



June 17, 2021

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 regular meeting on June 17, 2021 and the following action was taken:

Agenda Item: Gary Bullard- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 12 +/- acres. Property is currently zoned AO (Agricultural Open Space) proposed zoning is Recreational Vehicle (RV) Park District. Property is located N. of Keller Rd. and E. of State Hwy. 59. Applicant is Gary Bullard.

Action Taken:

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

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

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

Respectfully,

Melissa Ringler
Planning & Zoning Coordinator
mringle@cityoffoley.org

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

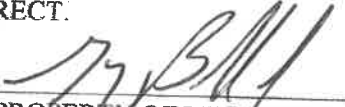


**CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
3. APPROXIMATE SIZE OF PROPERTY:
4. PRESENT ZONING OF PROPERTY:
5. REQUESTED ZONING:
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

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

DATE: 5-20-21


PROPERTY OWNER/APPLICANT
20873 KELLER RD.
PROPERTY OWNER ADDRESS
251-752-8011
PHONE NUMBER
dukequality@hotmail.com
EMAIL ADDRESS

pd
receipt #
20041

RE: Rezoning Application
Gary Bullard – Keller Road
AO to RV Park District

1. Location:
 - a. Address: 20751 Keller Road
 - b. PIN Nos:
 - i. 029195
 - ii. 54825
 - iii. 390363
 - c. Parcel Nos:
 - i. 05-61-05-16-4-001-025.000
 - ii. 05-61-05-16-4-001-024.000
 - iii. 05-61-05-16-4-001-024.001
 - d. Legal Descriptions (respectively):
 - i. Lot 4 of Melton Property Subdivision
 - ii. Parcel D of Replat of Lot 3 of Melton Property Subdivision
 - iii. Parcel C of Replat of Lot 3 of Melton Property Subdivision
3. Approximate Size of the properties:
 - a. 12 acres
 - b. 3.79 acres
 - c. 2.61 acres
4. Present Zoning: AO – Agricultural Open Space
5. Requested Zoning: Recreational District Park District
6. Description of Current Use and structures on the properties:
 - a. The second and third parcels are vacant and currently wooded with no structures. The first parcel has the first ~250 ft from Keller road with only one single-family residential home on it as well as a large barn. Beyond and to the north of this 250 ft ribbon where the residential use is, the land is currently vacant and wooded.
7. Contemplated use if rezoned:
 - a. Attached hereto is the application to rezone for the intent and purpose of the future construction of an RV park to be owned and operated by the current landowner – Gary Bullard – who lives 2 lots to the east of this parcel. At some point in the near future, Fabre Engineering, acting as the owner's authorized agent will return to the City to begin the process to seek eventual land disturbance of the parcel to build (eventually) 2 or 3 phases of an RV park with a currently estimated 60-70 pads for transient RV users. While the owner is aware that the density allowance is greater, his desire to leave native/existing trees will guide the design of the internal layout and thus the number of units. The first approximately 250 feet from Keller Road (where the current single-family residential use is) will not in fact be developed as an RV park as the intention is to leave the existing single-family residential unit currently existing there in place behind which will be a landscape buffer before reaching the RV park thus creating a de facto buffer from Keller Road as it is the intent to not be able to see the RV park from Keller Road other than the entrance into such. No variances are being sought once the rezone is hopefully approved.

Foley
CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit FABRE ENGINEERING, INC.
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 05-61-05-16-4-001-025.000
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):

GARY BULLARD

Name(s) printed

20873 KELLER Rd.

Address

FOLEY, AL

City/State

(251) 752-8011 dukequality@hotmail.com

Phone

Email

Fax

Signature(s) [Signature]

5-20-21
Date

PROPERTY OWNER(S):

Name(s) printed

Address

City/State

Phone

Email

Fax

Signature(s)

