



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

June 26, 2023

Mayor and City Council
City of Foley
407 East Laurel Avenue
Foley, Alabama 36535

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on June 21, 2023 and the following action was taken:

Old Town II, LLC- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 11 +/- acres. Property is currently zoned B-2 (Neighborhood Business District). Proposed zoning is R-1C (Residential Single Family). Property is located W. of S. Hickory St. and S. of Michigan Ave. Applicant is Old Town II, LLC.

Planning Commission Action:

Commissioner Hare made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to recommend the requested rezoning to the Mayor and Council passes.

Please let me know if you have any questions or concerns.

Respectfully,

Melissa Ringler

Melissa Ringler
Planning & Zoning Coordinator

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; Cecil R. Blackwell; Charles Ebert III



CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, CORPORATION OWNERSHIP INFORMATION, AND AGENT AUTHORIZATION IF REQUIRED):

05-61-03-06-0-000-005.071 (See Attachment "A")

2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:

(See Attachment "B")

3. APPROXIMATE SIZE OF PROPERTY:

^{11.79}
~~21.34~~ Ac. +/- (See Attachment "C")

4. PRESENT ZONING OF PROPERTY:

R-1C, B2 (See Attachment "D")

5. REQUESTED ZONING:

R-1C (See Attachment "D")

6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:

VACANT

7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)

Single Family Residential consistent with Sherwood Phase 2, and remaining Phase 3

8. IF REQUESTING A PLANNED DEVELOPMENT ZONE (PUD, PDD, R-3, TH-1, PID) ATTACH A PRELIMINARY TRAFFIC ANALYSIS, OFFICIAL UTILITY COMMITMENT LETTERS, DRAWING, AND WRITTEN NARRATIVE AS DEFINED IN THE CURRENT ZONING ORDINANCE.

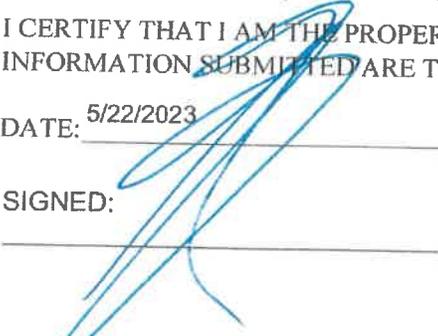
N/A

9. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

~~20 ac + 1.34 ac = (\$500 + \$15 + \$15) = \$530~~ 11.79 acres \$500.00

I CERTIFY THAT I AM THE PROPERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 5/22/2023

SIGNED: 

Old Town II, LLC

PROPERTY OWNER/APPLICANT
Huntsville, AL

PROPERTY OWNER ADDRESS
850.502.7160

PHONE NUMBER
joe.rector@mullinsllc.net

EMAIL ADDRESS

✓
Lpd - receipt #
20243



CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit Joe A. Rector, Jr. with Mullins LLC to act as My/Our representative and agent in any manner regarding this application which relates to property described as tax parcel ID# 05-61-03-06-0-000-005.071; PPIN: 266105

I/We understand that the agent representation may include but not be limited to decisions relating to the submittal, status, conditions, or withdrawal of this application. In understanding this, I/We release the City of Foley from any liability resulting from actions made on My/Our behalf by the authorized agent and representative. I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application and any work performed will be at the risk of the applicant.

*Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

PROPERTY OWNER(S):

Old Town II, LLC

Name(s) printed

2101 W Clinton Ave W Suite 201

Address

Huntsville, AL 35805

City/State

(256) 713-3636

Phone

Email

Fax

5/22/2023

Signature(s)

Date

PROPERTY OWNER(S):

