



August 18, 2022

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

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on August 17, 2022 and the following action was taken:

The Reserve of Foley, LLC and The Reserve West of Foley, LLC - Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 43.2+/- acres. Property is currently zoned B-1A (Extended Business District). Proposed zoning is R-3 (Residential Multi Family). Property is located S of Co Rd 12 and W of the Foley Beach Express. Applicant is Phil Noonan.

Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Quaites 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
Planning & Zoning Coordinator
mringler@cityoffoley.org

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

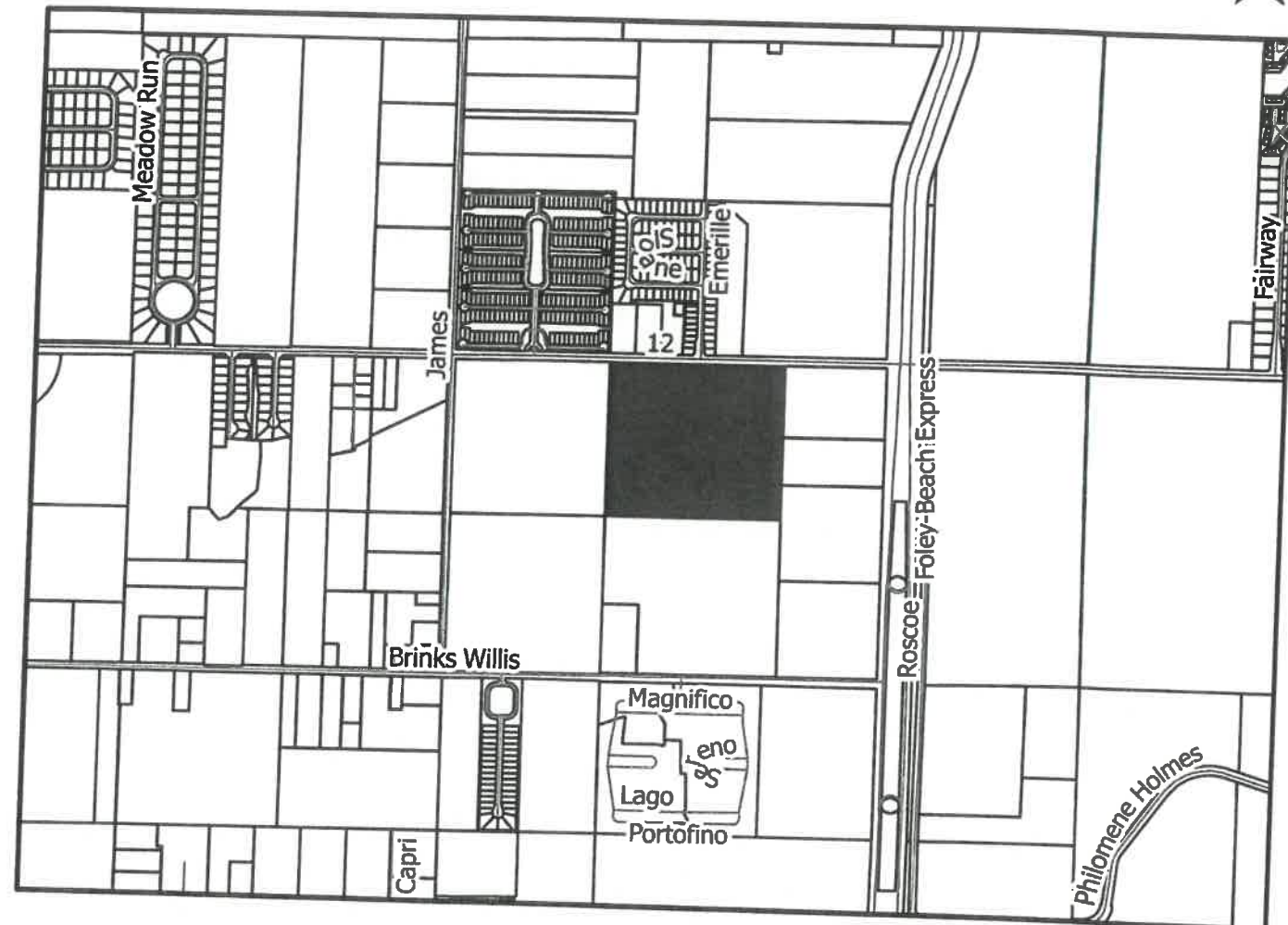
CITY CLERK: Kathryn Taylor

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

Lot 1, Lot 2, and Lot 3, according to the Plat of a Re-subdivision of Lots 1 & 2 of the Reserve at Foley,
Phase II, as recorded at Slide 0002706-C, in the Office of the Judge of Probate of Baldwin County,
Alabama,



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 43.2+/- acres.

