



COMMUNITY DEVELOPMENT DEPARTMENT
120 S. MCKENZIE STREET
Foley, Alabama 36535
www.cityoffoley.org
(251) 952-4011

November 14, 2022

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

RE: Initial Zoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on November 9, 2022 and the following action was taken:

Keystone Development- Initial Zoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the initial zoning of 121.91+/- acres. Proposed zoning is PUD (Planned Unit Development). Property is located S. of US Hwy. 98 and W. of Venice Blvd. Applicant is Keystone Development, LLC.

Planning Commission Action:

Commissioner Swanson made a motion to recommend the requested initial zoning to the Mayor and Council. Commissioner Gebhart seconded the motion. Commissioner Engel voted nay. Commissioner Hinesley abstained. All other Commissioners voted aye.

Motion to recommend the requested initial zoning 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

Introduction/Summary

This narrative is provided in support of the proposed Keystone Subdivision single-family project pursuant to City of Foley Zoning Ordinance May 2022 and Land Development Ordinance 22-2028. In support of this development, all of the following approvals are being sought.

Approval Type	Approval Authority	Applicable Regulation	Summary
Planned Unit Development	City Council	City of Foley Zoning Ordinance Dated May 2022 Sections: 21.2.1 & 21.3	The proposed development is currently zoned initial PUD. The developer is applying for a zoning change to PUD that will allow for a 174 lot single-family subdivision.

Site Description

Parcel Number (s)	Currently Zoned/Proposed	Location/Address	Project Acres
55-07-26-0-000-021.000 55-08-27-0-000-017.000 55-08-27-0-000-017-001 55-08-38-0-000-052.001 55-08-38-0-000-052-004	Unzoned / Proposed PUD	US Hwy 98 Foley, AL	121.91

The proposed project is currently located on a 121.91 acre tract of property that was annexed into the City limits of Foley in November 2021. Prior to annexation the property was within Unzoned Baldwin County jurisdiction. The proposed development is currently zoned initial PUD. The property has had a recent wetlands delineation performed by Wetland Sciences, Inc. The delineation indicated approximately 47.63 acres of jurisdictional wetlands located on the southern portion of the property running along the sides of the Magnolia River. A copy of their findings have been included with this submittal.

The proposed PUD request will rezone the 121.91 tract to allow for a 174 lot single family subdivision. There was an 40' wide unused Baldwin County ROW that the developer/owner worked with the County to have vacated. An annexation request for this 40' strip of vacated ROW was submitted to the City in April 2022 and approved with Ordinance 22-2022.

Existing Conditions/Structures

The property is currently a vacant land that is forested with one dilapidated structure. Approximately 47.63 acres of jurisdiction wetlands are located on the property. The Magnolia River passes through the southern portion of the property.

Property Background

The current property owner applied for the property to be annexed into the City of Foley in September 2021. It was given an initial PUD zoning. There was an 40' wide unused Baldwin County ROW that was vacated with the County and property annexed into the City. The property has remained vacant and has not been proposed for development other than these requests.



21.3.4 Submission Requirements

In order to provide an expeditious method for processing a plan for a planned unit development under the terms of this Ordinance, it is hereby declared to be in the public interest that all procedures with respect to the approval or disapproval of a plan for a planned unit development, and the continuing administration thereof, shall be consistent with the following provisions:

- A. A zoning application for a development plan for a planned unit development shall be filed by or on behalf of the landowner with the Community Development Director. The purpose of the development plan is to provide the City with information in respect to the type, character, scale and intensity of development as well as the time phasing of the proposed planned unit development in order for the City to evaluate the impact of the development upon the City. Once the PUD master plan has been approved, each phase must be approved by staff and the Planning Commission prior to any permits being issued.

Response: *Rezoning application is not needed due to the initial PUD zoning at the time of annexation.*

- B. The applicant for any type of PUD shall provide a drawing and a written narrative specifically calling out all zoning relaxations that are being requested through the PUD. These may include reduced right-of-way width, clustering of units, reduced lot size and setbacks, use considerations, building height variances, design considerations, etc., and shall also identify the benefits of the PUD, including but not limited to:

Response: *A site plan indicating the proposed single-family project and its' respective improvements have been enclosed as an Appendix to this report. The development proposes lots that are 62' wide, 75' wide, and 95' wide. The proposed lots meet all minimum zoning requirements of the current PUD ordinance.*

1. Public Benefits- Traffic and utility improvements, regional and local bicycle / pedestrian improvements, buffering from adjacent sites, aesthetic improvements, dedication of school or park sites, enhancement of property values, sign enhancements, preservation of natural areas and views, creating public access to water or other popular sites.

Response: *The 121.91 acre project has the Magnolia River running through the southern portion of the project. The project proposes 30' wetland buffers from the edge of the jurisdiction wetlands that surround the river in addition to other natural preservation areas that will provide both a protective barrier and wild life greenways. The development is proposed to be clustered so that large sections of the property can remain in its natural state. As indicated in the attached site plan the combination of these passive and active open space areas exceed the City's minimum 25% requirement. The developer proposes to place the wetlands and area along Magnolia River into a conservation easement that will protect this area from any development and help preserve the vegetation, wildlife, and water features in this area.*



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2. Private Benefits - Amenities for site users, open space and recreation, clustering of uses, creation of neighborhoods, landscaping, traffic circulation, multi-modal circulation, private space for units, parking, tree preservation, preserving unique views and natural areas in common areas for the use and enjoyment of all residents/guests, enhanced architecture and site layout.

Response: *As previously mentioned the project will be designed to reduce impacts within the wetland area. The wetland area along with its 30' buffer around it will remain in its vegetated and forested state to allow for natural preservation areas and wild life greenways. The project will also include other amenities for an active lifestyle. These features will include sidewalks along both sides of the street throughout the development connecting residents and guest to greenspaces for active or passive recreational uses as well as connecting to the neighboring subdivision to the east existing sidewalk system along MacBeth Lane. Lots backing up to the stormwater lake feature shall have a maximum rear yard fence height of 4'. A note will be added to each plat listing which lots this applies to.*

- C. The following information shall be submitted with the applications:

1. The location and size of the site including its legal description.

Response: *A location map and legal description has been enclosed with this report.*

2. The recorded ownership interests including liens and encumbrances and the nature of the developer's interest if the developer is not the owner.

Response: *Please find enclosed a copy of the Warranty Deed indicating the owner.*

3. The relationship of the site to existing development in the area, including streets, utilities, residential and commercial development, and physical features of the land including pertinent ecological features.

Response: *The proposed development is located on the south side of U.S. Highway 98, approximately 2,800' west of the intersection with County Road 55 and approximately 4,500' east of the intersection with County Road 49. The proposed development abuts the Plantation at Magnolia River Subdivision to the west and Foley Country Club Estates Subdivision to the south. Briarwood Parke Subdivision is located across U.S. Highway 98 from this proposed development. As previously mentioned, the site has approximately 47.63 acres of wetlands that will be protected by the projects proposed buffers and easement.*

4. The density or intensity of land use to be allocated to all parts of the site to be developed together with tabulations by acreage and percentages thereof.

Response: *The maximum allowed density for a PUD is 11 units per acre.*

Total Proposed Units	=	174 units
Gross Residential Area	=	57.25 acres
Density per Gross Residential Area	=	3.04 units per acre

5. The location, size and character of any common open space, common owned facilities and the form of organization proposed to own and maintain any common open space and common owned facilities.

Response: *All common area will be dedicated to a home owners association for ownership. An exhibit has been included as an appendix to this report that illustrates the proposed locations and calculations indicating how the proposed PUD will exceed the City's 25% minimum open space requirement. The developer proposes to place the wetlands and area along Magnolia River into a conservation easement that will protect this area from any development and help preserve the vegetation, wildlife, and water features in this area.*

6. The use and type of buildings, i.e., single-family detached, townhouses, or garden apartments, proposed for each portion of the area included within the outline development plan.

Response: *The enclosed site plan indicates the location and type of proposed single-family detached lot layout.*

7. The engineering feasibility and proposed method of providing required improvements such as streets, water supply, and storm drainage and sewage collection.

Response: *All proposed infrastructure improvements will be in accordance with City of Foley development standards. The design and supporting engineering studies will be provided to the City as part of the Preliminary Plat and Land Disturbance portions of the permitting process.*

The site will be served by BCSS for sanitary sewer and Riviera Utilities for potable water. There are utility service lines that run along the adjacent street ROWs that will provide service to the proposed development.

8. The substance of covenants, grants or easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities.

Response: *All proposed utility improvements will have a corresponding easement granted that will cover their respective placement.*

9. The provisions for parking vehicles and the function and location of vehicular and pedestrian system facilities.

Response: *Off-street parking will be provided at the single-family residences to meet the minimum required 2 spaces per unit. Parking will also be provided at cluster mailbox locations throughout the site for access to such.*

10. The provisions for the disposition of open space including its development or non-development character and function.

Response: *An exhibit has been included in the appendices of this report that illustrates the proposed locations and calculations indicating how the proposed PUD will exceed the City's 25% minimum open space requirement.*

11. In the case of plans which call for development over a period of years, a schedule showing the proposed times within which application for final approval of all sections of the planned unit development are intended to be filed.

Response: *The proposed PUD will be developed in multiple phases. The proposed phase limits have not been determined. Lot consumption and future economic activity will determine the number and size of respective phases.*

12. Any additional data, plans or specifications as the applicant or the City may believe are pertinent to the proposed planned unit development.

Response: *We have enclosed as an appendix to this report a copy of the recent wetlands delineation report that was prepared by Wetland Sciences, inc. Traffic studies and storm drainage analysis reports will be submitted as required by the City during the subdivision plat approval process for each respective phase of the proposed development.*

13. An Application and fee as required for processing.

Response: *Application and fee are not required due to Initial PUD zoning of the property at the time of annexation.*

14. A Master Signage Plan meeting the criteria of Article XXII, Section 22.7

Response: *The PUD's masterplan shows the approximate location of the proposed monument signs for the development.*

- D. The application for development approval of a planned unit development shall include a written statement by the landowner or any other entity having a cognizable interest in the land, describing fully the character and intended use of the planned unit development and setting forth the reasons why, in his opinion, a planned unit development would be consistent with the City's statement of purposes on planned unit development.

Response: *We have respectfully submitted this report to serve as a narrative for the proposed single-family project. The requested PUD has specific design details that illustrate the project meets the criteria indicated by the City of Foley's Zoning Ordinance. The combination of open space, natural space preservation, community amenities, and overall aesthetic design should provide a benefit to the City of Foley.*

Connie Whitaker
Executive Director

Board of Directors

Chesley Allegri
Fairhope, AL

Ellis Allen, M.D.
Foley, AL

Shawn T. Alves
Daphne, AL

Gavin Bender
Mobile, AL

Coley M. Boone
Fairhope, AL

John L. Borom, Ph.D.
Fairhope, AL

Andrew Chason
Fairhope, AL

J. Patrick (Rick) Courtney
Mobile, AL

Mike Creel, D.V.M.
Gulf Shores, AL

Kendall Dexter
Mobile, AL

Brett Gaar
Magnolia Springs, AL

Daniel Galbraith
Fairhope, AL

Veronica Herndon
Josephine, AL

Bob Holk
Magnolia Springs, AL

Warren Hopper, CEEM
Fairhope, AL

GiGi Lott
Fairhope, AL

Walter A. (Trey) Ruch
Perdido Beach, AL

Louis G. (Buddy) Russell
Fairhope, AL

Skipper Tonsmeire
Fairhope, AL

Gina Walcott
Fairhope, AL

Leslie G. Weeks
Fairhope, AL

Julie Wiggins, D.N.P.
Fairhope, AL



SOUTH ALABAMA
LAND TRUST

Friends of the Weeks Bay Reserve

September 9, 2022

Adam Henning, Partner
Keystone Development LLC
381 Highway 21 Suite 201
Madisonville, LA 70447

Dear Mr. Henning,

We appreciate you contacting South Alabama Land Trust (SALT) regarding a 47-acre property in Foley, Alabama. Although we are unable to offer any guaranties that SALT will move forward with this project, the parcels do fall within our typical catchment area and are within 30 minutes of the SALT office. The next step will be for us to make a site visit to evaluate the property. I can acknowledge that we have received your permission to do a property evaluation and will schedule it for the near future. The property evaluation will be presented to our Land Acquisition Committee for vote. The next quarterly meeting will be Q4 this year when a decision to move forward can be made.

Sincerely,

Connie Whitaker
Executive Director

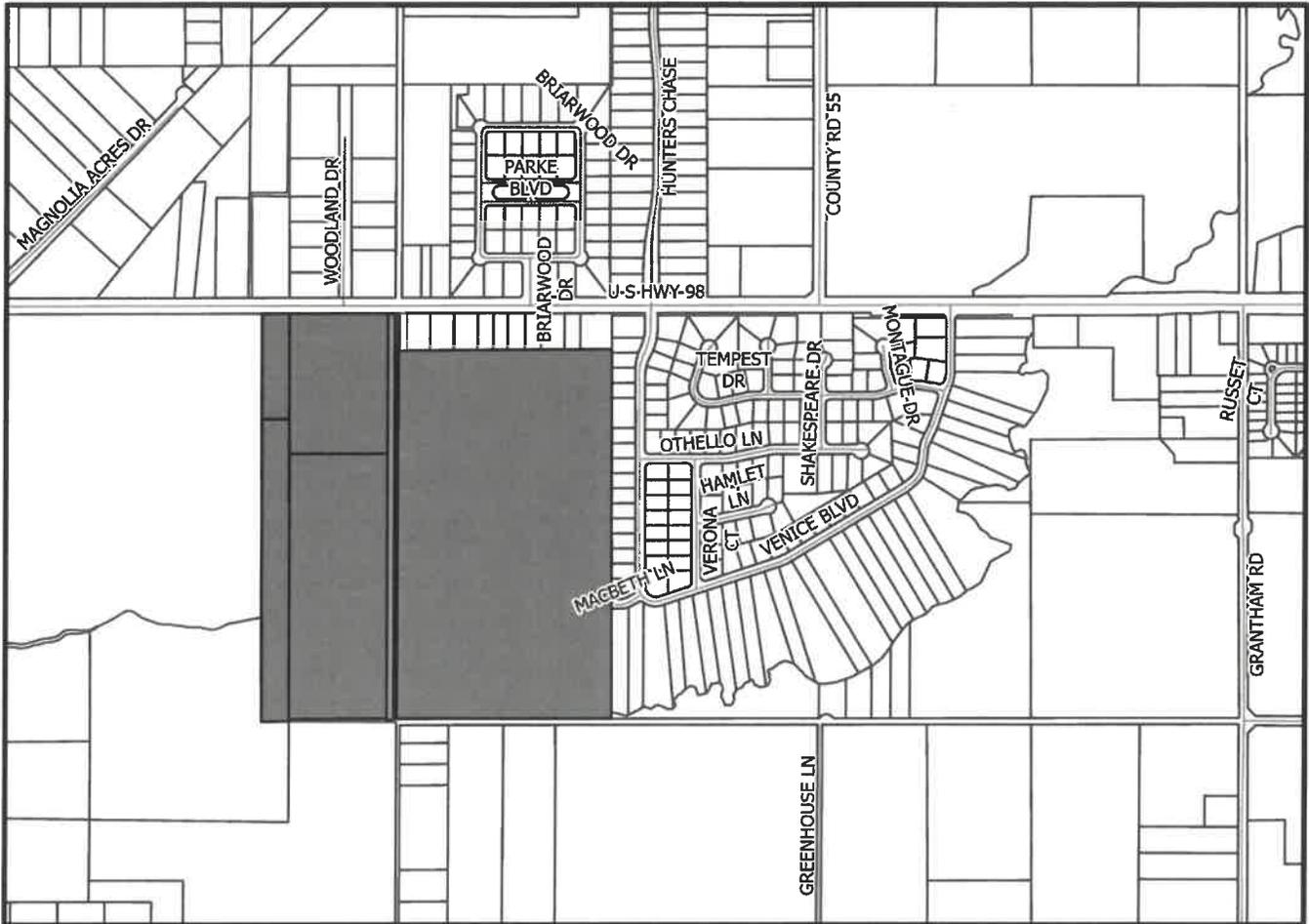
11401 U.S. Hwy. 98
Fairhope, AL 36532
southalabamalandtrust.org

251 990 5004





PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the initial zoning of 121.91+/- acres. Proposed zoning is PUD (Planned Unit Development). Property is located S. of US Hwy. 98 and W. of Venice Blvd. Applicant is Keystone Development, LLC.

Anyone interested in this initial zoning request may be heard at a public meeting scheduled for November 9, 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

NOTARIZED AUTHORIZATION OF OWNER

I/We, Adam Henning as the sole or joint fee simple title holder(s) of the property described as parcels 05-55-07-26-0-000-021.000, 05-55-08-38-0-000-052.001, 05-55-08-27-0-000-017.001 & 05-55-08-38-0-000-052.004 in County of Baldwin, State of Alabama, authorize Lonesome Development, LLC & JADE Consulting, LLC and/or their consultants to act as our agent to seek City, County or state Annexation, PUD, Rezone, subdivision, Site Plan/Development, Variance, DOT & DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company: Keystone Development, LLC

By: [Signature]
As Its: Owner
Address: 381 Highway 21 Ste, 201
Madisonville, LA 70447

Phone: 985-778-6310 Fax: 985-246-5640
Email: Adam.Henning@gmail.com

STATE OF Louisiana
Parish COUNTY OF St. Tammany

The forgoing instrument was acknowledged before me this 22nd day of April, 2022 by Adam Henning as its Owner, who is personally known to me ~~or who has produced~~ — (type of ID) as identification and who did not take an oath.

[Signature]
NOTARY PUBLIC
NAME OF NOTARY: [Signature] OR PRINTED
COMMISSION NO: _____



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REAL ESTATE SALES VALIDATION

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

Grantors' Names:	Wachter Family Investments, LLC	Grantee's Name:	Keystone Development, LLC
	Anneas S. Moses, Jr. and Pamela Chason Moses	Mailing Address:	<u>381 Highway 21 Suite 201</u> <u>Madisonville, LA 70447</u>
	Ceann Chason Wachter and Howard C. Wachter		
Mailing Address:	<u>1411 Main Street</u> <u>Daphne, AL 36526</u>		
Property Address:	15924 US Highway 98 Poley, Alabama 36535	Date of Sale:	<u>December 30</u> , 202 <u>1</u>
		Mortgage Amount	<u>\$1,021,725.00</u>
		Purchase Price:	<u>\$ 1,135,250.00</u>
		Equity:	<u>\$113,525.00</u>

STATE OF ALABAMA
COUNTY OF BALDWIN

WARRANTY DEED

The Grantee in this Deed is KEYSTONE DEVELOPMENT, LLC ("Grantee"). The property consists of Tracts 1, 2, 3, 4 and 5 ("Property") and is described on Exhibit "A" attached hereto. The ownership of Tract 1 differs from the ownership of Tracts 2, 3, 4 and 5. Ownership of the Property is through undivided interests. More specifically, Tract 1 is owned by WACHTER FAMILY INVESTMENTS, LLC, an Alabama limited liability company, (an undivided 1/3 interest in and to Tract 1), ANNEAS S. MOSES, JR. and PAMELA CHASON MOSES, husband and wife, (an undivided 1/2 interest in and to Tract 1), and CEANN CHASON WACHTER and HOWARD C. WACHTER, husband and wife, (an undivided 1/6 interest in and to Tract 1). Further, Tracts 2, 3, 4 and 5 are owned by ANNEAS S. MOSES, JR. and PAMELA CHASON MOSES, husband and wife, (an undivided 1/2 interest in and to Tracts 2, 3, 4 and 5) and WACHTER FAMILY INVESTMENTS, LLC, an Alabama limited liability company, (an undivided 1/2 interest in and to Tracts 2, 3, 4 and 5). All references hereinbelow to "Grantors" shall mean those Grantors identified above as to their specific interests.

Grantors, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantors by Grantee, the receipt and sufficiency whereof are hereby acknowledged, do, subject



to all matters and exceptions hereinafter mentioned, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, and the successors and assigns of Grantee, the Property.

TO HAVE AND TO HOLD said Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters and exceptions to which reference is hereinbelow made, unto the said Grantee, and the successors and assigns of Grantee, forever.

The Property is conveyed in its AS IS condition and subject to the lien for ad valorem taxes hereafter falling due, which taxes Grantee assumes and agrees to pay when due; any and all existing rights-of-way; encroachments; outstanding oil, gas and other mineral interests; zoning and other governmental laws, rules, regulations, etc.; any matter that would be shown on an accurate survey; any easements referred to in Exhibit "A"; and that certain Petition for Annexation recorded at Instrument Number 1960654 in the records of the Office of the Judge of Probate, Baldwin County, Alabama.

Grantors covenant to and with Grantee that, except as to the matters and exceptions to which reference is made herein, Grantors are lawfully seized of an indefeasible estate in fee simple in and to the Property, same is free from other encumbrances and liens, Grantors have a good and lawful right to sell and convey same, Grantors are in quiet and peaceable possession of same, and Grantors shall, and Grantors's successors and assigns shall, forever warrant and defend the title to said property as herein conveyed, unto Grantee, and the successors and assigns of Grantee, against the lawful claims of all persons whomsoever.

Done this 30th day of December, 2021.

GRANTORS:

WACHTER FAMILY INVESTMENTS, LLC

By: Ceann Chason Wachter
As Manager

Ceann Chason Wachter
CEANN CHASON WACHTER

Howard C. Wachter
HOWARD C. WACHTER

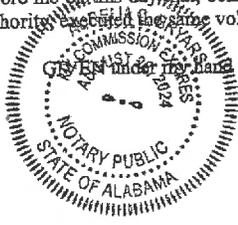
Anneas S. Moses, Jr.

ANNEAS S. MOSES, JR.

Pamela Chason Moses
PAMELA CHASON MOSES

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gann Chason Wachter, whose name as a Manager of WACHTER FAMILY INVESTMENTS, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on 30th day of December, 2021, that, being informed of the contents of the instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.