Date

13.84 ACRE PARCEL DESCRIPTION:
(PREPARED BY FABRE ENGINEERING & SURVEYING)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE PROCEED N00°04'13"W ALONG THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KELLER ROAD (60 FOOT RIGHT OF WAY); THENCE PROCEED S89°55'47"W ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1481.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°55'47"W ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 50.00 FEET TO THE WEST LINE OF LOT 4, PLAT OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AS RECORDED IN MAP BOOK 8, AT PAGE 122 OF THE RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE DEPARTING THE NORTHERLY RIGHT OF WAY LINE PROCEED N00°15'59"W ALONG THE WEST LINE OF LOT 4 FOR A DISTANCE OF 243.38 FEET; THENCE PROCEED S89°55'48"W FOR A DISTANCE OF 382.20 FEET TO THE WEST LINE OF LOT 3 OF THE AFOREMENTIONED PLAT OF THE SOUTH ONE-HALF; THENCE PROCEED N00°06'09"W ALONG THE WEST LINE OF LOT 3 FOR A DISTANCE OF 486.62 FEET; THENCE DEPARTING WEST LINE OF LOT 3 PROCEED N89°55'47"E FOR A DISTANCE OF 380.81 FEET TO THE WEST LINE OF LOT 4; THENCE PROCEED N00°15'59"W ALONG THE WEST LINE OF LOT 4 FOR A DISTANCE OF 574.53 FEET TO THE NORTH LINE OF LOT 4; THENCE PROCEED S89°53'22"E ALONG THE NORTH LINE OF LOT 4 FOR A DISTANCE OF 382.61 FEET TO THE EAST LINE OF LOT 4; THENCE PROCEED S00°16'57"E ALONG THE EAST LINE OF LOT 4, FOR A DISTANCE OF 1054.97 FEET; THENCE DEPARTING THE EAST LINE PROCEED S89°04'21"W FOR A DISTANCE OF 332.92 FEET; THENCE PROCEED S00°15'59"E FOR A DISTANCE OF 243.38 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN A PORTION OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA. CONTAINING 13.84 ACRES MORE OR LESS

This Instrument Prepared By:
Timothy D. Garner, Esq.
Olmstead, Harrell & Garner, LLC
Post Office Box 3304
Gulf Shores, Alabama 36547-3304
Telephone (251) 968-5540
Facsimile (251) 968-5451

File No. 20-271

<u>GRANTOR'S MAILING ADDRESS:</u>	<u>GRANTEE'S MAILING ADDRESS:</u>
<u>19551 Baldwin Brook Express Lot 87</u>	<u>20873 Keller Rd</u>
<u>Summerville AL 36580-4094</u>	<u>Foley AL 36555</u>

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF BALDWIN }

KNOW YE ALL MEN BY THESE PRESENTS, that, in consideration of the sum of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) and other good and valuable consideration to the undersigned GRANTOR, RENEE J. KEITH, a single woman, in hand paid by the GRANTEE, COPELAND & BULLARD, LLC, an Alabama limited liability company, the receipt whereof is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantee in fee simple, the following described real estate situated in BALDWIN COUNTY, ALABAMA, to-wit:

Parcel C, of Re-Plat of Lot 3 of Melton Property Subdivision, according to map or plat thereof recorded at Instrument Number 1821611, and better described as follows, to-wit:

Commencing at a one-half (1/2) inch capped rebar #0371 at the Northwest corner of Lot 3 of Melton Property Subdivision, according to map or plat thereof recorded in Map Book 8, Page 122, in the Office of the Judge of Probate of Baldwin County, Alabama; thence run South 00 degrees 06 minutes 09 seconds East, a distance of 712.72 feet to a set 5/8 inch capped rebar to the Point of Beginning of the realty herein described; thence run North 89 degrees 55 minutes 47 seconds East, a distance of 191.36 feet to a set 5/8 inch capped rebar; thence run South 00 degrees 06 minutes 09 seconds East, a distance of 593.00 feet to a set 5/8 inch capped rebar on the North right-of-way of Keller Road; thence run 89 degrees 55 minutes 47 seconds West, along said right-of-way, a distance of 191.36 feet to a set 5/8 inch capped rebar; thence run North 00 degrees 06 minutes 09 seconds West, leaving said right-of-way, a distance of 593.00 feet to the said Point of Beginning. Said realty containing in the aggregate approximately 2.61 acres, more or less, and is situated along the North right-of-way of Keller Road in the Southeast Quarter of Section 16, Township 8 South, Range 4 East, in Baldwin County, Alabama.

Said realty is described and shown as "Parcel C" on plat of survey by David Lowery Surveying, L.L.C., dated January 23, 2020, and signed by David Lowery, P.L.S., Ala. Reg. No. 26623, Drawing No. 20-01-043, and recorded April 20, 2020, at Instrument Number 1821611

Said realty being and intended to be that same realty conveyed to the Grantor by deed recorded August 11, 2020, at Instrument Number 1849562, and a subdivided portion of that same realty conveyed to the Grantor and Alexis Keith Stewart and Kyle Wayne Keith, by deed recorded December 4, 2017, at Instrument Number 1669038.