Property is currently zoned B-1A(Extended Business District).
Proposed zoning is R-3(Residential Multifamily). Property is located S. of CR12 and W. of FBE. Applicants are The Reserve of Foley LLC and Reserve West of Foley LLC.

Anyone interested in this rezoning request may be heard at a public meeting scheduled for August 17, 2022 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



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): See attached.
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS: See attached.
3. APPROXIMATE SIZE OF PROPERTY: 18.58 Acres
4. PRESENT ZONING OF PROPERTY: B-1A
5. REQUESTED ZONING: R-3
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY: Apartment/multi-family use; apartment buildings with accessory structures.
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.) Apartment/multifamily use (no change from current use)
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.
9. 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: July 25, 2022

Reserve West of Foley, LLC

Phil Noonan, Vice President

PROPERTY OWNER/APPLICANT

4825 Broadway Rd, Arlington, TN 38002

PROPERTY OWNER ADDRESS

PHONE NUMBER

phil@wesscorp LLC.com

EMAIL ADDRESS

tom@wpcmlc.com



pa receipt
#20182

1. Address: The Reserve of Foley Apartments, 21450 County Road 412, Foley, AL

PIN#: ~~374494~~, 378456, and 17065

Legal Description:

The Reserve of Foley, LLC:

Lot 1, according to the plat of resubdivision of Lots 1 & 2 of the Reserve at Foley, Phase II, as recorded at Slide 0002706-C, in the Office of the Judge of Probate of Baldwin County, Alabama.

Reserve West of Foley, LLC:

Lots 2 and 3, according to the plat of resubdivision of Lots 1 & 2 of the Reserve at Foley, Phase II, as recorded at Slide 0002706-C, in the Office of the Judge of Probate of Baldwin County, Alabama.

Map/Survey: see attached.

Deed: see attached.

Owners: The Reserve of Foley, LLC, an Alabama limited liability company

Reserve West of Foley, LLC, an Alabama limited liability company

2. Adjacent Property Owners as shown on Baldwin County Tax Map:

- i. Gregory K. Woodfin, et al (PIN# 270522)
- ii. MPM Investments LLC (PIN# 270523)
- iii. Michael B. Miller (PIN# 254420, PIN# 270524, PIN# 369898, PIN# 65284)
- iv. Thomas M. and Jerilynne L. Messenger (PIN# 29326)
- v. Cottages on the Greene Property Owners Association (PIN# 277787)
- vi. Foley Congregation of Jehovahs Witnesses (PIN# 89222)
- vii. FDR Properties LLC (PIN# 89215)
- viii. Kennedy Park Owner's Association Inc. (PIN# 269346)
- ix. Bradley Cole Gimbrel (PIN# 269379)
- x. Series 3900 A Series of GSP Rentals LLC (PIN# 269349)
- xi. Summit Church (PIN# 254419)



RETURN RECORDED INSTRUMENT TO:

Stewart G. Austin, Jr.
Glankler Brown, PLLC
6000 Poplar Ave., #400
Memphis, TN 38119

SEND TAX NOTICE TO:

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 12:18:2019 09:00:25 AM
Deed Tax: \$80.00
Total: \$105.00
5 Pages

1801044

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF BALDWIN

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE (herein called the "Warranty Deed"), made and entered into as of this 12th day of December, 2019, between **WESSCORP INVESTMENTS, L.P.**, a Tennessee limited partnership (herein called "Grantor"), and **RESERVE WEST OF FOLEY, LLC** an Alabama limited liability company, whose address is P.O. Box 1038, Arlington, Tennessee 38002 (herein called "Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits);

WITNESSETH: That,

FOR AND IN CONSIDERATION of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, by Grantee to Grantor, Grantor has bargained, sold, and does by these presents bargain, sell, remise, release, transfer and convey to Grantee, that tract or parcel of land and all improvements located thereon, being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property");

TOGETHER WITH all the rights, members and appurtenances to the Property in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD the Property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and be hoof of Grantee forever in FEE SIMPLE.