GIVEN under my hand this the 30th day of December, 2021.

Arelia C. Bryson
Notary Public
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, ANNEAS S. MOSES, JR., whose name 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 executed the same voluntarily on the day the same bears date.



GIVEN under my hand this the 30th day of December, 2021.

Arelia C. Bryson
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, PAMELA CHASON MOSES, whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 30th day of December, ~~2021~~ 2021 (to)

Arelia C. Bryson
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, CEANN CHASON WACHTER, whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and this the 30th day of December, 2021.



Aurelia C. Bryars
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, HOWARD C. WACHTER, whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and this the 30th day of December, 2021.



Aurelia C. Bryars
NOTARY PUBLIC
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
RICHARD E. DAVIS, as Attorney for Grantors
DAVIS & FIELDS, P.C.
Post Office Box 2925
Daphne, Alabama 36526
(251) 621-1555
132763.wpd

EXHIBIT A

TRACT 1:

The Northeast Quarter of the Northeast Quarter of the Southeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Fractional Section 27, Township 7 South, Range 3 East, containing fifteen (15) acres, more or less.

Subject property being more particularly described as follows:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100'R/W); THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 00°-09'-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 895.00 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 89°-59'-59" WEST A DISTANCE OF 673.48 FEET TO A CAPPED REBAR ON THE WEST LINE OF SAID FRACTIONAL SECTION 27, ALSO BEING THE EAST LINE OF GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST, THENCE RUN NORTH 00°-09'-53" WEST ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 895.00 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 673.48 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 13.84 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 879356 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

TRACT 2:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section twenty-six (26), Township seven (7) South, Range three (3) East, less the North Half (N1/2) of the North Half (N1/2) of the of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4): Seventy (70) acres, more or less.

Subject property being more particularly described as follows:

COMMENCE AT A 1" OPEN TOP PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 333.48 FEET; THENCE RUN SOUTH 89°-58'-08" EAST A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°-58'-08" EAST A DISTANCE OF 1,326.40 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF PLANTATION AT MAGNOLIA RIVER, PHASE ONE, AS RECORDED ON SLIDE 2041-D OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-08'-47" WEST ALONG SAID WEST LINE A DISTANCE OF 666.02 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-04'-55" WEST ALONG SAID WEST LINE A DISTANCE OF 1,650.55 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89°-42'-14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,315.71 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 00°-09'-53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,310.49 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 70.15 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED AS PARCEL ONE IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 758943 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

REAL ESTATE SALES VALIDATION

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

Grantors' Names: Wachter Family Investments, LLC Anneas S. Moses, Jr. and Pamela Chason Moses Ceann Chason Wachter and Howard C. Wachter	Grantee's Name: Keystone Development, LLC
Mailing Address: 1411 Main Street Daphne, Al 36526	Mailing Address: 381 Highway 21 Suite 201 Madisonville, LA 70447
Property Address: 15924 US Highway 98 Foley, Alabama 36535	Date of Sale: December 30, 2021 Mortgage Amount: \$1,021,725.00 Purchase Price: \$1,135,250.00 Equity: \$113,525.00

STATE OF ALABAMA
COUNTY OF BALDWIN

WARRANTY DEED

The Grantee in this Deed is KEYSTONE DEVELOPMENT, LLC ("Grantee"). The property consists of Tracts 1, 2, 3, 4 and 5 ("Property") and is described on Exhibit "A" attached hereto. The ownership of Tract 1 differs from the ownership of Tracts 2, 3, 4 and 5. Ownership of the Property is through undivided interests. More specifically, Tract 1 is owned by WACHTER FAMILY INVESTMENTS, LLC, an Alabama limited liability company, (an undivided 1/3 interest in and to Tract 1), ANNEAS S. MOSES, JR. and PAMELA CHASONMOSES, husband and wife, (an undivided 1/2 interest in and to Tract 1), and CEANN CHASON WACHTER and HOWARD C. WACHTER, husband and wife, (an undivided 1/6 interest in and to Tract 1). Further, Tracts 2, 3, 4 and 5 are owned by ANNEAS S. MOSES, JR. and PAMELA CHASONMOSES, husband and wife, (an undivided 1/2 interest in and to Tracts 2, 3, 4 and 5) and WACHTER FAMILY INVESTMENTS, LLC, an Alabama limited liability company, (an undivided 1/2 interest in and to Tracts 2, 3, 4 and 5). All references hereinbelow to "Grantors" shall mean those Grantors identified above as to their specific interests.

Grantors, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantors by Grantee, the receipt and sufficiency whereof are hereby acknowledged, do, subject



10/24/2021
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to all matters and exceptions hereinafter mentioned, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, and the successors and assigns of Grantee, the Property.

TO HAVE AND TO HOLD said Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters and exceptions to which reference is hereinbelow made, unto the said Grantee, and the successors and assigns of Grantee, forever.

The Property is conveyed in its AS IS condition and subject to the lien for ad valorem taxes hereafter falling due, which taxes Grantee assumes and agrees to pay when due; any and all existing rights-of-way; encroachments; outstanding oil, gas and other mineral interests; zoning and other governmental laws, rules, regulations, etc.; any matter that would be shown on an accurate survey; any easements referred to in Exhibit "A"; and that certain Petition for Annexation recorded at Instrument Number 1960654 in the records of the Office of the Judge of Probate, Baldwin County, Alabama.

Grantors covenant to and with Grantee that, except as to the matters and exceptions to which reference is made herein, Grantors are lawfully seized of an indefeasible estate in fee simple in and to the Property, same is free from other encumbrances and liens, Grantors have a good and lawful right to sell and convey same, Grantors are in quiet and peaceable possession of same, and Grantors shall, and Grantors's successors and assigns shall, forever warrant and defend the title to said property as herein conveyed, unto Grantee, and the successors and assigns of Grantee, against the lawful claims of all persons whomsoever.

Done this 30th day of December, 2021.

GRANTORS:

WACHTER FAMILY INVESTMENTS, LLC

By: Ceann Chason Wachter
As Manager

Ceann Chason Wachter
CEANN CHASON WACHTER

Howard C. Wachter
HOWARD C. WACHTER

Anne S. Moses, Jr.

ANNEAS S. MOSES, JR.

Pamela Chason Moses
PAMELA CHASON MOSES

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Cearn Chason Wachter, whose name as a Manager of WACHTER FAMILY INVESTMENTS, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on 30th day, that, being informed of the contents of the instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

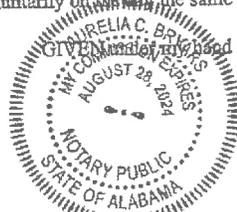


GIVEN under my hand this the 30th day of December, 2021.

[Signature]
Notary Public
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, ANNEAS S. MOSES, JR., whose name 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 executed the same voluntarily on 30th day, the same bears date.



GIVEN under my hand this the 30th day of December, 2021.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, PAMELA CHASON MOSES, whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 30th day of December, ~~2021~~ 2021 (TS)

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, CEANN CHASON WACHTER, whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and this the 30th day of December, 2021.



Aurelia C. Bryars
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, HOWARD C. WACHTER, whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and this the 30th day of December, 2021.



Aurelia C. Bryars
NOTARY PUBLIC
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
RICHARD E. DAVIS, as Attorney for Grantors
DAVIS & FIELDS, P.C.
Post Office Box 2925
Daphne, Alabama 36526
(251) 621-1555
132763.wpd

EXHIBIT A

TRACT 1:

The Northeast Quarter of the Northeast Quarter of the Southeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Fractional Section 27, Township 7 South, Range 3 East, containing fifteen (15) acres, more or less.

Subject property being more particularly described as follows:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100'R/W); THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 00°-09'-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 895.00 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 89°-59'-59" WEST A DISTANCE OF 673.48 FEET TO A CAPPED REBAR ON THE WEST LINE OF SAID FRACTIONAL SECTION 27, ALSO BEING THE EAST LINE OF GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST, THENCE RUN NORTH 00°-09'-53" WEST ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 895.00 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 673.48 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 13.84 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 879356 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

TRACT 2:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section twenty-six (26), Township seven (7) South, Range three (3) East, less the North Half (N1/2) of the North Half (N1/2) of the of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4): Seventy (70) acres, more or less.

Subject property being more particularly described as follows:

COMMENCE AT A 1" OPEN TOP PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 333.48 FEET; THENCE RUN SOUTH 89°-58'-08" EAST A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°-58'-08" EAST A DISTANCE OF 1,326.40 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF PLANTATION AT MAGNOLIA RIVER, PHASE ONE, AS RECORDED ON SLIDE 2041-D OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-08'-47" WEST ALONG SAID WEST LINE A DISTANCE OF 666.02 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-04'-55" WEST ALONG SAID WEST LINE A DISTANCE OF 1,650.55 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89°-42'-14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,315.71 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 00°-09'-53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,310.49 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 70.15 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED AS PARCEL ONE IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 758943 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

TRACT 3:

All of the Fractional Section 27, Township 7 South, Range 3 East, lying South of U.S. Highway 98, less and except a parcel formerly owned by Dorothy M. Chason, consisting of 14.5 acres, more or less, commencing at the point of intersection of the East line of said Fractional Section 27, and the South right of way line of U.S. Highway 98 for its point of beginning; thence West 705 feet along the South right of way line of U.S. Highway 98 to a point; thence South 895 feet to a point; thence East 705 feet to a point; thence North 895 feet, more or less, to the point of beginning.

Subject property being more particularly described as follows:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100'RAW); THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN SOUTH 00°-09'-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 895.00 FEET TO A CAPPED REBAR (WATTIER) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00°-09'-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,640.15 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89°-42'-14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 673.50 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE EAST LINE OF GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-09'-53" WEST ALONG SAID WEST SECTION LINE A DISTANCE OF 1,636.66 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 89°-59'-59" EAST A DISTANCE OF 673.48 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 25.33 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN AS PARCEL THREE IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 758943 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

ALSO, a private and perpetual non-exclusive easement thirty (30) feet in width for ingress and egress to the above described property from Baldwin County Highway 26 or commonly known as Michigan Road, over and across the East thirty feet of the Northeast Quarter of Section 34, Township 7 South, Range 3 East. This easement is appurtenant to the above described real estate.

TRACT 4 and TRACT 5:

The East 175 feet of Spanish Land Grant Section 38, Township 7 South, Range 3 East, lying South of the South right of way line of U.S. Highway 98 and North of the South boundary line of Fractional Section 27, Township 7 South, Range 3 East, if extended West a distance of 175 feet. Intending to convey a strip of land 175 feet in width from East to West and 2,540 feet in length from North to South.

Subject property being more particularly described as follows:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100'R/W); THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 693.48 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST LINE OF GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 2,551.67 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE EAST LINE OF SAID GRANT SECTION 38 WITH THE SOUTH LINE OF SAID FRACTIONAL SECTION 27; THENCE RUN NORTH 89°-42'14" WEST ALONG THE WESTWARD PROJECTION OF THE SOUTH LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 175.01 FEET TO A CAPPED REBAR SET; THENCE RUN NORTH 00°-09'-53" WEST AND PARALLEL WITH THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 2,550.76 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 10.25 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN AS PARCEL TWO IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 758943 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.



Baldwin County Revenue Commissioner

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 2/17/2021

Tax Year 2020

Valuation Date October 1, 2019

OWNER INFORMATION

PARCEL 55-07-26-0-000-021.000 **PPIN** 007109 **TAX DIST** 02
NAME MOSES, ANNEAS S JR ETUX PAMELA CHASON (1)
ADDRESS 51 55TH STREET
 GULFPORT MS 39507
DEED TYPE IN **BOOK** 0000 **PAGE** 0758943
PREVIOUS OWNER MOSES, ANNEAS S JR ETUX PAMELA CHASON (1)
LAST DEED DATE 5/29/2003

DESCRIPTION

71 AC(C) FM SW COR SEC 26 RUN E 20' TO POB, TH N 2310'(S), T H E 1330'(S), TH S 2310'(S), TH W 1330'(S) TO BEG IN W1/4 OF SW1/4 SEC 26-T7S-R3E (WD OF GIFT) IN #532312 IN#525225 IN# 607042

PROPERTY INFORMATION

PROPERTY ADDRESS 16498 US HWY 98
NEIGHBORHOOD MAGSPRING
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND:	377400	CLASS 1:	TOTAL ACRES:	71.00
BUILDING:		CLASS 2:	TIMBER ACRES:	71.00
		CLASS 3:		377400
TOTAL PARCEL VALUE:	377400			
ESTIMATED TAX:	\$128.06			
TOTAL USE VALUE:	43291			

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	Hs	Pr	MARKET USE	
									VALUE	VALUE
U	USE	3	ST AC9W	8.00 acres	8310-TIMBER (GOOD C1)	3	N	N	6184	
U	USE	4	ST AC9W	63.00 acres	8320-TIMBER (AVG. C2)	3	N	N	37107	
M	LAND	5	ST AC9W	71.00 acres	8100-AGRICULTURAL	3	N	N	377400	

[View Tax Record](#)

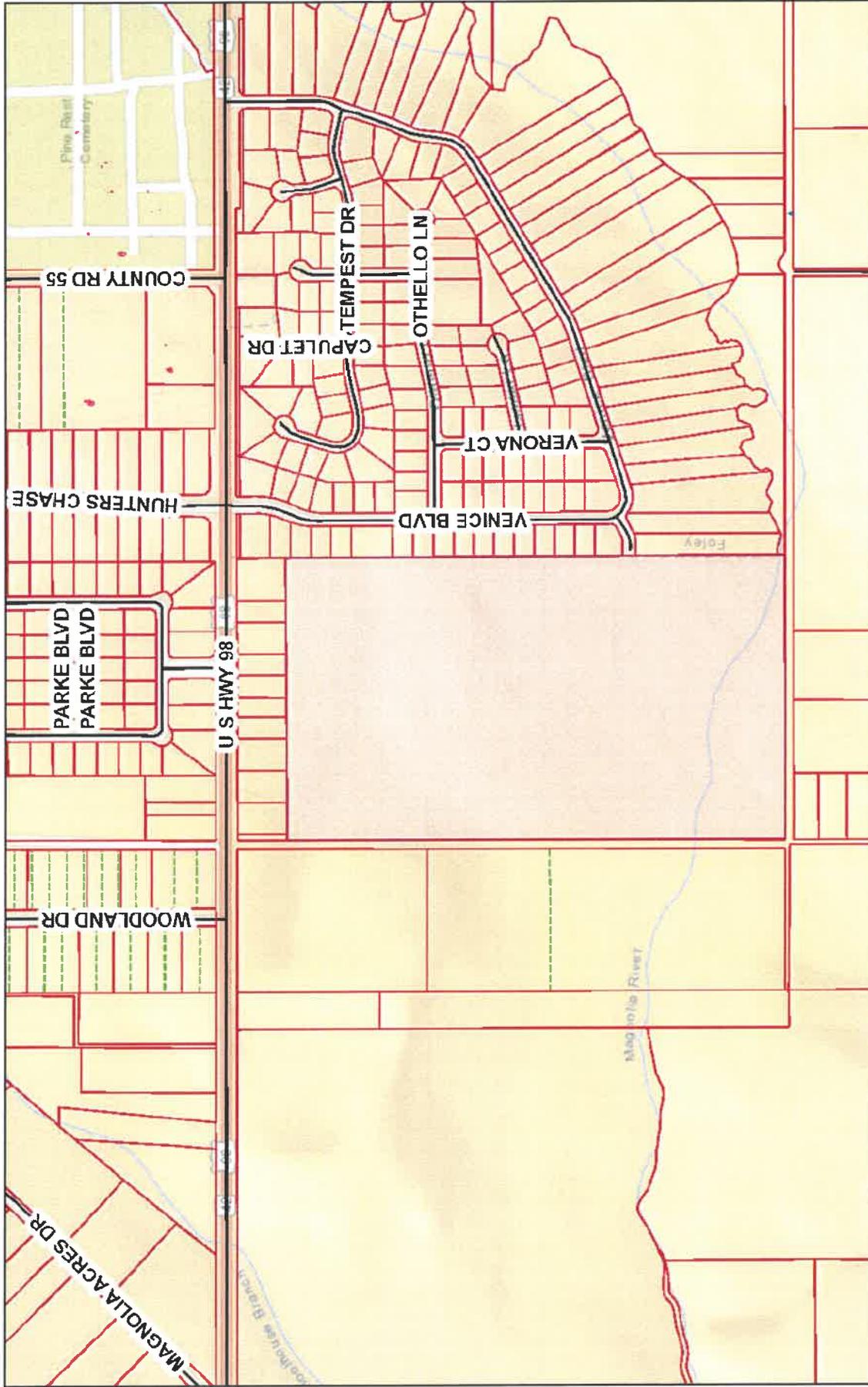


[View Map](#)



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Viewer Map



September 17, 2021

- polygonLayer
- Centerlines
- County Boundary
- Override 1
- Coastal Control Line
- Lot Lines
- Parcels

1:9,028
 0 0.075 0.15 0.3 mi
 0 0.1 0.2 0.4 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



STATE OF ALABAMA)

BALDWIN COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, Ceann Chason Wachter and Howard C. Wachter, husband and wife, Misha W. Alexander and Floyd Alexander, husband and wife, Misha W. Alexander and Floyd Alexander, as Trustees for Dorothy Ceann Alexander, a minor, Chason Howard Wachter and Rachel C. Wachter, husband and wife, Chason Howard Wachter and Rachel C. Wachter, as Trustees for Thomas Wachter, a minor, Chason Howard Wachter and Rachel C. Wachter, as Trustees for Ann Chason Wachter, a minor, Chad Stewart Wachter and Sonya Wachter, husband and wife, Chad Stewart Wachter and Sonya Wachter, as Trustees for Mason Wachter, a minor, Chad Stewart Wachter and Sonya Wachter, as Trustees for Mary Stewart Wachter, a minor, and Chad Stewart Wachter and Sonya Wachter, as Trustees for Katherine Ceann Wachter, a minor, herein referred to as GRANTORS, do hereby GRANT, BARGAIN, SELL and CONVEY unto Wachter Family Investments, L.L.C., an Alabama limited liability company, herein referred to as GRANTEE, its successors and assigns, their collective undivided one-half interest in the following described Real Estate, situated in the County of Baldwin, State of Alabama, to-wit:

PARCEL ONE:

All real estate situated in the West One-half (W1/2) of the Southwest One Quarter (SW1/4) of Section 26, Township 7 South, Range 3 East.

PARCEL TWO:

The East 175 feet of Spanish Land Grant Section 38, Township 7 South, Range 3 East, lying South of the South right of way line of U.S. Highway 98 and North of the South boundary line of Fractional Section 27, Township 7 South, Range 3 East, if extended West a distance of 175 feet. Intending to convey a strip of land 175 feet in width from East to West and 2,540 feet in length from North to South.

PARCEL THREE:

All of Fractional Section 27, Township 7 South, Range 3 East, lying South of U.S. Highway 98, less and except a parcel owned by Dorothy M. Chason, consisting of 14.5 acres, more or less, commencing at the point of intersection of the East line of said Fractional Section 27, and the South right of way line of U.S. Highway 98 for its point of beginning; thence West 705 feet along the South right of way line of U.S. Highway 98 to a point; thence South 895 feet to a point; thence East 705 feet to a point; thence North 895 feet, more or less, to the point of beginning.

ALSO, a private and perpetual non-exclusive easement thirty (30) feet in width for ingress and egress to the above described property from Baldwin County Highway 26 or commonly known as Michigan Road, over and across the East thirty feet of the Northeast Quarter of Section 34, Township 7 South, Range 3 East. This easement is appurtenant to the above described real estate.

This conveyance is made subject to any and all easements, restrictions, reservations and rights-of-way appearing of record affecting the above-described property.

Ad valorem tax notices should be mailed to the GRANTEE at the following address: Post Office Box 520, Montrose, Alabama 36559.

The subject property does not constitute the homestead of the Grantors or the Grantors' spouses.

TO HAVE AND TO HOLD the aforegranted premises, together with improvements and appurtenances thereunto appertaining, to the said GRANTEE, its successors and assigns FOREVER.

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IN WITNESS WHEREOF, the GRANTORS have set their hands and seals, to be effective the 29 day of May, 2003.

Ceann Chason Wachter
Ceann Chason Wachter

Howard C. Wachter
Howard C. Wachter

Misha W. Alexander
Misha W. Alexander

Floyd Alexander
Floyd Alexander

Misha W. Alexander
Misha W. Alexander, as Trustee for
Dorothy Ceann Alexander, a minor

Floyd Alexander
Floyd Alexander, as Trustee for
Dorothy Ceann Alexander, a minor

Chason Howard Wachter
Chason Howard Wachter

Rachel C. Wachter
Rachel C. Wachter

Chason Howard Wachter
Chason Howard Wachter, as Trustee for
Thomas Wachter, a minor

Rachel C. Wachter
Rachel C. Wachter, as Trustee for
Thomas Wachter, a minor

Chason Howard Wachter
Chason Howard Wachter, as Trustee for
Ann Chason Wachter, a minor

Rachel C. Wachter
Rachel C. Wachter, as Trustee for
Ann Chason Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter

Sonya Wachter
Sonya Wachter

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Mason Wachter, a minor

Sonya Wachter
Sonya Wachter, as Trustee for
Mason Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Mary Stewart Wachter, a minor

Sonya Wachter
Sonya Wachter, as Trustee for
Mary Stewart Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Katherine Ceann Wachter, a minor

Sonya Wachter
Sonya Wachter, as Trustee for
Katherine Ceann Wachter, a minor

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Ceann Chason Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Children
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Howard C. Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Children
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Misha W. Alexander, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Children
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Floyd Alexander, whose name 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 executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.

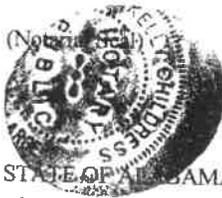


Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Misha W. Alexander, as Trustee for Dorothy Ceann Alexander, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Floyd Alexander, as Trustee for Dorothy Ceann Alexander, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.