SAID REALTY IS CONVEYED SUBJECT TO the following, to-wit:

1. Lien of all taxes and assessments for the current year and all subsequent years hereafter falling due, which Grantee agrees to assume.
2. Any future change, adjustment, reappraisal, reassessment, roll back, or escape taxes assessed, changed, or made come due by action of the State of Alabama or the Office of the Baldwin County Revenue Commissioner.
3. Any prior reservation of oil, gas, and other minerals, in, on, and under said realty, together with all rights and easements in connection therewith, as may have been previously reserved by or conveyed to others and presently of record.
4. All zoning, planning, subdivision, wetlands and other environmental areas, coastal construction and other setback requirements, covenants, reservations, restrictions, regulations, rules, and all other limitations on the use of said realty presently of record and as may hereafter be imposed by the City of Foley, State of Alabama, United States of America, Corp of Engineers, EPA, ADEM, or any other municipal, environmental, or governmental agency, department or authority having jurisdiction over said realty.
5. All covenants, reservations, restrictions, rights-of-way, roadways, building and other setback lines, and drainage ditch, utility and other easements of record, and as shown and noted on map or plat of Melton Family Subdivision of Section 16, according to map or plat thereof recorded in Map Book 8, Page 122.
6. Thirty (30) foot easement across the North boundary of said realty, and all other rights and limitations in connection therewith, as contained in agreement by and between the Heirs of Philip Melton, dated November 20, 1973, and recorded in Deed Book 457 N.S., Page 303.
7. Reservation of interest in all oil, gas, and other minerals, and all other rights, easements, and limitations in connection therewith, as contained in agreement by and between the Heirs of Philip Melton, deceased, dated November 20, 1973, and recorded in Deed Book 457 N.S., Page 303.
8. Oil, gas and mineral lease to Atwood M. Kimbrough, and all other rights, easements, and limitations in connection therewith, as contained in deed from Lizzie M. Melton, et al, dated May 12, 1976, and recorded in Deed Book 490 N.S., Page 569.
9. Ordinance Number 1008-07 and 1009-07, by City of Foley, regarding design and construction standards and tree and natural feature preservation and restoration, and all other rights, easements and limitations in connection therewith, as contained in instruments dated October 1, 2007, and recorded at Instrument Number 1079684 and 1079685 respectively, and all subsequent amendments, rules and regulations promulgated pursuant thereto.
10. Subdivision regulations by City of Foley, and all other rights, easements, and limitations in connection therewith, as contained in instrument dated January 7, 2008, and recorded at Instrument Number 1098026, and all subsequent amendments, rules and regulations promulgated pursuant thereto.
11. Ordinance Number 15-1003 regarding land disturbance and Ordinance Number 15-1004 regarding heritage tree preservation, and all other rights, easements, and limitations in connection therewith, as contained in instruments recorded April 16, 2015, at Instrument Number 1508545 and Instrument Number 1508544 respectively, and all subsequent amendments, rules and regulations promulgated pursuant thereto.
12. Ordinance Number 1033-08, amending Ordinance Number 986-07, regarding the adoption of the International Building Codes and supplemental provisions and subsequent revisions thereto, and all other rights, easements, and limitations in connection therewith, as contained in instrument recorded April 11, 2008, at Instrument Number 1110234, and all subsequent amendments, rules and regulations promulgated pursuant thereto.

13. All matters disclosed on plat of survey by David Lowery Surveying, L.L.C., dated January 23, 2020, and signed by David Lowery, P.L.S., Ala. Reg. No. 26623, Drawing No. 20-01-043, and recorded April 20, 2020, at Instrument Number 1821611, including, but not limited to, right-of-way of Keller Road (60 foot ROW) running across the South boundary of said realty, and typographical error in the written legal description of said Parcel C regarding said right-of-way of Keller Road.

14. Any claim regarding any determination that said realty or any such portion thereof may constitute or hereafter be determined to be wetlands or tidelands or otherwise subject to the provisions of any applicable Alabama coastal preservation laws and statutes.

All recording citations referenced herein refer to the official records as properly indexed in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges, improvements, hereditaments, tenements, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee and unto Grantee's successors and assigns, in fee simple, forever.

AND GRANTOR does for Grantor and for Grantor's heirs, executors and administrators, covenant with the Grantee and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said realty; that Grantor has a good right to sell and convey said realty; that said realty is free from all liens and encumbrances, EXCEPT FOR TAXES HEREAFTER FALLING DUE AND AS SET OUT HEREIN ABOVE; and that Grantor and Grantor's heirs, executors and administrators, shall warrant and defend the same unto the Grantee and Grantee's successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed under seal on October 5, 2020.