SUBJECT, HOWEVER, to all matters that would be revealed by a current survey of the Property; real property taxes and assessments affecting the Property, including, without limitation, the 2019 ad valorem taxes as well as any and all future real property taxes and assessments affecting the Property that may become due and payable; and matters shown on attached **Exhibit "B"**.

 **RECEIVED**
7/10/2019 AC

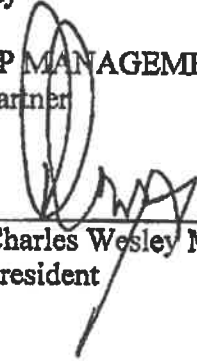
Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under the Grantor, except as to the Permitted Exceptions, but against none other.

IN WITNESS WHEREOF, Grantor has executed and delivered this Deed under seal as of the day and year first above written.

GRANTOR:

WESSCORP INVESTMENTS, L.P., a Tennessee limited liability company

By: WESSCORP MANAGEMENT, LLC
Title: General Partner

By: 
Charles Wesley Misenhelter,
President

STATE OF TENNESSEE

COUNTY OF SHELBY

I, Stewart Austin, a Notary Public in and for said County, in said State, hereby certify that Charles Wesley Misenhelter, as President of Wesscorp Management, LLC, a Tennessee limited liability company, as general partner of Wesscorp Investments, L.P., a Tennessee limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as President of the limited liability company, executed the same for and as the act of the said limited liability company on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2019


Notary Public

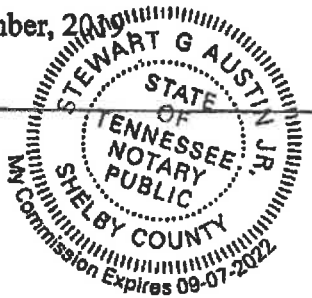


EXHIBIT A

LOT 2, RESUBDIVISION OF LOTS 1 & 2 OF THE RESERVE, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2706-C IN THE OFFICE OF THE JUDGE OF PROBATE RECORDS, BALDWIN COUNTY, ALABAMA

Less and Except:

BEGINNING AT A 5/8" IRON REBAR WITH CAP (CA#156) AT THE SOUTHEAST CORNER OF LOT 2, RESUBDIVISION OF LOTS 1 & 2 OF THE RESERVE, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2706-C IN THE OFFICE OF THE JUDGE OF PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°00'36" EAST A DISTANCE OF 215.58 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN SOUTH 89°54'49" WEST A DISTANCE OF 172.54 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE RUN SOUTH 00°00'34" WEST A DISTANCE OF 215.74 FEET TO A POINT; THENCE RUN NORTH 89°51'39" EAST A DISTANCE OF 172.54 FEET TO THE POINT OF BEGINNING.



RECEIVED
7/25/20 AC

EXHIBIT B

1. Oil, gas and mineral reservation contained in Instrument recorded in Real Property Book 103, Page 126 and Deed Book 428, Page 607, in the Probate Office of Baldwin County, Alabama.
2. Oil, gas and mineral lease granted to Pennzoil United, Inc., dated September 8, 1971 and recorded in Deed Book 421, Page 50 and Deed Book 496, Page 410 and assigned to Pennzoil Producing Company in Deed Book 490, Page 767, in the aforesaid Probate Office.
3. Easements and Building lines as shown on plats recorded at S0002706-C, in the Office of the Judge of Probate of Baldwin County, Alabama.
4. Terms and conditions as described in that certain Reciprocal Easement and Facility Sharing Agreement recorded herewith.

 **RECEIVED**
7/25/20 AL

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	WESSCORP INVESTMENTSLP	Grantee's Name	RESERVE WEST OF FOLEY LLC
Mailing Address	PO Box 1038	Mailing Address	PO Box 1038
	Memphis, Tennessee 38002		Memphis, Tennessee 38002
Property Address	21450 County Road 12 S	Date of Sale	12/17/19
	Foley, Alabama	Total Purchase Price \$	
		.or	
		Actual Value	\$ 80,000.00
		.or	
		Assessor's Market Value \$	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | |
|--|--|
| ☐ Bill of Sale | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other per act based on tax appraisal |
| ☐ Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	12-17-19	Print	Steven Austin
Unattested		Sign	[Signature]
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



RECEIVED

11/20/20

Form RT-1

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY
AMENDMENT TO FORMATION/ORGANIZATION

PURPOSE: In order to amend a Limited Liability Company's (LLC) Certificate of Formation/Articles of Organization under Section 10A-1-3.13 and 10A-5-2.03 of the Code of Alabama 1975 this Amendment and the appropriate filing fees must be filed with the Office of the Judge of Probate in the county where the LLC was initially formed/ incorporated.