Name(s) printed

Address

City/State

Phone

Email

Fax

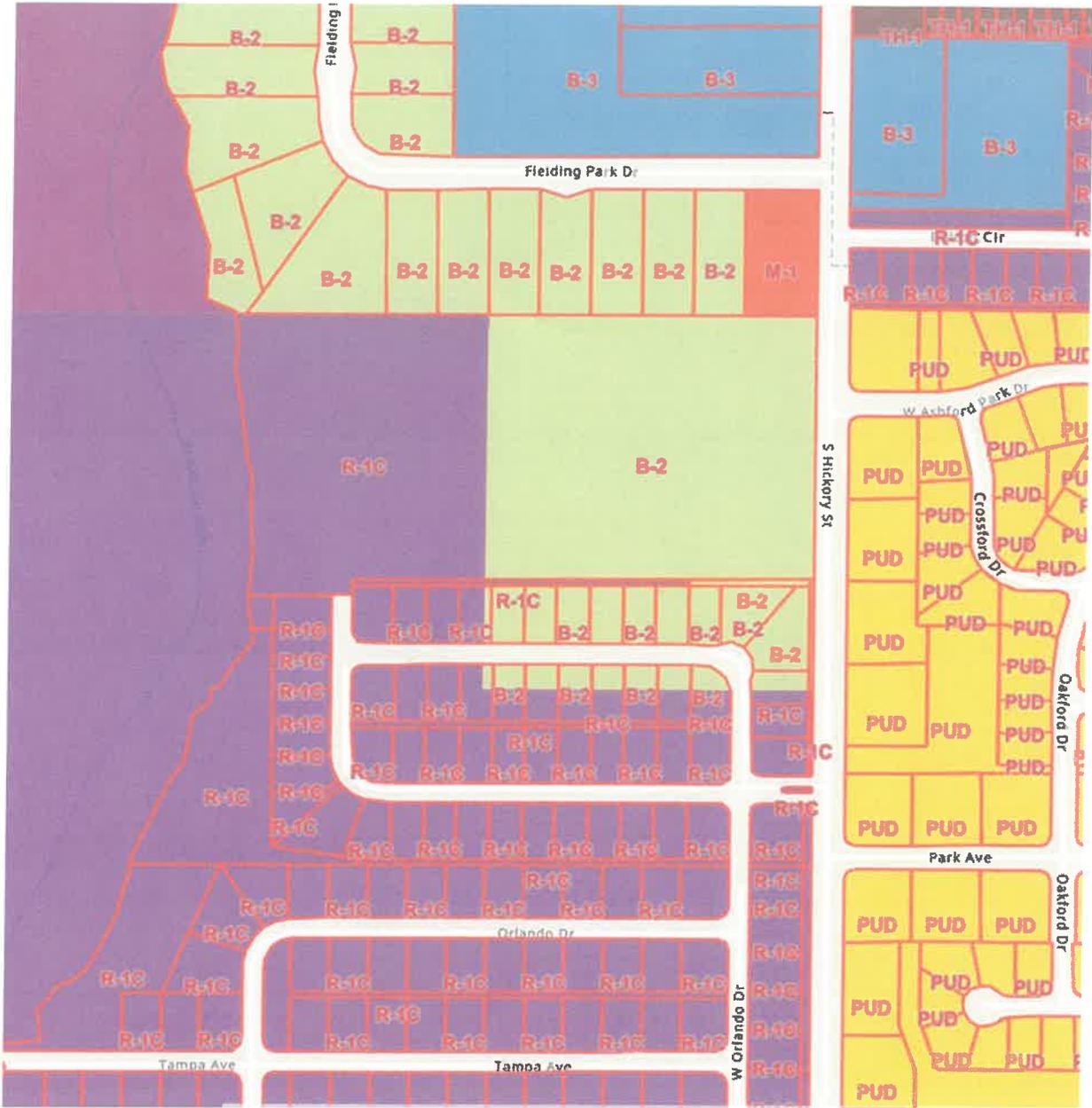
Signature(s)

