



Federal Emergency Management Agency

Washington, D.C. 20472

December 1, 2011

Ms. Michelle Parsnik
Flood Zone Correction, Inc.
1801 S. Australian Avenue
Suite 100
West Palm Beach, FL 33409

IN REPLY REFER TO CASE NO.: 11-04-7947A
Community: City of Orange Beach, Baldwin County,
Alabama
Community No.: 015011

Re: Turquoise Place Condominium Phase II – 26350 Perdido Beach Boulevard

Dear Ms. Parsnik:

This is in response to your request for a Letter of Map Amendment for the property referenced above.

We have completed an inventory of the information that you have submitted. We have the minimum data needed to begin our review; therefore, no information is required at this time. However, we may require additional information at a later date. Due to unforeseen delays in reviewing your request, an additional 30 to 60 days may be required to make our determination.

If you have any questions regarding FEMA policy or the NFIP in general, please contact the FEMA Map Information eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 7390 Coca Cola Drive, Suite 204, Hanover, MD 21076.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



1701 McFarland Blvd. N.
P.O. Box 1350 (35403)
Tuscaloosa, AL 35406
205.345.6363 Phone / 205.345.0022 Fax
888.300.6363 Toll Free

**Wells Fargo
Insurance Services
of Alabama, Inc.**

December 13, 2011

Honorable Sen. Richard C. Shelby
304 Russell Senate Office Building
Washington, DC 20510

RE: LOMA case number is 11-04-7947A, which was submitted to FEMA on 8/19/11

Dear Senator Shelby,

Thank you for taking your time to review this issue and I look forward to seeing you back home in Tuscaloosa over the Christmas Holidays (if you can get out of Washington with a all that is going on!). There is a disagreement over the flood zone determination for the Turquoise Place condominium in Orange Beach, and we have requested that FEMA issue a LOMA to clarify the proper flood zone for this building is Zone X. This is a very important decision that FEMA will make and I wanted to bring it to your attention for a multitude of reasons.

Per my conversation with Andrew, the issue here is that FEMA will typically defer this type of decision to the local feet on the street. In this case, the local community official who permitted the project in the X Flood Zone was Orange Beach Floodplain Manager Landon K. Smith. FEMA typically defers the decision to the local community officials because the local officials certify the "on the ground" real measurements collected with real surveying and engineering equipment. We respectfully assert that the local community official, surveyors and engineers who were involved with the design and construction of the project know the intricate details about this property more than FEMA staff located more than 1,000 miles away who may be using a GIS system with a margin of error of +/- 50 feet to make this decision. All of our data shows that the building was permitted in the X Flood Zone and was built inside the X Flood Zone. We acknowledge that it is close (5 feet) to the VE Zone, which we believe has caused the problems we are having.

Turquoise Place (<http://turquoiseplace.spectrumresorts.com>) is the premier condo project on the Alabama Gulf Coast). Loan closings, however, have been delayed and loan issues in relation to flood insurance are a daily problem until this decision is made. You know how

tough the real estate market is down that way and these type issues do not help. The issue is the conflict between the flood zone determination provided by the lender's flood zone determination vendor -- Core Logic -- who says that the building is slightly IN the VE zone versus the Orange Beach Floodplain Manager, the surveyors and engineers involved with the design and construction of the project, and the consultant who prepared and submitted the LOMA case to FEMA, who say the building is in the X zone. The data collected by local Floodplain Manager and the surveyors and engineers are more precise and accurate and should be recognized by FEMA as the basis of the flood zone determination.

We do have maximum flood insurance limits in force with the NFIP through Travelers Insurance Company, and they have rated the policy in the X Zone as they agree with all my facts and evidence. However, the banks that use Core Logic are still giving us problems as they want the NFIP flood insurance policy to match what their flood zone determination vendors are concluding (that the building is in the VE Zone). We would like FEMA to issue the LOMA as proof that the building is located in the X zone, because that will enable Core Logic to revise its determination for this building to X and will help with any additional lenders and flood zone determination companies that have difficulty making the right determination about this issue in the future.

We know this is a close call and FEMA will need to make this call using the best available data. However, we are very confident that ALL of this building is in the X zone and the City of Orange Beach permitted this building correctly. Per the letter we have sent you from Luis Rodriguez at FEMA, we see that FEMA should have an answer in 30 to 60 days. Any input or help you can give me would be greatly appreciated. I also believe that any determination by FEMA that the City of Orange Beach may have violated a FEMA rule in relation to their flood insurance program could have serious consequences on this property and the City of Orange Beach and all of their community's policy holders.