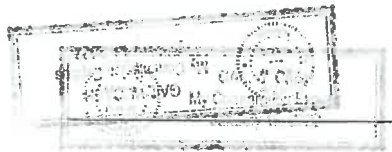
Renee J. Keith (SEAL)
RENEE J. KEITH

STATE OF Alabama }
COUNTY OF Baldwin }

I, Renee J. Keith, a Notary Public in and for said County and State, do hereby certify that **RENEE J. KEITH**, whose name(s) is/are signed as Grantor to the foregoing warranty deed and who is/are known to me or otherwise produced valid identification, acknowledged before me on this day, that, after being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on October 5, 2020.

MY COMMISSION EXPIRES: (NOTARY SEAL)



Gail W. Cash
NOTARY PUBLIC SIGNATURE

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This Instrument Prepared By:
Timothy D. Garner, Esq.
Olmstead, Harrell & Garner, LLC
Post Office Box 3304
Gulf Shores, Alabama 36547-3304
Telephone (251) 968-5540
Facsimile (251) 968-5451

File No. 21-137

GRANTOR'S MAILING ADDRESS:

1032 Ferry Road
Durham, ME 04222

GRANTEE'S MAILING ADDRESS:

20873 Keller Road
Foley AL 36535

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF BALDWIN }

KNOW YE ALL MEN BY THESE PRESENTS, that, in consideration of the sum of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) and other good and valuable consideration to the undersigned GRANTOR, DANIEL E. MELTON, a married man, in hand paid by the GRANTEE, GARY J. BULLARD, the receipt whereof is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantee in fee simple, the following described real estate situated in BALDWIN COUNTY, ALABAMA, to-wit:

Beginning at a one-half (1/2) inch capped rebar "0371" at the Northwest corner of Lot 3 of the Melton Property Subdivision, according to map or plat thereof recorded in Map Book 8, Page 122, in the Office of the Judge of Probate of Baldwin County, Alabama; thence run South 00 degrees 06 minutes 09 East, a distance of 575.72 to a set 5/8 inch capped rebar to the Point of Beginning of the realty herein described; thence run South 89 degrees 55 minutes 47 seconds East, a distance of 380.81 feet to a set 5/8 inch capped rebar; thence run South 00 degrees 15 minutes 59 seconds East, a distance of 730.0 feet to a set 5/8 capped rebar on the North right-of-way of Keller Road; thence run North 89 degrees 55 minutes 47 seconds West, along said right-of-way line, a distance of 191.54 feet to a set 5/8 inch capped rebar; thence run North 00 degrees 06 minutes 09 seconds West, leaving said road right-of-way, a distance of 593.0 feet to a set 5/8 inch capped rebar; thence run South 89 degrees 55 minutes 47 seconds West, along said right-of-way line, a distance of 191.36 feet to a set 5/8 inch capped rebar; thence run North 00 degrees 06 minutes 09 seconds West, a distance of 137.0 feet to the said Point of Beginning.

Said realty being and intended to be that same realty conveyed to the said Daniel E. Melton by deed recorded August 11, 2020, at Instrument Number 1849563. Said realty was described and conveyed in said prior deed as "Parcel D," as shown on plat of survey by David Lowery Surveying, L.L.C., dated January 23, 2020, and signed by David Lowery, P.L.S., Ala. Reg. No. 26623, Drawing No. 20-01-043, and recorded April 20, 2020, at Instrument Number 1821611.

Said realty is a portion of Lot 3, of the Melton Family Subdivision of the South one-half of the Southeast Quarter of Section 16, Township 8 South, Range 4 East, in Baldwin County, Alabama, according to map or plat thereof recorded in Map Book 8, Page 122.

Grantor certifies said realty is not his homestead.