Date



ATTACHMENT D

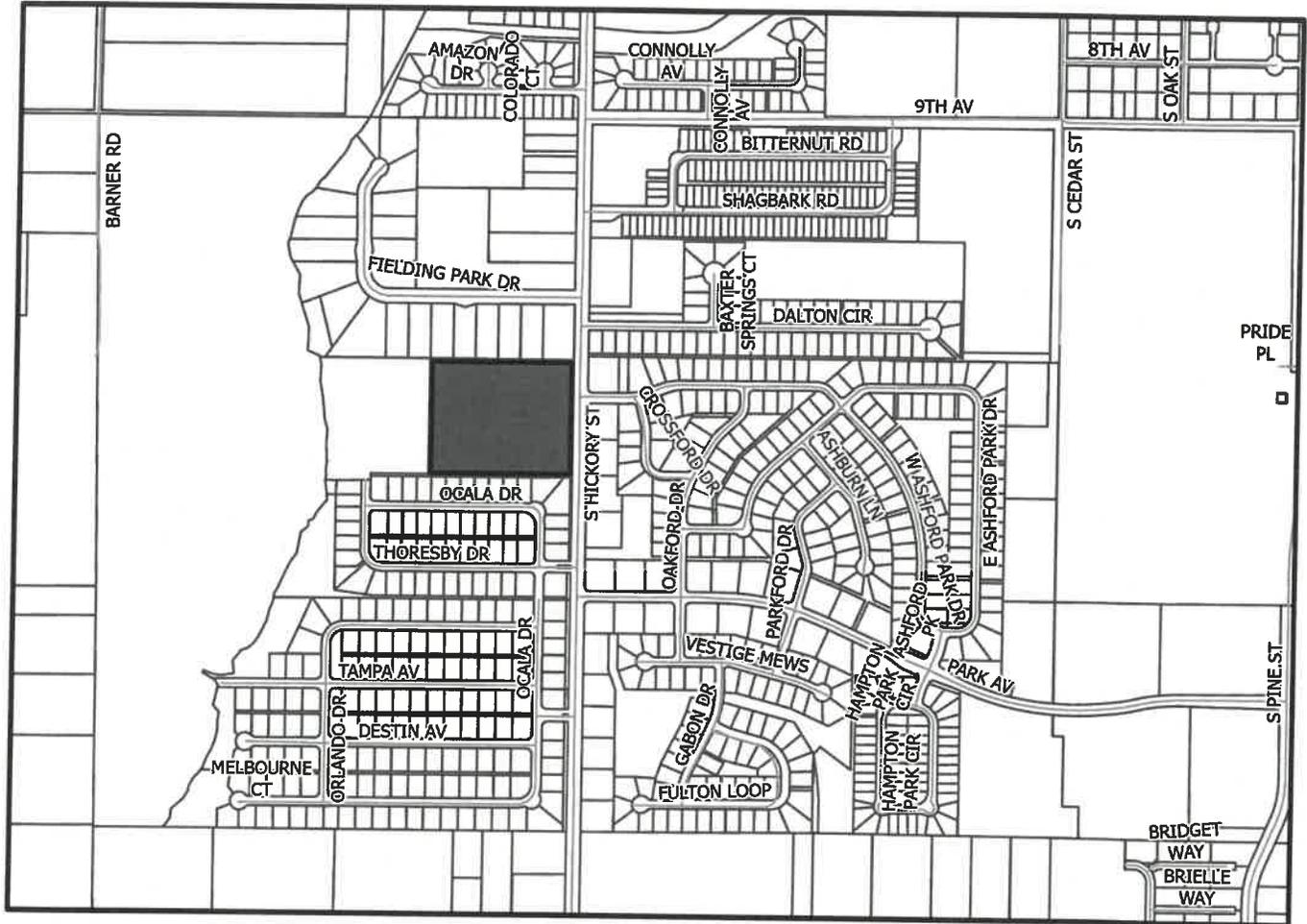
Existing Zoning



3/20/03
RECEIVED



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 12 +/- acres. Property is currently zoned B-2 (Neighborhood Business District) Proposed zoning is R-1C (Residential Single Family). Property is located W. of S. Hickory St. and S. of Michigan Ave. Applicant is Old Town II, LLC.

Anyone interested in this rezoning request may be heard at a public meeting scheduled for June 21, 2023 in the Council Chambers of City Hall located at 407 E. Laurel Ave., at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
 Planning Commission Chairman

ATTACHMENT A

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 11:09:2022 01:20:54 PM
Total: \$22.00
4 Pages

2033196

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Gulf Beach Investment Company of Perdido, LLC	Grantee's Name	Old Town II, LLC
Mailing Address:	P.O. Box 7430 Spanish Fort, Alabama 36577	Mailing Address:	2101 W. Clinton Avenue Ste 201 Huntsville, AL 35805 Attn: Louis W. Breland
Property Address:	S. Hickory Street Foley, AL 36535	Date of Sale:	November 4, 2022
SEE ORDER INSTRUMENT #	2009804	Purchase Price pursuant to Purchase Agreement:	\$550,000
		Non-producing Acreage:	N/A

THIS INSTRUMENT PREPARED BY:

Beggs & Lane, RLLP
John H. Adams, Esq.
501 Commendancia Street
Pensacola, Florida 32502

STATE OF ALABAMA
COUNTY OF BALDWIN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **GULF BEACH INVESTMENT COMPANY OF PERDIDO, LLC**, a Florida limited liability company ("Grantor"), for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **OLD TOWN II, LLC**, an Alabama Limited Liability Company, whose mailing address is 2101 W. Clinton Ave, Ste. 201, Huntsville, Alabama 35805 ("Grantee") the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee the following-described real estate located in Baldwin County, Alabama:

SEE EXHIBIT "A"

This conveyance is subject only to the matters listed on Exhibit "B", attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions"); provided,



Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold same unto the Grantee and the Grantee's heirs, successors and assigns in fee simple, forever.