Sincerely,



L. Lee Garrison, CIC
Vice President



Federal Emergency Management Agency

Washington, D.C. 20472

DEC 22 2011

The Honorable Tony Kennon
Mayor, City of Orange Beach
Post Office Box 458
Orange Beach, AL 36561

IN REPLY REFER TO CASE NO.: 11-04-7947A
Community: City of Orange Beach,
Baldwin County, Alabama
Community No.: 015011
Map Panel Affected: 01003C0964L
Map Effective Date: July 17, 2007
Map Revised Date: April 29, 2011

218-65-NVS

Dear Mayor Kennon:

We reviewed a request dated August 23, 2011, for a Letter of Map Amendment. Using the submitted information and the effective National Flood Insurance Program (NFIP) map, we determined that the structure on the property described below is located within the Special Flood Hazard Area (SFHA) and the Coastal High Hazard Area (CHHA) for the Gulf of Mexico. The structure on this property is shown on the effective NFIP map in the SFHA designated Zone VE. The SFHA is the area subject to inundation by the base (1-percent-annual-chance) flood.

Property Description: Turquoise Place Condominium Phase II, described as a portion of Section 9, Township 9 South, Range 5 East, in the Mortgage and Security Agreement recorded as Instrument No. 802127, in the Office of the Judge of Probate, Baldwin County, Alabama

Street Address: 26350 Perdido Beach Boulevard

Flooding Source: Gulf of Mexico

A review of the technical data submitted with this request revealed that the existing structure on the property referenced above was constructed with below-grade parking within the CHHA adopted by your community. This is a potential violation of Subparagraph 60.3(e)(4) of the NFIP regulations, which states that structures built within the CHHA must be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level. In addition, it represents a potential violation of Subparagraph 60.3(e)(5).

In addition, although the submitted elevations indicate that the structure is above the effective Base (1-percent-annual-chance) Flood Elevation, analysis of the technical data submitted for this request does not support removing the structure from the VE Zone or SFHA. The VE Zone delineation for

ORIGINAL

RECEIVED
12-27-2011

Hand Delivered to Laurie Smith 2:45 pm

the property is based on the Primary Frontal Dune (PFD) criteria adopted by FEMA. The PFD is defined as a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach. The PFD is subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the PFD occurs at a point where there is a distinct change from a relatively steep slope to a relatively mild slope. The inland limit of the PFD establishes the landward limit of the VE Zone. The structure addressed in this submittal is located seaward of the landward limit of the PFD and is, therefore, considered to be in a VE Zone. Our technical review indicated that the VE Zone and the SFHA will remain unchanged based on the data submitted for this request. **Therefore, flood insurance is required.** This determination is based on the flood data presently available.

We have notified our Regional Office in Atlanta, Georgia, of this situation. Your community should contact Ms. Susan Wilson of the FEMA Region IV Office by telephone at (770) 220-5414 for guidance on the specific actions required to resolve this issue.

Sincerely,



Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

cc: Ms. Mischelle Parsnik
State/Commonwealth NFIP Coordinator
Region

ORIGINAL

RECEIVED
12-27-2011

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name <u>Turquoise Place C.O.A. (506-158)</u>		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>26350 Perdido Beach Blvd.</u>		Company NAIC Number
City <u>Orange Beach</u> State <u>AL</u> ZIP Code <u>36561</u>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Part of the East 1/2 of the Southwest 1/4 of Section 9, T 9 S, R 5 E, Baldwin County, Alabama (65-02-09-0-002-068.006)</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential High Rise condominium</u>		
A5. Latitude/Longitude: Lat. <u>N30°16'19"</u> Long. <u>W87°34'24"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>6</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>63,000</u> sq ft		a) Square footage of attached garage <u>Notes</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>
c) Total net area of flood openings in A8.b <u>N/A</u> sq in		c) Total net area of flood openings in A9.b <u>N/A</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>015011 Orange Beach</u>		B2. County Name <u>Baldwin</u>		B3. State <u>Alabama</u>	
B4. Map/Panel Number <u>01003C0964</u>	B5. Suffix <u>L</u>	B6. FIRM Index Date <u>July 17,2007</u>	B7. FIRM Panel Effective/Revised Date <u>July 17,2007</u>	B8. Flood Zone(s) <u>X</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>N/A</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized RM 37 Vertical Datum NAVD1988
Conversion/Comments _____

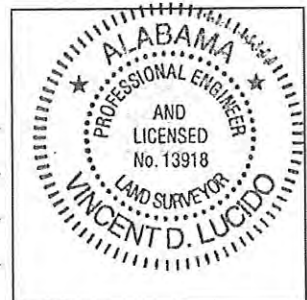
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>10.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>19.4</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>10.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>12.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>18.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>19.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>18.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name <u>Vincent D. Lucido</u>	License Number <u>#13918</u>
Title <u>Professional Land Surveyor</u>	Company Name <u>Krebs Architecture & Engineering</u>
Address <u>24693 Canal Road Suite A</u>	City <u>Orange Beach</u> State <u>AL</u> ZIP Code <u>36561</u>
Signature 	Date <u>09/02/11</u> Telephone <u>(251)967-3250</u>

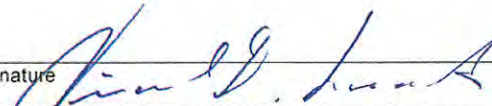


IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 26350 Perdido Beach Blvd.	Policy Number
City Orange Beach State AL ZIP Code 36561	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Building is located in Zone X. Lowest level is parking garage within the enclosure area. HVAC servicing elevator lobby is lowest equipment. Lat and Long. was established by Google Earth. Benchmark is from L&O determination of the Mean High Tide Line for the City of Orange Beach.