SAID REALTY IS CONVEYED SUBJECT TO the following, to-wit:

1. Lien of all taxes and assessments for the current year and all subsequent years hereafter falling due, which Grantee agrees to assume.
2. Any future change, adjustment, reappraisal, reassessment, roll back, or escape taxes assessed, changed, or made come due by action of the State of Alabama or the Office of the Baldwin County Revenue Commissioner.
3. Any prior reservation of oil, gas, and other minerals, in, on, and under said realty, together with all rights and easements in connection therewith, as may have been previously reserved by or conveyed to others and presently of record.
4. All zoning, planning, subdivision, wetlands and other environmental areas, coastal construction and other setback requirements, covenants, reservations, restrictions, regulations, rules, and all other limitations on the use of said realty presently of record and as may hereafter be imposed by the City of Foley, State of Alabama, United States of America, Corp of Engineers, EPA, ADEM, or any other municipal, environmental, or governmental agency, department or authority having jurisdiction over said realty.
5. All covenants, reservations, restrictions, rights-of-way, roadways, building and other setback lines, and drainage ditch, utility and other easements of record, and as shown and noted on said map or plat of Melton Family Subdivision of Section 16, recorded in Map Book 8, Page 122.
6. Thirty (30) foot easement across the East boundary of said realty, and all other rights and limitations in connection therewith, as contained in agreement by and between the Heirs of Philip Melton, dated November 20, 1973, and recorded in Deed Book 457 N.S., Page 303.
7. Reservation of interest in all oil, gas, and other minerals, and all other rights, easements, and limitations in connection therewith, as contained in agreement by and between the Heirs of Philip Melton, deceased, dated November 20, 1973, and recorded in Deed Book 457 N.S., Page 303.
8. Oil, gas and mineral lease to Atwood M. Kimbrough, and all other rights, easements, and limitations in connection therewith, as contained in deed from Lizzie M. Melton, et al, dated May 12, 1976, and recorded in Deed Book 490 N.S., Page 569.
9. Ordinance Number 1008-07 and 1009-07, by City of Foley, regarding design and construction standards and tree and natural feature preservation and restoration, and all other rights, easements and limitations in connection therewith, as contained in instruments dated October 1, 2007, and recorded at Instrument Number 1079684 and 1079685 respectively, and all subsequent amendments, rules and regulations promulgated pursuant thereto.
10. Subdivision regulations by City of Foley, and all other rights, easements, and limitations in connection therewith, as contained in instrument dated January 7, 2008, and recorded at Instrument Number 1098026, and all subsequent amendments, rules and regulations promulgated pursuant thereto.
11. Ordinance Number 15-1003 regarding land disturbance and Ordinance Number 15-1004 regarding heritage tree preservation, and all other rights, easements, and limitations in connection therewith, as contained in instruments recorded April 16, 2015, at Instrument Number 1508545 and Instrument Number 1508544 respectively, and all subsequent amendments, rules and regulations promulgated pursuant thereto.
12. Ordinance Number 1033-08, amending Ordinance Number 986-07, regarding the adoption of the International Building Codes and supplemental provisions and subsequent revisions thereto, and all other rights, easements, and limitations in connection therewith, as contained in instrument recorded April 11, 2008, at Instrument Number 1110234, and all subsequent amendments, rules and regulations promulgated pursuant thereto.

13. Any claim regarding any determination that said realty or any such portion thereof may constitute or hereafter be determined to be wetlands or tidelands or otherwise subject to the provisions of any applicable Alabama coastal preservation laws and statutes.

14. All matters disclosed on survey by David Lowery Surveying, L.L.C., dated January 23, 2020, and signed by David Lowery, P.L.S., Ala. Reg. No. 26623, Drawing Number 20-01-043, including, but not limited to, right-of-way of Keller Road running across the South boundary of said realty, and 30 foot easement and old wire fence running across the East boundary of said realty, and any differences in the deeded and the actual measured distances and bearings.

All recording citations referenced herein refer to the official records as properly indexed in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges, improvements, hereditaments, tenements, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee and unto Grantee's heirs and assigns, in fee simple, forever.

AND GRANTOR does for Grantor and for Grantor's heirs, executors and administrators, covenant with the Grantee and Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said realty; that Grantor has a good right to sell and convey said realty; that said realty is free from all liens and encumbrances, EXCEPT FOR TAXES HEREFTER FALLING DUE AND ASSET OUT HEREIN ABOVE; and that Grantor and Grantor's heirs, executors and administrators, shall warrant and defend the same unto the Grantee and Grantee's heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed
under seal on MAY 20th, 2021.