INSTRUCTIONS: Mail one (1) signed original and two (2) copies of this completed form and the appropriate filing fee to the Office of the Judge of Probate in the county where the LLC's Certificate of Formation was recorded. Contact the Judge of Probate's Office to determine the county filing fees. Make a separate check or money order payable to the Secretary of State for the state filing fee of \$50.00 for standard processing or \$150.00 if expedited processing within approximately 24 hours of receipt by the Office of the Secretary of State is requested (10A-1-4.31) and the Judge of Probate's Office will transmit the fee along with a certified copy of the Amendment to the Office of the Secretary of State within 10 days after the filing is recorded. Once the Secretary of State's Office has indexed the filing, the information will appear at www.sos.alabama.gov under the Government Records tab and the Business Entity Records link – you may search by entity name or number. You may pay the Secretary of State fees by credit card if the county you are filing in will accept that method of payment (see attached). Your Amendment will not be indexed if the credit card does not authorize and will be removed from the index if the check is dishonored.

This form must be typed or laser printed.

1. The name of the Limited Liability Company from the Certificate of Formation/Articles of Organization:

The Reserve of Foley, LLC

2. The date the Certificate of Formation was filed in the county: 08 / 30 / 2017 (format MM/DD/YYYY)

3. Alabama Entity ID Number (Format: 000-000): 401 - 753 INSTRUCTION TO OBTAIN ID NUMBER TO COMPLETE FORM: If you do not have this number immediately available, you may obtain it on our website at www.sos.alabama.gov under the Government Records tab. Click on Business Entity Records, click on Entity Name, enter the registered name of the entity in the appropriate box, and enter. The six (6) digit number containing a dash to the left of the name is the entity ID number. If you click on that number, you can check the details page to make certain that you have the correct entity – this verification step is strongly recommended.

This form was prepared by: (type name and full address)

Stewart Austin
Glankler Brown, PLLC
6000 Poplar Avenue, Suite 400
Memphis, TN 38117

STATE OF ALABAMA, BALDWIN COUNTY
I, Tim Russell, Judge of Probate in and for said state and county, hereby certify that the within is a true and correct copy of Articles of Amendment
as it appears on record in my office.
Given under my hand this 25 day of October, 2017

Tim Russell Judge of Probate

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 10/24/2017 1:55 PM
TOTAL \$ 35.00
2 Pages

1662654



(For County Probate Office Use Only)

(For SOS Use Only)

Alabama
Sec. Of State
Entity Change
401-753 DLL
Date 10/30/2017
Time 10:28
171030 2 Pg
File \$50.00
Ackn \$.00
Exp \$.00
Total \$50.00
02/015

DOMESTIC LIMITED LIABILITY COMPANY AMENDMENT

4. The titles, dates, and places of filing of any previous Amendments: N/A

Attach a listing if necessary.

[Instruction on Amendment completion: Be very specific about what must be changed if you are amending existing information. If the amendment includes a name change, a copy of the Name Reservation form issued by the Office of Secretary of State must be attached.]

Registered agents and registered agent addresses are changed by filing a Change Of Registered Agent Or Registered Office By Entity form directly with the Office of the Secretary of State (the new agent's signature is required agreeing to accept responsibility). You may file the information as a Amendment also, but the change form must be on file with the Secretary of State per 10A-1-3.12(a)(2) to effect the change in the public records database.]

5. The following amendment was adopted on 10 / 17 / 2017 (format MM/DD/YYYY):

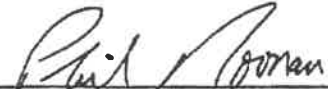
1. Principal Address amended to: 21450 County Road 12 S., Foley, AL 36535

2. Principal Mailing Address amended to: P.O. Box 1038, Arlington, TN 38002

☐ Additional Amendments and the dates on which they were adopted are attached.