Signature  Date 09/02/11 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

Check here if attachments

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 26350 Perdido Beach Blvd.	For Insurance Company Use: Policy Number
City Orange Beach State AL ZIP Code 36561	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.	



LOOKING SOUTH (FROM NORTH SIDE) AT PROJECT (05/21/10)

Building Photographs

Continuation Page

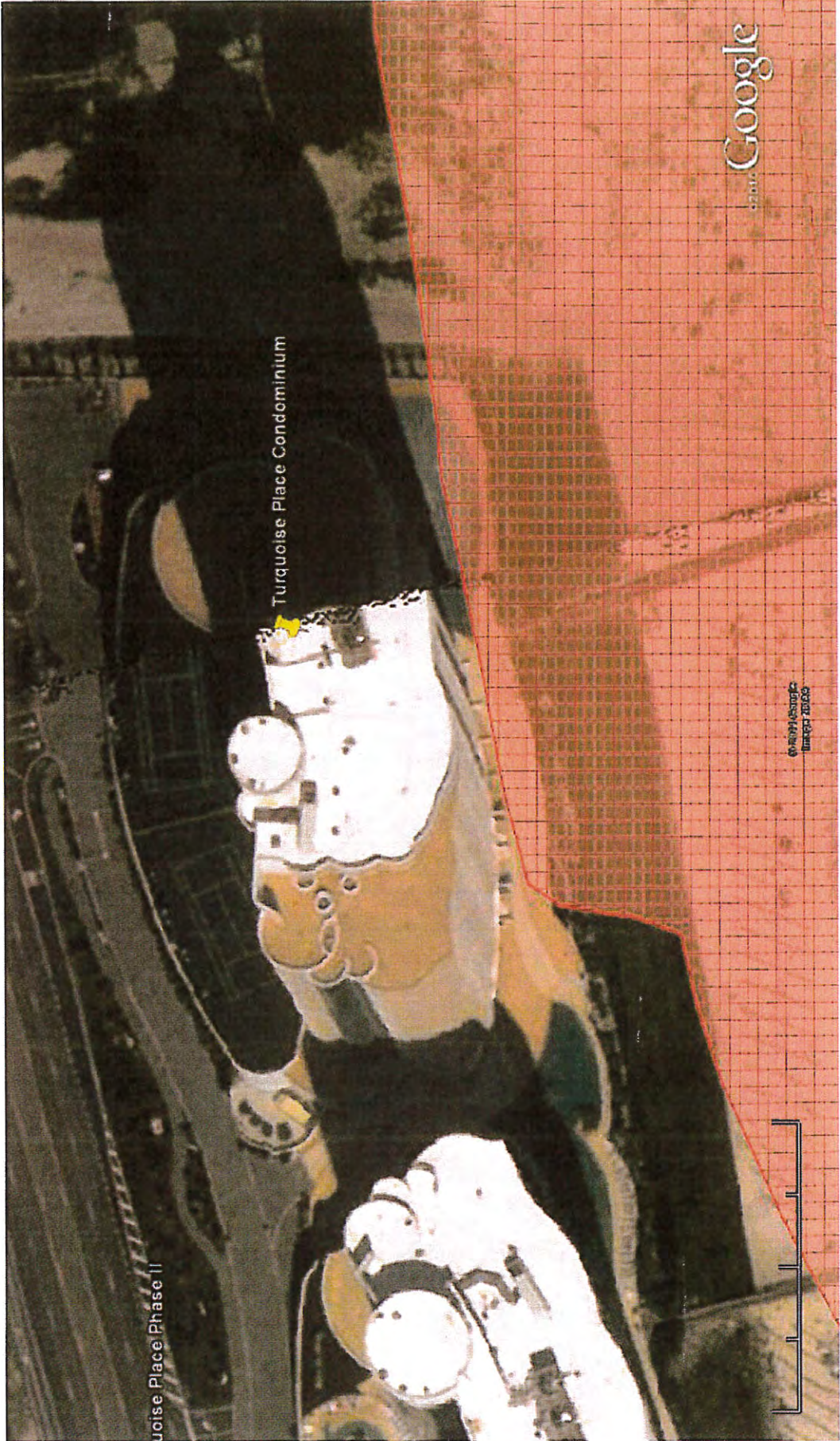
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 26350 Perdido Beach Blvd.	For Insurance Company Use: Policy Number
City Orange Beach State AL ZIP Code 36561	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	