Subject to the Permitted Exceptions, Grantor, for himself, his heirs, executors and administrators, covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against all lawful claims of all persons whomsoever except for the Permitted Exceptions.

IN WITNESS WHEREOF, this Warranty Deed has been executed by Grantor to be effective as of the day and year above written.

GRANTOR:

GULF BEACH INVESTMENT COMPANY OF PERDIDO, LLC,
a Florida limited liability company

By: *A. Richard Maples*

A. Richard Maples as Trustee and only as Trustee of the Charles K. Breland Bankruptcy Estate, the Member of Gulf Beach Investment Company of Perdido, LLC

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

I, the undersigned, a notary public in and for said county in said state, hereby certify that A. Richard Maples, whose name as Trustee and only as Trustee of the Charles K. Breland Bankruptcy Estate, the Member of Gulf Beach Investment Company of Perdido, LLC, a Florida Limited liability company, 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 company on the day the same bears date.

GIVEN under my hand and official seal this 4th day of November, 2022.



JENNIFER COLBERT
Notary Public, State of Florida
My Comm. Expires July 13, 2026
Commission No. HH 275313

Jennifer Colbert
Notary Public
My Commission Expires: _____

EXHIBIT "A"

Legal Description

The land referred to herein below is situated in the County of BALDWIN, State of Alabama, and described as follows:

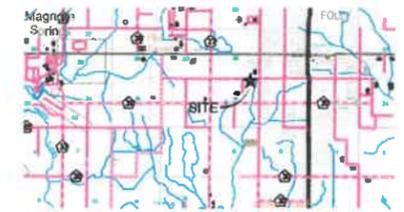
BEGIN AT A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 1, FIELDING COMMERCIAL PARK, FOUND ON SLIDE 2290-E IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY; THENCE PROCEED S00 DEG 01 MIN 31 SEC WEST A DISTANCE OF 660.63 FEET; THENCE RUNNING ALONG THE NORTHERN BOUNDARY OF COMMON AREA #6 OF SHERWOOD PHASE 2 (SLIDE 0002620-B) NORTH 89DEG 57MIN 50 SEC WEST A DISTANCE OF 1124.85'; THENCE SOUTH 00DEG 08MIN 06 SEC EAST A DISTANCE OF 37.80'; THENCE SOUTH 89DEG 57MIN 57 SEC WEST A DISTANCE OF 190.06'; THENCE TO THE DELINEATED WETLANDS NORTH 89DEG 56MIN 35SEC WEST A DISTANCE OF 63.25'; THENCE NORTH 09DEG 53MIN 15SEC EAST A DISTANCE OF 28.97'; THENCE NORTH 05DEG 23MIN 51SEC WEST A DISTANCE OF 31.93'; THENCE NORTH 08DEG 31MIN 44SEC EAST A DISTANCE OF 42.83'; THENCE NORTH 03DEG 28MIN 27SEC WEST A DISTANCE OF 48.45'; THENCE NORTH 02 DEG 34MIN 04 SEC WEST A DISTANCE OF 37.66'; THENCE NORTH 00DEG 35MIN 55SEC WEST A DISTANCE OF 32.84'; THENCE NORTH 04DEG 15MIN 48SEC EAST A DISTANCE OF 64.03'; THENCE NORTH 15DEG 33MIN 40SEC WEST A DISTANCE OF 60.44'; THENCE NORTH 05DEG 41MIN 13SEC WEST A DISTANCE OF 114.75'; THENCE NORTH 09DEG 27MIN 07SEC WEST A DISTANCE OF 101.03'; THENCE NORTH 03DEG 01MIN 38SEC EAST A DISTANCE OF 87.61' THENCE NORTH 09DEG 41MIN 12SEC WEST A DISTANCE OF 50.12'; THENCE NORTH 66DEG 40MIN 31SEC WEST A DISTANCE OF 16.45'; THENCE ALONG THE SOUTHERN BOUNDARY OF FIELD COMMERCIAL PARK (SLIDE 2290-E) SOUTH 89DEG 52MIN 40SEC EAST A DISTANCE OF 1433.34' TO THE POINT OF BEGINNING, CONTAINING 21.34 ACRES MORE OR LESS, LOCATED IN BALDWIN COUNTY, AL.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
3. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the Public Records.
4. Covenants, Conditions, Restrictions, Easements, Setback Lines and any Amendments thereto as disclosed on the plat of subdivision recorded in Slide 2290-E.
5. Ordinance 18-2035-ORD, recorded in Instrument No. 1738351 in the Office of the Probate Judge, Baldwin County, Alabama.
6. Delineated wetlands line along westerly property line.
7. Oil, Gas and Minerals reservations recorded in Deed Book 469, Page 573 and Real Property Book 81, Page 1910, in the Office of the Probate Judge, Baldwin County, Alabama.
8. Pipeline Easement, recorded in Real Property Book 118, Page 795 and Real Property Book 135, Page 891 in the Office of the Probate Judge, Baldwin County, Alabama.
9. Right of Way Deed for Public Road to Baldwin County, recorded in Real Property Book 735, Page 1533 in the Office of the Probate Judge, Baldwin County, Alabama.
10. Ordinance No. 591-99, recorded in Instrument No. 481685 in the Office of the Probate Judge, Baldwin County, Alabama.
11. Terms and conditions contained in Contract, recorded in Instrument No. 726230 in the Office of the Probate Judge, Baldwin County, Alabama.
12. Solvency Affidavit recorded in Instrument No. 1304654 in the Office of the Probate Judge, Baldwin County, Alabama.