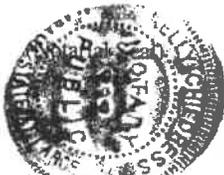
GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.



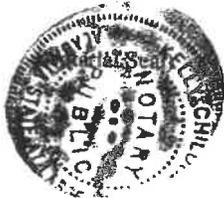
GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, as Trustee for Thomas Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, as Trustee for Thomas Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



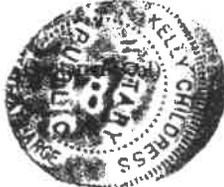
Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, as Trustee for Ann Chason Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, as Trustee for Ann Chason Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.



Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.



Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Mason Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.



Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Mason Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra James Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Mary Stewart Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra James Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Mary Stewart Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra James Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Katherine Ceann Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 25th day of July, 2003.

Debra D. Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Katherine Ceann Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 25th day of July, 2003.

Debra D. Spain
Notary Public
My Commission Expires: 5/9/2007

This instrument was prepared by:

Debra D. Spain, Esq.
Capell & Howard, P.C.
150 South Perry Street
Post Office Box 2069
Montgomery, Alabama 36102-2069
(334) 241-8000

The preparer of this instrument acted as a scrivener only and performed no title work with respect to the subject property.

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:

2003 September-17 8:10AM

Instrument Number 758943 Pages 9
Recording 27.00 Mortgage
Deed 55.00 Min Tax
Index 13.00 RP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate



**Baldwin County
Revenue Commissioner**

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 2/17/2021

Tax Year 2020

Valuation Date October 1, 2019

OWNER INFORMATION

PARCEL 55-08-38-0-000-052.001 **PPIN** 007112 **TAX DIST** 02
NAME MOSES, ANNEAS S JR ETUX PAMELA CHASON (1)
ADDRESS 51 55TH STREET
 GULFPORT MS 39507
DEED TYPE IN **BOOK** 0000 **PAGE** 0758943
PREVIOUS OWNER MOSES, ANNEAS S JR ETUX PAMELA CHASON (1)
LAST DEED DATE 5/29/2003

DESCRIPTION

175' X 645' A LOT IN GR SEC 38 DESC AS THE EAST 174' OF SPAN
 ISH LAND GRANT 38 LYING SOUTH OF S R/W OF HWY 98 SEC 38-T7S-
 R3E (WD) IN #525225 IN#532312 IN#607042 IN#607043

PROPERTY INFORMATION

PROPERTY ADDRESS US HWY 98
NEIGHBORHOOD MAGSPRING
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION 175X645 **ZONING**

PROPERTY VALUES

LAND: 34700 **CLASS 1:** **TOTAL ACRES:** 2.70
BUILDING: _____ **CLASS 2:** **TIMBER ACRES:** 2.70
 _____ **CLASS 3:** 34700
TOTAL PARCEL VALUE: 34700
ESTIMATED TAX: \$3.63
TOTAL USE VALUE: 1131

DETAIL INFORMATION

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPr</u>	<u>MARKET VALUE</u>	<u>USE VALUE</u>
U	<u>USE</u> 3	ST AC9W 2.70 acres	8330-TIMBER (POOR C3)	3	N N	1131	
M	<u>LAND</u> 4	ST AC9W 2.70 acres	8100-AGRICULTURAL	3	N N	34700	

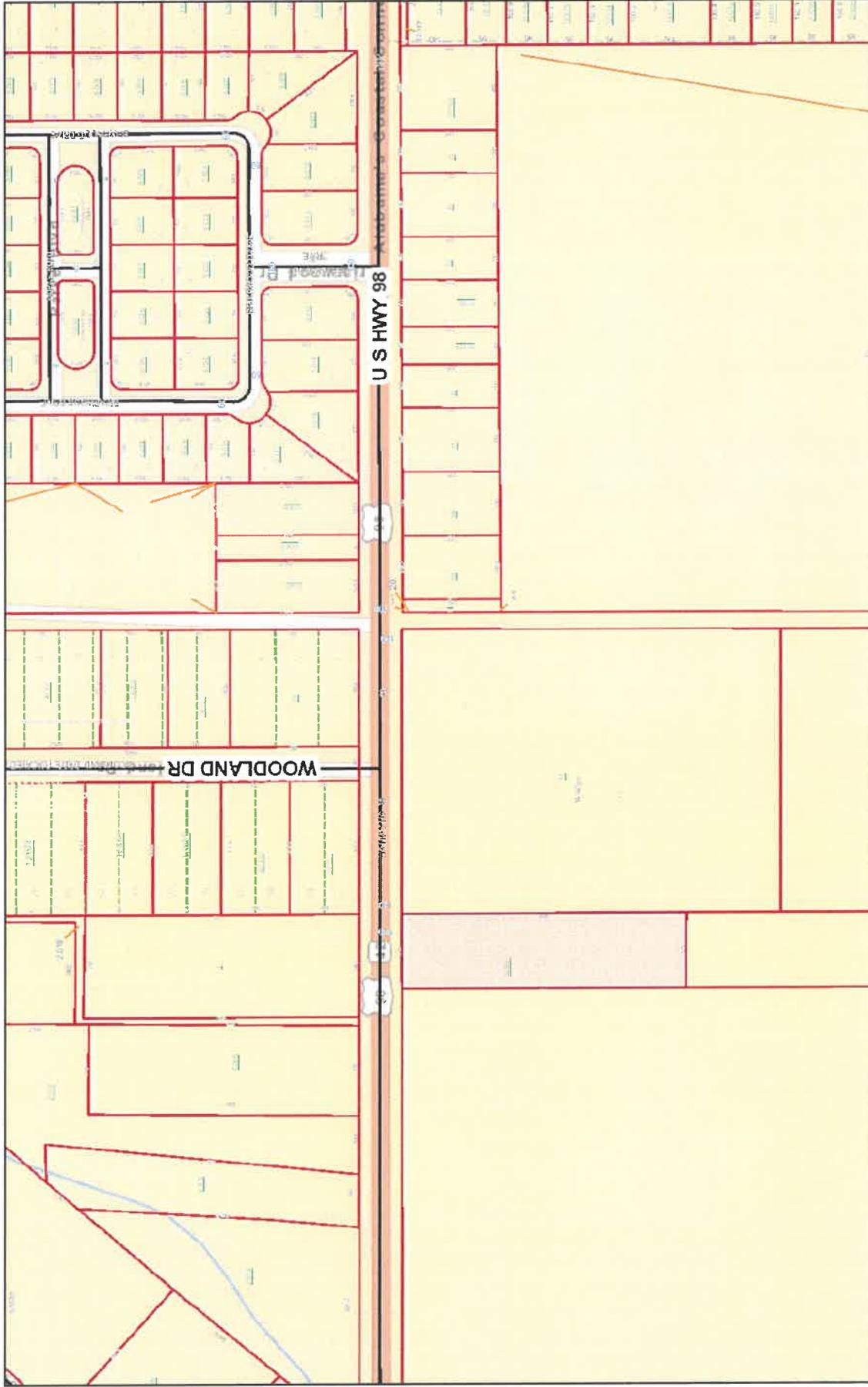
[View Tax Record](#)



[View Map](#)



Viewer Map



September 17, 2021

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Parcels

Lot Lines

County Boundary

Centerlines

Coastal Control Line

Override 1

Misc

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).



STATE OF ALABAMA)

BALDWIN COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, Ceann Chason Wachter and Howard C. Wachter, husband and wife, Misha W. Alexander and Floyd Alexander, husband and wife, Misha W. Alexander and Floyd Alexander, as Trustees for Dorothy Ceann Alexander, a minor, Chason Howard Wachter and Rachel C. Wachter, husband and wife, Chason Howard Wachter and Rachel C. Wachter, as Trustees for Thomas Wachter, a minor, Chason Howard Wachter and Rachel C. Wachter, as Trustees for Ann Chason Wachter, a minor, Chad Stewart Wachter and Sonya Wachter, husband and wife, Chad Stewart Wachter and Sonya Wachter, as Trustees for Mason Wachter, a minor, Chad Stewart Wachter and Sonya Wachter, as Trustees for Mary Stewart Wachter, a minor, and Chad Stewart Wachter and Sonya Wachter, as Trustees for Katherine Ceann Wachter, a minor, herein referred to as GRANTORS, do hereby GRANT, BARGAIN, SELL and CONVEY unto Wachter Family Investments, L.L.C., an Alabama limited liability company, herein referred to as GRANTEE, its successors and assigns, their collective undivided one-half interest in the following described Real Estate, situated in the County of Baldwin, State of Alabama, to-wit:

PARCEL ONE:

All real estate situated in the West One-half (W1/2) of the Southwest One Quarter (SW1/4) of Section 26, Township 7 South, Range 3 East.

PARCEL TWO:

The East 175 feet of Spanish Land Grant Section 38, Township 7 South, Range 3 East, lying South of the South right of way line of U.S. Highway 98 and North of the South boundary line of Fractional Section 27, Township 7 South, Range 3 East, if extended West a distance of 175 feet. Intending to convey a strip of land 175 feet in width from East to West and 2,540 feet in length from North to South.

PARCEL THREE:

All of Fractional Section 27, Township 7 South, Range 3 East, lying South of U.S. Highway 98, less and except a parcel owned by Dorothy M. Chason, consisting of 14.5 acres, more or less, commencing at the point of intersection of the East line of said Fractional Section 27, and the South right of way line of U.S. Highway 98 for its point of beginning; thence West 705 feet along the South right of way line of U.S. Highway 98 to a point; thence South 895 feet to a point; thence East 705 feet to a point; thence North 895 feet, more or less, to the point of beginning.

ALSO, a private and perpetual non-exclusive easement thirty (30) feet in width for ingress and egress to the above described property from Baldwin County Highway 26 or commonly known as Michigan Road, over and across the East thirty feet of the Northeast Quarter of Section 34, Township 7 South, Range 3 East. This easement is appurtenant to the above described real estate.

This conveyance is made subject to any and all easements, restrictions, reservations and rights-of-way appearing of record affecting the above-described property.

Ad valorem tax notices should be mailed to the GRANTEE at the following address: Post Office Box 520, Montrose, Alabama 36559.

The subject property does not constitute the homestead of the Grantors or the Grantors' spouses.

TO HAVE AND TO HOLD the aforegranted premises, together with improvements and appurtenances thereunto appertaining, to the said GRANTEE, its successors and assigns FOREVER.

758943

10/24/20
RECEIVED
TR

IN WITNESS WHEREOF, the GRANTORS have set their hands and seals, to be effective the 29 day of May, 2003.

Ceann Chason Wachter
Ceann Chason Wachter

Howard C. Wachter
Howard C. Wachter

Misha W. Alexander
Misha W. Alexander

Floyd Alexander
Floyd Alexander

Misha W. Alexander
Misha W. Alexander, as Trustee for
Dorothy Ceann Alexander, a minor

Floyd Alexander
Floyd Alexander, as Trustee for
Dorothy Ceann Alexander, a minor

Chason Howard Wachter
Chason Howard Wachter

Rachel C. Wachter
Rachel C. Wachter

Chason Howard Wachter
Chason Howard Wachter, as Trustee for
Thomas Wachter, a minor

Rachel C. Wachter
Rachel C. Wachter, as Trustee for
Thomas Wachter, a minor

Chason Howard Wachter
Chason Howard Wachter, as Trustee for
Ann Chason Wachter, a minor

Rachel C. Wachter
Rachel C. Wachter, as Trustee for
Ann Chason Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter

Sonya Wachter
Sonya Wachter

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Mason Wachter, a minor

Sonya Wachter
Sonya Wachter, as Trustee for
Mason Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Mary Stewart Wachter, a minor

Sonya Wachter
Sonya Wachter, as Trustee for
Mary Stewart Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Katherine Ceann Wachter, a minor

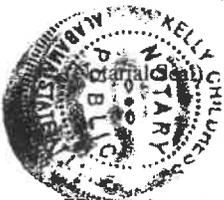
Sonya Wachter
Sonya Wachter, as Trustee for
Katherine Ceann Wachter, a minor

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Ceann Chason Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childress
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Howard C. Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childress
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Misha W. Alexander, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childress
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Floyd Alexander, whose name 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 executed the same voluntarily as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Children
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Misha W. Alexander, as Trustee for Dorothy Ceann Alexander, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Children
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Floyd Alexander, as Trustee for Dorothy Ceann Alexander, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Children
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, as Trustee for Thomas Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldern COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, as Trustee for Thomas Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldern COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, as Trustee for Ann Chason Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldern COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, as Trustee for Ann Chason Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.



Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.



Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Mason Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.



Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Mason Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Mary Stewart Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Mary Stewart Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Katherine Ceann Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 25th day of July, 2003.

Debra D. Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Katherine Ceann Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 25th day of July, 2003.

Debra D. Spain
Notary Public
My Commission Expires: 5/9/2007

This instrument was prepared by:

Debra D. Spain, Esq.
Capell & Howard, P.C.
150 South Perry Street
Post Office Box 2069
Montgomery, Alabama 36102-2069
(334) 241-8000

The preparer of this instrument acted as a scrivener only and performed no title work with respect to the subject property.

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:

2003 September-17 8:10AM

Instrument Number 758943 Pages 9
Recording 27.00 Mortgage
Deed 33.00 Min Tax
Index 13.00 NP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate



**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 2/17/2021

Tax Year 2020

Valuation Date October 1, 2019

OWNER INFORMATION

PARCEL 55-08-27-0-000-017.000 **PPIN** 007115 **TAX DIST** 02
NAME WACHTER FAMILY INVESTMENTS L L C (1/3 IN
ADDRESS C/O PAMELA CHASON MOSES
 51-55TH ST
 GULFPORT MS 39507
DEED TYPE IN **BOOK** 0000 **PAGE** 0879356
PREVIOUS OWNER WACHTER FAMILY INVESTMENTS L L C (1/3 IN
LAST DEED DATE 9/ 3/2004

DESCRIPTION

14 AC(C) THAT PT OF LOT 1 AS BEG AT THE INT OF S MARGIN OF
 US HWY 98 AND THE E LINE OF LOT 1 RUN TH W 20'S FOR THE POB
 TH RUN W 685'S TH S 895' TH E 692'S TH N 885'S TO POB SEC 2
 7-T7S-R3E (WDOG) IN646326 IN758692 IN#734717 IN#734719 IN#75
 8942

PROPERTY INFORMATION

PROPERTY ADDRESS 15924 US HWY 98
NEIGHBORHOOD MAGSPRING
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

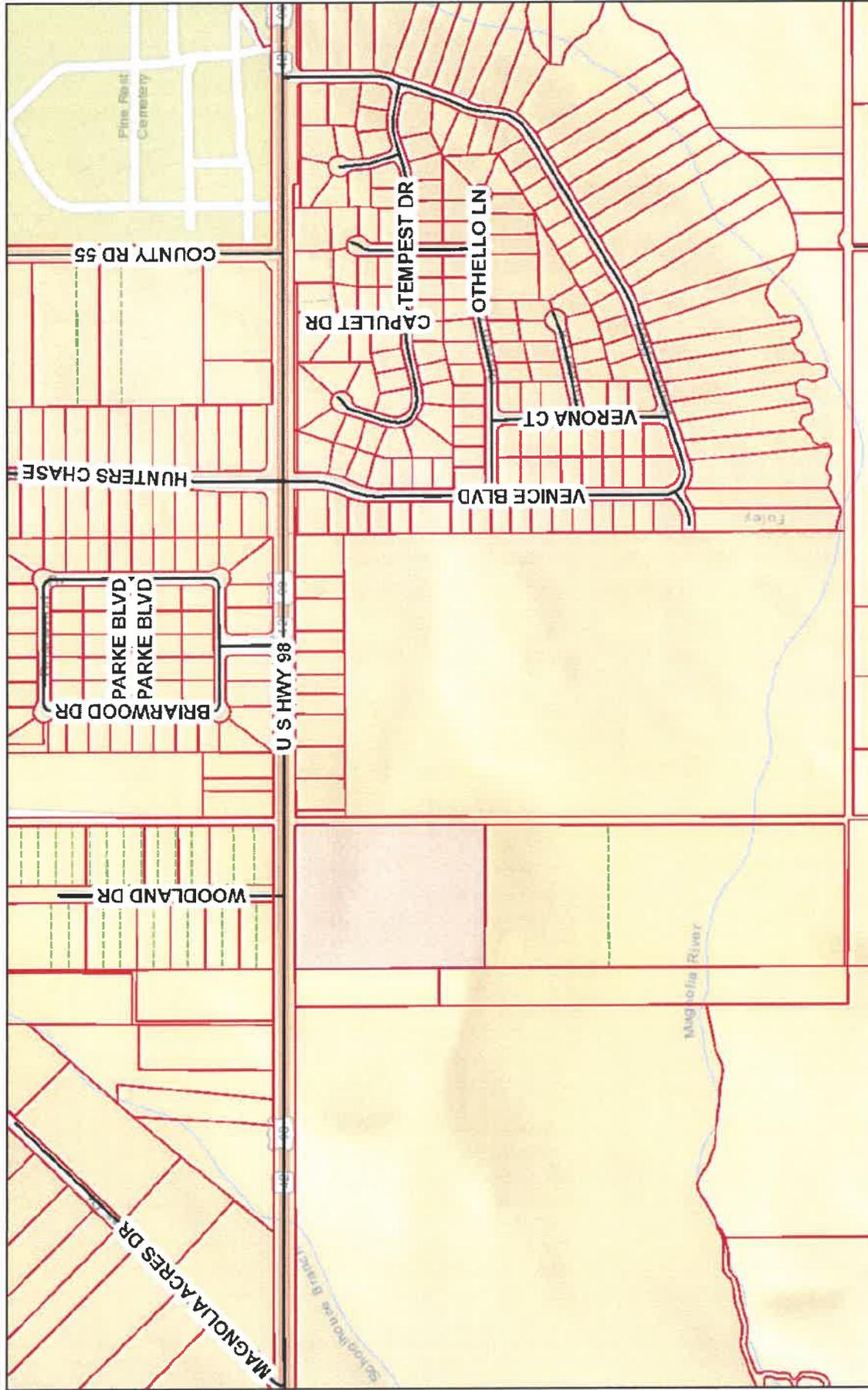
LAND: 157300 **CLASS 1:** **TOTAL ACRES:** 14.00
BUILDING: **CLASS 2:** 22500 **TIMBER ACRES:**
 ===== **CLASS 3:** 134800
TOTAL PARCEL VALUE: 157300
ESTIMATED TAX: \$139.44
TOTAL USE VALUE: 4784

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET USE</u>	<u>VALUE</u>	<u>VALUE</u>
M	LAND	3	ST AC9W 12.00 acres	8100-AGRICULTURAL	3	N N	134800		
M	LAND	4	ST AC9W 2.00 acres	1110-RESIDENTIAL	2	N N	22500		
U	USE	5	ST AC9W 8.00 acres	8120-CROP (AVG A2)	3	N N		3544	
U	USE	6	ST AC9W 4.00 acres	8130-CROP (POOR A3)	3	N N		1240	



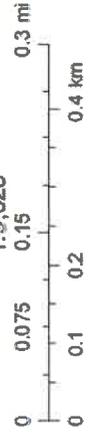
Viewer Map



September 17, 2021

- polygonLayer
- Centerlines
- County Boundary
- Override 1
- Coastal Control Line
- Parcels
- Lot Lines

1:9,028



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTP, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



STATE OF ALABAMA

WARRANTY DEED

BALDWIN COUNTY

THIS INDENTURE, made and entered into by and between DOROTHY CHASON UNDERWOOD and THOMAS W. UNDERWOOD, JR., wife and husband, hereinafter referred to as parties of the first part, and PAMELA CHASON MOSES and ANNEAS S. MOSES, JR., wife and husband, hereinafter referred to as parties of the second part, WITNESSETH:

That for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration this day cash in hand paid to parties of the first part by parties of the second part, receipt whereof is hereby acknowledged, parties of the first part have granted, bargained, sold and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY an UNDIVIDED ONE-SIXTH (1/6th) INTEREST unto the parties of the second part, as joint tenants in the entirety and not as tenants in common, together with every contingent remainder and right of reversion, provided that neither joint tenant shall have the right, power, or authority to grant, bargain, sell, convey, or in any manner encumber or hypothecate the real property hereinafter described during his or her lifetime without the express written consent of the other joint tenant, but further providing that execution of the instrument by both joint tenants shall constitute consent; upon the death of either of the joint tenants, then to the survivor of them, in fee simple, the following described real estate in Baldwin County, Alabama, to-wit:

The Northeast Quarter of the Northeast Quarter of the Southeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Fractional Section 27, Township 7 South, Range 3 East, containing fifteen (15) acres, more or less.

SUBJECT TO any restrictions, reservations, rights of way, leases or easements of record.

SUBJECT ALSO TO a right of way for a public road over and across the North side of the subject real estate for U.S. Highway 98.

The above described real estate does not constitute any part of the Grantors' homestead.

Together with, all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining

TO HAVE AND TO HOLD unto the said PAMELA CHASON MOSES and ANNEAS S. MOSES, JR., wife and husband, as joint tenants in the entirety and not as tenants in common, all as specifically above set out in the granting clause of this instrument, but upon the death of either of the joint tenants, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, FOREVER.

And the said parties of the first part, for themselves and their heirs, executors and administrators, hereby covenant and warrant with and unto the said parties of the second part, their heirs and assigns, that they are seized of

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an indefeasible estate in fee simple in and to all of the property hereinabove conveyed; that they have a good right to sell and convey the same as herein conveyed; that they will guarantee the peaceable possession thereof; and that they will and their heirs, executors and administrators shall forever warrant and defend the same unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part hereunto set their hands and seals on this 3rd day of September, 2004.

Dorothy Chason Underwood (SEAL)
Dorothy Chason Underwood

Thomas W. Underwood, Jr. (SEAL)
Thomas W. Underwood, Jr.

STATE OF ALABAMA

BALDWIN COUNTY

I, Alida Chammond, a Notary Public in and for said County in said State, hereby certify that DOROTHY CHASON UNDERWOOD and THOMAS W. UNDERWOOD, JR., wife and husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and Notarial Seal hereto affixed by me on this the 3rd day of September, 2004.

