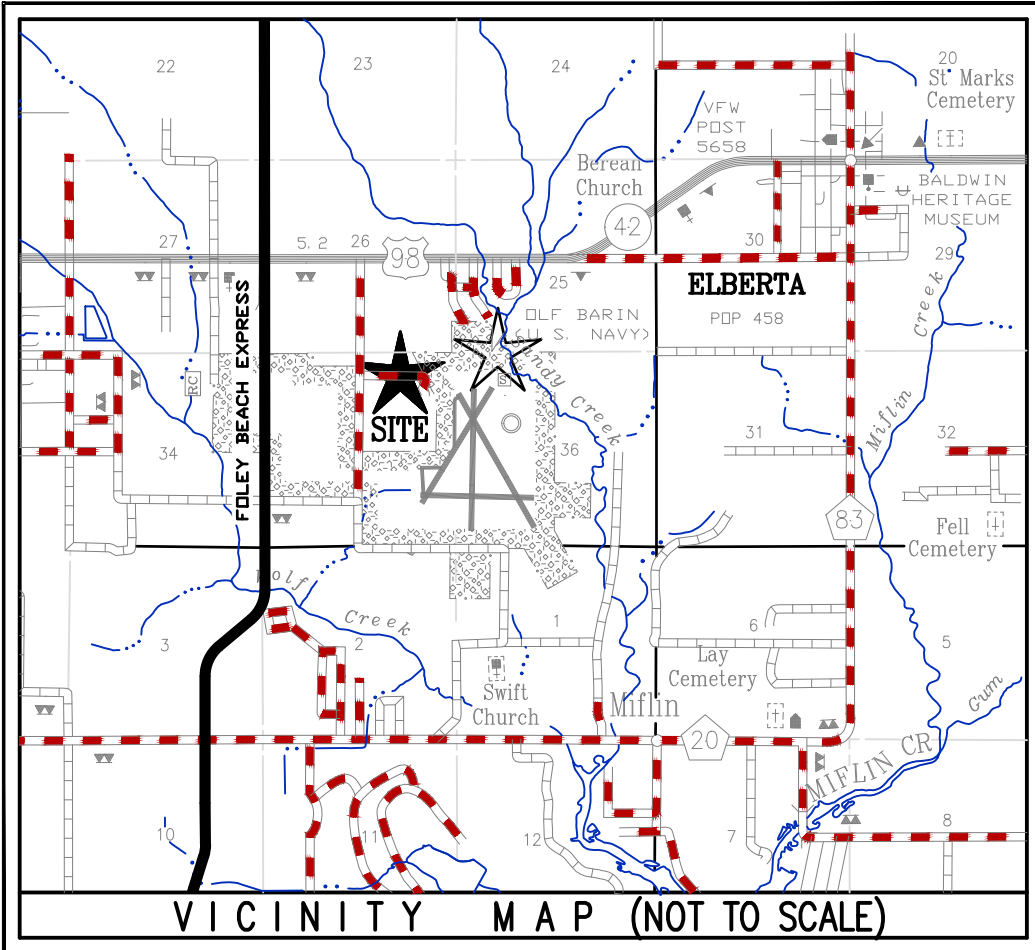
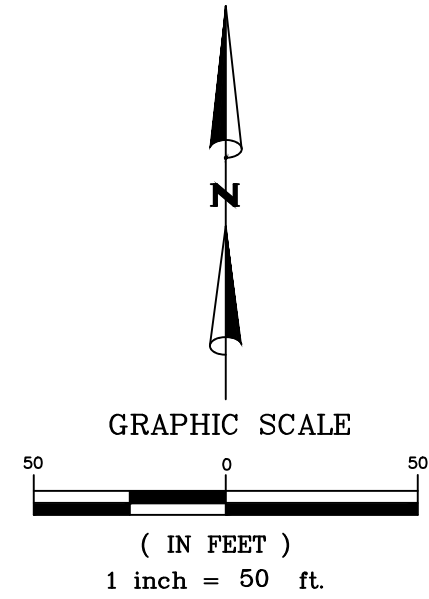