LOOKING WEST AT PROJECT (05/21/10)



LOOKING NORTH (SOUTH SIDE) FROM BEACH (05/21/10)



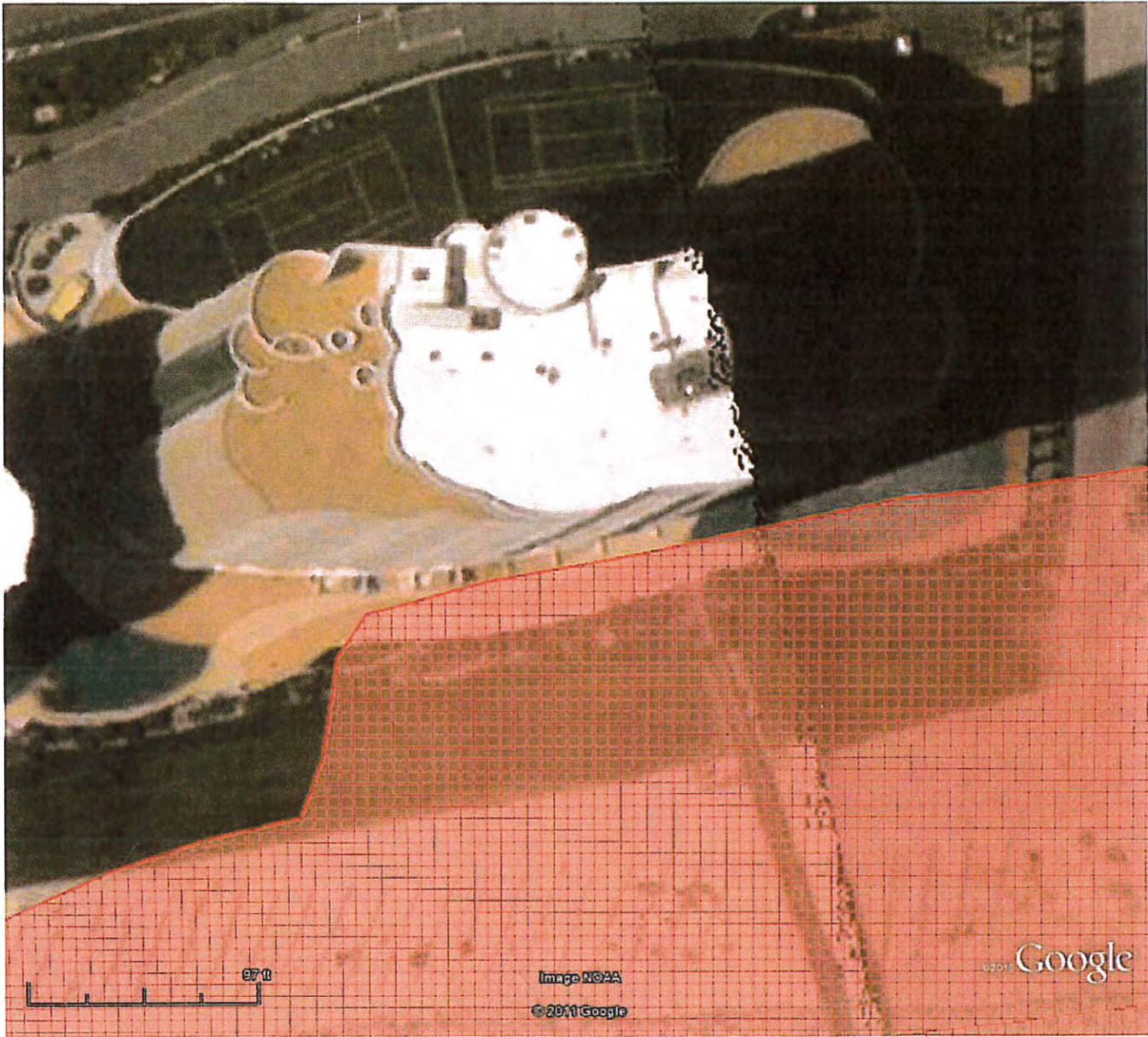
Turquoise Place Phase II

Turquoise Place Condominium

© 2014 Google

© 2014 Google
Imagery 2013





97.1

Image NOAA
© 2011 Google

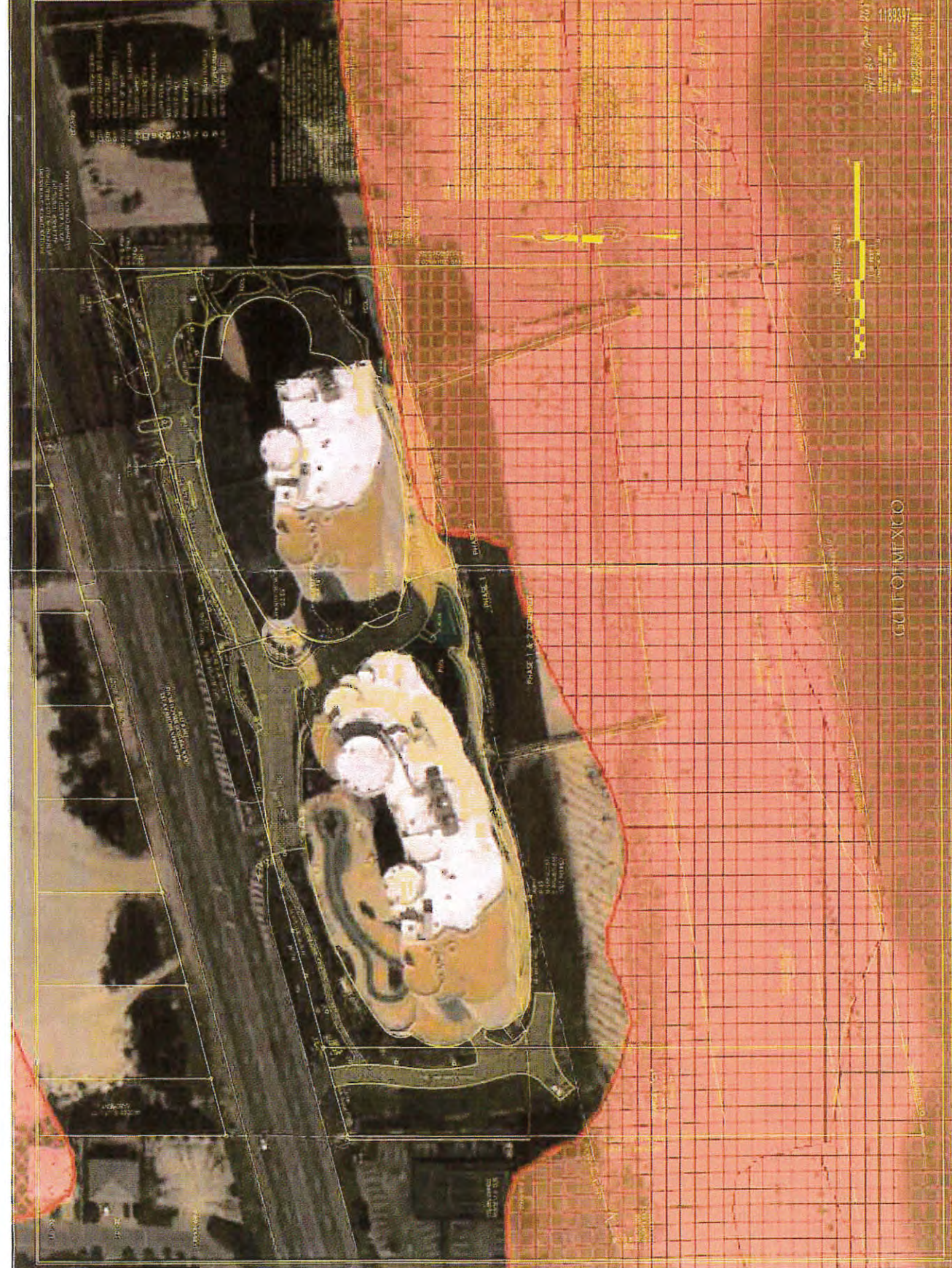
Google

KREBS

11183301
11183302
11183303
11183304
11183305
11183306
11183307
11183308
11183309
11183310
11183311
11183312
11183313
11183314
11183315
11183316
11183317
11183318
11183319
11183320
11183321
11183322
11183323
11183324
11183325
11183326
11183327
11183328
11183329
11183330
11183331
11183332
11183333
11183334
11183335
11183336
11183337
11183338
11183339
11183340
11183341
11183342
11183343
11183344
11183345
11183346
11183347
11183348
11183349
11183350
11183351
11183352
11183353
11183354
11183355
11183356
11183357
11183358
11183359
11183360
11183361
11183362
11183363
11183364
11183365
11183366
11183367
11183368
11183369
11183370
11183371
11183372
11183373
11183374
11183375
11183376
11183377
11183378
11183379
11183380
11183381
11183382
11183383
11183384
11183385
11183386
11183387
11183388
11183389
11183390
11183391
11183392
11183393
11183394
11183395
11183396
11183397
11183398
11183399
11183400