6. The undersigned authorized signature certifies that the amendment or amendments have been approved in the manner required by Title 10A of the *Code of Alabama of 1975* and the governing documents of this entity.

10 / 17 / 2017
Date (MM/DD/YYYY)


Signature as required by 10A-5-2.04

Phil Noonan
Typed Name of Above Signature

Secretary
Typed Title/Capacity to Sign under 10A-5-2.04



Baldwin County

Revenue Commissioner

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 7/25/2022

Tax Year 2022

Valuation Date October 1, 2021

OWNER INFORMATION

PARCEL 61-05-15-0-000-002.000 PPIN 017065 TAX DIST 07

NAME RESERVE WEST OF FOLEY L L C

ADDRESS PO BOX 1038

ARLINGTON TN 38002

DEED TYPE IN BOOK 0000 PAGE 1857941

PREVIOUS OWNER WESSCORP INVESTMENTS L P

LAST DEED DATE 9/11/2020

DESCRIPTION

14 AC LOT 3 A RESUBDIVISION OF LOTS 1 & 2 OF THE RESERVE AT FOLEY PHASE 2 SLIDE 2706-C AMENDED SLIDE 2646-C LYING IN THE CITY OF FOLEY SEC 15-T8S-R4E (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS CO RD 12 S

NEIGHBORHOOD SBALDCO

PROPERTY CLASS SUB CLASS

SUBDIVISION 02REATF SUB DESC RESERVE AT FOLEY PHASE 2, THE

LOT 3 BLOCK

SECTION/TOWNSHIP/RANGE 00-00 -00

LOT DIMENSION

ZONING

PROPERTY VALUES

LAND: CLASS 1: TOTAL ACRES:

BUILDING: 5975300 CLASS 2: 5975300 TIMBER ACRES:

CLASS 3:

TOTAL PARCEL VALUE: 5975300

ESTIMATED TAX: \$39,436.98

DETAIL INFORMATION									
CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	Hs	Pn	MARKET USE
									VALUE VALUE
BLDG	1	C	113	APARTMENT BUILDING -	2	N	N		373000
BLDG	6	C	113	APARTMENT BUILDING -	2	N	N		532900
BLDG	7	C	113	APARTMENT BUILDING -	2	N	N		532900
BLDG	12	C	113	APARTMENT BUILDING -	2	N	N		373000
BLDG	13	C	113	APARTMENT BUILDING -	2	N	N		373000
BLDG	14	S	INC	INCOME VALUE -	2	N	N		3790500



Baldwin County

Revenue Commissioner

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 7/25/2022

Tax Year 2022

Valuation Date October 1, 2021

OWNER INFORMATION

PARCEL 61-05-15-0-000-002.016 PPIN 378456 TAX DIST 07

NAME RESERVE WEST OF FOLEY L L C

ADDRESS PO BOX 1038

ARLINGTON TN 38002

DEED TYPE IN BOOK 0000 PAGE 1801045

PREVIOUS OWNER WESSCORP INVESTMENTS L P

LAST DEED DATE 12/17/2019

DESCRIPTION

112'(S) X 1290.3' IRR LOT 2 A RESUBDIVISION OF LOTS 1 & 2 OF

THE RESERVE AT FOLEY PHASE 2 SLIDE 2706-C AMENDED SLIDE 264

6-C LYING IN THE CITY OF FOLEY SEC 15-T8S-R4E (WD) IN# 18010

44

PROPERTY INFORMATION

PROPERTY ADDRESS 21450 CO RD 12 S

NEIGHBORHOOD SBALDCO

PROPERTY CLASS SUB CLASS

SUBDIVISION 02REATF SUB DESC RESERVE AT FOLEY PHASE 2, THE

LOT 2 BLOCK

SECTION/TOWNSHIP/RANGE 00-00 -00

LOT DIMENSION ZONING

PROPERTY VALUES

LAND: CLASS 1: TOTAL ACRES:

BUILDING: 3790500 CLASS 2: 3790500 TIMBER ACRES:

CLASS 3:

TOTAL PARCEL VALUE: 3790500

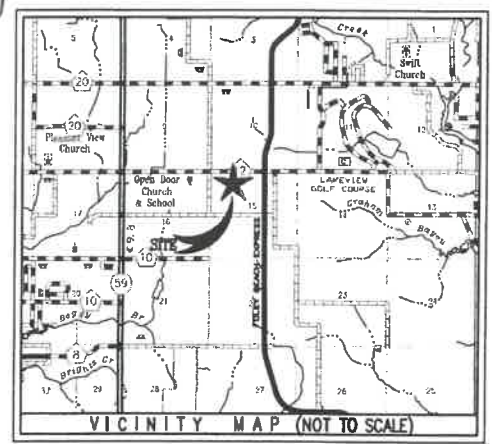
ESTIMATED TAX: \$25,017.30

DETAIL INFORMATION									
CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	HsPn	MARKET VALUE	USE VALUE
BLDG	17	S	INC	INCOME VALUE	-	2	N N	3790500	

[View Tax Record](#)

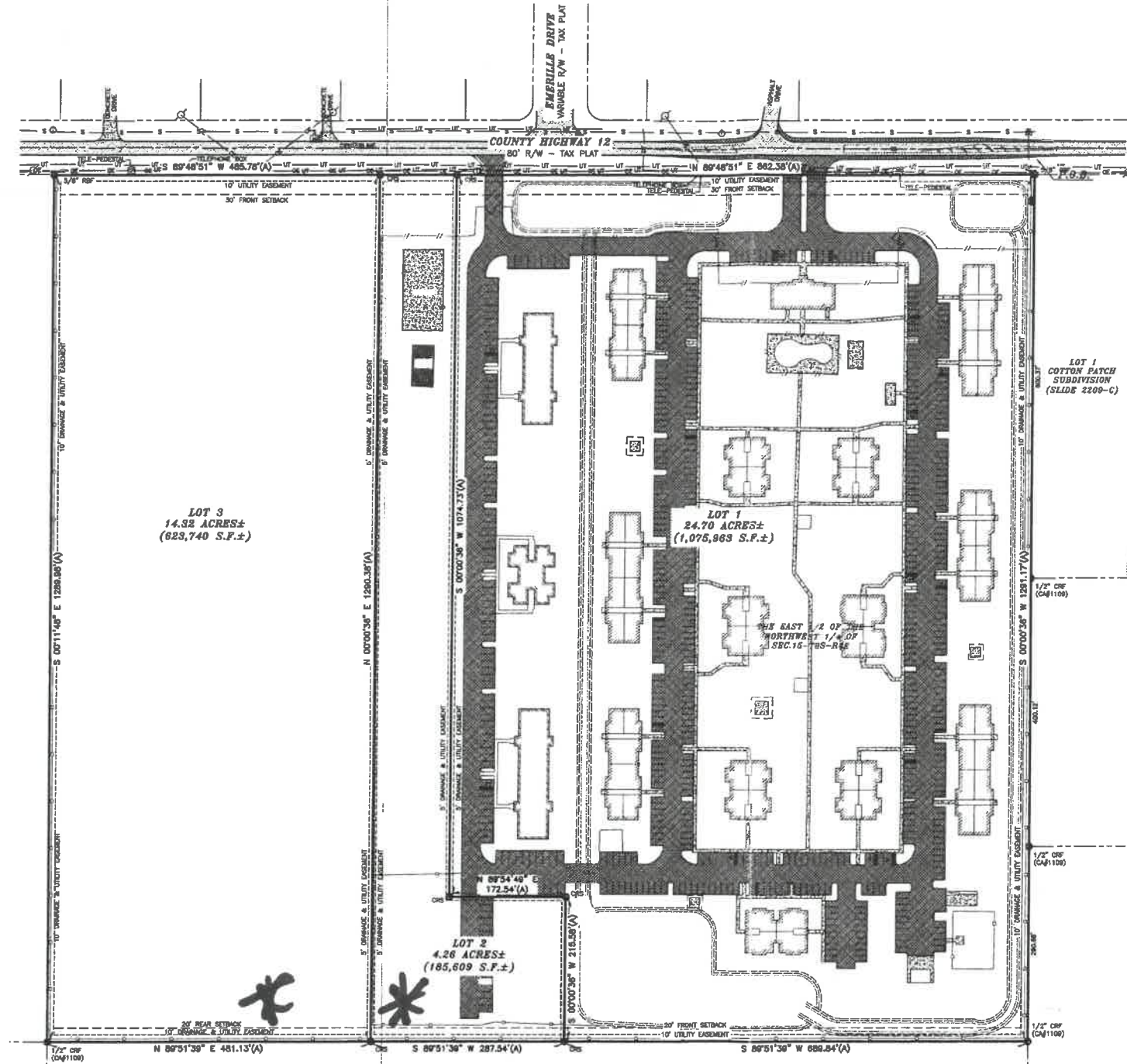
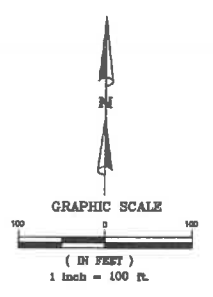
Reserve West of Foley