Daniel E. Melton (SEAL)
DANIEL E. MELTON

STATE OF Maine)
COUNTY OF Cumberland)

I, Jennifer Pratt, a Notary Public in and for said County and
State, do hereby certify that DANIEL E. MELTON, whose name(s) is/are signed as Grantor to the
foregoing warranty deed and who is/are known to me or otherwise produced valid identification,
acknowledged before me on this day, that, after being informed of the contents of said conveyance,
he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on May 20, 2021.
MY COMMISSION EXPIRES: (NOTARY SEAL)

JENNIFER PRATT
Notary Public, State of Maine
My Commission Expires Apr. 23, 2028

Jennifer Pratt
NOTARY PUBLIC SIGNATURE

15-11-1964

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15-11-1964

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15-11-1964

15-11-1964

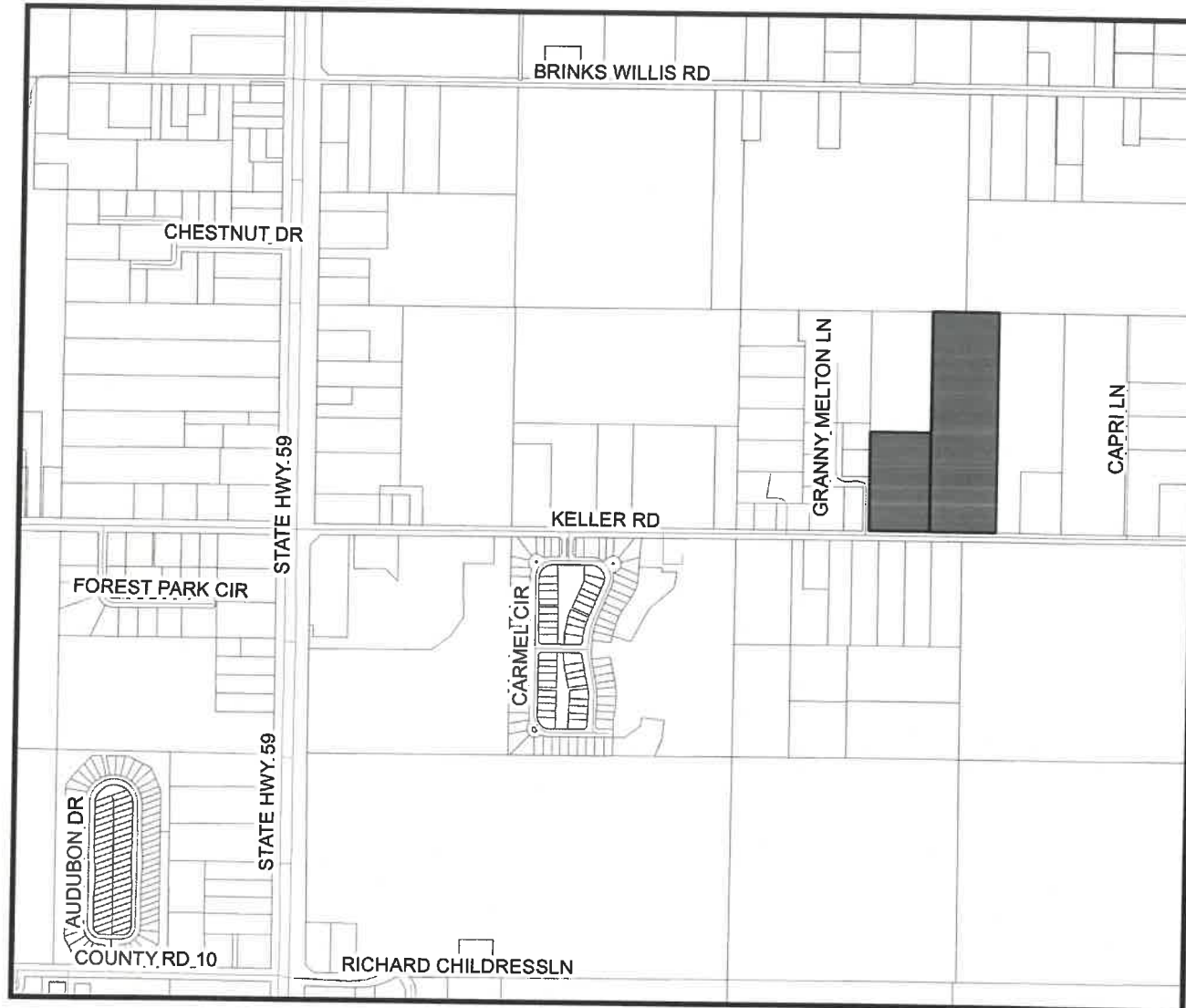
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15-11-1964



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of ~~18.4~~ ¹² +/- acres. Property is currently zoned AO (Agricultural Open Space) proposed zoning is Recreational Vehicle (RV) Park District. Property is located N. of Keller Rd. and E. of State Hwy, 59. Applicant is Gary Bullard.