PRELIMINARY PLAN
SHERWOOD PHASE 3
 A RESIDENTIAL SUBDIVISION
 SECTION 6, TOWNSHIP 8 SOUTH, RANGE 4 EAST,
 CITY OF FOLEY, BALDWIN COUNTY, ALABAMA
 June 2023



SURVEYOR'S CERTIFICATE
 STATE OF ALABAMA
 COUNTY OF BALDWIN
 CITY OF FOLEY

I, _____, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:
 BEGIN AT A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 1, FIELDS COMMERCIAL PARK, FOUND ON SLIDE 2290-E IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY; THENCE PROCEED 502°01'31"W A DISTANCE OF 660.53'; THENCE RUN N89°57'50"W A DISTANCE OF 1124.85'; THENCE RUN S00°00'05"E A DISTANCE OF 27.80'; THENCE RUN S89°57'57"W A DISTANCE OF 150.00'; THENCE RUN N89°56'35"W A DISTANCE OF 63.25'; THENCE PROCEED N09°53'15"E A DISTANCE OF 28.97'; THENCE RUN N05°23'51"W A DISTANCE OF 31.59'; THENCE RUN N08°31'44"E A DISTANCE OF 42.83'; THENCE RUN N03°28'27"W A DISTANCE OF 26.45'; THENCE RUN N02°34'04"W A DISTANCE OF 37.60'; THENCE RUN N00°35'55"W A DISTANCE OF 32.84'; THENCE RUN N04°15'48"E A DISTANCE OF 64.03'; THENCE RUN N1°33'40"W A DISTANCE OF 60.44'; THENCE RUN N05°41'13"W A DISTANCE OF 114.75'; THENCE RUN N09°27'07"W A DISTANCE OF 101.03'; THENCE RUN N03°42'11"W A DISTANCE OF 87.81'; THENCE RUN N08°11'17"W A DISTANCE OF 50.12'; THENCE RUN N6°40'31"W A DISTANCE OF 16.45'; THENCE PROCEED S89°52'40"E A DISTANCE OF 1493.34'; RETURNING TO THE POINT OF BEGINNING, CONTAINING 21.34 ACRES MORE OR LESS, LOCATED IN BALDWIN COUNTY, ALABAMA.

I 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.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__.

 (NAME)

REGISTRATION # _____

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
 COUNTY OF BALDWIN
 CITY OF FOLEY

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS ____ DAY OF _____, 20__.

