTY

PURSUANT TO THE PROVISIONS OF THE DECLARATION OF GENERAL COVENANTS REFERRED TO UPON THIS PLAT, ONO DEVELOPMENT COMPANY, INC., DOES HEREBY GIVE IT'S APPROVAL IN WRITING OF THE ADDITION OF THE LANDS COMPRISING ONO ISLAND SUBDIVISION, UNIT NINE, TO THE "EXISTING PROPERTIES" AS DEFINED IN THE AFOREMENTIONED DECLARATION OF GENERAL COVENANTS.

ONO DEVELOPMENT COMPANY, INC.
BY Jere Austill Jr.
AS IT'S PRESIDENT

ATTEST BY: Evan Austill
AS IT'S SECRETARY

LEGAL DESCRIPTION

THE WESTERN PORTION OF ONO ISLAND BOUNDED ON THE WEST AND NORTH BY BAYOU ST. JOHN ON THE EAST BY ONO ISLAND SUBDIVISION UNITS ONE, TWO AND OTHER LANDS OF ONO DEVELOPMENT COMPANY, INC. AND ON THE SOUTH BY OLD RIVER, SAID PROPERTY BEING DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SECTION [illegible], T-[illegible]S, R-[illegible]E OF THE ST. STEPHENS MERIDIAN, THENCE RUN WEST 1713.36 FEET, THENCE RUN SOUTH 1519.74 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RIVER ROAD, THENCE RUN S[illegible] [illegible]E 287.61 FEET TO AN IRON ON THE EAST PROPERTY LINE OF LOT NO. 148, THENCE RUN S81°19'30"W 250.87 FEET, THENCE RUN S62°51'W 361.0 FEET, THENCE RUN S7[illegible]°[illegible]W [illegible] FEET, THENCE RUN S56°3[illegible]W 196.4[illegible] FEET, THENCE RUN S81°24'31"W 1026.6 FEET, THENCE RUN S86°29'30"W 7[illegible].48 FEET, THENCE RUN S58°58'W 315.75 FEET, THENCE RUN S72°13'30"W 1273.55 FEET; THENCE RUN S6[illegible]°[illegible]W [illegible] FEET, THENCE RUN S74°1[illegible]W [illegible] FEET, THENCE RUN N84°51'W 163.90 FEET, THENCE RUN S57°[illegible]W 286.[illegible] FEET, THENCE RUN N79°25'W 314.04 FEET, THENCE RUN S63°47'30"W 251.15 FEET; THENCE RUN N81°47'[illegible]W 23[illegible] FEET; THENCE RUN S71°38'30"W 260.0 FEET, THENCE RUN N81°08'33"W 148.25 FEET, THENCE RUN S70°49'W 1299.3[illegible] FEET, THENCE RUN S68°01'30"W 1069.85 FEET, THENCE RUN S70°21'W 1267.56 FEET; THENCE RUN S88°47'[illegible]W [illegible] FEET, THENCE RUN S83°59'30"W 598.25 FEET, THENCE RUN S81°[illegible]W 668.80 FEET, THENCE RUN S69°37'23"W 447.68 FEET, THENCE RUN S61°18'23"W 775.67 FEET, THENCE RUN S77°14'53"W 1288.95 FEET, THENCE RUN S71°1[illegible]W 973.7[illegible] FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF A PRIVATE ROAD, THENCE RUN S11°36'39"E ALONG SAID RIGHT OF WAY LINE 123.0 FEET TO A POINT, THENCE RUN S77°02'W 101.0 FEET TO THE WEST RIGHT OF WAY LINE OF A PRIVATE ROAD, THENCE RUN N11°36'39"W 107.73 FEET TO THE POINT OF BEGINNING, THENCE RUN S11°[illegible]E [illegible] FEET TO A POINT ON THE MEAN HIGH TIDE OF OLD RIVER; THENCE RUN WEST, NORTHWEST AND NORTHEASTWARDLY ALONG THE MEAN HIGH TIDE OF OLD RIVER AND BAYOU ST. JOHN THE FOLLOWING COURSES: N[illegible]°49'09"W 137.22 FEET, S81°01'51"W 557.17 FEET, S59°32'51"W 147.49 FEET, S81°37'51"W 168.44 FEET, N86°04'09"W 284.65 FEET; N68°09'09"W [illegible] FEET, N17°[illegible]W [illegible] FEET, N67°06'09"W 221.07 FEET, N2[illegible]°[illegible]E 117.31 FEET, N59°05'51"E 2[illegible] FEET, N8[illegible]°[illegible]E 188.74 FEET, N71°17'51"E 247.56 FEET, N49°35'51"E 42.57 FEET, N73°51'51"E 294.64 FEET; N[illegible]°[illegible]E [illegible] FEET, S8[illegible]°[illegible]E 49.7[illegible] FEET, N7[illegible]°[illegible]E 23[illegible] FEET, TO A POINT THAT INTERSECTS THE WEST LINE OF ONO ISLAND, UNIT TWO SUBDIVISION, THENCE RUN S15°50'07"E ALONG SAID LINE 379.8 FEET TO A POINT; THENCE RUN N74°[illegible]E [illegible] FEET TO A POINT, THENCE RUN S1[illegible]°[illegible]E 1[illegible] FEET TO A POINT, THENCE RUN N74°09'53"E 182.5 FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE - SIGNED BY OWNER

I, SIDNEY J. ORRELL, JR., A REGISTERED LAND SURVEYOR, (ALABAMA REGISTRATION NUMBER 9982) HEREBY CERTIFY THAT AT THE INSTANCE OF ONO DEVELOPMENT COMPANY, INC., AN ALABAMA CORPORATION, OWNER OF THE LANDS EMBRACED WITHIN THIS PLAT, I HAVE SURVEYED SAID LANDS AND HAVE PREPARED THIS PLAT OR MAP THEREOF, 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 BEING 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, ACKNOWLEDGED AND ACCEPTED BY SAID OWNER.