TAX PARCEL NO.
54-07-35-0-000-001.005
NORTH ALABAMA PROPERTY LEASING, INC.
30215 CANAL CT
ORANGE BEACH, AL 36561



P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(A) ACTUAL
(R) RECORD DEED
(P1) PLAT OF RECORD DIMENSIONS, SLIDE 2254-
(P2) PLAT OF RECORD DIMENSIONS, SLIDE 2491-
OTIF OPEN TOP IRON PIPE FOUND
IPF IRON PIN FOUND
CTIF CRIMP TOP IRON PIPE FOUND
CRF CAPPED REBAR FOUND
RBF REBAR FOUND
CRS 5/8" CAPPED REBAR SET STAMPED CA#156

LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER
 CA# CERTIFICATE OF AUTHORIZATION NUMBER
 (DIST) DISTURBED
 (REF) REFERENCE CORNER SET ON LINE
 (UNR) UNREADABLE
 INST # INSTRUMENT NUMBER
 SECT. SECTION
 T- TOWNSHIP
 R- RANGE
 -O- POWER POLE
 ← GUY WIRE
 R/W RIGHT-OF-WAY
 R.O.W. RIGHT-OF-WAY
 *NOTE:
 ALL CORNERS ARE "CRS" UNLESS OTHERWISE STATED.

CITY OF FOLEY
P.O. BOX 1750
FOLEY, AL 3536

HCP PUMPS AMERICA INC.
1723 INDUSTRIAL PARKWAY
FOLEY, AL 36535

SURVEYOR
STUART L. SMITH
AL. LICENSE NO. 27403

SITE DATA
TAX PARCEL NO.
54-07-35-0-000-001.006
54-07-35-0-000-001.018
54-07-35-0-000-001.021

UTILITIES
POWER - RIVIERA UTILITIES
SEWER - RIVIERA UTILITIES
WATER - RIVIERA UTILITIES
TELE - CENTURLINK

TAX PARCEL NO.
54-07-35-0-000-001.006
54-07-35-0-000-001.018
54-07-35-0-000-001.021

TOTAL SITE AREA = 19.84 ACRES± (864,078 S.F.±)
TOTAL NUMBER OF LOTS = 4
SMALLEST LOT = 1.15 ACRES± (50,000 S.F.±)
LARGEST LOT = 12.89 ACRES± (561,321 S.F.±)

ZONING
CITY OF FOLEY
PID – PLANNED INDUSTRIAL DISTRICT
M1 – LIGHT INDUSTRIAL

M1 ZONING REQUIREMENTS

- 75' FRONT SETBACK
- 35' REAR SETBACK
- 35' SIDE SETBACK
- 50% MAXIMUM BUILDING AREA
- 50' MAXIMUM BUILDING HEIGHT
- ZERO MINIMUM LOT AREA

PID ZONING REQUIREMENTS

- NO REQUIREMENTS PROVIDED
- NO REQUIREMENTS SHOWN ON SUBDIVISION PLAT
RECORDED AS SLIDE 2254-D

DEDICATED EASEMENTS

- RIVIERA UTILITIES REQUIRES A 10' EASEMENT ALONG ALL SIDE PROPERTY LINES (5' EACH SIDE) AND A 15' EASEMENT ALONG ALL FRONT AND REAR PROPERTY LINES.

1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAN, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
2. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE ARE NO UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
3. FIELD WORK FOR THIS SURVEY WAS COMPLETED IN JANUARY 2022.
4. ALL BEARINGS ARE BASED ON THE SOUTH LINE OF PROPERTY SURVEYED AS SHOWN ON BALDWIN COUNTY DEED 1991-D. THE OFFICE OF THE CLERK OF PROBATE, BALDWIN COUNTY, ALABAMA. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. SURVEY FEET.
5. THE PROPERTY HAS DIRECT ACCESS TO INDUSTRIAL PARKWAY AND 50' ACCESS ROAD RIGHT-OF-WAY, BOTH ARE PUBLIC RIGHT-OF-WAY.
6. THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL DEVELOPMENTAL MANAGEMENT (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 1100308CH WITH A REVISION DATE IDENTIFICATION OF APRIL 19, 2019, FOR FLOODING. FLOODING IS NOT SHOWN IN BALDWIN COUNTY, ALABAMA.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
8. THIS IS A BOUNDARY SURVEY FOR A REPLAT OF LOTS 2A, 2B, 5 & 6. THE COMMON LINE BETWEEN LOTS 2A AND LOTS 2B IS MOVED TO INCREASE THE SIZE OF LOTS 2A & 6. LOTS 2B & 5 WILL DECREASE IN SIZE.
9. THE SURVEYED PROPERTY LIES WITHIN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 4 EAST.