Alida Chammond

Notary Public, Baldwin County

State of Alabama

My Commission Expires: 3-16-08



GIVERS' ADDRESS:

Box 568 Foley, Ala. 36535

GRANTEES' ADDRESS:

51 55th St. Gulfport, Ms.

This instrument prepared by: 39507

Thomas W. Underwood, Jr.

Chason & Underwood, P.C.

Attorneys at Law

Post Office Drawer 2015

Foley, Alabama 36536

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:

2005 March -28 9:46AM

Instrument Number 879356 Pages 2
Recording 6.00 Mortgage
Deed 145.00 Min Tax
Index NP 5.00
Archive 5.00
Adrian T. Johns, Judge of Probate



**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 2/17/2021

Tax Year 2020

Valuation Date October 1, 2019

OWNER INFORMATION

PARCEL 55-08-27-0-000-017.001 **PPIN** 063190 **TAX DIST** 02
NAME MOSES, PAMELA CHASON AND HER FAMILY: MOS
ADDRESS 51 55TH STREET
 GULFPORT MS 39507
DEED TYPE IN **BOOK** 0000 **PAGE** 0758943
PREVIOUS OWNER MOSES, PAMELA CHASON AND HER FAMILY: MOS
LAST DEED DATE 5/29/2003

DESCRIPTION

27 AC(C) THE S 333' OF LOT I AND ALL OF LOT J LESS R/W SEC 2
 7-T7S-R3E (WDOG) IN#525225 IN#532312

PROPERTY INFORMATION

PROPERTY ADDRESS CO RD 26
NEIGHBORHOOD MAGSPRING
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 121300 **CLASS 1:** **TOTAL ACRES:** 27.00
BUILDING: **CLASS 2:** **TIMBER ACRES:** 27.00
 _____ **CLASS 3:** 121300
TOTAL PARCEL VALUE: 121300
ESTIMATED TAX: \$37.98
TOTAL USE VALUE: 12673

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	Hs	Pn	MARKET USE	
									VALUE	VALUE
U	<u>USE</u>	2	ST AC9W	8.00 acres	8320-TIMBER (AVG. C2)	3	N	N	4712	
U	<u>USE</u>	3	ST AC9W	19.00 acres	8330-TIMBER (POOR C3)	3	N	N	7961	
M	<u>LAND</u>	4	ST AC9W	27.00 acres	8100-AGRICULTURAL	3	N	N	121300	

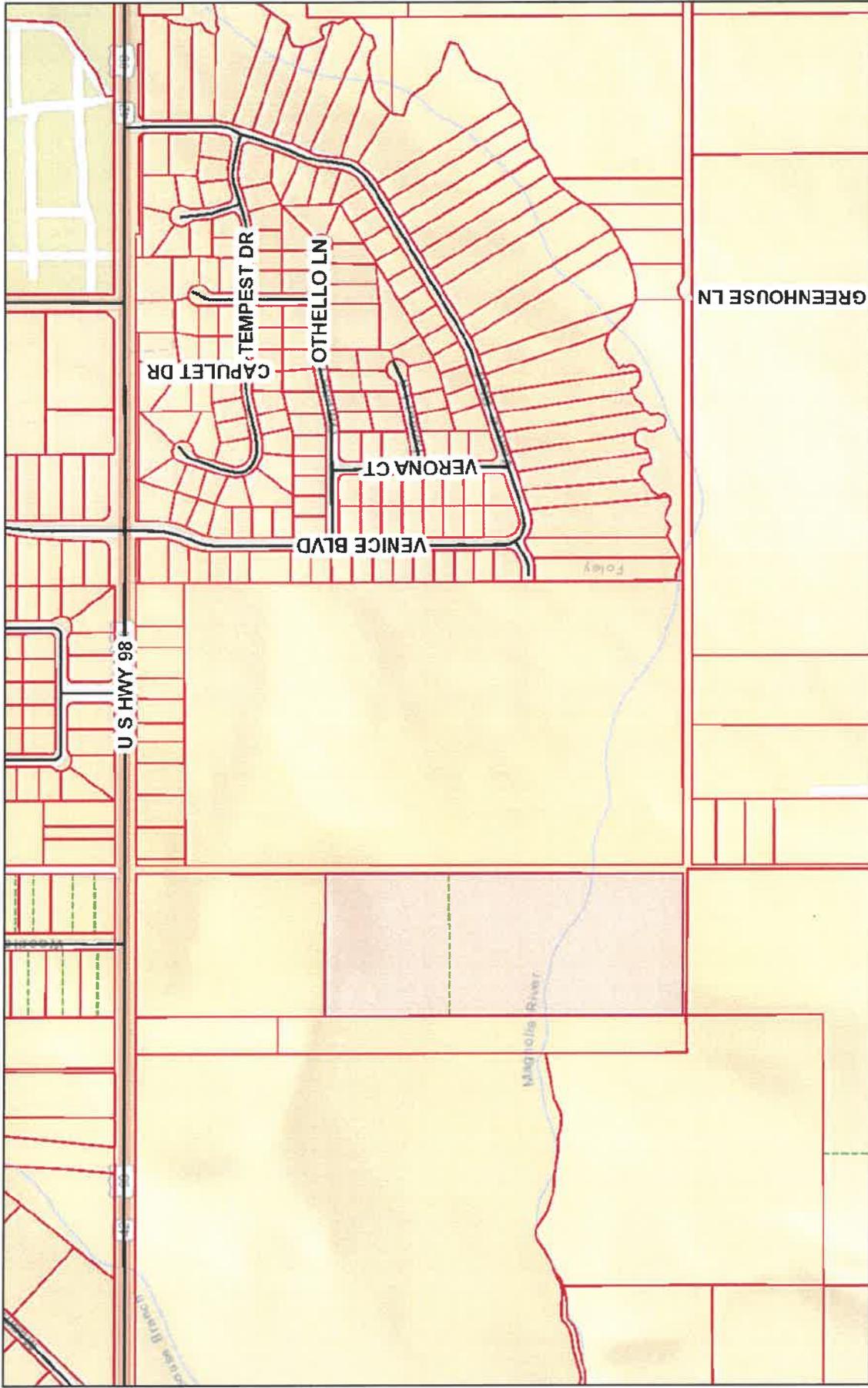
[View Tax Record](#)



[View Map](#)

10/24/20
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Viewer Map



September 17, 2021

polygonLayer

Override 1

Parcels

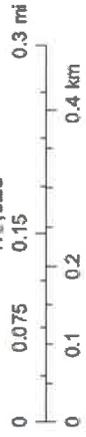
Centerlines

Coastal Control Line

Lot Lines

County Boundary

1:9,028



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



STATE OF ALABAMA)

BALDWIN COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, Ceann Chason Wachter and Howard C. Wachter, husband and wife, Misha W. Alexander and Floyd Alexander, husband and wife, Misha W. Alexander and Floyd Alexander, as Trustees for Dorothy Ceann Alexander, a minor, Chason Howard Wachter and Rachel C. Wachter, husband and wife, Chason Howard Wachter and Rachel C. Wachter, as Trustees for Thomas Wachter, a minor, Chason Howard Wachter and Rachel C. Wachter, as Trustees for Ann Chason Wachter, a minor, Chad Stewart Wachter and Sonya Wachter, husband and wife, Chad Stewart Wachter and Sonya Wachter, as Trustees for Mason Wachter, a minor, Chad Stewart Wachter and Sonya Wachter, as Trustees for Mary Stewart Wachter, a minor, and Chad Stewart Wachter and Sonya Wachter, as Trustees for Katherine Ceann Wachter, a minor, herein referred to as GRANTORS, do hereby GRANT, BARGAIN, SELL and CONVEY unto Wachter Family Investments, L.L.C., an Alabama limited liability company, herein referred to as GRANTEE, its successors and assigns, their collective undivided one-half interest in the following described Real Estate, situated in the County of Baldwin, State of Alabama, to-wit:

PARCEL ONE:

All real estate situated in the West One-half (W1/2) of the Southwest One Quarter (SW1/4) of Section 26, Township 7 South, Range 3 East.

PARCEL TWO:

The East 175 feet of Spanish Land Grant Section 38, Township 7 South, Range 3 East, lying South of the South right of way line of U.S. Highway 98 and North of the South boundary line of Fractional Section 27, Township 7 South, Range 3 East, if extended West a distance of 175 feet. Intending to convey a strip of land 175 feet in width from East to West and 2,540 feet in length from North to South.

PARCEL THREE:

All of Fractional Section 27, Township 7 South, Range 3 East, lying South of U.S. Highway 98, less and except a parcel owned by Dorothy M. Chason, consisting of 14.5 acres, more or less, commencing at the point of intersection of the East line of said Fractional Section 27, and the South right of way line of U.S. Highway 98 for its point of beginning; thence West 705 feet along the South right of way line of U.S. Highway 98 to a point; thence South 895 feet to a point; thence East 705 feet to a point; thence North 895 feet, more or less, to the point of beginning.

ALSO, a private and perpetual non-exclusive easement thirty (30) feet in width for ingress and egress to the above described property from Baldwin County Highway 26 or commonly known as Michigan Road, over and across the East thirty feet of the Northeast Quarter of Section 34, Township 7 South, Range 3 East. This easement is appurtenant to the above described real estate.

This conveyance is made subject to any and all easements, restrictions, reservations and rights-of-way appearing of record affecting the above-described property.

Ad valorem tax notices should be mailed to the GRANTEE at the following address: Post Office Box 520, Montrose, Alabama 36559.

The subject property does not constitute the homestead of the Grantors or the Grantors' spouses.

TO HAVE AND TO HOLD the aforegranted premises, together with improvements and appurtenances thereunto appertaining, to the said GRANTEE, its successors and assigns FOREVER.

758943

102400
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Instrument 758943 Page 1 of 9

IN WITNESS WHEREOF, the GRANTORS have set their hands and seals, to be effective the 29 day of May, 2003.

Ceann Chason Wachter
Ceann Chason Wachter

Howard C. Wachter
Howard C. Wachter

Misha W. Alexander
Misha W. Alexander

Floyd Alexander
Floyd Alexander

Misha W. Alexander
Misha W. Alexander, as Trustee for
Dorothy Ceann Alexander, a minor

Floyd Alexander
Floyd Alexander, as Trustee for
Dorothy Ceann Alexander, a minor

Chason Howard Wachter
Chason Howard Wachter

Rachel C. Wachter
Rachel C. Wachter

Chason Howard Wachter
Chason Howard Wachter, as Trustee for
Thomas Wachter, a minor

Rachel C. Wachter
Rachel C. Wachter, as Trustee for
Thomas Wachter, a minor

Chason Howard Wachter
Chason Howard Wachter, as Trustee for
Ann Chason Wachter, a minor

Rachel C. Wachter
Rachel C. Wachter, as Trustee for
Ann Chason Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter

Sonya Wachter
Sonya Wachter

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Mason Wachter, a minor

Sonya Wachter
Sonya Wachter, as Trustee for
Mason Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Mary Stewart Wachter, a minor

Sonya Wachter
Sonya Wachter, as Trustee for
Mary Stewart Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Katherine Ceann Wachter, a minor

Sonya Wachter
Sonya Wachter, as Trustee for
Katherine Ceann Wachter, a minor

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Ceann Chason Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



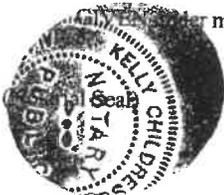
Kelly Children
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Howard C. Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Children
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Misha W. Alexander, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Children
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Floyd Alexander, whose name 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 executed the same voluntarily as of the date of this acknowledgment.

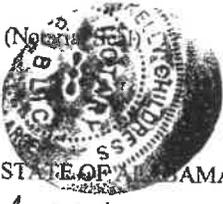


GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Misha W. Alexander, as Trustee for Dorothy Ceann Alexander, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Floyd Alexander, as Trustee for Dorothy Ceann Alexander, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, as Trustee for Thomas Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, as Trustee for Thomas Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, as Trustee for Ann Chason Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, as Trustee for Ann Chason Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2008.



Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.



Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Mason Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.



Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Mason Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Mary Stewart Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Mary Stewart Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra Deames Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Katherine Ceann Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 25th day of July, 2003.

Debra D. Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Katherine Ceann Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 25th day of July, 2003.

Debra D. Spain
Notary Public
My Commission Expires: 5/9/2007

This instrument was prepared by:

Debra D. Spain, Esq.
Capell & Howard, P.C.
150 South Perry Street
Post Office Box 2069
Montgomery, Alabama 36102-2069
(334) 241-8000

The preparer of this instrument acted as a scrivener only and performed no title work with respect to the subject property.

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:

2003 September-17 8:10AM

Instrument Number 758943 Pages 9
Recording 27.00 Mortgage
Deed 55.00 Min Tax
Index 13.00 BP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate



Baldwin County Revenue Commissioner

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 2/17/2021

Tax Year 2020

Valuation Date October 1, 2019

OWNER INFORMATION

PARCEL 55-08-38-0-000-052.004 **PPIN** 092453 **TAX DIST** 02
NAME MOSES, ANNEAS S JR ETUX PAMELA CHASON (1)
ADDRESS 51 55TH STREET
 GULFPORT MS 39507
DEED TYPE IN **BOOK** 0000 **PAGE** 0758943
PREVIOUS OWNER MOSES, ANNEAS S JR ETUX PAMELA CHASON (1)
LAST DEED DATE 5/29/2003

DESCRIPTION

7.6 ACC FR INT OF E BDY OF GR 38 & S R/W LN OF US HWY 98 RUN
 TH S 654' FOR POB CONT TH S 1886' W 175', TH N 1886', TH E
 175' TO POB GR SEC 38-T7S-R3E (WD) IN #525225 IN#532312 IN#6
 07042 IN#607043

PROPERTY INFORMATION

PROPERTY ADDRESS US HWY 98
NEIGHBORHOOD MAGSPRING
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 97600 **CLASS 1:** **TOTAL ACRES:** 7.60
BUILDING: **CLASS 2:** **TIMBER ACRES:**
 CLASS 3: 97600
TOTAL PARCEL VALUE: 97600
ESTIMATED TAX: \$12.32
TOTAL USE VALUE: 4476

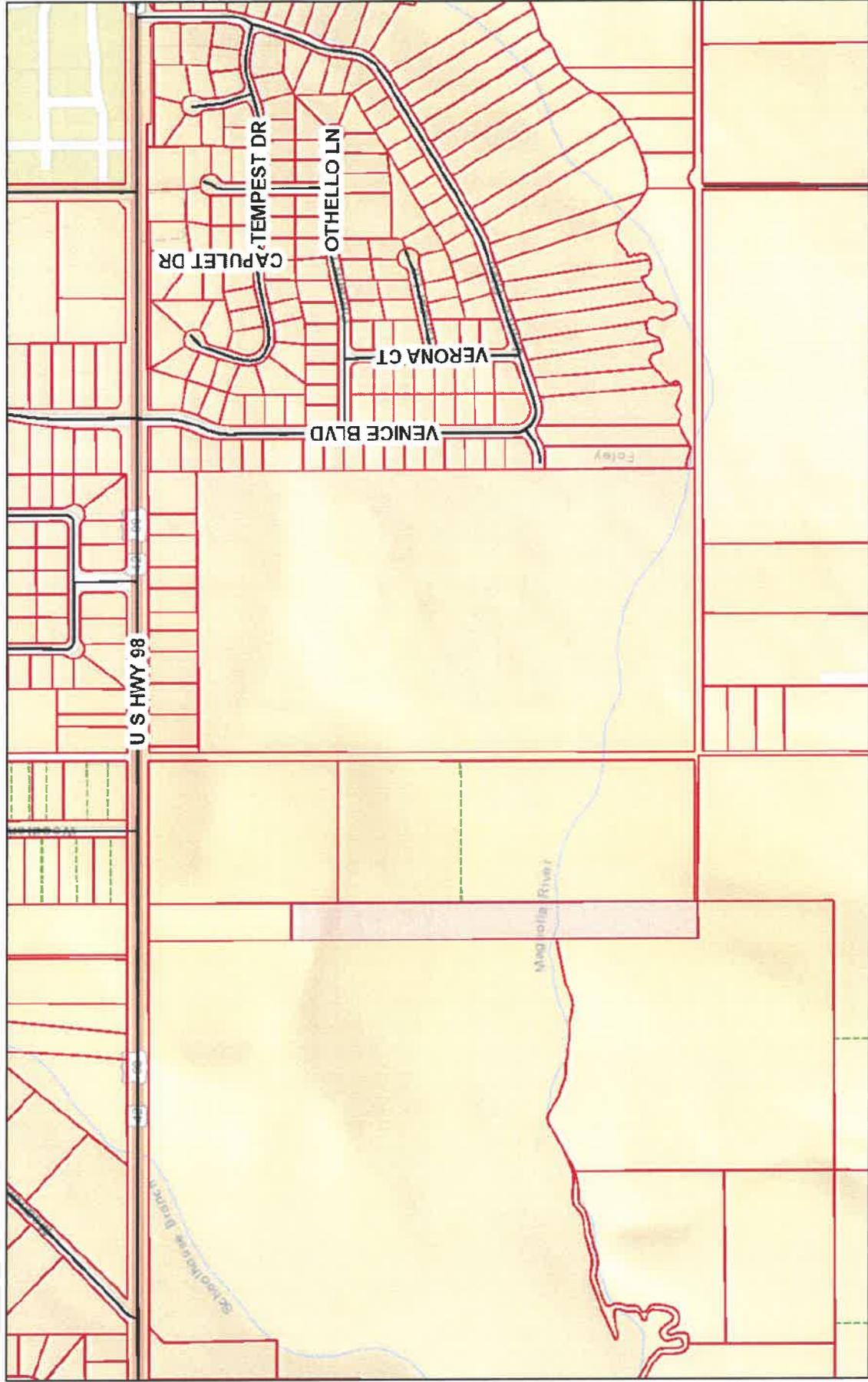
DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPr</u>	<u>MARKET USE</u>	<u>VALUE</u>	<u>VALUE</u>
U	USE	2	ST AC9W 7.60 acres	8320-TIMBER (AVG. C2)	3	N N		4476	
M	LAND	3	ST AC9W 7.60 acres	8100-AGRICULTURAL	3	N N	97600		

[View Tax Record](#)



Viewer Map



September 17, 2021

- Override 1
- Parcels
- Centerlines
- County Boundary
- Coastal Control Line
- Lot Lines

1:9,028



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



STATE OF ALABAMA)

BALDWIN COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, Cean Chason Wachter and Howard C. Wachter, husband and wife, Misha W. Alexander and Floyd Alexander, husband and wife, Misha W. Alexander and Floyd Alexander, as Trustees for Dorothy Cean Alexander, a minor, Chason Howard Wachter and Rachel C. Wachter, husband and wife, Chason Howard Wachter and Rachel C. Wachter, as Trustees for Thomas Wachter, a minor, Chason Howard Wachter and Rachel C. Wachter, as Trustees for Ann Chason Wachter, a minor, Chad Stewart Wachter and Sonya Wachter, husband and wife, Chad Stewart Wachter and Sonya Wachter, as Trustees for Mason Wachter, a minor, Chad Stewart Wachter and Sonya Wachter, as Trustees for Mary Stewart Wachter, a minor, and Chad Stewart Wachter and Sonya Wachter, as Trustees for Katherine Cean Wachter, a minor, herein referred to as GRANTORS, do hereby GRANT, BARGAIN, SELL and CONVEY unto Wachter Family Investments, L.L.C., an Alabama limited liability company, herein referred to as GRANTEE, its successors and assigns, their collective undivided one-half interest in the following described Real Estate, situated in the County of Baldwin, State of Alabama, to-wit:

PARCEL ONE:

All real estate situated in the West One-half (W1/2) of the Southwest One Quarter (SW1/4) of Section 26, Township 7 South, Range 3 East.

PARCEL TWO:

The East 175 feet of Spanish Land Grant Section 38, Township 7 South, Range 3 East, lying South of the South right of way line of U.S. Highway 98 and North of the South boundary line of Fractional Section 27, Township 7 South, Range 3 East, if extended West a distance of 175 feet. Intending to convey a strip of land 175 feet in width from East to West and 2,540 feet in length from North to South.

PARCEL THREE:

All of Fractional Section 27, Township 7 South, Range 3 East, lying South of U.S. Highway 98, less and except a parcel owned by Dorothy M. Chason, consisting of 14.5 acres, more or less, commencing at the point of intersection of the East line of said Fractional Section 27, and the South right of way line of U.S. Highway 98 for its point of beginning; thence West 705 feet along the South right of way line of U.S. Highway 98 to a point; thence South 895 feet to a point; thence East 705 feet to a point; thence North 895 feet, more or less, to the point of beginning.

ALSO, a private and perpetual non-exclusive easement thirty (30) feet in width for ingress and egress to the above described property from Baldwin County Highway 26 or commonly known as Michigan Road, over and across the East thirty feet of the Northeast Quarter of Section 34, Township 7 South, Range 3 East. This easement is appurtenant to the above described real estate.

This conveyance is made subject to any and all easements, restrictions, reservations and rights-of-way appearing of record affecting the above-described property.

Ad valorem tax notices should be mailed to the GRANTEE at the following address: Post Office Box 520, Montrose, Alabama 36559.

The subject property does not constitute the homestead of the Grantors or the Grantors' spouses.

TO HAVE AND TO HOLD the aforegranted premises, together with improvements and appurtenances thereunto appertaining, to the said GRANTEE, its successors and assigns FOREVER.

758943



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IN WITNESS WHEREOF, the GRANTORS have set their hands and seals, to be effective
the 29 day of May, 2003.

