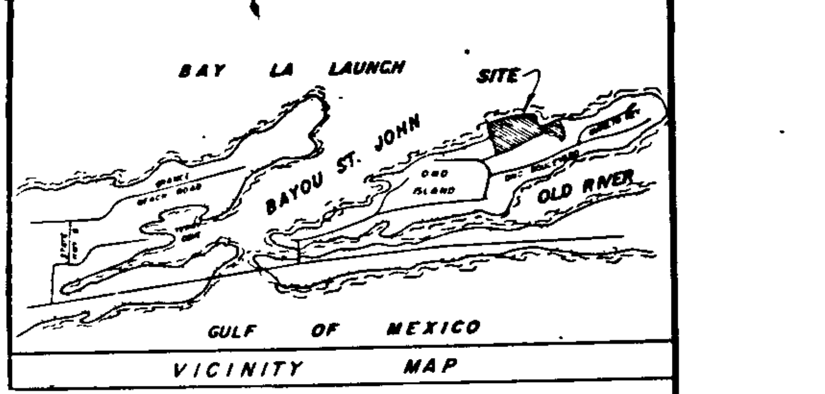
1102-A

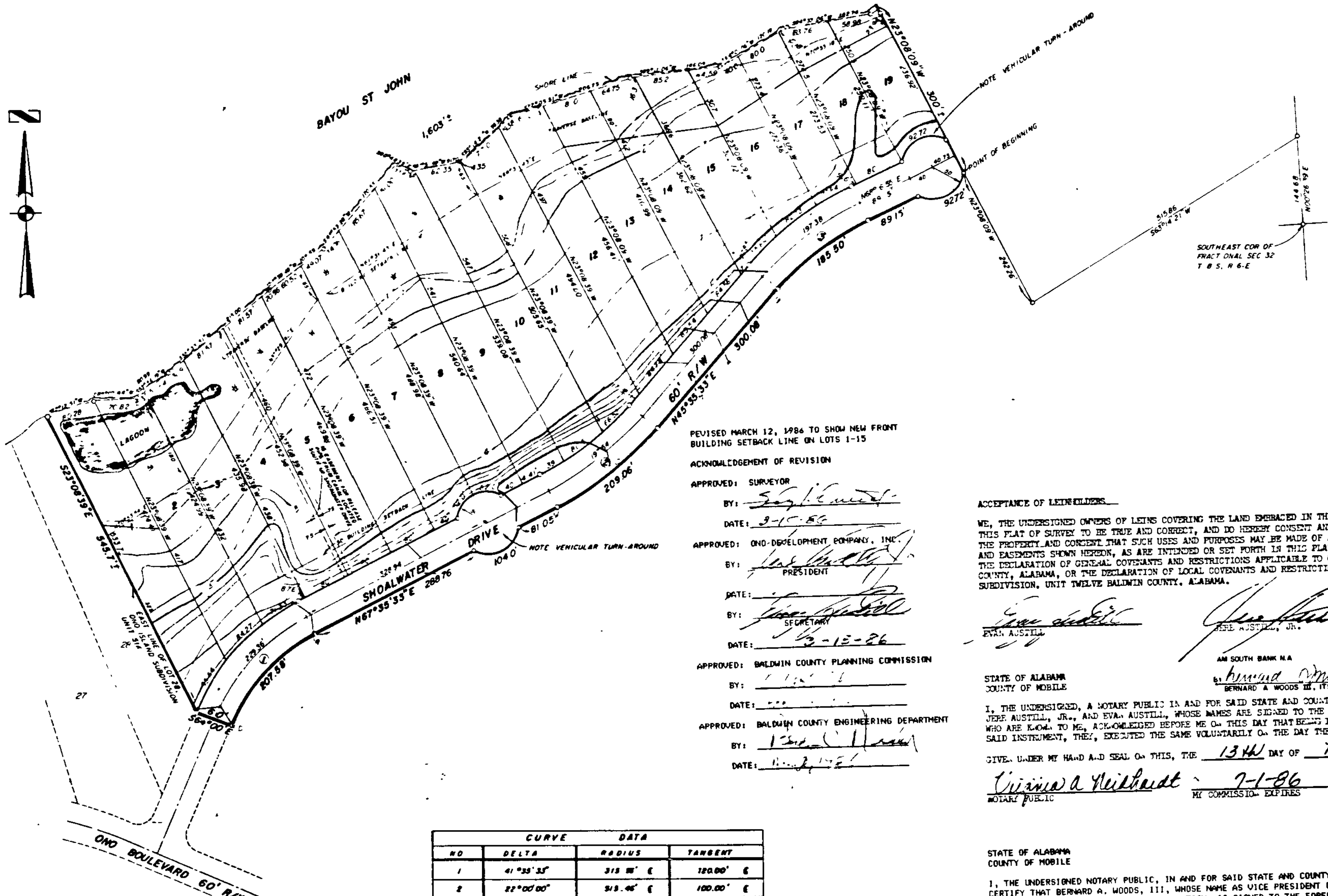
ONO DEVELOPMENT COMPANY, INC., IN RECORDING THIS PLAT OF ONO ISLAND SUBDIVISION, UNIT TWELVE, HAS DESIGNATED CERTAIN AREAS OF LAND AS ROADS, EASEMENTS FOR UTILITIES, MAINTENANCE, REPAIR, DRAINAGE AND OTHER RELATED USES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT CERTAIN RIGHTS AND EASEMENTS OF USE AND ENJOYMENT OF SAID AREAS ARE GRANTED TO THE OWNERS OF LOTS AND LIVING UNITS IN ONO ISLAND SUBDIVISION AS MORE FULLY PROVIDED IN THE DECLARATION OF GENERAL COVENANTS AND RESTRICTIONS APPLICABLE TO THE ABOVE PLATTED LANDS AND LANDS TO THE BE ADDED THERETO; SAID DECLARATION OF GENERAL COVENANTS AND RESTRICTIONS BEING DATED 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 HEREON IN FULL.
ONO DEVELOPMENT COMPANY, INC., RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A COMMON RIGHT OF WAY AND EASMENTS FOR INGRESS AND EGRESS AND EASEMENTS FOR UTILITIES, DRAINAGE, MAINTENANCE, REPAIR AND OTHER RELATED USES OVER, ALONG, ACROSS AND UNDER ALL ROADS, AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR ALL PURPOSES RELATED IN ANY MANNER TO THE SUBDIVIDING, DEVELOPING, OR AIDING IN THE SUBDIVISION OR DEVELOPMENT OF THIS SUBDIVISION UNIT, OR THE BALANCE OF ONO ISLAND, OR ANY PART OR PARTS THEREOF BY ONO DEVELOPMENT COMPANY, INC., ONO EAST, 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 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 EASMENTS SHALL INCLUDE BUT NOT BE LIMITED TO, THE RIGHT TO LICENSE THE 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 PROCEEDINGS BY WHICH ANY RIGHT, TITLE OR INTEREST IN AND TO ANY ROAD, OR EASEMENT OR ANY PART OR ALL OF THE COMMON PROPERTIES OF 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 INTEREST RESERVED BY ONO DEVELOPMENT COMPANY, INC., MAY BE EXERCISED BY ONO DEVELOPMENT COMPANY, INC. WITHOUT THE CONSENT OR CONCURRENCE OF THE PROPERTY OWNERS ASSOCIATION OF ONO ISLAND, INC., OR ANY MEMBER THEREOF OR ANY OWNER OF PROPERTY OR PROPERTY RIGHTS IN THIS SUBDIVISION.