RESUBDIVISION OF LOTS 1 & 2 OF THE RESERVE AT FOLEY PHASE 2



- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - (A) ACTUAL
 - (R) RECORD DESCRIPTION FROM TITLE COMMITMENT
 - (C) COMPUTED
 - OTF OPEN TOP IRON PIPE FOUND
 - IPF IRON PIN FOUND
 - CTF CHAMP TOP IRON PIPE FOUND
 - CRF CURVED REBAR FOUND
 - RSF 1/2" REBAR FOUND
 - CRS 1/2" CAPPED REBAR SET STAMPED CA#804
 - CMF CONCRETE MONUMENT FOUND
 - CMS CONCRETE MONUMENT SET
 - LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER
 - CA# CERTIFICATE OF AUTHORIZATION NUMBER
 - (DST) DISTURBED
 - (RST) REFERENCE CORNER SET ON LINE
 - (UNR) UNREADABLE
 - INSTRUMENT NUMBER
 - SECTION
 - TOWNSHIP
 - RANGE
 - POWER POLE
 - GUY WIRE
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY
 - FIRE HYDRANT
 - SIGN
 - TELEPHONE PEDESTAL
 - ELECTRIC METER BOX
 - AIR CONDITIONER
 - JUNCTION BOX (VAULT)
 - ELEVATION
 - INVERT
 - TELEPHONE BOX (VAULT)
 - WATER METER
 - SANITARY SEWER VALVE
 - WATER VALVE
 - GAS VALVE
 - TRANSFORMER BOX
 - LIGHT POLE
 - CABLE TV BOX
 - ELECTRIC BOX
 - ELECTRIC PANEL
 - IRRIGATION CONTROL VALVE
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - SEWER CLEANOUT
 - SEWER GRINDER PUMP
 - GREASE TRAP
 - FLAG POLE
 - GAS LINE SIGN MARKER
 - TELEPHONE SIGN MARKER
 - WATERLINE MARKER
 - FIBER OPTIC LINE MARKER
 - (EX) EXCEPTION
 - FO UNDERGROUND FIBER OPTIC LINE
 - OE OVERHEAD ELECTRIC
 - BE BURIED ELECTRIC LINE
 - UT UNDERGROUND TELEPHONE LINE
 - S UNDERGROUND SEWER LINE
 - W UNDERGROUND WATERLINE
 - GL UNDERGROUND GAS LINE
 - TV UNDERGROUND TELEVISION
 - SP SPOT GRADE ELEVATIONS
 - CM CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - CP CORRUGATED PLASTIC PIPE

BALDWIN COUNTY, ALABAMA
HARRY O'NEAL, JR., PROBATE JUDGE
Filed Nov. 12, 2019 2:16 PM
TOTAL 5 PGS.
1 Page
SLIDE 0002706-C
1799099



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 20th DAY OF November, 2019

CHARLES W. MESSCORP, LLC
PRINT NAME OF REPRESENTATIVE

ACKNOWLEDGMENT OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Charles W. Messcorp, LLC, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) Charles W. Messcorp, LLC SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED, SEALED AND DELIVERED THE SAME AS HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY HAND AND NOTARIAL SEAL THIS 20th DAY OF November, 2019

NOTARY PUBLIC
STATE OF ALABAMA

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 19th DAY OF November, 2019.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF (SUBDIVISION NAME), FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS 19th DAY OF November, 2019.