Ceann Chason Wachter
Ceann Chason Wachter

Howard C. Wachter
Howard C. Wachter

Misha W. Alexander
Misha W. Alexander

Floyd Alexander
Floyd Alexander

Misha W. Alexander
Misha W. Alexander, as Trustee for
Dorothy Ceann Alexander, a minor

Floyd Alexander
Floyd Alexander, as Trustee for
Dorothy Ceann Alexander, a minor

Chason Howard Wachter
Chason Howard Wachter

Rachel C. Wachter
Rachel C. Wachter

Chason Howard Wachter
Chason Howard Wachter, as Trustee for
Thomas Wachter, a minor

Rachel C. Wachter
Rachel C. Wachter, as Trustee for
Thomas Wachter, a minor

Chason Howard Wachter
Chason Howard Wachter, as Trustee for
Ann Chason Wachter, a minor

Rachel C. Wachter
Rachel C. Wachter, as Trustee for
Ann Chason Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter

Sonya Wachter
Sonya Wachter

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Mason Wachter, a minor

Sonya Wachter
Sonya Wachter, as Trustee for
Mason Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Mary Stewart Wachter, a minor

Sonya Wachter
Sonya Wachter, as Trustee for
Mary Stewart Wachter, a minor

Chad Stewart Wachter
Chad Stewart Wachter, as Trustee for
Katherine Ceann Wachter, a minor

Sonya Wachter
Sonya Wachter, as Trustee for
Katherine Ceann Wachter, a minor

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Ceann Chason Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childress
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Howard C. Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childress
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Misha W. Alexander, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childress
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Floyd Alexander, whose name 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 executed the same voluntarily as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Misha W. Alexander, as Trustee for Dorothy Ceann Alexander, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Floyd Alexander, as Trustee for Dorothy Ceann Alexander, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.



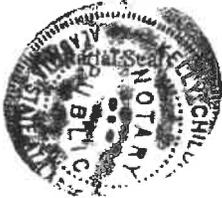
GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, as Trustee for Thomas Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 29th day of May, 2003.

Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, as Trustee for Thomas Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



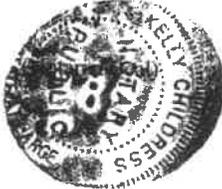
Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chason Howard Wachter, as Trustee for Ann Chason Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)

Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Rachel C. Wachter, as Trustee for Ann Chason Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29th day of May, 2003.



Kelly Childers
Notary Public
My Commission Expires: 5/31/06

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, whose name 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 executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.



Debra James Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, whose name 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, she executed the same voluntarily as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.



Debra James Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Mason Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.



Debra James Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Mason Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra James Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Mary Stewart Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra James Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Mary Stewart Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 25th day of July, 2003.

(Notarial Seal)

Debra James Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Chad Stewart Wachter, as Trustee for Katherine Ceann Wachter, a minor, whose name 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 executed the same voluntarily in his capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 25th day of July, 2003.

Debra D. Spain
Notary Public
My Commission Expires: 5/9/2007

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Sonya Wachter, as Trustee for Katherine Ceann Wachter, a minor, whose name 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, she executed the same voluntarily in her capacity as such Trustee as of the date of this acknowledgment.



GIVEN under my hand and official seal this the 25th day of July, 2003.

Debra D. Spain
Notary Public
My Commission Expires: 5/9/2007

This instrument was prepared by:

Debra D. Spain, Esq.
Capell & Howard, P.C.
150 South Perry Street
Post Office Box 2069
Montgomery, Alabama 36102-2069
(334) 241-8000

The preparer of this instrument acted as a scrivener only and performed no title work with respect to the subject property.

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:

2003 September-17 8:10AM

Instrument Number 758943 Pages 9
Recording 27.00 Mortgage
Deed 55.00 Min Tax
Index 13.00 DP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate

STATE OF ALABAMA
COUNTY OF BALDWIN

A PORTION OF SECTION 26, FRACTIONAL SECTION 27, AND GRANT SECTION 38, TOWNSHIP 7 SOUTH,
RANGE 3 EAST; BALDWIN COUNTY, ALABAMA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°-09'-53" EAST A DISTANCE OF 224.86 FEET; THENCE RUN SOUTH 89°-58'-08" EAST A DISTANCE OF 1,326.40 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF PLANTATION AT MAGNOLIA RIVER, PHASE ONE, AS RECORDED ON SLIDE 2041-D OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-08'-47" WEST ALONG SAID WEST LINE A DISTANCE OF 666.02 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-04'-55" WEST ALONG SAID WEST LINE A DISTANCE OF 1,650.55 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89°-42'-14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,335.71 FEET TO THE WEST LINE OF SAID SECTION 26, SAID POINT ALSO BEING ON THE EAST LINE OF FRACTIONAL SECTION 27 OF SAID TOWNSHIP 7 SOUTH, RANGE 3 EAST; THENCE ENTERING SAID FRACTIONAL SECTION 27 RUN NORTH 89°-42'-14" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 20' PUBLIC RIGHT-OF-WAY A DISTANCE OF 693.50 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF SAID FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE EAST LINE OF GRANT SECTION 38 OF SAID TOWNSHIP 7 SOUTH, RANGE 3 EAST; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE EAST LINE OF SAID GRANT SECTION 38 WITH THE SOUTH LINE OF SAID FRACTIONAL SECTION 27; THENCE RUN NORTH 89°-42'-14" WEST ALONG THE WESTWARD PROJECTION OF THE SOUTH LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 175.01 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-09'-53" WEST AND PARALLEL WITH THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 2,550.76 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 175.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST LINE OF SAID GRANT SECTION 38 AND THE WEST LINE OF SAID FRACTIONAL SECTION 27; THENCE CONTINUE NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 693.48 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 121.91 ACRES, MORE OR LESS.

1993855

COUNTY OF BALDWIN

STATE OF ALABAMA

RESOLUTION NO. 2022-063

RESOLUTION OF THE COUNTY COMMISSION OF
BALDWIN COUNTY, ALABAMA
FOR THE VACATION OF A 40 FOOT UNOPENED, UNIMPROVED RIGHT OF WAY
SOUTH OF U S HIGHWAY 98

RECITALS:

1. Walter M. Crook, Sharon G. Crook, and Keystone Development, LLC. ("Petitioners") are the owners and holders of interest of the lands abutting a 40' unopened, unimproved Right of Way south of U S Highway 98, more particularly described as follows:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN SOUTH 00°-09'-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.15 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF 20' PUBLIC RIGHT-OF-WAY RUNNING EAST AND WEST; THENCE RUN SOUTH 89°-42'-14" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNNAMED 20' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO THE EAST LINE OF SAID FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE WEST LINE OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE CONTINUE SOUTH 89°42'-14" EAST ALONG THE NORTH RIGHT-OF-WAY OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF THE FIRST MENTIONED UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 00°-09'-53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN SOUTH 89°-59'-59" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 2.33 ACRES, MORE OR LESS.

2. The Petitioners have filed a Petition with the County Commission of Baldwin County, Alabama (the "County Commission") requesting that the County Commission adopt a resolution to vacate the Right of Way.



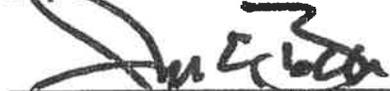
10/24/22
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3. The Petitioners, pursuant to Section 23-4-2, et. seq., Code of Alabama 1975, desire to destroy the force and effect of the dedication of the Right of Way and divest all public rights, including any and all rights which may have been acquired by prescription in and to the Right of Way.
4. The Right of Way is located within Baldwin County, Alabama and is not located within the municipal limits of any municipality.
5. It is in the interest of the public that the Right of Way be closed and vacated.
6. The vacation of the Right of Way does not deprive other property owners of such rights as they may have to convenient and reasonable means of ingress and egress to and from their property.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF BALDWIN COUNTY, ALABAMA, that the County Commission does assent to the vacation of the Right of Way described in Paragraph 1 of this Resolution and, as such, the Right of Way is hereby vacated and annulled and all public rights and easements therein are divested.

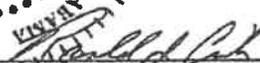
The foregoing resolution was adopted and approved on the 19th day of April 2022, by the Baldwin County Commission.

Approved:



JAMES E. BALL, CHAIRMAN
BALDWIN COUNTY COMMISSION



Attest:


RONALD J. CINK, BUDGET DIRECTOR
BALDWIN COUNTY COMMISSION

Teddy Faust, Revenue Commissioner
P.O. Box 1389
Bay Minette, Alabama 36507
Phone (251)937-0245

Name KEYSTONE DEVELOPMENT L L C Request 1769228
Address 381 HWY 21 STE 201 Year 2023

Prop Add MADISONVILLE LA 70447 5
CO RD 26

Previous Owner MOSES, PAMELA CHASON AND HER FAMILY: MOSAcct 195762
Parcel 55-08-27-0-000-017.001 PPIN 63190
Legal 27 AC(C) THE S 333' OF LOT I AND ALL OF LOT J LESS R/W SEC 2
7-T7S-R3E (WDOG) IN#525225 IN#532312

Deed Book 0000 Page 1969449 IN Instrument 1969449
Notes VACATED ROW DEED IN # 1969449 & 1993855 5/10/22 MF**

Routing: Mapping (X) Appraisal () Assessor (X) Personal () Collector ()
Date Entered: 2 / 3 / 2022 by:DCAPRARA

I certify under oath and subject to the penalties provided by law that:

- I am the owner and occupant of the property in which I make this Homestead Exemption Claim.
- I am over 65 or disabled with an annual income Fed _____
- Owner occupied does not rent (second home) AL _____
- Other _____

Oath to be administered to taxpayer. I do solemnly swear or affirm that the foregoing property returned by me for taxation is in this county, the first of October of the present tax year, so help me God.

Person Making Assessment

Sworn and subscribed before me this _____, 20____

Teddy Faust
Revenue Commissioner

*** PROPERTY TAXES IN THE PREVIOUS OR CURRENT OWNERS NAME IS YOUR RESPONSIBILITY, EVEN IF A TAX BILL IS NOT RECEIVED ! ***



Teddy Faust, Revenue Commissioner
P.O. Box 1389
Bay Minette, Alabama 36507
Phone (251)937-0245

Name KEYSTONE DEVELOPMENT L L C Request 1769226
Address 381 HWY 21 STE 201 Year 2023

Prop Add MADISONVILLE LA 70447 5
15924 US HWY 98

Previous Owner WACHTER FAMILY INVESTMENTS L L C (1/3 INAcct 203248
Parcel 55-08-27-0-000-017.000 PPIN 7115
Legal 14 AC(C) THAT PT OF LOT 1 AS BEG AT THE INT OF S MARGIN OF
US HWY 98 AND THE E LINE OF LOT 1 RUN TH W 20'S FOR THE POB
TH RUN W 685'S TH S 895' TH E 692'S TH N 885'S TO POB SEC 2
Deed Book 0000 Page 1969449 IN Instrument 1969449
Notes VACATED ROW DEED IN # 1993855 & 1969449 5/10/22 MF**

Routing: Mapping (X) Appraisal () Assessor (X) Personal () Collector ()
Date Entered: 2 / 3 / 2022 by: DCAPRARA

I certify under oath and subject to the penalties provided by law that:

___ I am the owner and occupant of the property in which I make this Homestead Exemption Claim.

___ I am over 65 or disabled with an annual income Fed _____

___ Owner occupied does not rent (second home) AL _____

___ Other _____

Oath to be administered to taxpayer. I do solemnly swear or affirm that the foregoing property returned by me for taxation is in this county, the first of October of the present tax year, so help me God.

Person Making Assessment

Sworn and subscribed before me this _____, 20____

Teddy Faust
Revenue Commissioner

*** PROPERTY TAXES IN THE PREVIOUS OR CURRENT OWNERS NAME IS YOUR RESPONSIBILITY, EVEN IF A TAX BILL IS NOT RECEIVED ! ***



Teddy Faust, Revenue Commissioner
P.O. Box 1389
Bay Minette, Alabama 36507
Phone (251)937-0245

Name KEYSTONE DEVELOPMENT L L C Request 1769227
Address 381 HWY 21 STE 201 Year 2023

Prop Add MADISONVILLE LA 70447 5
16498 US HWY 98

Previous Owner MOSES, ANNEAS S JR ETUX PAMELA CHASON (1Acct 195762
Parcel 55-07-26-0-000-021.000 PPIN 7109
Legal 71 AC(C) FM SW COR SEC 26 RUN E 20' TO POB, TH N 2310'(S), T
H E 1330'(S), TH S 2310'(S), TH W 1330'(S) TO BEG IN W1/4 OF
SW1/4 SEC 26-T7S-R3E (WD OF GIFT) IN #532312 IN#525225 IN#
Deed Book 0000 Page 1969449 IN Instrument 1969449
Notes VACATED ROW DEED IN # 1969449 & 1993855 5/10/22 MF**

Routing:Mapping (X) Appraisal () Assessor (X) Personal () Collector ()
Date Entered: 2 / 3 / 2022 by:DCAPRARA

I certify under oath and subject to the penalties provided by law that:

- I am the owner and occupant of the property in which I make this Homestead Exemption Claim.
- I am over 65 or disabled with an annual income Fed _____
- Owner occupied does not rent (second home) AL _____
- Other _____

Oath to be administered to taxpayer. I do solemnly swear or affirm that the foregoing property returned by me for taxation is in this county, the first of October of the present tax year, so help me God.

Person Making Assessment

Sworn and subscribed before me this _____, 20____

Teddy Faust
Revenue Commissioner

*** PROPERTY TAXES IN THE PREVIOUS OR CURRENT OWNERS NAME IS YOUR RESPONSIBILITY, EVEN IF A TAX BILL IS NOT RECEIVED ! ***

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AL

CHASON  CHASON

ATTORNEYS AT LAW

January 31, 2022

FEDERAL EXPRESS

Baldwin County Commission
Attn: Ms. Gayle Patterson Pierce
Right-of-Way Tech II
Baldwin County Highway Department
3rd Floor Central Annex II Building
22070 Highway 59
Robertsdale, Alabama 36567

Dear Ms. Pierce:

Re: Vacation Petition

Please find enclosed herewith the following documents in support of a vacation of an alley located in Baldwin Bryant's Addition west of the municipal limits of Foley, Alabama.

1. Right-of-Way/Easement Vacation Application;
2. Application fee in the amount of \$300 paid by check from our Firm payable to the Baldwin County Commission;
3. Petition for Assent to Vacation of a Portion of an Unnamed Forty Foot Right-of-Way Located in Sections 27 and 26, Township 7 South, Range 3 East;
4. Proposed resolution assenting to vacation of the subject portion of the unnamed, unimproved, unopened forty (40) foot wide right-of-way at issue dedicated in instrument recorded at Deed Book 22, Page 314, et seq., in the Office of the Judge of Probate in Baldwin County, Alabama;
5. Proposed Public Hearing Notice;
6. Proposed Notice of Action;
7. Survey of the portion of the right of way which is the subject of the petition;

CHASONLAW.COM



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JC

Ms. Gayle Patterson Pierce
January 31, 2022
Page 2

8. Viewer Map showing the location with highlighting in red of right-of-way to be vacated;

and
9. Flash drive containing a copy of the CAD drawings;

10. Agent Authorization Form.

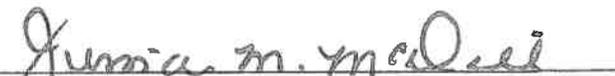
Should you need anything else to process this vacation application, please let us know.

With best regards, we are

Yours very truly,

CHASON & CHASON, P.C.

By:


Jessica M. McDill
jmm@chasonlaw.com

JMM:khh

Encl: As Noted

00036293.WPD

**BALDWIN COUNTY
RIGHT-OF-WAY/EASEMENT VACATION APPLICATION**

Mailing Address

Baldwin County Highway Department-Right-of-Way Division

P. O. Box 220

Silverhill, AL 36576

Phone: (251)937-0371 or Fax: (251)937-0201

Primary Contact for Applicant

Name: Jessica M. McDill

Mailing Address: P. O. Box 100

City: Bay Minette

State: Alabama

Zip code: 36507

Telephone: (251) 937-2191

Fax: (____) _____-_____

Email: jmm@chasonlaw.com

Please list Parcel ID Number(s) that border the proposed right-of-way to be vacated

05-55-08-27-0-000-017.000

05-55-07-26-0-000-021.000

05-55-08-27-0-000-017.001

05-55-07-26-0-000-020.000



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LOCATION OF PROPOSED RIGHT-OF-WAY: South of U.S. 98, West of Foley.

LAYMAN'S DESCRIPTION: That portion of an unnamed, unimproved, unopened forty (40) foot wide right of way dedicated in instrument recorded at Deed Book 22, Page 314, et seq., in the Office of the Judge of Probate in Baldwin County, Alabama, from the point where it abuts the south margin of the U.S. Highway 98 right of way and extends south along the common section line between Fractional Section 27 and Section 26, Township 7 South, Range 3 East, Baldwin County, Alabama and terminates at a point which is twenty (20) feet north of the south boundary of said Fractional Section 27 and Section 26.

IS THE RIGHT-OF-WAY CURRENTLY MAINTAINED BY BALDWIN COUNTY? ___YES NO

SIGNATURE OF PRIMARY CONTACT PERSON _____

Junia M. McQuil

DATE 1/28/2023



Planning and Zoning Department

Authorized Agent Form

I/We authorize and permit Jessica M. McDill to act as my/our representative and agent in any manner regarding the issuance of this application which relates to property described as the tax parcel ID # listed below.

I/We understand that the agent representation may include but not be limited to decisions relating to the submittal, status, or conditions of this application. In understanding this, I/we release Baldwin County 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 property owner/applicant.

~~NOTE: All correspondence will be sent from the authorized representative. It will be the representative's responsibility to keep the owners/decision makers informed as to the status of the application.~~

Parcel ID #: 05- _____ See attached list.

911 Property Address (Include City) 40 foot strip alley located in Baldwin Bryants Add.
West of the municipal limits of Foley, Alabama

<u>Authorized Agent</u>	<u>Property Owner</u>
Printed Name: <u>Jessica M. McDill</u>	Printed Name: <u>Keystone Development, LLC</u>
Mailing Address: <u>P.O. Box 100, Bay Minette, AL 36507</u>	Mailing Address: <u>381 Highway 21, Ste 201, Madisonville, LA 70447</u>
Telephone Number: <u>251-937-2191</u>	Telephone Number: <u>985-778-6310</u>
Email: <u>jmm@chasonlaw.com</u>	Email: <u>adam.henning@gmail.com</u>
Signature and Date: _____	Signature and Date: <u>[Signature] 1-26-22</u>

by Adam Henning, Manager of Adam Henning, LLC as Member of Keystone Development, LLC

Baldwin County Planning and Zoning Department

Main Office
22251 Palmer Street
Robertsdale, 36567 AL

Foley Office
201 East Section Avenue
Foley, 3635 AL



05-55-08-27-0-000-017.000
05-55-07-26-0-000-021.000
05-55-08-27-0-000-017.001
05-55-07-26-0-000-020.000

PETITION FOR ASSENT TO VACATION OF
A PORTION OF AN UNNAMED FORTY FOOT RIGHT-OF-WAY
LOCATED IN SECTIONS 27 AND 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, WALTER M. CROOK, SHARON G. CROOK, and KEYSTONE DEVELOPMENT, LLC, a Louisiana limited liability company (hereinafter referred to collectively as the "Petitioners"), respectfully petition the County Commission of Baldwin County, Alabama to adopt a resolution vacating all of the public's rights in and to a portion of one of the unnamed, unimproved, unopened forty (40) foot wide rights-of-way created in instrument recorded at Deed Book 22, Page 314, et seq., in the Office of the Judge of Probate in Baldwin County, Alabama. In support of this petition, your Petitioners would show the following, to-wit:

1. That the Petitioners are all the owners of the fee simple title to the property which abuts or touches the unnamed, unimproved, unopened right-of-way at issue, which is more particularly described as follows, to-wit:

PETITION TO VACATE A PORTION
OF RIGHT-OF-WAY LOCATED IN
SS 27/26, T7S, R3E
Page 1 of 6



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[Signature]

That certain unnamed, unimproved, unopened forty (40) foot wide right-of-way from the point where it abuts the south margin of the U.S. Highway 98 right-of-way and extends south along the common section line between Fractional Section 27 and Section 26, Township 7 South, Range 3 East, Baldwin County, Alabama and terminates at a point which is twenty (20) feet north of the south boundary of said Fractional Section 27 and Section 26, and being further more particularly described as follows, to-wit:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH $00^{\circ}-09'-53''$ EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH $89^{\circ}-59'-59''$ WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN SOUTH $00^{\circ}-09'-53''$ EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.15 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF 20' PUBLIC RIGHT-OF-WAY RUNNING EAST AND WEST; THENCE RUN SOUTH $89^{\circ}-42'-14''$ EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNNAMED 20' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO THE EAST LINE OF SAID FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE WEST LINE OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE CONTINUE SOUTH $89^{\circ}-42'-14''$ EAST ALONG THE NORTH RIGHT-OF-WAY OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF THE FIRST MENTIONED UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH $00^{\circ}-09'-53''$ WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S.

HIGHWAY 98; THENCE RUN SOUTH 89°-59'-59" WEST
ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID
U.S. HIGHWAY 98 A DISTANCE OF 20.00 FEET TO
THE POINT OF BEGINNING. THE DESCRIBED PARCEL
CONTAINS 2.33 ACRES, MORE OR LESS.

2. The above-described portion of the subject right-of-way is located within Baldwin County, Alabama, but is not located within the corporate limits of any municipality.

3. That it is in the interest of the public that the above-described portion of the subject right-of-way be vacated.

4. That the vacation requested herein shall not deprive other property owners of convenient and reasonable means of ingress and egress to and from their property.

5. That Petitioners, pursuant to Act No. 73-386 of the Alabama Legislature and Section 23-4-20 of the Code of Alabama (2016 Repl. Vol.), herein desire to vacate the public's rights in and to the above-described portion of the subject right-of-way and pursuant to applicable law to destroy the force and effect of the dedication thereof and to divest all public rights therefrom.

6. That there are no known utilities within the portion of the right-of-way which is the subject of this Petition.

7. That the addresses of Petitioners and utilities, if any, within the above-described portion of the subject right-of-way are as follows:

WALTER M. CROOK
SHARON G. CROOK
P. O. Box 41
Foley, Alabama 36536; and

KEYSTONE DEVELOPMENT, LLC
c/o Chason & Chason, P.C.
P. O. Box 100
Bay Minette, Alabama 36507.