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 32, T-8-S, R-6-E BALDWIN COUNTY, ALABAMA; THENCE RUN N00 26'39"W 515.86 FEET TO A POINT; THENCE RUN N23 08'09"W 242.26 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE N23 08'09"W 300 FEET MORE OR LESS TO A POINT ON THE SOUTH MARGIN OF BAYOU ST. JOHN; THENCE RUN SOUTHWESTWARDLY ALONG SAID SOUTH MARGIN OF BAYOU ST. JOHN 1,603 FEET MORE OR LESS TO THE EASTERLY LINE OF ONO ISLAND SUBDIVISION UNIT SIX; THENCE RUN S23 08'39"E ALONG SAID EASTERLY LINE 545.7 FEET MORE OR LESS TO A POINT ON THE NORTHWARDLY RIGHT OF WAY LINE OF THE PROPOSED SHOALWATER DRIVE; THENCE RUN S64 00'E 60.0 FEET TO A POINT ON THE SOUTHWARDLY RIGHT OF WAY LINE OF SAID DRIVE; THENCE RUN NORTHEASTWARDLY ALONG SAID SOUTHWARDLY RIGHT OF WAY LINE THE FOLLOWING COURSES; NORTHEASTWARDLY ALONG THE ARC OF A CURVE 207.58 FEET, SAID CURVE HAVING A RADIUS OF 285.96 FEET AND CONCAVE NORTHEASTWARDLY TO THE P.T. THEREOF; THENCE RUN N67 35'33"E 288.76 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.0 FEET FROM THE CENTERLINE OF SAID SHOALWATER DRIVE; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE 104.0 FEET TO THE P.T. THEREOF; THENCE RUN N67 35'33"E 81.05 FEET TO THE P.C. OF A CURVE HAVING A RADIUS OF 545.46 FEET; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE CONCAVE NORTHEASTWARDLY 209.06 FEET TO THE P.T. THEREOF; THENCE RUN N45 35'33"E 300.08 FEET TO THE P.C. OF A CURVE HAVING A RADIUS OF 468.42 FEET; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE CONCAVE NORTHEASTWARDLY 185.50 FEET TO THE P.T. THEREOF; THENCE RUN N68 14'55"E 89.15 FEET TO THE P.C. OF A CURVE HAVING A CENTERLINE RADIUS OF 50.0 FEET; THENCE RUN SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE CONCAVE SOUTHEASTWARDLY 92.72 FEET TO THE POINT OF BEGINNING.