LOTS 5 AND 6 OF THE RESUBDIVISION OF LOTS 3, 4A, 4B AND 4C, FOLEY BEACH EXPRESS INDUSTRIAL PARK, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2254-D IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

AND

LOTS 2A AND 2B OF THE RESUBDIVISION OF LOT 2, FOLEY BEACH EXPRESS INDUSTRIAL PARK, UNIT 7, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2491-D IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA

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

STUART L. SMITH, PLS
ALABAMA LICENSE NUMBER 27403

*DRAWING IS INVALID WITHOUT THE SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR



CITY OF FOLEY
F.B.E. INDUSTRIAL PARK
1723 INDUSTRIAL PARKWAY

SEC. 32 - T7S - R4E

FOLEY, AL

GMC Project

CMOB210121

GOODWYN MILLS CAWOOD, LLC

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

	ISSUE	DATE
	DRAWN BY:	SLS
	CHECKED BY:	SLS

sheet 1 of 2

**REPLAT
LOTS 2A, 2B, 5 & 6
COMMON LOT LINE MOVE**

DRAWING FILE: C:\Users\tsmith\AppData\Local\Temp\AcPublish_321036\CMOB21021-PLAT.dwg
PLOTTED: Dec 22 2021 - 11:27am

DRAWING FILE: C:\Users\stamith\AppData\Local\Temp\AcPublish_37038\CMOB210121-PLAT.dwg
PLOTTED: Dec 22, 2021 11:22am

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10

CERTIFICATION OF OWNERSHIP AND DEDICATION (CITY)

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED HEREON, 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 CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____, 20

THE CITY OF FOLEY (REPRESENTATIVE)
PO BOX 1750
FOLEY, AL 36536

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF _____
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY 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 ACKNOWLEDGE THAT HE (THEY) SIGNED, 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

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED HEREON, 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 CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____, 20

HCP PUMPS AMERICA INC. (REPRESENTATIVE)
1723 INDUSTRIAL PARKWAY
FOLEY, AL 36535

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF _____
COUNTY OF _____

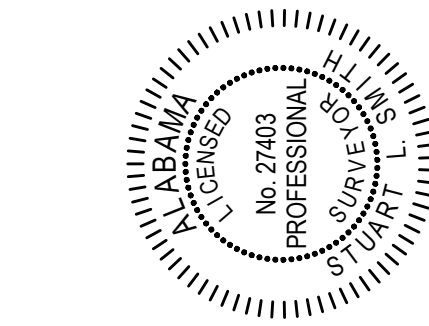
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) _____ SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, 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

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20

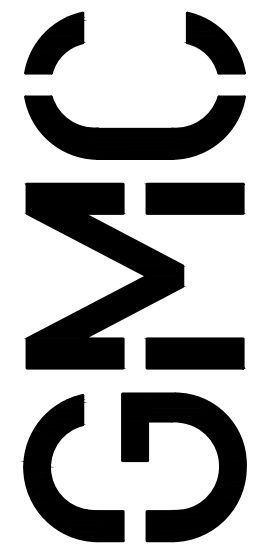
CHAD CHRISTIAN, PE (CITY ENGINEER)



**REPLAT
LOTS 2A, 2B, 5 AND 6
COMMON LOT LINE MOVE**

**CITY OF FOLEY
F.B.E. INDUSTRIAL PARK
1723 INDUSTRIAL PARKWAY
SEC. 32 - T7S - R4E
FOLEY, AL
GMC Project #
CMOB210121**

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