WHEREFORE, the Petitioners, constituting the owners of the fee simple title to the property abutting or touching the above described land, being desirous that the subject right-of-way be vacated and annulled pursuant to the provisions of Section 23-4-20, et seq., of the Code of Alabama (2016 Repl. Vol.), do, by the execution hereof, respectfully petition the County Commission of Baldwin County, Alabama to set their petition for public hearing; that such public hearing will be held following notice being given by the County Commission of Baldwin County, Alabama as follows: (a) the posting of a notice in a reasonable location or by any other reasonable method of notice to the public of such hearing for a period of thirty (30) days pursuant to Section 36-25A-3 of the Code of Alabama (2013 Repl. Vol.); (b) publication of notice once a week for three (3) consecutive weeks in The Foley Onlooker, a newspaper of general circulation published in Baldwin County, Alabama which is nearest the right-of-way which is the subject of the proposed vacation pursuant to Act No. 73-386 of the Alabama Legislature; and (c) mailing of notice of public hearing to the abutting owners and utilities, if any, by U.S. mail at least thirty (30) days prior the scheduled meeting pursuant to Section 23-4-20(a) of the Code of Alabama (2016 Repl. Vol.); upon such consideration of the petition, to

adopt a resolution vacating the above-described portion of the subject right-of-way pursuant to Section 23-4-2(b) of the Code of Alabama, which resolution shall be thereafter recorded in the Office of the Judge of Probate; and publication of notice of the action taken upon this petition in The Foley Onlooker within fourteen (14) days of the adoption of any such resolution.

Respectfully submitted by the undersigned this 28th day of January, 2022.

W. Crook (Seal)
Walter M. Crook

Sharon G. Crook (Seal)
Sharon G. Crook

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Jessica M. McDill, a Notary Public, in and for said County in said State, hereby certify that **WALTER M. CROOK** and **SHARON G. CROOK**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28th day of January, 2022.

Jessica M. McDill
NOTARY PUBLIC
My Commission Expires: 9/16/2023

KEYSTONE DEVELOPMENT, LLC

By: [Signature]
Adam Henning, LLC,
by Adam Henning,
As Manager of
Adam Henning, LLC, As Member

STATE OF Louisiana
~~Parish~~
COUNTY OF St. Tammany

I, Gina V. Broussard, a Notary Public,
in and for said County in said State, hereby certify that Adam
Henning, as Manager of Adam Henning, LLC, whose name as Member of
KEYSTONE DEVELOPMENT, LLC, a Louisiana 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 the instrument, he, as such Member/Manager and with
full authority, executed the same voluntarily on the day the same
bears date for and as the act of said company.

Given under my hand and seal this 27th day of
January, 2022.

[Signature]
NOTARY PUBLIC
My Commission Expires [Signature]


00036288.WPD

RESOLUTION NO. 2022-_____

RESOLUTION
OF
THE COUNTY COMMISSION OF BALDWIN COUNTY, ALABAMA
ASSENTING TO VACATION OF A PORTION OF
AN UNNAMED FORTY FOOT RIGHT-OF-WAY LOCATED
IN SECTIONS 27 AND 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST

RECITALS:

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, WALTER M. CROOK, SHARON G. CROOK, and KEYSTONE DEVELOPMENT, LLC, petitioned the County Commission of Baldwin County, Alabama (the "Commission") to adopt a resolution to assent to vacation of a portion of one of the unnamed, unimproved, unopened forty (40) foot wide rights-of-way dedicated in instrument recorded at Deed Book 22, Page 314, et seq., in the Office of the Judge of Probate in Baldwin County, Alabama, in order destroy the force and effect of the dedication and to divest all public rights, including any and all rights which may have been acquired by prescription in and to said right-of-way (the "Petition"); and,

WHEREAS, pursuant to Act No. 73-386 of the Alabama Legislature and § 23-4-1, et seq., of the Code of Alabama (2016 Repl. Vol.), the Commission caused public notice to be given advising of its consideration of the Petition; and,

WHEREAS, a public hearing on the Petition to vacate was conducted at the Regular Commission Meeting on _____, 2022, as provided in §23-4-20 of the Code of Alabama (1975); and,

WHEREAS, the portion of the right-of-way to be vacated and divided equally between the abutting owners is described as follows, to-wit:

That certain unnamed, unimproved, unopened forty (40) foot wide right-of-way from the point where it abuts the south margin of the U.S. Highway 98 right-of-way and extends south along the common section line between Fractional Section 27 and Section 26, Township 7 South, Range 3 East, Baldwin County, Alabama and terminates at a point which is twenty (20) feet north of the south boundary of said Fractional Section 27 and Section 26, and being further more particularly described as follows, to-wit:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN SOUTH 00°-09'-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.15 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF 20' PUBLIC RIGHT-OF-WAY RUNNING EAST AND WEST; THENCE RUN SOUTH 89°-42'-14" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNNAMED 20' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO THE EAST LINE OF SAID FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE WEST LINE OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE CONTINUE SOUTH 89°42'-14" EAST ALONG THE NORTH RIGHT-OF-WAY OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF THE FIRST MENTIONED UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 00°-09'-53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN SOUTH 89°-59'-59" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 2.33 ACRES, MORE OR LESS; and,

WHEREAS, the names of the owners of the lots or parcels of land abutting the subject right-of-way are WALTER M. CROOK, SHARON G. CROOK, and KEYSTONE DEVELOPMENT, LLC; and,

WHEREAS, the subject vacation shall not deprive other property owners of convenient and reasonable means of ingress and egress to and from their property; and,

WHEREAS, the right-of-way that is the subject of this resolution is located within Baldwin County, Alabama and is not located within the municipal limits of any municipality; and,

WHEREAS, it is in the interest of the public that the subject right-of-way be closed and vacated.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF BALDWIN COUNTY, ALABAMA, WHILE IN REGULAR SESSION as follows:

1. That the vacation of the following described portion of right-of-way is hereby elected, declared, and assented to:

That certain unnamed, unimproved, unopened forty (40) foot wide right-of-way from the point where it abuts the south margin of U.S. Highway 98 right-of-way and extends south along the common section line between Fractional Section 27 and Section 26, Township 7 South, Range 3 East, Baldwin County, Alabama and terminates at a point which is twenty (20) feet north of the south boundary of said Fractional Section 27 and Section 26, and being further more particularly described as follows, to-wit:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH $00^{\circ}-09'-53''$ EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH $89^{\circ}-59'-59''$ WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN SOUTH $00^{\circ}-09'-53''$ EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.15 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF 20' PUBLIC RIGHT-OF-WAY RUNNING EAST AND WEST; THENCE RUN SOUTH $89^{\circ}-42'-14''$ EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNNAMED 20' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO THE EAST LINE OF SAID FRACTIONAL

SECTION 27, SAID LINE ALSO BEING THE WEST LINE OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE CONTINUE SOUTH 89°42'-14" EAST ALONG THE NORTH RIGHT-OF-WAY OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF THE FIRST MENTIONED UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 00°-09'-53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN SOUTH 89°-59'-59" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 2.33 ACRES, MORE OR LESS; and,

2. That the portion of the subject right-of-way described in Paragraph 1 above is hereby vacated, annulled, closed, and all public rights and easements therein divested; and,

3. That the County Administrator shall cause a certified copy of the Petition and this Resolution to be recorded in the Office of the Judge of Probate of Baldwin County, Alabama; and

4. That the County Administrator shall cause notice of the action taken hereby to be published in The Foley Onlooker no later than fourteen (14) days after the adoption of the forgoing resolution.

The foregoing resolution was adopted and approved on the ____ day of _____, 2022.

APPROVED:

James E. Ball, Chairman
Baldwin County Commission

ATTEST:

Wayne Dyess,
County Administrator
Baldwin County Commission
00036292.WPD

BALDWIN COUNTY COMMISSION

PUBLIC HEARING NOTICE

PROPOSED PARTIAL VACATION OF RIGHT OF WAY

Notice is hereby given, pursuant to Act No. 73-386 of the Alabama Legislature and § 23-4-1, et seq., of the Code of Alabama (2016 Rep. Vol.), that the County Commission of Baldwin County, Alabama ("the Commission") shall consider a petition by Walter M. Crook, Sharon G. Crook, and Keystone Development, LLC, to vacate a portion of one of the unnamed, unimproved, unopened forty (40) foot wide rights-of-way created in instrument recorded at Deed Book 22, Page 314, et seq., in the Office of the Judge of Probate in Baldwin County, Alabama, which is more specifically described as follows:

That certain unnamed, unimproved, unopened forty (40) foot wide right-of-way from the point where it abuts the south margin of the U.S. Highway 98 right-of-way and extends south along the common section line between Fractional Section 27 and Section 26, Township 7 South, Range 3 East, Baldwin County, Alabama and terminates at a point which is twenty (20) feet north of the south boundary of said Fractional Section 27 and Section 26, and being further more particularly described as follows, to-wit:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN SOUTH 00°-09'-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.15 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF 20' PUBLIC RIGHT-OF-WAY RUNNING EAST AND



10/24/22
RECEIVED

WEST; THENCE RUN SOUTH 89°-42'-14" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNNAMED 20' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO THE EAST LINE OF SAID FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE WEST LINE OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE CONTINUE SOUTH 89°42'-14" EAST ALONG THE NORTH RIGHT-OF-WAY OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF THE FIRST MENTIONED UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 00°-09'-53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN SOUTH 89°-59'-59" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 2.33 ACRES, MORE OR LESS.

Pursuant to § 23-4-20 of the Code of Alabama (2016 Repl. Vol.) and Act No. 73-386 of the Alabama Legislature, the Commission shall conduct a public hearing to consider the vacation of the above described portion of said right-of-way. Such public hearing shall be held on the _____ day of _____ 2022 at 8:30 A.M. in the County Commission Meeting Chambers located at _____, Alabama. Any citizen alleging to be affected by the proposed vacation may submit a written objection to the governing body or may request an opportunity to be heard at the public hearing as herein advertised. Further, notification is given that any citizen or interested party may appear before the Commission on said date and will be given an opportunity to be heard, or may direct written comments to

(insert postal and email contact info) prior to the meeting.

00036290.WPD

BALDWIN COUNTY COMMISSION

NOTICE OF ACTION

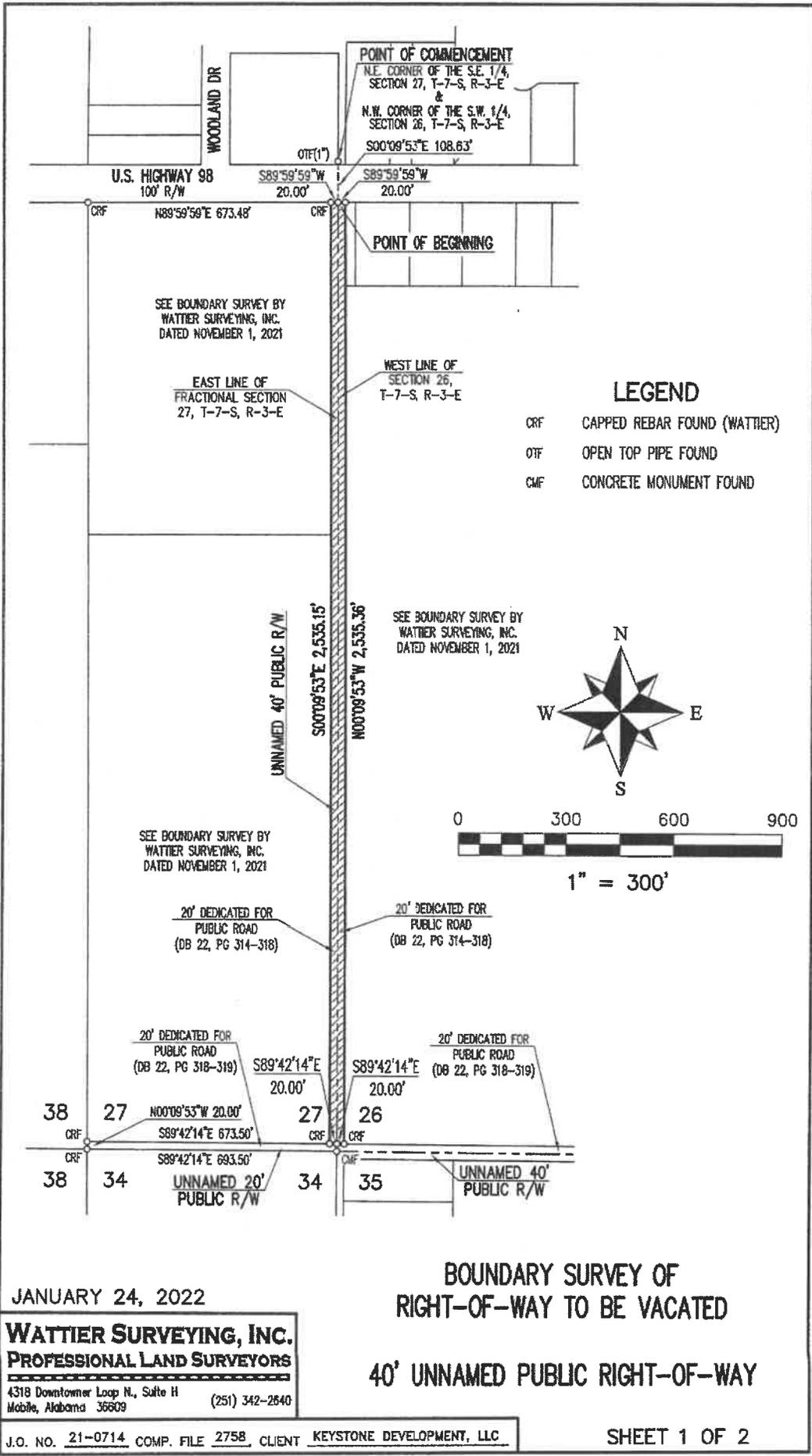
Notice is hereby given, pursuant to § 23-4-1, et seq., of the Code of Alabama (2016 Repl. Vol.), that the County Commission of Baldwin County, Alabama ("the Commission"), at a regularly scheduled meeting held on _____, 2022, adopted Resolution 2022-_____ vacating a portion of one of the unnamed, unimproved, unopened forty (40) foot wide rights-of-way created in instrument recorded at Deed Book 22, Page 314, et seq., in the Office of the Judge of Probate in Baldwin County, Alabama, more particularly described as follows:

That certain unnamed, unimproved, unopened forty (40) foot wide right-of-way from the point where it abuts the south margin of the U.S. Highway 98 right-of-way and extends south along the common section line between Fractional Section 27 and Section 26, Township 7 South, Range 3 East, Baldwin County, Alabama and terminates at a point which is twenty (20) feet north of the south boundary of said Fractional Section 27 and Section 26, and being further more particularly described as follows, to-wit:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN SOUTH 00°-09'-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.15 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF 20' PUBLIC RIGHT-OF-WAY RUNNING EAST AND WEST; THENCE RUN SOUTH 89°-42'-14" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNNAMED 20' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00

FEET TO THE EAST LINE OF SAID FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE WEST LINE OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE CONTINUE SOUTH 89°42'-14" EAST ALONG THE NORTH RIGHT-OF-WAY OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF THE FIRST MENTIONED UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 00°-09'-53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN SOUTH 89°-59'-59" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 2.33 ACRES, MORE OR LESS.

00036291.WPD



JANUARY 24, 2022

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

4318 Downtowner Loop N., Suite H
 Mobile, Alabama 36609 (251) 342-2840

**BOUNDARY SURVEY OF
 RIGHT-OF-WAY TO BE VACATED**

40' UNNAMED PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION

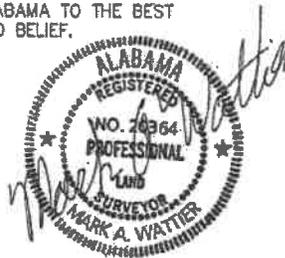
STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 89°-59'-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN SOUTH 00°-09'-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.15 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF 20' PUBLIC RIGHT-OF-WAY RUNNING EAST AND WEST; THENCE RUN SOUTH 89°-42'-14" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNNAMED 20' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO THE EAST LINE OF SAID FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE WEST LINE OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE CONTINUE SOUTH 89°42'-14" EAST ALONG THE NORTH RIGHT-OF-WAY OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF THE FIRST MENTIONED UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 00°-09'-53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,535.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN SOUTH 89°-59'-59" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 2.33 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION

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.

Mark A. Wattier
MARK A. WATTIER, PLS
ALABAMA REGISTRATION NO. 20364



JANUARY 24, 2022

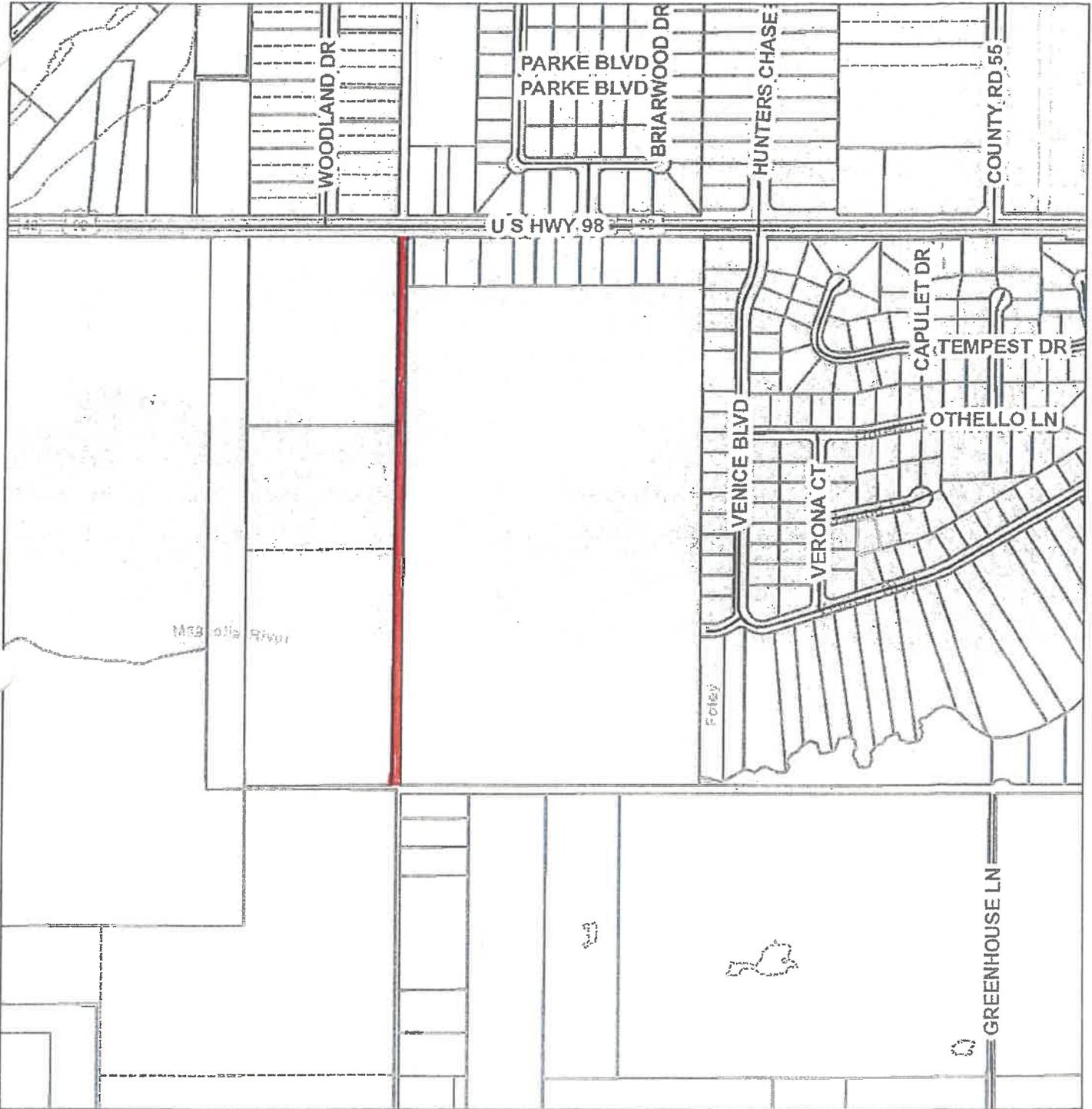
WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

4318 Downtowner Loop N., Suite H
Mobile, Alabama 36609 (251) 342-2640

**BOUNDARY SURVEY OF
RIGHT-OF-WAY TO BE VACATED**

40' UNNAMED PUBLIC RIGHT-OF-WAY

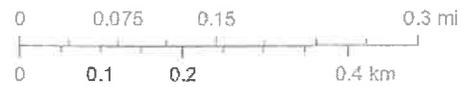
Viewer Map



November 11, 2021

1:9,028

-  Hydro
-  Parcels
-  Centerlines
-  Coastal Control Line
-  Lot Lines
-  County Boundary