VICINITY MAP



CURVE DATA			
NO	DELTA	RADIUS	TANGENT
1	41°35'35"	315.[illegible]' ℄	120.00' ℄
2	22°00'00"	515.46' ℄	100.00' ℄
3	62°41'25"	498.42' ℄	100.00' ℄

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 ONO DEVELOPMENT CO., 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 IT'S 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 AND ACKNOWLEDGED AND ACCEPTED BY SAID OWNER.

SIDNEY J. ORRELL, JR., ALA. REG. NO. 9982

OWNER: ONO DEVELOPMENT CO., INC. BY: AS IT'S PRESIDENT BY: AS IT'S SECRETARY

ACCEPTANCE BY OWNER

ONO DEVELOPMENT CO.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.

BY: AS IT'S PRESIDENT BY: AS IT'S SECRETARY

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 EVAN AUSTILL, WHOSE NAMES AS PRESIDENT AND SECRETARY RESPECTIVELY OF ONO DEVELOPMENT CO., INC. ARE SIGNED TO THE ACCEPTANCE BY OWNER, SHOWN HEREON, AND WHO ARE KNOWN TO ME ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID 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, 13th DAY OF March 1985.

Virginia A. Neithardt — NOTARY PUBLIC
7-1-86 — MY COMMISSION EXPIRES.

APPROVAL OF ADDITION TO EXISTING PROPERTY

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

ONO DEVELOPMENT CO., INC.: BY AS IT'S PRESIDENT ATTEST BY: AS IT'S SECRETARY

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 THE PROPERTY OWNERS ASSOCIATION OF ONO ISLAND, INC., 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 AMMENDED.

NOTES AND LIMITING CONDITIONS:

1. EASEMENT FOR RELEASE PIPE EXTENDS TO MEAN SEA LEVEL.
2. DISTANCES ALONG LOT LINES TO SHORE LINE MEASURED JUNE 6-8, 1984.
3. CONTOURS TRACED FROM 1972 MAPS INTERPRETED TO THE NEW STREET GRADES.

APPROVED: BALDWIN COUNTY ELECTRIC MEMBERSHIP CORPORATION
BY:
DATE: 2 Apr 85

APPROVED: BALDWIN COUNTY BUILDING INSPECTOR
BY:
DATE: 4-4-85

APPROVED: BALDWIN COUNTY PLANNING COMMISSION
BY: Cecil Barr
DATE: 4/19/85

APPROVED. BALDWIN COUNTY HEALTH DEPARTMENT
BY: William [illegible]
DATE: 4/2/85

APPROVED: BALDWIN COUNTY ENGINEERING DEPARTMENT
BY:
DATE: Apr [illegible]

PEVISED MARCH 12, 1986 TO SHOW NEW FRONT BUILDING SETBACK LINE ON LOTS 1-15

ACKNOWLEDGEMENT OF REVISION

APPROVED: SURVEYOR
BY:
DATE: 3-15-86

APPROVED: ONO DEVELOPMENT COMPANY, INC.
BY: PRESIDENT
DATE:
BY: SECRETARY
DATE: 3-15-86

APPROVED: BALDWIN COUNTY PLANNING COMMISSION
BY:
DATE:

APPROVED: BALDWIN COUNTY ENGINEERING DEPARTMENT
BY:
DATE:

ACCEPTANCE OF 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 CONCENT 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 TWELVE BALDWIN COUNTY, ALABAMA.

EVAN AUSTILL

JERE AUSTILL, JR.

AM SOUTH BANK N.A
BY: Bernard A. Woods III, Vice President
BERNARD A. WOODS III, ITS VICE PRESIDENT

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 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, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL ON THIS, THE 13th DAY OF March 1985.

Virginia A. Neithardt — NOTARY PUBLIC
7-1-86 — 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 BERNARD A. WOODS, III, WHOSE NAME AS VICE PRESIDENT OF AM SOUTH BANK, N.A., A NATIONAL BANKING ASSOCIATION, 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 SAID INSTRUMENT, HE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID NATIONAL BANKING ASSOCIATION ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF MARCH, 1986.

Virginia A. Neithardt NOTARY PUBLIC.

STATE OF ALABAMA
BALDWIN
1986
Book 1102-A

ALL OF THIS SUBDIVISION (ONO ISLAND, UNIT TWELVE) IS LOCATED IN FLOOD HAZARD AREA ZONE "A-6" AS DEFINED BY THE FEDERAL INSURANCE ADMINISTRATION BALDWIN COUNTY, ALABAMA (F.I.A. FLOOD HAZARD BOUNDARY MAPS, DATE OF IDENTIFICATION JANUARY 3, 1975.)

"REVISED PLAT"

ONO ISLAND SUBDIVISION , UNIT TWELVE
LOCATED IN BALDWIN COUNTY, ALABAMA

POLYSURVEYING OF MOBILE
2480 GOVERNMENT BOULEVARD
MOBILE , ALABAMA

NUMBER OF LOTS = 19
SHEET 1 OF 1
SCALE : 1" = 100'
DATE : MAY , 1984