Anyone interested in this rezoning request may be heard at a public hearing scheduled on June 16, 2021 in City Hall Council Chambers located at 407 E. Laurel Ave., at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Phillip Hinesley
Planning Commission Chairman



received
6/16/21 ee

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE PROCEED N00°04'13"W ALONG THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KELLER ROAD (60 FOOT RIGHT OF WAY); THENCE PROCEED S89°55'47"W ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1481.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°53'47"W ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 100.00 FEET TO THE WEST LINE OF LOT 4, PLAT OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AS RECORDED IN MAP BOOK 8, AT PAGE 122 OF THE RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE DEPARTING THE NORTHERLY RIGHT OF WAY LINE PROCEED N00°15'59"W ALONG THE WEST LINE OF LOT 4 FOR A DISTANCE OF 243.38 FEET; THENCE PROCEED S89°53'48"W FOR A DISTANCE OF 382.20 FEET TO THE WEST LINE OF LOT 3 OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE PROCEED S89°53'47"W ALONG THE WEST LINE OF LOT 3 FOR A DISTANCE OF 486.62 FEET; THENCE DEPARTING WEST LINE OF LOT 3 PROCEED N89°55'47"E FOR A DISTANCE OF 380.81 FEET TO THE WEST LINE OF LOT 4; THENCE PROCEED N00°15'59"W ALONG THE WEST LINE OF LOT 4 FOR A DISTANCE OF 574.53 FEET TO THE NORTH LINE OF LOT 4; THENCE PROCEED S89°53'22"E ALONG THE NORTH LINE OF LOT 4 FOR A DISTANCE OF 382.61 FEET TO THE EAST LINE OF LOT 4; THENCE PROCEED S89°53'47"E ALONG THE EAST LINE OF LOT 4 FOR A DISTANCE OF 314.92 FEET; THENCE DEPARTING THE EAST LINE PROCEED S89°53'22"E FOR A DISTANCE OF 332.92 FEET; THENCE PROCEED S00°15'59"E FOR A DISTANCE OF 243.38 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN A PORTION OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST,
BALDWIN COUNTY, ALABAMA. CONTAINING 13.84 ACRES MORE OR LESS.

1. THIS IS A DESCRIPTION SKETCH. THE SKETCH SHOWN HEREON WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY. AN ACCURATE FIELD SURVEY OF THE PARCEL DESCRIBED HEREON MAY RESULT IN VARIATIONS IN BEARINGS AND DISTANCES.
2. THE DESCRIPTION SKETCH WAS DRAWN ON 05/15/21.
3. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON S89°55'47"W ALONG THE RIGHT OF WAY LINE OF KELLER ROAD, ACCORDING TO THE RE-PLAT OF LOT 3 OF MELTON PROPERTY SUBDIVISION, INSTRUMENT NO. 1821611.
4. NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS, WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
5. THIS DESCRIPTION SKETCH DOES NOT REPRESENT OR GUARANTEE OWNERSHIP.

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF
SECTION 16, TOWNSHIP 8 SOUTH,
RANGE 4 EAST, BALDWIN CO., ALABAMA

SURVEYOR CERTIFICATE

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

[Signature] JUNE 15, 2021

DATE

FRANK J. GUNDEL, LICENSE NO. 10977

PROFESSIONAL ALABAMA SURVEYOR

UNLESS IT APPEARS OTHERWISE, THE ORIGINAL RAISED SEAL OF A ALABAMA LICENSED SURVEYOR AND MAPPER THIS SURVEY WAS CONDUCTED BY THE SURVEYOR.

PREPARED FOR:

