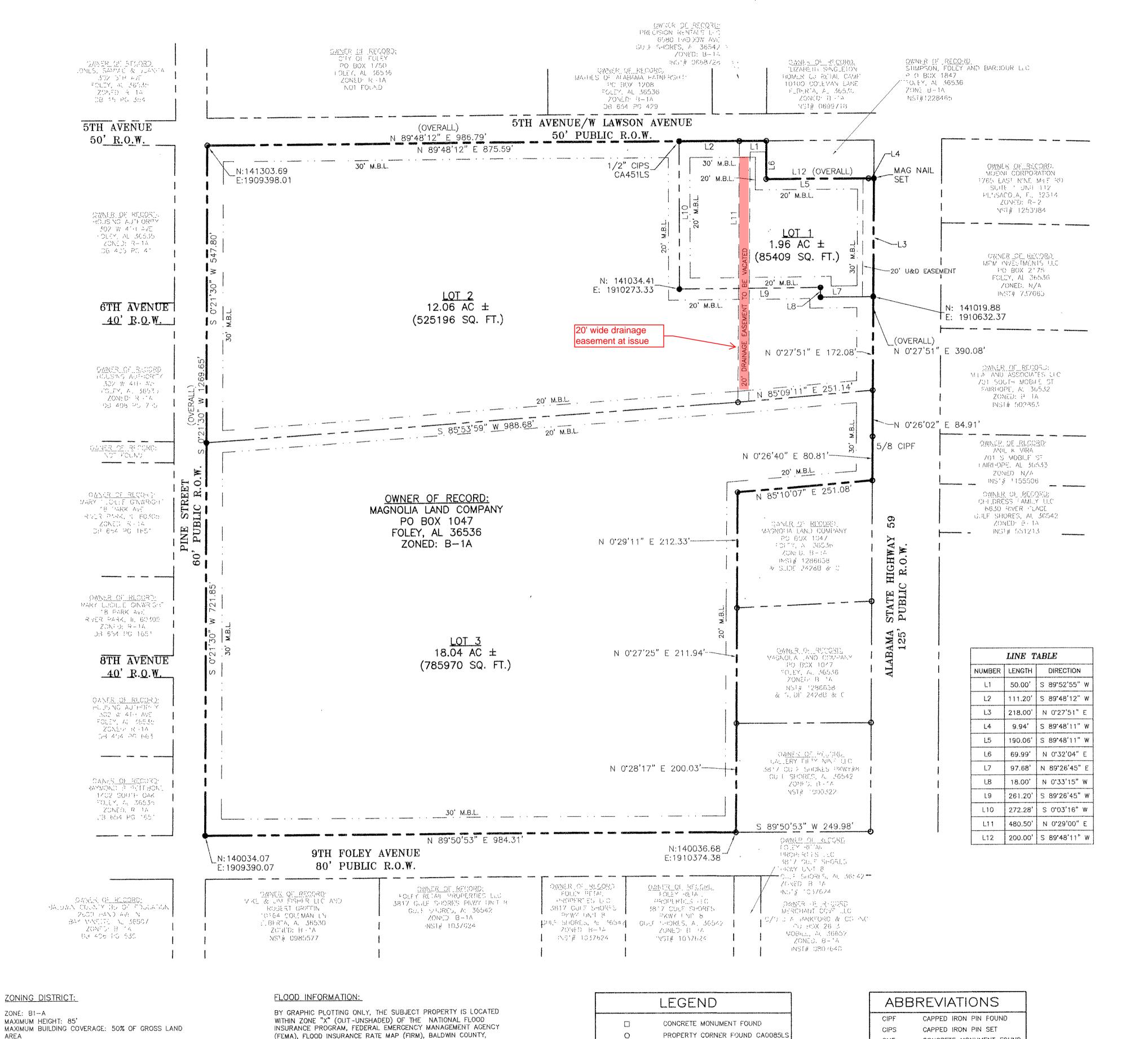


. (1811/1/2)



PROPERTY CORNER SET CA451LS

PROPERTY LINE

ZONE: BI-A

FRONT YARD: 30'

REAR YARD: 20'

SQUARE FEET

DISTRICT YARD SETBACK REQUIREMENTS PER ZONING:

PARKING REQUIREMENTS: 1 SPACE PER EVERY 400

SIDE YARD: 20' (30' OF STREET FRONTAGE)

LANDSCAPE REQUIREMENTS: NONE

CONTACT PERSON: BILLIE PRADO

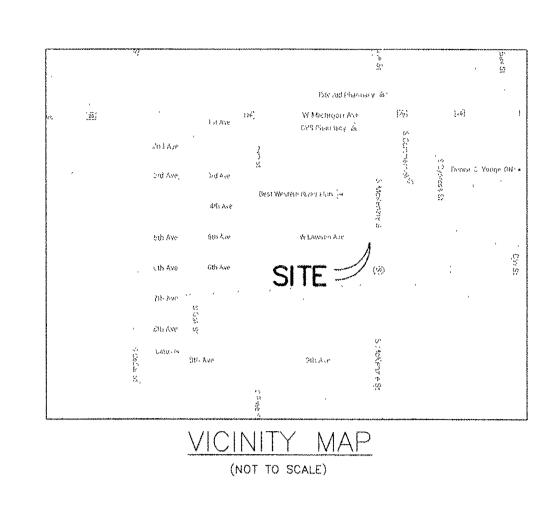
ZONING AUTHORITY: CITY OF FOLEY PHONE NUMBER: (251) 952-4011

ALABAMA, COMMUNITY PANEL NUMBER 01003C0820L, MAP REVISED

JULY 17, 2007. ZONE "X" (OUT-UNSHADED) DENOTES NO SPECIAL

FLOOD HAZARDS AND IS DEFINED AS "AREAS DETERMINED TO BE

OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."