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community KCS

LEGAL DESCRIPTIONS

LEGEND

- (M) RECORD BEARING OR DISTANCE
(A) ACTUAL BEARING OR DISTANCE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
CRP(1) CAPPED REBAR FOUND (EDS)
CRP(2) CAPPED REBAR FOUND (17836)
CRP(3) CAPPED REBAR FOUND (ELLEGIBLE)
CRP(4) CAPPED REBAR FOUND (FW RABER)
OT 1" OPEN TOP PIPE FOUND
REF 1/2" REBAR FOUND
FIT PITTAIL IRON FOUND
CMF CONCRETE MONUMENT FOUND
CRS CAPPED REBAR SET
UP UTILITY POLE W/ANCHOR
L LIGHT POLE
DL DECORATIVE LAMP
ET ELECTRIC TRANSFORMER/VAULT
FH FIRE HYDRANT
X WATER VALVE
W WATER METER
IR IRRIGATION CONTROL VALVE
WM WATER LINE MARKER
NG NATURAL GAS REGULATOR
NG NATURAL GAS MARKER
CM COMMUNICATION MARKER
CP COMMUNICATION PEDESTAL
CV COMMUNICATION VAULT
SM STORM DRAIN MANHOLE
SS SANITARY SEWER MANHOLE
S SANITARY SEWER MARKER
SIGN
HVAC UNIT
OVERHEAD UTILITIES LINE
OVERHEAD ELECTRIC LINE
WATER LINE
SANITARY SEWER GRAVITY LINE
SANITARY SEWER FORCE MAIN LINE
NATURAL GAS LINE
UNDERGROUND COMMUNICATION
STORM DRAIN PIPE
WOOD PRIVACY FENCE
CHAIN LINK FENCE
WOOD RAIL FENCE
WIRE FENCE
TREE LINE
SHRUB LINE
RIP RAP LINE
WETLAND BOUNDARY LINE
LIVE OAK TREE
OAK TREE
PINE TREE
PECAN TREE
MAGNOLIA TREE
HICKORY TREE
CHERRY TREE
CEDAR TREE
POPCORN TREE
PALM TREE
SEGO PALM
GREPE MYRTLE
SHRUBBERY

TRACT 1:

LEGAL DESCRIPTION FROM TITLE COMMITMENT

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST;

LEGAL DESCRIPTION FROM CURRENT SURVEY

STATE OF ALABAMA
COUNTY OF BALDWIN

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, LESS AND EXCEPT THE PUBLIC ROAD RIGHTS-OF-WAY ALONG THE NORTH AND EAST PROPERTY LINES.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00-00-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W); THENCE RUN SOUTH 89-59-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 00-00-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 895.00 FEET TO A CAPPED REBAR (WATIER); THENCE RUN SOUTH 89-59-59" WEST A DISTANCE OF 673.48 FEET TO A CAPPED REBAR ON THE WEST LINE OF SAID FRACTIONAL SECTION 27, ALSO BEING THE EAST LINE OF GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST; THENCE RUN NORTH 00-00-53" WEST ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 895.00 FEET TO A CAPPED REBAR (WATIER) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN NORTH 89-59-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 673.48 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 13.84 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN INSTRUMENT NO. 879356 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

TRACT 2:

LEGAL DESCRIPTION FROM TITLE COMMITMENT

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVEN (7) SOUTH, RANGE THREE (3) EAST, LESS THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);

LEGAL DESCRIPTION FROM CURRENT SURVEY

STATE OF ALABAMA
COUNTY OF BALDWIN

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SIX 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, LESS THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALSO LESS AND EXCEPT THE PUBLIC ROAD RIGHTS-OF-WAY ALONG THE WEST AND SOUTH PROPERTY LINES.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00-09-53" EAST ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 333.48 FEET; THENCE RUN SOUTH 89-58-08" EAST A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATIER) ON THE EAST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89-58-08" EAST A DISTANCE OF 1,326.40 FEET TO A CAPPED REBAR (WATIER) ON THE WEST LINE OF PLANTATION AT MAGNOLIA RIVER, PHASE ONE, AS RECORDED ON SLIDE 2041-D OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00-09-47" WEST ALONG SAID WEST LINE A DISTANCE OF 666.02 FEET TO A CAPPED REBAR (WATIER); THENCE RUN SOUTH 00-04-50" WEST ALONG SAID WEST LINE A DISTANCE OF 1,650.56 FEET TO A CAPPED REBAR (WATIER) ON THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89-42-14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,213.71 FEET TO A CAPPED REBAR (WATIER) ON THE EAST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 00-09-53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2,310.49 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 10.13 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN AS PARCEL ONE IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 758943 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

TRACT 3:

LEGAL DESCRIPTION FROM TITLE COMMITMENT

ALL OF THE FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, LYING SOUTH OF U.S. HIGHWAY 98, LESS AND EXCEPT A PARCEL FORMERLY OWNED BY DOROTHY M. CHASON, CONSISTING OF 14.5 ACRES, MORE OR LESS, COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 27 AND THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 FOR ITS POINT OF BEGINNING, THENCE WEST 705 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 TO A POINT; THENCE SOUTH 895 FEET TO A POINT; THENCE EAST 705 FEET TO A POINT; THENCE NORTH 895 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FROM CURRENT SURVEY

STATE OF ALABAMA
COUNTY OF BALDWIN

ALL OF THE FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, LYING SOUTH OF U.S. HIGHWAY 98, LESS AND EXCEPT A PARCEL FORMERLY OWNED BY DOROTHY M. CHASON, CONSISTING OF 14.5 ACRES, MORE OR LESS AND ALSO LESS AND EXCEPT THE PUBLIC ROAD RIGHTS-OF-WAY ALONG THE EAST AND SOUTH PROPERTY LINES.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00-09-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W); THENCE RUN SOUTH 89-59-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATIER) ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN SOUTH 00-09-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 895.00 FEET TO A CAPPED REBAR (WATIER) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00-09-53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,640.15 FEET TO A CAPPED REBAR (WATIER) ON THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89-42-14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 673.50 FEET TO A CAPPED REBAR (WATIER) ON THE WEST LINE OF SAID FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE EAST LINE OF GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00-09-53" WEST ALONG SAID WEST SECTION LINE A DISTANCE OF 1,638.56 FEET TO A CAPPED REBAR (WATIER); THENCE RUN NORTH 89-59-59" EAST A DISTANCE OF 673.48 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 25.33 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN AS PARCEL THREE IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 758943 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

ALSO, A PRIVATE AND PERPETUAL NON-EXCLUSIVE EASEMENT THIRTY (30) FEET IN WIDTH FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY FROM BALDWIN COUNTY HIGHWAY 26 OR COMMONLY KNOWN AS MICHIGAN ROAD, OVER AND ACROSS THE EAST THIRTY FEET OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 3 EAST. THIS EASEMENT IS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE.

TRACT 4 AND TRACT 5:

LEGAL DESCRIPTION FROM TITLE COMMITMENT

THE EAST 175 FEET OF SPANISH LAND GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 AND NORTH OF THE SOUTH BOUNDARY LINE OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, IF EXTENDED WEST A DISTANCE OF 175 FEET, INTENDING TO CONVEY A STRIP OF LAND 175 FEET IN WIDTH FROM EAST TO WEST AND 2,540 FEET IN LENGTH FROM NORTH TO SOUTH.

LEGAL DESCRIPTION FROM CURRENT SURVEY

STATE OF ALABAMA
COUNTY OF BALDWIN

THE EAST 175 FEET OF GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 AND NORTH OF THE SOUTH BOUNDARY LINE OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, IF EXTENDED WEST A DISTANCE OF 175 FEET.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

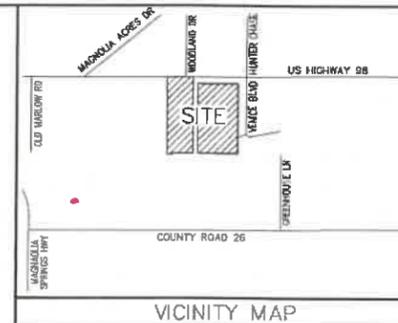
COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00-09-53" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W); THENCE RUN SOUTH 89-59-59" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 693.48 FEET TO A CAPPED REBAR (WATIER) ON THE EAST LINE OF GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 00-09-53" EAST ALONG THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 2,561.67 FEET TO A CAPPED REBAR (WATIER) AT THE INTERSECTION OF THE EAST LINE OF SAID GRANT SECTION 38 WITH THE SOUTH LINE OF SAID FRACTIONAL SECTION 27; THENCE RUN NORTH 89-42-14" WEST ALONG THE WESTWARD PROJECTION OF THE SOUTH LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 175.01 FEET TO A CAPPED REBAR SET; THENCE RUN NORTH 00-09-53" WEST AND PARALLEL WITH THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 2,890.76 FEET TO A CAPPED REBAR (WATIER) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN NORTH 89-59-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 10.25 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN AS PARCEL TWO IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NO. 758943 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

NOTES

- 1. THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 01003C0295 M & 01003C0815 M, DATED 06/05/20, AND IS SHOWN TO BE IN FLOOD ZONES "X-UNSHADED", "X-SHADED" & "AE22-AE28".
2. GROSS LAND AREA:
TRACT 1 802,763± S.F.; 13.84± ACRES
TRACT 2 3,055,648± S.F.; 70.16± ACRES
TRACT 3 1,103,431± S.F.; 25.33± ACRES
TRACT 4 114,450± S.F.; 2.63± ACRES
TRACT 5 332,012± S.F.; 7.62± ACRES
3. TAX PARCEL NO.:
TRACT 1 05-55-08-27-0-000-017.000
TRACT 2 05-55-07-28-0-000-020.000
TRACT 3 05-55-08-27-0-000-017.001
TRACT 4 05-55-08-38-0-000-052.001
TRACT 5 05-55-08-38-0-000-052.004
4. THERE ARE NO GAPS OR GORES BETWEEN TRACTS 1, 3, 4 & 5.
5. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
6. ALL SUBSTANTIAL, VISIBLE IMPROVEMENTS ON THE DESCRIBED PARCEL ARE SHOWN HEREON.
7. ABOVE GROUND UTILITIES SHOWN HEREON ARE SHOWN BASED UPON FIELD MEASUREMENTS OF VISIBLE FEATURES.
8. UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD MEASUREMENTS OF MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES IN RESPONSE TO SHOW LOCATE TICKET NUMBER 212090691, 212090701 & 212090707 OR AS SHOWN ON AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES.
9. THE SURVEYOR IS NOT AWARE OF ANY PLANS BY CONTROLLING AGENCIES TO CHANGE THE ADJACENT EXISTING STREET RIGHTS-OF-WAY, THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
11. BASIS OF BEARING: RTK GPS OBSERVATIONS.
12. THERE ARE NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
13. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. THE IMPROVEMENTS LIE WHOLLY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
15. NO ADJOINING VISIBLE ABOVE-GROUND STRUCTURES ENCOACH ON THE SUBJECT PROPERTY OR ANY KNOWN EASEMENT EXCEPT AS SHOWN HEREON.
16. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE GRID BEARINGS AND ARE NOT GEODETIC BEARINGS. CONVERGENCE ANGLE FROM GRID NORTH TO GEODETIC NORTH IS -00' 07' 35".
17. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED ON-SITE VIA RTK GPS OBSERVATIONS. CONTOUR LINES SHOWN WITHIN THE PROPERTY LINES OF THE SUBJECT PROPERTY WERE ESTABLISHED UTILIZING LIDAR DRONE MAPPING TECHNOLOGY AND WERE PROVIDED BY ECKO360 (43315 S. RANGE ROAD, HAMMOND, LA 70403). CONTOURS AND ELEVATIONS SHOWN OUTSIDE OF THE PROPERTY LINES OF THE SUBJECT PROPERTY WERE ESTABLISHED UTILIZING ON-THE-GROUND SURVEYING TECHNOLOGY AND WERE PROVIDED BY WATTIER SURVEYING, INC.
18. THE WETLAND BOUNDARY LINE SHOWN HEREON IS BASED UPON FIELD SURVEY OF WETLAND DELINEATION PLATS THAT WERE PLACED ON-SITE BY WETLAND SCIENCES, INC.; WSI PROJECT #2021-255.

NOTES CORRESPONDING TO SCHEDULE B - PART II

- 1-2 - NON-SURVEY RELATED EXCEPTIONS
3 - ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES
AFFECTS SUBJECT PROPERTY - PLOTTED HEREON
4-9 - NON-SURVEY RELATED EXCEPTIONS
10 - ANY PART WHICH LIES WITHIN THE RIGHT OF WAY OF A PUBLIC ROAD INCLUDING BUT NOT LIMITED TO US HIGHWAY 98, (ALL TRACTS)
AFFECTS SUBJECT PROPERTY - PLOTTED HEREON, SEE EXCEPTION 11 FOR MORE INFORMATION.
11 - APPARENT RIGHT OF WAY LYING ON THE SECTION LINES BETWEEN SECTION 27 AND 28 RUNNING NORTH AND SOUTH AS DEPICTED ON THE BALDWIN COUNTY TAX MAPS.
AFFECTS SUBJECT PROPERTY - PLOTTED HEREON
12 - RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACTS 1, 2 AND 3 AS SET FORTH IN DEED BOOK 143, PAGE 247.
AFFECTS SUBJECT PROPERTY - APPEARS TO BE BLANKET IN NATURE. THE WARRANTY DEED RECORDED IN DB 143, PG 247 REFERENCES A PRIOR RESERVATION OF RIGHT OF INGRESS AND EGRESS THE PRIOR DEED MENTIONED IN DB 143, PG 247 WAS NOT PROVIDED TO THE SURVEYOR BUT MAY BE THE WARRANTY DEED RECORDED IN DB 143, PAGE 243. HOWEVER, METHER DEED PROVIDES SUFFICIENT INFORMATION TO DETERMINE THE EXTENT OF AFFECT OF THE RIGHT OF INGRESS AND EGRESS.
13 - OIL, GAS AND MINERAL LEASE GRANTED TO AMERADA MESS CORPORATION RECORDED IN DEED BOOK 483, PAGE 427. (TRACTS 1, 2 AND 3)
AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE, NOT PLOTTABLE LEASE STATES THAT THE "PRIMARY TERM" OF THE LEASE IS FIVE YEARS AND PROVIDES OPTIONS TO SHORTEN OR LENGTHEN THE TERM. SURVEYOR HAS NO MEANS BY WHICH TO DETERMINE IF THE LEASE TERM HAS BEEN LENGTHENED OR SHORTENED.
14 - RIGHT OF WAY FOR INGRESS AND EGRESS RESERVED IN DEED BOOK 507, PAGE 444. (TRACT 1)
AFFECTS SUBJECT PROPERTY - PLOTTED HEREON
15 - EASEMENT RESERVED IN DEED DATED 12/30/1976 FILED FOR RECORD IN DEED BOOK 587, PAGE 444
DEED BOOK 587, PAGE 444 DOES NOT EXIST, POSSIBLY A REFERENCE TO DEED BOOK 507, PAGE 444 MENTIONED IN EXCEPTION 14.
16 - RIGHTS OF OTHERS IN AND TO THE EASEMENT DESCRIBED IN SCHEDULE C.
THE EASEMENT DESCRIBED IN SCHEDULE C IS PLOTTED HEREON
17-18 - NON-SURVEY EXCEPTIONS.
19 - RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ALABAMA OR OTHER PARTIES, IN AND TO THE SHORE, LITTORAL OR RIPARIAN RIGHTS TO THE SUBJECT PROPERTY LYING ADJACENT TO MAGNOLIA RIVER.
DOES NOT AFFECT SUBJECT PROPERTY
20 - OIL, GAS AND MINERAL LEASE GRANTED TO SHEL OIL COMPANY RECORDED IN REAL PROPERTY BOOK 97, PAGE 1973.
AFFECTS TRACTS 1, 3 & 4. BLANKET IN NATURE - NOT PLOTTABLE. LEASE STATES THAT THE "PRIMARY TERM" OF THE LEASE IS FIVE YEARS AND PROVIDES OPTIONS TO SHORTEN OR LENGTHEN THE TERM. SURVEYOR HAS NO MEANS BY WHICH TO DETERMINE IF THE LEASE TERM HAS BEEN LENGTHENED OR SHORTENED.
21 - EASEMENT GRANTED TO PAMELA CHASON MOSES, ANNEAS S. MOSES, JR., HOWARD WACHTER, AND CEANN CHASON WACHTER RECORDED AS INSTRUMENT NUMBER 525226.
AFFECTS TRACT 1 - PLOTTED HEREON.
22 - NON-SURVEY EXCEPTION.



STATEMENT OF APPARENT ENCROACHMENTS

- A TRACT 2: SHED ENROACHES 5.3' ONTO NORTH LINE OF SUBJECT PROPERTY
B TRACT 2: LIGHT POLE ENROACHES 1.5 FEET ONTO THE NORTH LINE OF SUBJECT PROPERTY
C TRACT 2: WOOD FENCE EXTENDS 15' SOUTH OF THE NORTH PROPERTY LINE
D TRACT 3: WIRE FENCE ENROACHES ONTO THE NORTHWEST CORNER OF SUBJECT PROPERTY
E TRACT 5: WIRE FENCE ENROACHES ONTO THE SOUTH LINE OF SUBJECT PROPERTY

SURVEYOR CERTIFICATION

TO: (1) FAIRHOPE DEVELOPMENT, L.L.C.; (2) WACHTER FAMILY INVESTMENTS, L.L.C.; (3) ANNEAS S. MOSES, JR.; (4) PAMELA CHASON MOSES; (5) CEANN CHASON WACHTER; (6) HOWARD C. WACHTER; (7) COMMONWEALTH LAND TITLE INSURANCE COMPANY; & (8) ALABAMA LAND TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, 11(a), 11(b), 16, 17, 18 & 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 1, 2021.

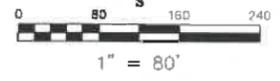
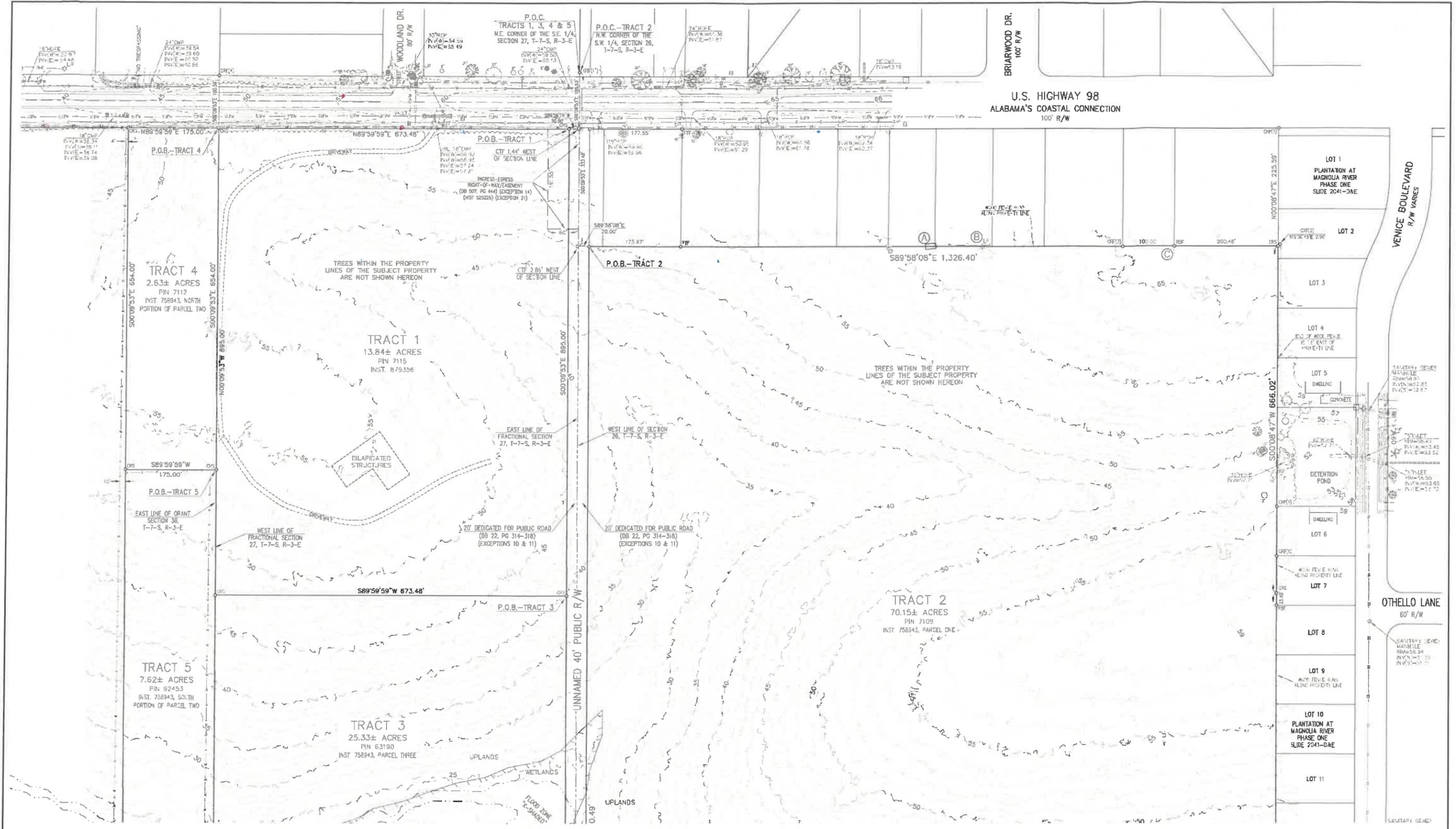
DATE OF PLAT OR MAP: NOVEMBER 1, 2021

MARK A. WATTIER, PLS
ALABAMA REGISTRATION NO. 20364



WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
4318 Downtowner Loop N., Suite H
Mobile, Alabama 36608 251-342-2640