TURGOUISE PLACE
REBUILT PHASE II
DANIEL BERRY ARCHITECTS
11183301

NO. 11183301	11183301
NO. 11183302	11183302
NO. 11183303	11183303
NO. 11183304	11183304
NO. 11183305	11183305
NO. 11183306	11183306
NO. 11183307	11183307
NO. 11183308	11183308
NO. 11183309	11183309
NO. 11183310	11183310
NO. 11183311	11183311
NO. 11183312	11183312
NO. 11183313	11183313
NO. 11183314	11183314
NO. 11183315	11183315
NO. 11183316	11183316
NO. 11183317	11183317
NO. 11183318	11183318
NO. 11183319	11183319
NO. 11183320	11183320
NO. 11183321	11183321
NO. 11183322	11183322
NO. 11183323	11183323
NO. 11183324	11183324
NO. 11183325	11183325
NO. 11183326	11183326
NO. 11183327	11183327
NO. 11183328	11183328
NO. 11183329	11183329
NO. 11183330	11183330
NO. 11183331	11183331
NO. 11183332	11183332
NO. 11183333	11183333
NO. 11183334	11183334
NO. 11183335	11183335
NO. 11183336	11183336
NO. 11183337	11183337
NO. 11183338	11183338
NO. 11183339	11183339
NO. 11183340	11183340
NO. 11183341	11183341
NO. 11183342	11183342
NO. 11183343	11183343
NO. 11183344	11183344
NO. 11183345	11183345
NO. 11183346	11183346
NO. 11183347	11183347
NO. 11183348	11183348
NO. 11183349	11183349
NO. 11183350	11183350
NO. 11183351	11183351
NO. 11183352	11183352
NO. 11183353	11183353
NO. 11183354	11183354
NO. 11183355	11183355
NO. 11183356	11183356
NO. 11183357	11183357
NO. 11183358	11183358
NO. 11183359	11183359
NO. 11183360	11183360
NO. 11183361	11183361
NO. 11183362	11183362
NO. 11183363	11183363
NO. 11183364	11183364
NO. 11183365	11183365
NO. 11183366	11183366
NO. 11183367	11183367
NO. 11183368	11183368
NO. 11183369	11183369
NO. 11183370	11183370
NO. 11183371	11183371
NO. 11183372	11183372
NO. 11183373	11183373
NO. 11183374	11183374
NO. 11183375	11183375
NO. 11183376	11183376
NO. 11183377	11183377
NO. 11183378	11183378
NO. 11183379	11183379
NO. 11183380	11183380
NO. 11183381	11183381
NO. 11183382	11183382
NO. 11183383	11183383
NO. 11183384	11183384
NO. 11183385	11183385
NO. 11183386	11183386
NO. 11183387	11183387
NO. 11183388	11183388
NO. 11183389	11183389
NO. 11183390	11183390
NO. 11183391	11183391
NO. 11183392	11183392
NO. 11183393	11183393
NO. 11183394	11183394
NO. 11183395	11183395
NO. 11183396	11183396
NO. 11183397	11183397
NO. 11183398	11183398
NO. 11183399	11183399
NO. 11183400	11183400



CULT OF MEXICO

GRAPHIC SCALE
1" = 20'-0"

11183301
11183302
11183303
11183304
11183305
11183306
11183307
11183308
11183309
11183310
11183311
11183312
11183313
11183314
11183315
11183316
11183317
11183318
11183319
11183320
11183321
11183322
11183323
11183324
11183325
11183326
11183327
11183328
11183329
11183330
11183331
11183332
11183333
11183334
11183335
11183336
11183337
11183338
11183339
11183340
11183341
11183342
11183343
11183344
11183345
11183346
11183347
11183348
11183349
11183350
11183351
11183352
11183353
11183354
11183355
11183356
11183357
11183358
11183359
11183360
11183361
11183362
11183363
11183364
11183365
11183366
11183367
11183368
11183369
11183370
11183371
11183372
11183373
11183374
11183375
11183376
11183377
11183378
11183379
11183380
11183381
11183382
11183383
11183384
11183385
11183386
11183387
11183388
11183389
11183390
11183391
11183392
11183393
11183394
11183395
11183396
11183397
11183398
11183399
11183400