GENERAL NOTES:

- 1. NORTH ARROW AS SHOWN HEREON IS BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD '83.
- 2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
- 3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
- 4. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.
- 5. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
- 6. THESE CERTIFICATIONS ARE IN ACCORDANCE WITH THE STATE ADMINISTRATIVE CODE; RULE 330-X-2.01 PARAGRAPH 8 AND RULE 330 - X - 14.05, CANNON IV, PRACTICE-RULE OF PROFESSIONAL CONDUCT
- 7. SOURCES OF INFORMATION: INST#1286658 INST#1228465 SLIDE 2428 B & C
- 8. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.
- 9. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
- 10. THERE ARE THREE LOTS IN THIS SUBDIVISION TOTALING 32.06 ACRES (1396574 SQ. FT.) ±.
- 11. THE SMALLEST LOT IS 1.96 ACRES (85409 SQUARE FEET
- 12. STREET RIGHTS-OF-WAY ARE AS SHOWN NO CHANGES HAVE BEEN PROPOSED. (THERE ARE NO PROPOSED STREETS FOR THIS SUBDIVISION)

CERTIFICATE OF ACCURACY

STATE OF ALABAMA BALDWIN COUNTY

CONCRETE MONUMENT FOUND

MINIMUM BUILDING LINE

POINT OF BEGINNING

EASEMENT

MONUMENT

U & D UTILITY & DRAINAGE

RIGHT-OF-WAY

ESM'T

MON.

P.O.B.

R.O.W.

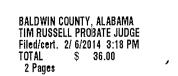
I, KENNETH JOSEPH MILLS, A LICENSED SURVEYOR OF MADISON COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF THE MAGNOLIA LAND COMPANY, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

A PARCEL AND LOT OF LAND LOCATED IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 7 NORTH RANGE 5 EAST IN BALDWIN COUNTY ALABAMA AND IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON PIN (STAMPED CA0085LS) LOCATED AT THE SOUTH RIGHT-OF-WAY MARGIN OF 5TH AVENUE/LAWSON AVENUE AND ALSO BEING THE MOST NORTHEASTERLY CORNER OF LOT 3 OF THE CATE HUDSON SUBDIVISION AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY ALABAMA IN INSTRUMENT# 1286658 SLIDE 2428B & C, THENCE FROM SAID POINT ALONG SAID SOUTH RIGHT-OF-WAY MARGIN SOUTH 89 DEGREES 52 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH CAPPED IRON PIN (STAMPED CA0085LS); THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 986.79 FEET TO A 5/8 INCH CAPPED IRON PIN (STAMPED CA0085LS) LOCATED AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY MARGIN OF 5TH AVENUE/LAWSON AVENUE AND THE EAST RIGHT-OF-WAY MARGIN PINE STREET; THENCE ALOND SAID EAST RIGHT-OF-WAY MARGIN SOUTH 02 DEGREES 21 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 1269.65 FEET TO A 5/8 INCH CAPPED IRON PIN (STAMPED CA451LS) LOCATED AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF PINE STREET AND THE NORTH RIGHT-OF-WAY OF 9TH AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY MARGIN NORTH 89 DEGREES 50 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 984.31 FEET TO A 5/8 INCH CAPPED IRON PIN (STAMPED CA0085LS); THENCE LEAVING SAID NORTH RIGHT-OF-WAY MARGIN NORTH 0 DEGREES 28 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 200.03 FEET TO A 5/8 INCH CAPPED IRON PIN (STAMPED CA0085LS); THENCE NORTH O DEGREES 27 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 211.94 FEET TO A 5/8 INCH CAPPED IRON PIN (STAMPED CA0085LS); THENCE NORTH 0 DEGREES 29 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 212.33 FEET TO A 5/8 INCH CAPPED IRON PIN (STAMPED CA0085LS); THENCE NORTH 85 DEGREES 10 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 251.08 FEET TO A 5/8 INCH CAPPED IRON PIN (STAMPED CA0085LS) LOCATED ON THE WEST RIGHT-OF-WAY OF ALABAMA STATE HIGHWAY 59; THENCE ALONG SAID WEST RIGHT-OF-WAY MARGIN NORTH O DEGREES 26 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 80.81 FEET TO A 5/8 INCH CAPPED IRON PIN (STAMPED CA0085LS); THENCE NORTH O DEGREES 26 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 84.91 FEET TO A 5/8 INCH CAPPED IRON PIN (STAMPED CA0085LS); THENCE NORTH 0 DEGREES 27 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 390.08 FEET TO A MAG NAIL; THENCE LEAVING SAID WEST RIGHT-OF-WAY MARGIN SOUTH 89 DEGREES 48 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 200.00 FEET TO A 5/8 INCH CAPPED IRON PIN (STAMPED CA0085LS); [HENCE NORTH O DEGREES 32 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 69.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.06 ACRES MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATFED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (O) AS HEREON SHOWN, I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

1.15-14 KENNETH JOSEPH MILLS, PLS #30352 DATE



4407 ~

SLIDE 0002500 - A - 3