TOWNSHIP 8 SOUTH, RANGE 4 EAST

DRAWING SCALE

DRAWN BY

REVIEWED BY

23

06/15/21

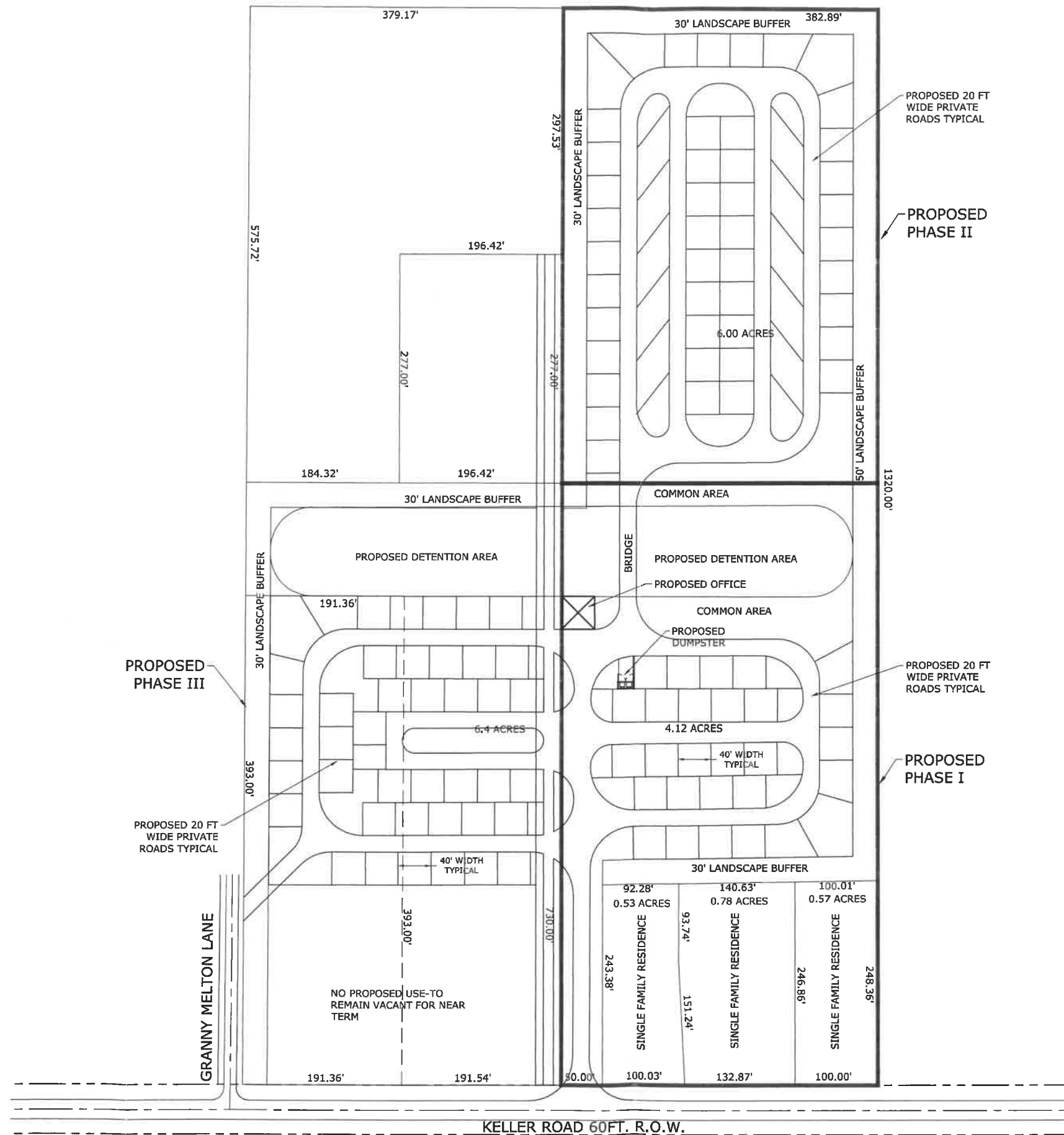
JOB NUMBER
2100739

FILE NAME
DeacSketch.dwg

SHEET OF

**DESCRIPTION
SKETCH**

PREPARED FOR:
GARY BULLARD

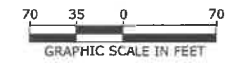


SITE DATA

GREEN SPACE REQUIRED: 25% x 18.4 ACRES = 4.6 ACRES = 200,376 SQ. FT.
GREENSPACE PROVIDED: 338,045.11 SQ. FT. = 7.76 ACRES

DENSITY ALLOWED - ALL PHASES: 10 UNITS/ACRE
DENSITY PROPOSED - ALL PHASES: 7.8 UNITS/ACRE

UNITS ALLOWED - ALL PHASES: 165 UNITS
UNITS PROPOSED - ALL PHASES: 125 UNITS



OVERALL SITE PLAN

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TWIN PALMS RV PARK

FOR
GARY BULLARD
CITY OF FOLEY, BALDWIN COUNTY, ALABAMA

Revisions:

Frank J. Fabre, P.E.

P.E. #15967

Designed By: FJF

Drawn By: GLM

Checked By: FJF

Date: 05-24-2021

Job Number: 210039

File Name: 1-OVERALL

Sheet: C-01

RECEIVED
MAY 26 2021
BY: ACDE
Revision