OWNER'S REPRESENTATIVE (PRINT) _____

OWNER'S REPRESENTATIVE (SIGNATURE) _____

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA
 COUNTY OF BALDWIN
 CITY OF FOLEY

I, _____, A NOTARY PUBLIC, IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ADOPT THE SAME UNDER THE DESIGN, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

CERTIFICATION OF APPROVAL OF IMPROVEMENTS:

STATE OF ALABAMA
 COUNTY OF BALDWIN
 CITY OF FOLEY

I, TODD M. WHEELER, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 24961, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMANCE WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF FOLEY LAND USE & DEVELOPMENT REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

ENGINEER _____ DATE _____

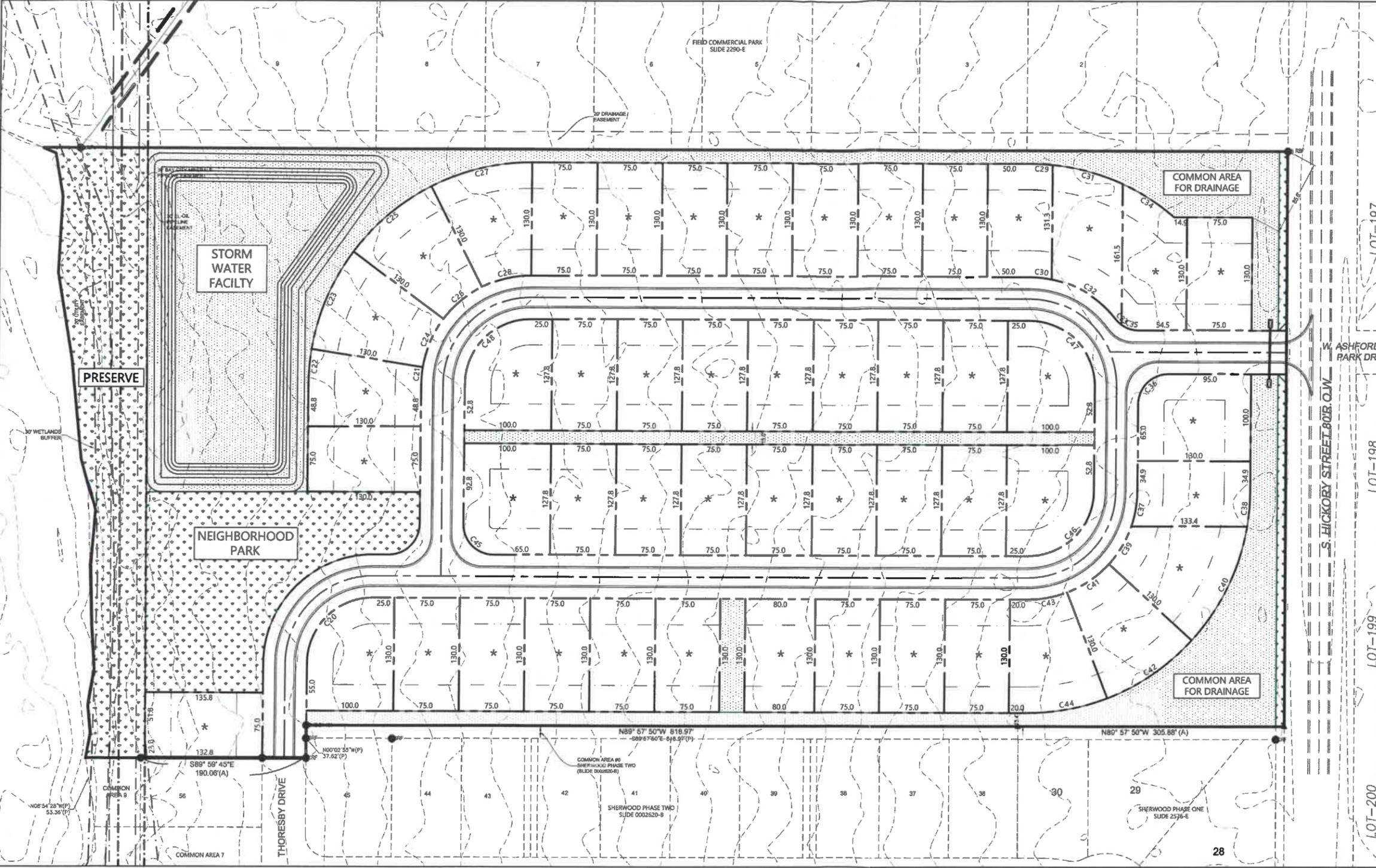
FIRM _____

AFFIDAVIT OF REGISTERED PROFESSIONAL ENGINEER

I, TODD M. WHEELER, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 24961, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMANCE WITH APPLICABLE CODES AND LAWS WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE, INCLUDING THE STORMWATER MANAGEMENT REQUIREMENTS OF THE CITY OF FOLEY SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I HAVE SUPERVISED THE CONSTRUCTION TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