TURQUOISE CONDOMINIUM
CONTOUR MAP

**LUCIDO
& OLIVER**

Consulting Engineers
& Land Surveyors

24693 Canal Road
Suite A
Orange Beach
Alabama 36561

251-967-3250
251-967-3251 (FAX)
loincorp@gulftel.com

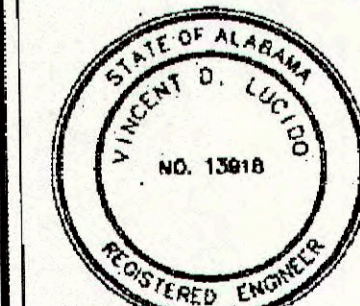
REV	DATE	DESCRIPTION

TURQUOISE PLACE PHASE ONE

ORANGE BEACH, ALABAMA 36561

ASBUILT

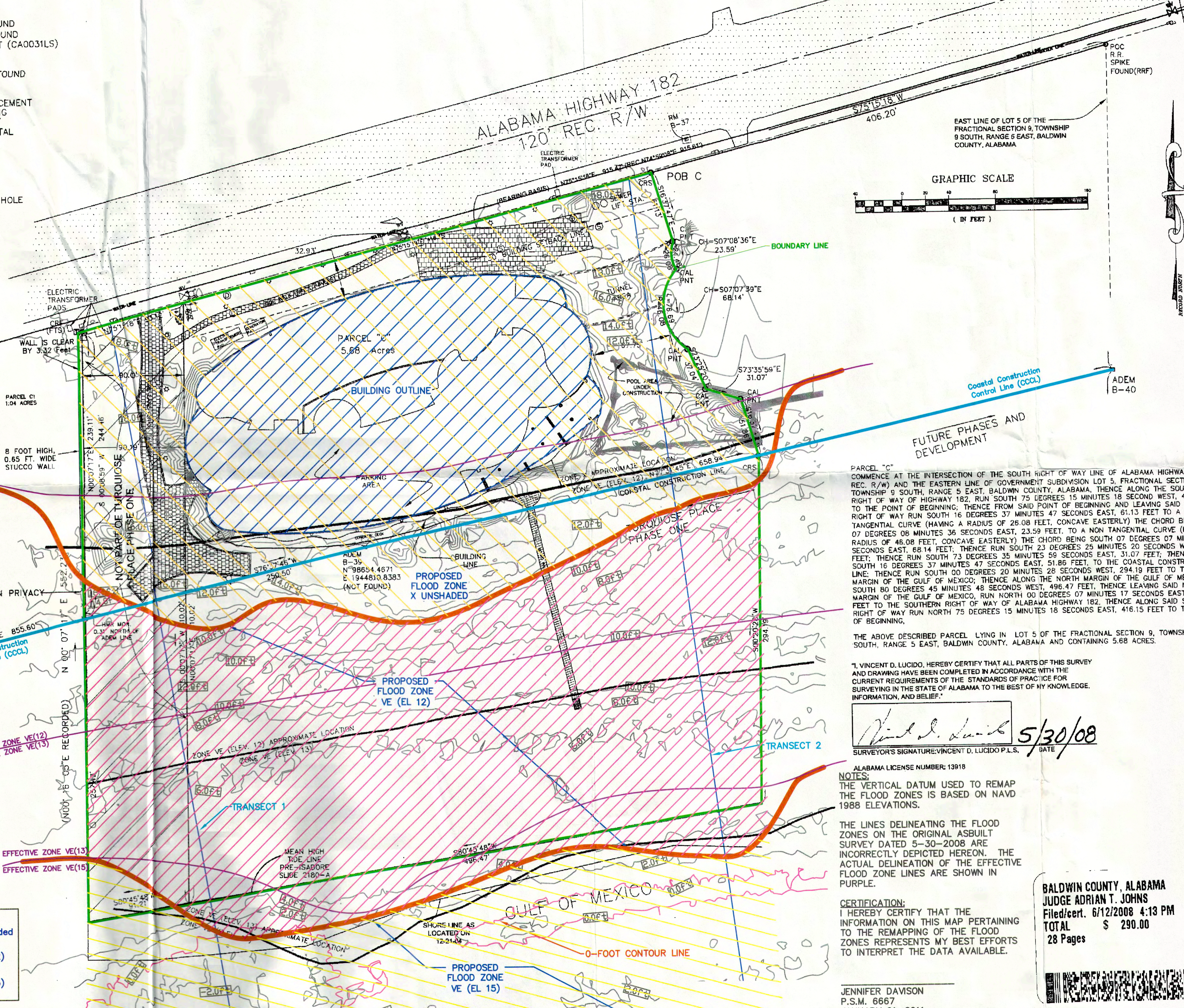
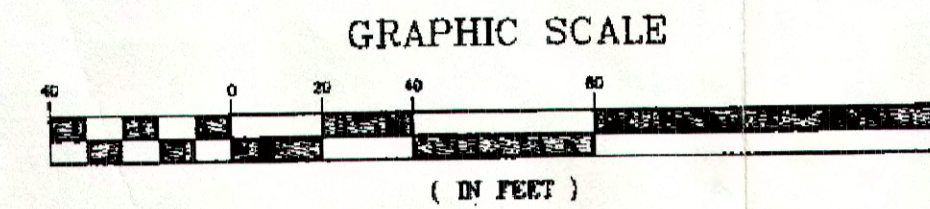
DWG PATH: I:\505-Projects\505-022 W.C. Vance\505-022asb\lower1_REVISION-12-08.dwg



PROJECT NO: 505-022
DRAWN BY: CD
CHECKED BY: VDL
SCALE: 1"=40'
DATE: 05/30/08
SHEET:

1-OF-1

- LEGEND:
- CRF - CAPPED REBAR FOUND
 - RRIF - RAIL ROAD RAIL FOUND
 - CRS - CAPPED REBAR SET (CA0031LS)
 - RBF - REBAR FOUND
 - REC - RECORD DIMENSION
 - RRF - RAIL ROAD SPIKE FOUND
 - R/W - RIGHT OF WAY
 - XFMR - TRANSFORMER
 - POC - POINT OF COMMENCEMENT
 - POB - POINT OF BEGINNING
 - CAL PNT - CALCULATED POINT
 - ☐ - TELEPHONE PEDESTAL
 - ⊙ - LIGHT POLE
 - ⊗ - WATER METER
 - ⊚ - SEWER METER
 - ⊕ - FIRE HYDRANT
 - X— - FENCE
 - ⊕ - STORM DRAIN MANHOLE
 - ⊙ - SEWER MANHOLE
 - ⊗ - LIGHT POLE



PARCEL "C" COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY 182 (120' REG. R/W) AND THE EASTERN LINE OF GOVERNMENT SUBDIVISION LOT 5, FRACTIONAL SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA, THENCE ALONG THE SOUTHERN RIGHT OF WAY OF HIGHWAY 182, RUN SOUTH 75 DEGREES 15 MINUTES 18 SECONDS WEST, 406.20 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID SOUTHERN RIGHT OF WAY RUN SOUTH 16 DEGREES 37 MINUTES 47 SECONDS EAST, 61.13 FEET TO A NON TANGENTIAL CURVE (HAVING A RADIUS OF 28.08 FEET, CONCAVE EASTERLY) THE CHORD BEING SOUTH 07 DEGREES 08 MINUTES 36 SECONDS EAST, 23.59 FEET; THENCE ALONG SAID CURVE (HAVING A RADIUS OF 46.08 FEET, CONCAVE EASTERLY) THE CHORD BEING SOUTH 07 DEGREES 07 MINUTES 39 SECONDS EAST, 68.14 FEET; THENCE RUN SOUTH 23 DEGREES 25 MINUTES 20 SECONDS WEST, 37.04 FEET; THENCE RUN SOUTH 73 DEGREES 35 MINUTES 59 SECONDS EAST, 31.07 FEET; THENCE RUN SOUTH 16 DEGREES 37 MINUTES 47 SECONDS EAST, 51.86 FEET, TO THE COASTAL CONSTRUCTION LINE; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 28 SECONDS WEST, 294.19 FEET TO THE NORTH MARGIN OF THE GULF OF MEXICO; THENCE ALONG THE NORTH MARGIN OF THE GULF OF MEXICO, RUN SOUTH 80 DEGREES 45 MINUTES 48 SECONDS WEST, 496.47 FEET; THENCE LEAVING SAID NORTH MARGIN OF THE GULF OF MEXICO, RUN NORTH 00 DEGREES 07 MINUTES 17 SECONDS EAST, 510.02 FEET TO THE SOUTHERN RIGHT OF WAY OF ALABAMA HIGHWAY 182, THENCE ALONG SAID SOUTHERN RIGHT OF WAY RUN NORTH 75 DEGREES 15 MINUTES 18 SECONDS EAST, 416.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL LYING IN LOT 5 OF THE FRACTIONAL SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA AND CONTAINING 5.68 ACRES.

"I, VINCENT D. LUCIDO, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

Vincent D. Lucido 5/30/08
SURVEYOR'S SIGNATURE: VINCENT D. LUCIDO P.L.S. DATE

ALABAMA LICENSE NUMBER: 13918

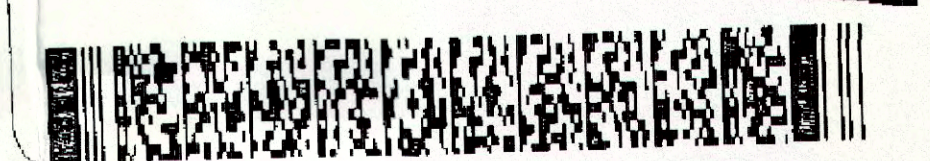
NOTES:
THE VERTICAL DATUM USED TO REMAP THE FLOOD ZONES IS BASED ON NAVD 1988 ELEVATIONS.

THE LINES DELINEATING THE FLOOD ZONES ON THE ORIGINAL ASBUILT SURVEY DATED 5-30-2008 ARE INCORRECTLY DEPICTED HEREON. THE ACTUAL DELINEATION OF THE EFFECTIVE FLOOD ZONE LINES ARE SHOWN IN PURPLE.

CERTIFICATION:
I HEREBY CERTIFY THAT THE INFORMATION ON THIS MAP PERTAINING TO THE REMAPPING OF THE FLOOD ZONES REPRESENTS MY BEST EFFORTS TO INTERPRET THE DATA AVAILABLE.

JENNIFER DAVISON
P.S.M. 6667
JANUARY 21, 2011

BALDWIN COUNTY, ALABAMA
JUDGE ADRIAN T. JOHNS
Filed/cert. 6/12/2008 4:13 PM
TOTAL \$ 290.00
28 Pages



P:\Clients\Commerdat\Turquoise Place Condominium\en AutoCAD File\dwg\Turquoise Topographic Worktop.dwg 1/21/2011 3:44:39 PM EST