CITY PLANNING COMMISSION CHAIRMAN

GENERAL SURVEYOR'S NOTES

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM AND THE TITLE COMMITMENT FURNISHED BY THE CLIENT.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH; POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- ALL TITLE INFORMATION WAS PROVIDED WITHIN TITLE COMMITMENT NO. 0041700086 WITH AN EFFECTIVE DATE OF OCTOBER 18, 2017. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A DESIGNATION OF ZONE X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 0100300935L, WITH A REVISED DATE OF IDENTIFICATION OF JULY 17, 2007, FOR COMMUNITY NO. 015000, IN BALDWIN COUNTY, STATE OF ALABAMA.
- UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (4) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. IN ADDITION, ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON 03/09/2017 (TICKET # 170861448). EXISTING UNDERGROUND UTILITIES NOT SHOWN HEREON WERE NOT MARKED AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 4 EAST.

LEGAL DESCRIPTION

THE NORTH HALF OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AS SHOWN ON PLAT OF BRINKS WILLIS NORTH SUBDIVISION RECORDED ON SLIDE 2512-F IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" IRON REBAR AT THE NORTHWEST CORNER OF LOT 1 OF COTTON PATCH SUBDIVISION, AS SHOWN ON PLAT THEREOF, RECORDED ON SLIDE 2209-C IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°00'36" WEST A DISTANCE OF 1291.17 FEET TO A 1/2" IRON REBAR WITH CAP (CA#1109); THENCE RUN SOUTH 89°15'19" WEST A DISTANCE OF 977.38 FEET TO A 1/2" IRON REBAR WITH CAP (CA#156); THENCE CONTINUE SOUTH 89°15'39" WEST A DISTANCE OF 481.13 FEET TO A 5/8" 1/2" IRON REBAR WITH CAP (CA#568); THENCE RUN NORTH 00°11'48" WEST A DISTANCE OF 1289.88 FEET TO A 5/8" IRON REBAR ON THE SOUTH RIGHT-OF-WAY OF SAID COUNTY ROAD 12; THENCE RUN NORTH 89°48'51" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 485.78 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156); THENCE CONTINUE NORTH 89°48'51" EAST A DISTANCE OF 977.38 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 43.28 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

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
DATE 11/20/2019

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

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 5th DAY OF December, 2019

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 21st DAY OF November, 2019

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (GAS)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 21st DAY OF November, 2019

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY REFER SERVICE

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 21st DAY OF November, 2019

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY CENTURYLINK

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS 21st DAY OF November, 2019

(AUTHORIZED SIGNATURE)

OWNER/DEVELOPER
WESSCORP COMMUNITIES, LLC
PO BOX 1038
ARLINGTON, TN 38002

SURVEYOR
STUART L. SMITH
AL LICENSE NO. 27403

SITE DATA
TAX PARCEL NO.
05-61-05-15-0-000-002.000
05-61-05-15-0-000-002.015
05-61-05-15-0-000-002.016

TOTAL SITE AREA = 43.28 ACRES±
TOTAL NUMBER OF LOTS = 3
SMALLEST LOT = 4.26 ACRES±
LARGEST LOT = 24.70 ACRES±

ZONING
CITY OF FOLEY ZONING ORDINANCES
ZONED B-1A
COMMERCIAL USE, EXTENDED DISTRICT

- REQUIREMENTS**
- 30' FRONT YARD SETBACK
 - 20' REAR YARD SETBACK
 - ZERO SIDE YARD SETBACK
 - 30' SIDE YARD SETBACK ADJUTING STREET
 - 85' MAX BUILDING HEIGHT (OR 6 STORIES)
 - 50% MAX BUILDING AREA (% GROSS LOT AREA)
 - MAX UNITS PER ACRE = 20 UNITS

- DEDICATED EASEMENTS**
- 5' DRAINAGE & UTILITY EASEMENT ON BOTH SIDES OF ALL INTERIOR LOT LINES.
 - 10' UTILITY EASEMENT ALONG ALL ROAD SIDE LOT LINES
 - 10' DRAINAGE EASEMENT ALONG PERIMETER OF SUBDIVISION

- UTILITIES**
- WATER - RIVIERA
 - SEWER - BCSS
 - WATER - RIVIERA
 - TELE - CENTURYLINK

2039 MAIN STREET
DAPHNE, ALABAMA
36526

GMC
GOODWYN, MILLS & CAYWOOD, INC.

TEL (251) 626-2626
FAX (251) 626-6934
daphne@gmrengineers.com



**RESUBDIVISION OF LOTS 1 & 2 OF THE RESERVE
PRELIMINARY/FINAL PLAT**

WESSCORP COMMUNITIES LLC

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1"=100'	November 2019	SLS	SLS	1 OF 1