Sidney J. Orrell Jr.
SIDNEY J. ORRELL, JR. ALA. REG. NO. 9982

OWNER: ONO DEVELOPMENT COMPANY, INC.
BY: Jere Austill Jr.
AS IT'S PRESIDENT
ATTEST BY Evan Austill
AS IT'S SECRETARY

ACCEPTANCE BY OWNER

ONO DEVELOPMENT COMPANY, INC., AN ALABAMA CORPORATION, OWNER OF THE LANDS SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT IT HAS CAUSED THE SAME TO BE SURVEYED BY SIDNEY J. ORRELL, JR., A REGISTERED LAND SURVEYOR (ALA. REG. NO. 9982) AND HAS CAUSED THIS PLAT OR MAP OF SAID LAND TO BE MADE, SHOWING THE SUBDIVISIONS INTO WHICH IT IS DIVIDED, AND HEREBY ACCEPTS THIS PLAT OR MAP AS A TRUE, CORRECT AND COMPLETED PLAT OF SUBDIVISION OF SAME.

ONO DEVELOPMENT COMPANY, INC.
BY: Jere Austill Jr.
AS IT'S PRESIDENT
ATTEST BY: Evan Austill
AS IT'S SECRETARY

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 EVAN AUSTILL, WHOSE NAMES AS PRESIDENT AND SECRETARY RESPECTIVELY OF ONO DEVELOPMENT COMPANY, INC., ARE SIGNED TO THE FOREGOING CERTIFICATE (ACCEPTANCE BY OWNER) AND WHO ARE KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF THE CERTIFICATE (ACCEPTANCE BY OWNER) 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, THE 5th DAY OF February 1980.

Virginia Neidhardt
NOTARY PUBLIC

8/5/84
MY COMMISSION EXPIRES

ACCEPTANCE BY LEINHOLDERS

WE, THE UNDERSIGNED OWNERS OF LEINS COVERING THE LAND EMBRACED 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, ALLEYWAYS, COMMONS AND EASEMENTS SHOWN HEREON, 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 ONO ISLAND SUBDIVISION, BALDWIN COUNTY, ALABAMA, OR THE DECLARATION OF LOCAL COVENANTS AND RESTRICTIONS APPLICABLE TO ONO ISLAND SUBDIVISION, UNIT NINE BALDWIN COUNTY, ALABAMA.

DOT-DOT CORPORATION
BY: Dorothy H. Caron
AS IT'S PRESIDENT
ATTEST BY:
AS IT'S SECRETARY

Evan Austill
EVAN AUSTILL INDIVIDUALLY AND AS TRUSTEE

Jere Austill Jr.
JERE AUSTILL, JR., INDIVIDUALLY AND AS TRUSTEE

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT DOROTHY H. CARON AND THOMAS J. LANGAN, WHOSE NAMES AS PRESIDENT AND SECRETARY RESPECTIVELY OF DOT-DOT CORPORATION, AN ALABAMA CORPORATION, ARE SIGNED TO THE FOREGOING INSTRUMENT 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 ON THE DAY THE SAME BEARS DATE

GIVEN UNDER MY HAND AND SEAL THIS THE 5th DAY OF February 1980.

Virginia Neidhardt
NOTARY PUBLIC

8/5/84
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 EVAN AUSTILL, WHOSE NAMES INDIVIDUALLY, AND AS TRUSTEES ARE SIGNED TO THE FOREGOING INSTRUMENT, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, THEY, INDIVIDUALLY, AND IN THEIR RESPECTIVE CAPACITIES AS SUCH TRUSTEES, EXECUTED THE SAME VOLUNTARILY, ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL ON THIS, THE 5th DAY OF February 1980.

Virginia Neidhardt
NOTARY PUBLIC

8/5/84
MY COMMISSION EXPIRES

ALL OF THIS SUBDIVISION (ONO ISLAND UNIT NINE) IS LOCATED IN FLOOD HAZARD AREA ZONE "A-7" (ELEVATION 9' MSL) AS DEFINED BY THE FEDERAL INSURANCE ADMINISTRATION PAGES 41-42 BALDWIN COUNTY, ALABAMA (F.I.A. FLOOD HAZARD BOUNDARY MAPS, DATE OF IDENTIFICATION MAY 1, 1971.

STATE OF ALA.
BALDWIN
11 7 115 P
Book 11
Page 39

NUMBER OF LOTS = 58
SHEET 1 OF 1

ONO ISLAND SUBDIVISION
UNIT NINE

LOCATED IN BALDWIN COUNTY

POLYSURVEYING OF MOBILE
2480 GOVERNMENT BOULEVARD
MOBILE, ALABAMA

SCALE 1" = 100'
DATE AUGUST, 1979

PICAS & NONPAREILS 6 12 18 24 30 36
PHONE 823-3122
ROBERTS & SON, INC.
P. O. BOX 1382
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