ENGINEER _____ DATE _____

FIRM _____



SITE DATA:
Overall Acres: 21.34
SF Units: 50
Units/Acre: 2.34
Rezoning Rqd. from B2 to R1-C

DEVELOPER:
 OLD TOWN II, LLC
 2101 W Clinton Ave W suite 201,
 Huntsville, AL 35805

SURVEYOR:
 MULLINS, LLC
 240 East Intendencia Street
 PENSACOLA, FL 32502

ENGINEER:
 MULLINS, LLC
 240 East Intendencia Street
 PENSACOLA, FL 32502

UTILITY PROVIDERS

GOV./AGENCY/COMPANY:	UTILITY
RIVERA UTILITIES	WATER
RIVERA UTILITIES	SEWER
RIVERA UTILITIES	ELECTRIC
RIVERA UTILITIES	INTERNET
RIVERA UTILITIES	CABLE TV
RIVERA UTILITIES	GAS
SUNBELT ENVIRONMENTAL:	REFUSE COLLECTION

- NOTES**
- ALL PROPOSED STREETS HAVE A 50' RIGHT OF WAY.
 - ALL DEVELOPMENTS SHALL HAVE A MINIMUM OF 15% GREEN SPACE, EXCLUSIVE OF STORMWATER MANAGEMENT AREAS, SETBACKS AND JURISDICTIONAL WETLANDS. UPON COMPLETION, RESIDENTIAL DEVELOPMENTS OF 30 LOTS OR GREATER SHALL PROVIDE A SITE PLAN DETAILING THE GREEN SPACE WITH A MINIMUM OF 25% OF THE GREEN SPACE BEING FOR ACTIVE RECREATION SPACE. MINIMUM 15% CONSERVATION GREEN SPACE REQUIRED EXCLUSIVE OF STORMWATER AREAS.
 - MAINTENANCE RESPONSIBILITY OF THE STORM WATER MANAGEMENT AREAS SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS IT IS TURNED OVER TO THE SHERWOOD PHASE 3 HOA. THE HOA SHALL MAINTAIN THE STORM WATER MANAGEMENT AREAS FOR PHASE 3, WHICH ALSO PROVIDES STORM WATER MANAGEMENT FOR THE COMMERCIAL PARCELS ADJACENT TO HICKORY STREET. UPON FINAL DEVELOPMENT OF THE COMMERCIAL LOTS, THE ORIGINAL DEVELOPER SHALL INITIATE A FEE SCHEDULE WHICH DEDICATES A PRO-RATA SHARE OF THE STORM WATER MANAGEMENT AREA COSTS BACK TO THE COMMERCIAL DEVELOPMENT.

FLOOD CERTIFICATE:
 THIS IS TO CERTIFY THAT WE HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 01003C0927M DATED APRIL 19, 2019 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN AN IDENTIFIED FLOOD HAZARD ZONE.

SURVEYOR FOR THE APPLICANT _____

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (WATER):
 THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (SEWER):
 THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC):
 THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T):
 THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 20__.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATION OF APPROVAL BY CITY ENGINEER:
 STATE OF ALABAMA
 COUNTY OF BALDWIN
 CITY OF FOLEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF ABERDEEN PLACE, CITY OF FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS ____ DAY OF _____, 20__.

CITY ENGINEER _____

All documents, including Drawings and Bid Specifications, prepared or furnished by firms listed on face, are instruments of service in respect of the client and firms listed on face, shall remain the ownership and property interest therein whether or not the Project is completed. Such documents are not intended to be represented to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written permission of the firm listed on face will constitute a violation of the further cooperation clause set forth to be signed upon by firms listed on face and the Client.

MULLINS, LLC
 240 East Intendencia Street
 Pensacola, FL 32502
 (850) 462-8412



Preliminary Plan
SHERWOOD PH 3
 FOLEY, AL
 PREPARED FOR:
OLD TOWN II, LLC

Job No: 22-21P
 Date: 05/11/23
 Drawn By: JAR
 Approved By: JWM

ENGINEER _____ DATE _____
 FIRM _____
 SHEET NUMBER
1