ALTA/NSPS Land Title Survey

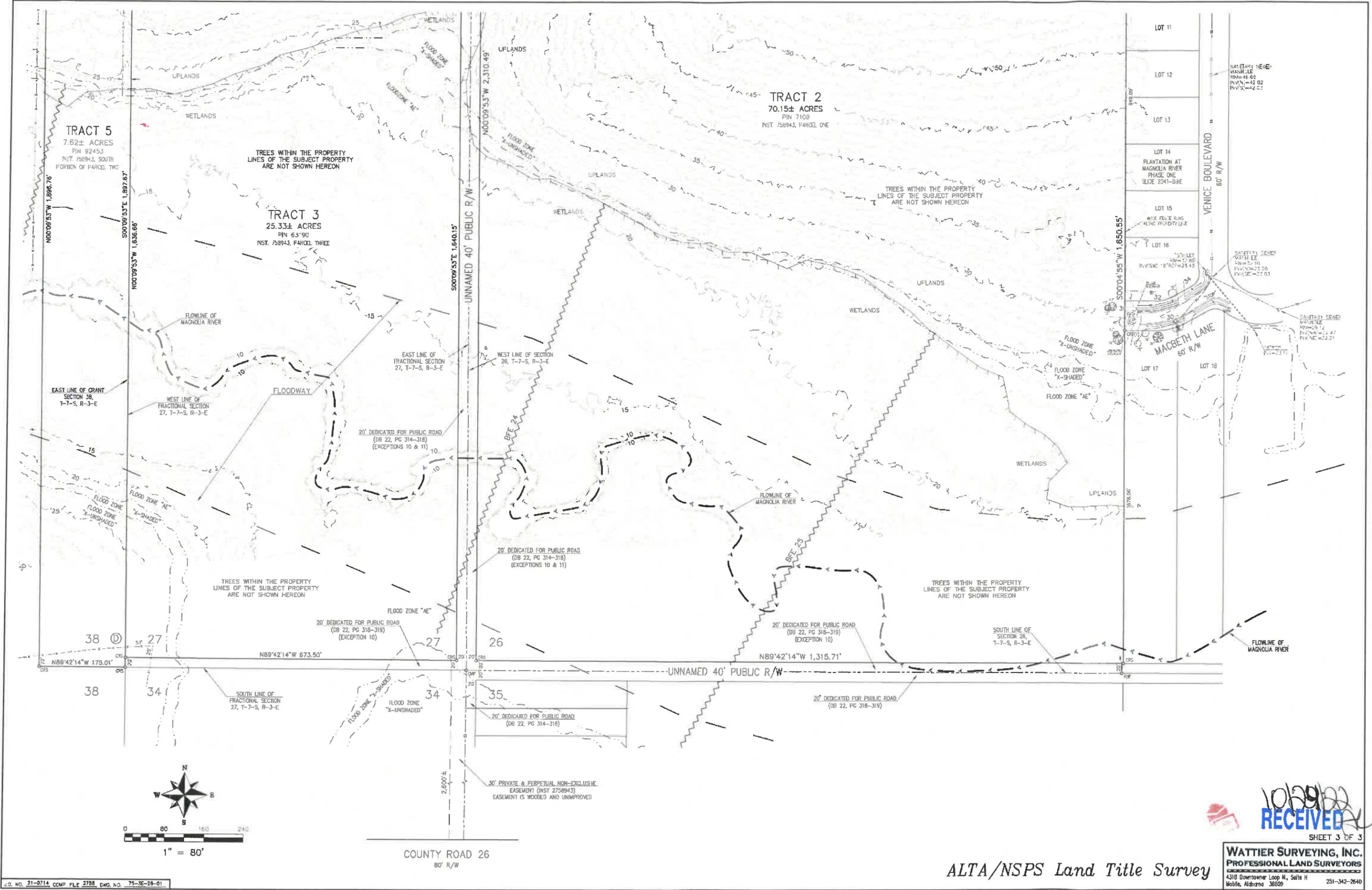


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SHEET 2 OF 3

ALTA/NSPS Land Title Survey

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
4318 Downtown Loop N., Suite H
Mobile, Alabama 36609 251-342-2840



10/29/20
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SHEET 3 OF 3

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
4318 Downtown Loop N., Suite H
Mobile, Alabama 36609 251-342-2640

PROPERTY LEGAL DESCRIPTION:

STATE OF ALABAMA
COUNTY OF BALDWIN

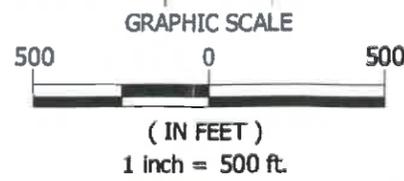
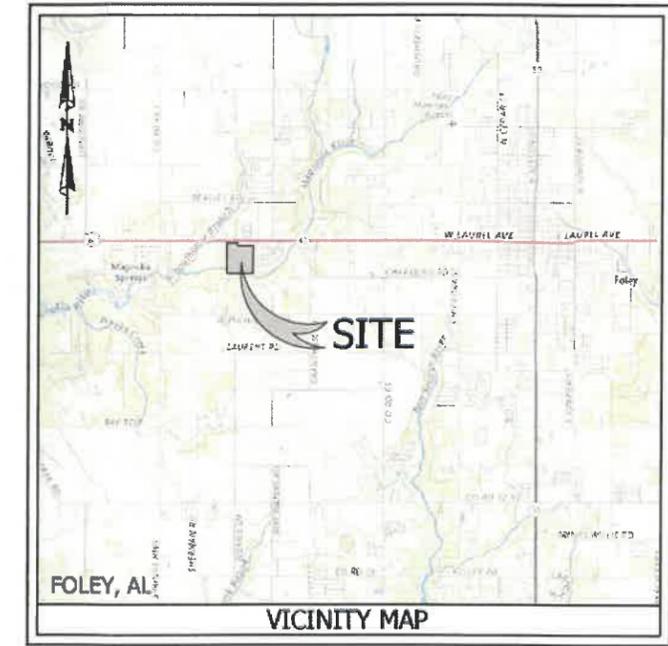
A PORTION OF SECTION 26, FRACTIONAL SECTION 27, AND GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST; BALDWIN COUNTY, ALABAMA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°-09'-53" EAST A DISTANCE OF 224.86 FEET; THENCE RUN SOUTH 89°-58'-08" EAST A DISTANCE OF 1,326.40 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF PLANTATION AT MAGNOLIA RIVER, PHASE ONE, AS RECORDED ON SLIDE 2041-D OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-08'-47" WEST ALONG SAID WEST LINE A DISTANCE OF 666.02 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-04'-55" WEST ALONG SAID WEST LINE A DISTANCE OF 1,650.55 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89°-42'-14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,335.71 FEET TO THE WEST LINE OF SAID SECTION 26, SAID POINT ALSO BEING ON THE EAST LINE OF FRACTIONAL SECTION 27 OF SAID TOWNSHIP 7 SOUTH, RANGE 3 EAST; THENCE ENTERING SAID FRACTIONAL SECTION 27 RUN NORTH 89°-42'-14" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 20' PUBLIC RIGHT-OF-WAY A DISTANCE OF 693.50 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF SAID FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE EAST LINE OF GRANT SECTION 38 OF SAID TOWNSHIP 7 SOUTH, RANGE 3 EAST; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE EAST LINE OF SAID GRANT SECTION 38 WITH THE SOUTH LINE OF SAID FRACTIONAL SECTION 27; THENCE RUN NORTH 89°-42'-14" WEST ALONG THE WESTWARD PROJECTION OF THE SOUTH LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 175.01 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-09'-53" WEST AND PARALLEL WITH THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 2,550.76 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 175.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST LINE OF SAID GRANT SECTION 38 AND THE WEST LINE OF SAID FRACTIONAL SECTION 27; THENCE CONTINUE NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 693.48 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 121.91 ACRES, MORE OR LESS.



SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FOLEY	
TAX PARCEL ID:	55-07-26-0-000-021.000 55-08-27-0-000-017.000 55-08-27-0-000-017-001 55-08-38-0-000-052.001 55-08-38-0-000-052-004
EXISTING ZONING:	UNZONED BALDWIN COUNTY
PROPOSED ZONING:	CITY OF FOLEY PUD
TOTAL TRACT ACREAGE:	APPROX. 121.91 ACRES



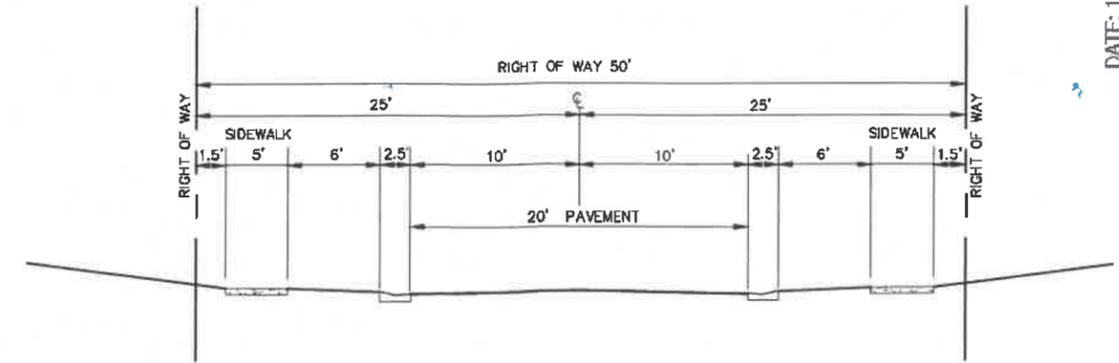
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LOCATION MAP:
KEYSTONE SUBDIVISION
PLANNED UNIT DEVELOPMENT
U.S. HWY 98
FOLEY, AL



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS
 208 Greeno Road N., Ste. C Fairhope, Alabama 36532
 P.O. Box 1929 Fairhope, Alabama 36533
 Phone: (251) 928-3443 Fax: (251) 928-3665
 jadengineers.com

DATE: 10/3/2022

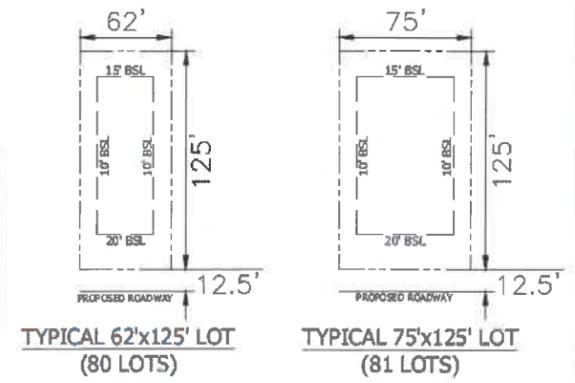


TYPICAL ROADWAY SECTION

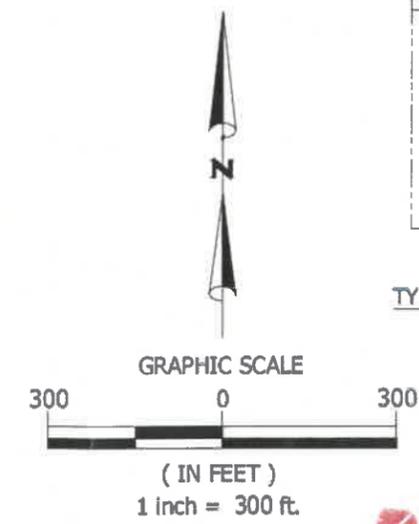
FENCE NOTE:

LOTS THAT ABUT THE LAKE TO THE REAR SHALL HAVE A MAXIMUM REAR YARD FENCE HEIGHT OF 4'. NOTE SHALL BE PLACED ON EACH PLAT LISTING WHICH LOTS THIS APPLIES TO.

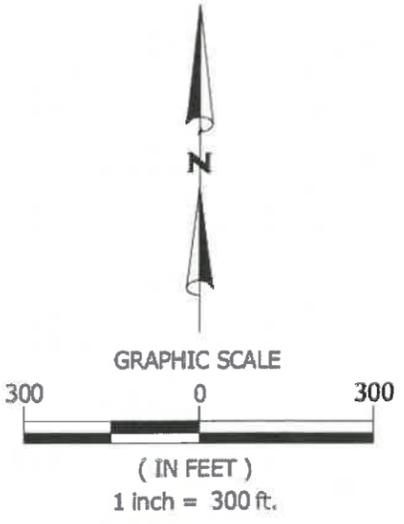
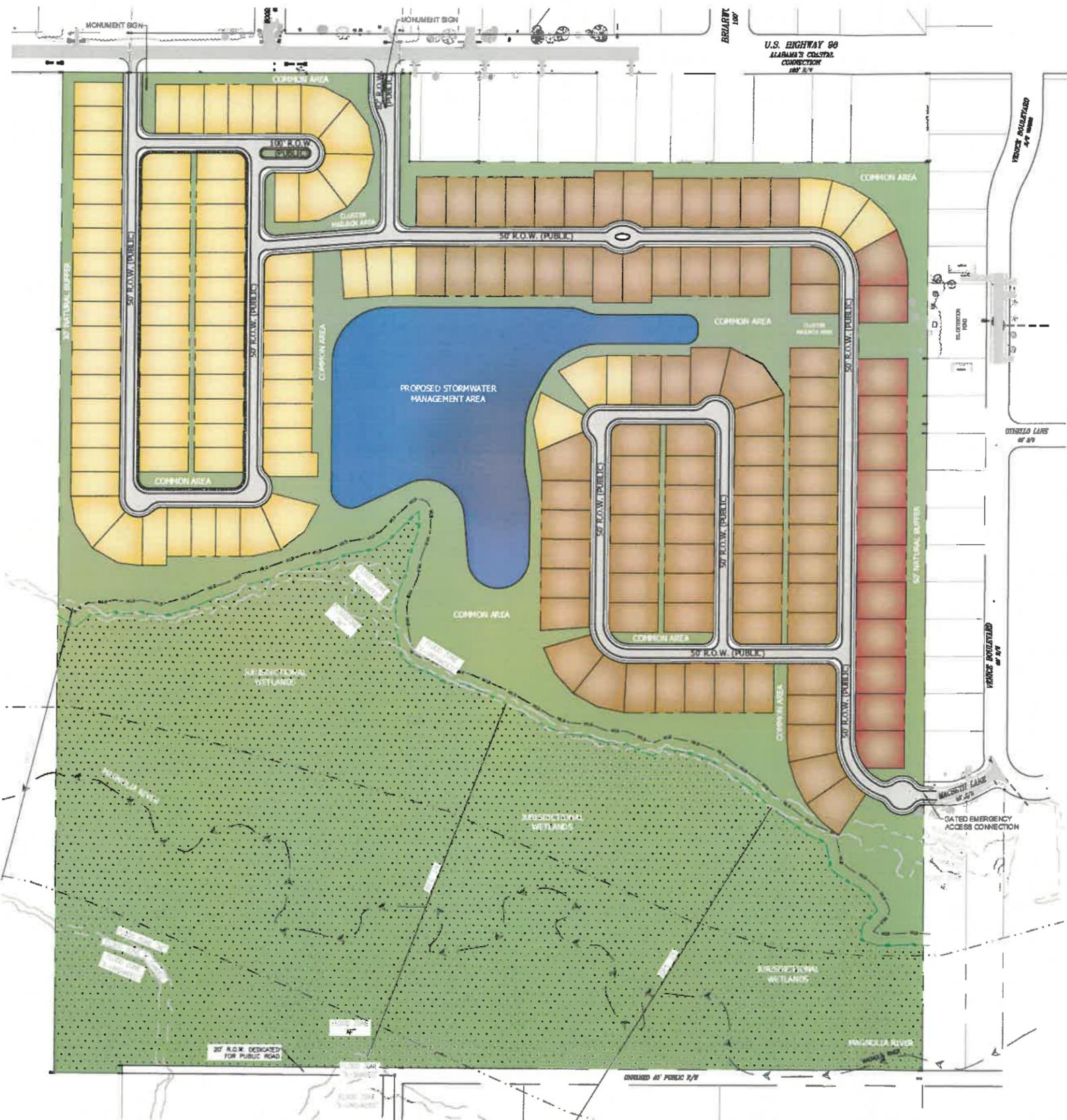
PROPOSED LOT DENSITY PER GROSS RESIDENTIAL AREA	
TOTAL TRACT ACREAGE:	APPROX. 121.91 ACRES
TOTAL ROW AREA:	9.93 ACRES
WETLAND AREA:	47.63 ACRES
STORMWATER MANAGEMENT AREA:	APPROX. 7.10 ACRES
GROSS RESIDENTIAL AREA: (TOTAL TRACT - ROW + WETLAND + STORMWATER MANAGEMENT)	APPROX. 57.25 ACRES
LOT DENSITY PER GROSS RESIDENTIAL AREA:	3.04 LOTS/AC



SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FOLEY		
TAX PARCEL ID:	55-07-26-0-000-021.000 55-08-27-0-000-017.000 55-08-27-0-000-017.001 55-08-38-0-000-052.001 55-08-38-0-000-052.004	
EXISTING ZONING:	UNZONED BALDWIN COUNTY	
PROPOSED ZONING:	CITY OF FOLEY PUD	
TOTAL TRACT ACREAGE:	APPROX. 121.91 ACRES	
LOT DATA:		
PROPOSED LOTS:	174	
PROPOSED NET DENSITY:	1.43 LOTS/AC	
AVERAGE RES. LOT SIZE:	9,273 SF	
SMALLEST RES. LOT SIZE:	7,750 SF	
STREET DATA:		
R.O.W. WIDTH:	50'	
LINEAR FEET OF NEW STREETS:	8,269 LF	
SIDEWALK WIDTH:	5'	
BUILDING SETBACKS:		
FRONT:	20'	
SIDE:	10'	
SIDE (CORNER LOT):	15'	
REAR:	15'	
WETLAND BUFFER:	30'	
COMMON AREA REQUIREMENTS:		
	REQUIRED:	PROVIDED:
TOTAL COMMON AREA:	25% (30.48 AC)	61.4% (74.91 AC)
USEABLE OPEN SPACE:	15% (18.29 AC)	16.6% (20.18 AC)
STORMWATER MANAGEMENT AREA:	-	≈ 7.10 AC
WETLAND AREA:	-	47.63 AC



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 SITE PLAN:
 KEYSTONE SUBDIVISION
 PLANNED UNIT DEVELOPMENT
 U.S. HWY 98
 FOLEY, AL



SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FOLEY		
TAX PARCEL ID:	55-07-26-0-000-021.000 55-08-27-0-000-017.000 55-08-27-0-000-017.001 55-08-38-0-000-052.001 55-08-38-0-000-052.004	
EXISTING ZONING:	UNZONED BALDWIN COUNTY	
PROPOSED ZONING:	CITY OF FOLEY PUD	
TOTAL TRACT ACREAGE:	APPROX. 121.91 ACRES	
COMMON AREA REQUIREMENTS:		
	REQUIRED:	PROVIDED:
TOTAL COMMON AREA:	25% (30.48 AC)	61.4% (74.91 AC)
USEABLE OPEN SPACE:	15% (18.29 AC)	16.6% (20.18 AC)
STORMWATER MANAGEMENT AREA:	-	≈7.10 AC
WETLAND AREA:	-	47.63 AC

LEGEND

- 62'x125' TYP. LOTS (80 LOTS)
- 75'x125' TYP. LOTS (81 LOTS)
- 95'x125' TYP. LOTS (13 LOTS)
- COMMON AREA USEABLE GREEN SPACE (20.18 AC)
- COMMON AREA STORMWATER DETENTION (≈7.10 AC)
- WETLANDS (47.63 AC)

FENCE NOTE:
LOTS THAT ABUT THE LAKE TO THE REAR SHALL HAVE A MAXIMUM REAR YARD FENCE HEIGHT OF 4'. NOTE SHALL BE PLACED ON EACH PLAT LISTING WHICH LOTS THIS APPLIES TO.

CONSERVATION EASEMENT NOTE:
THE WETLANDS AND AREA ALONG MAGNOLIA RIVER ARE PROPOSED TO BE PLACED IN A CONSERVATION EASEMENT.

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**OPEN SPACE PLAN:
KEYSTONE SUBDIVISION
PLANNED UNIT DEVELOPMENT
U.S. HWY 98
FOLEY, AL**



WEST ENTRY ENLARGEMENT PLAN
Scale: 1" = 20'



EAST ENTRY ENLARGEMENT PLAN
Scale: 1" = 20'

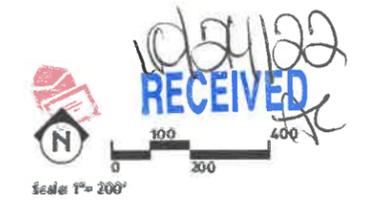
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Scale 1" = 20'

Keystone Subdivision - Foley, Alabama



PUD MASTER PLAN RENDERING
Scale: 1" = 200'



Keystone Subdivision - Foley, Alabama

PERMITTING DESIGN
10.20.22 | Page 1 of 2

Project Number: 222012-083



STATE OF ALABAMA
COUNTY OF BALDWIN

A PORTION OF SECTION 26, FRACTIONAL SECTION 27, AND GRANT SECTION 38, TOWNSHIP 7 SOUTH,
RANGE 3 EAST; BALDWIN COUNTY, ALABAMA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°-09'-53" EAST A DISTANCE OF 224.86 FEET; THENCE RUN SOUTH 89°-58'-08" EAST A DISTANCE OF 1,326.40 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF PLANTATION AT MAGNOLIA RIVER, PHASE ONE, AS RECORDED ON SLIDE 2041-D OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-08'-47" WEST ALONG SAID WEST LINE A DISTANCE OF 666.02 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-04'-55" WEST ALONG SAID WEST LINE A DISTANCE OF 1,650.55 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89°-42'-14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,335.71 FEET TO THE WEST LINE OF SAID SECTION 26, SAID POINT ALSO BEING ON THE EAST LINE OF FRACTIONAL SECTION 27 OF SAID TOWNSHIP 7 SOUTH, RANGE 3 EAST; THENCE ENTERING SAID FRACTIONAL SECTION 27 RUN NORTH 89°-42'-14" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 20' PUBLIC RIGHT-OF-WAY A DISTANCE OF 693.50 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF SAID FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE EAST LINE OF GRANT SECTION 38 OF SAID TOWNSHIP 7 SOUTH, RANGE 3 EAST; THENCE RUN SOUTH 00°-09'-53" EAST ALONG THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE EAST LINE OF SAID GRANT SECTION 38 WITH THE SOUTH LINE OF SAID FRACTIONAL SECTION 27; THENCE RUN NORTH 89°-42'-14" WEST ALONG THE WESTWARD PROJECTION OF THE SOUTH LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 175.01 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-09'-53" WEST AND PARALLEL WITH THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 2,550.76 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 175.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST LINE OF SAID GRANT SECTION 38 AND THE WEST LINE OF SAID FRACTIONAL SECTION 27; THENCE CONTINUE NORTH 89°-59'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 693.48 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 121.91 ACRES, MORE OR LESS.