



PETITION FOR ANNEXATION

We, the undersigned PETITIONERS, owners of the property described in the attached Exhibit A and as delineated on the map attached as Exhibit B, such property being outside the corporate limits of the City of Foley, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous to the said corporate limits, and such property not lying within the corporate limits of any other municipality, do by these presents hereby petition the City of Foley, a municipal corporation, that said property be annexed into the City of Foley, Alabama pursuant to the authority of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS further petition that the Honorable Mayor and City Council of the City of Foley, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

We, the undersigned PETITIONERS also ask that the Honorable Mayor and City Council of the City of Foley, Alabama, do all things necessary and requisite to comply with the terms of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS understand that we will have no right to vote in any elections which we would be entitled to vote in as a result of this proposed annexation until the annexation is pre-cleared by the United States Department of Justice pursuant to section 5 of the Voting Rights Act of 1965, as amended.

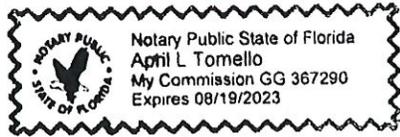
Dated this 21 day of July, 2021.

[Handwritten Signature]
Petitioner's Signature

Petitioner's Signature

STATE OF ALABAMA
BALDWIN COUNTY

On this 21st day of July, 2021, before me personally appeared Joe Rector, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.



[Handwritten Signature: April L. Tomello]
NOTARY PUBLIC
My Commission Expires: 8/19/2023

STATE OF ALABAMA
BALDWIN COUNTY

On this ___ day of _____, 20___, before me personally appeared _____, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

NOTARY PUBLIC
My Commission Expires: _____

ATTACHMENT TO PETITION

PETITIONER(S) REQUEST PROPERTY BE INITIALLY ZONED AS FOLLOWS:

- Checkboxes for zoning categories: R-1A through H. PUD is checked.

PLEASE SELECT ONE OF THE ABOVE. IF YOU HAVE ANY QUESTIONS REGARDING THE REQUESTED ZONING, PLEASE CALL THE ZONING OFFICE AT 251-943-4011.

Initial Zoning Fee \$250.00 - check payable to the City of Foley due at time of submission.

Number of homes currently located on the property being annexed 0

Number of occupants Adults 0 Race N/A

Number of businesses currently located on the property being annexed 0

(If more than one business on property, print information on back.)

Name of business N/A

Owner's Name

Mailing Address

If property is undeveloped, have plans been submitted to Planning Commission?

Yes

If yes, state estimated date the development or subdivision will be completed 7/2022

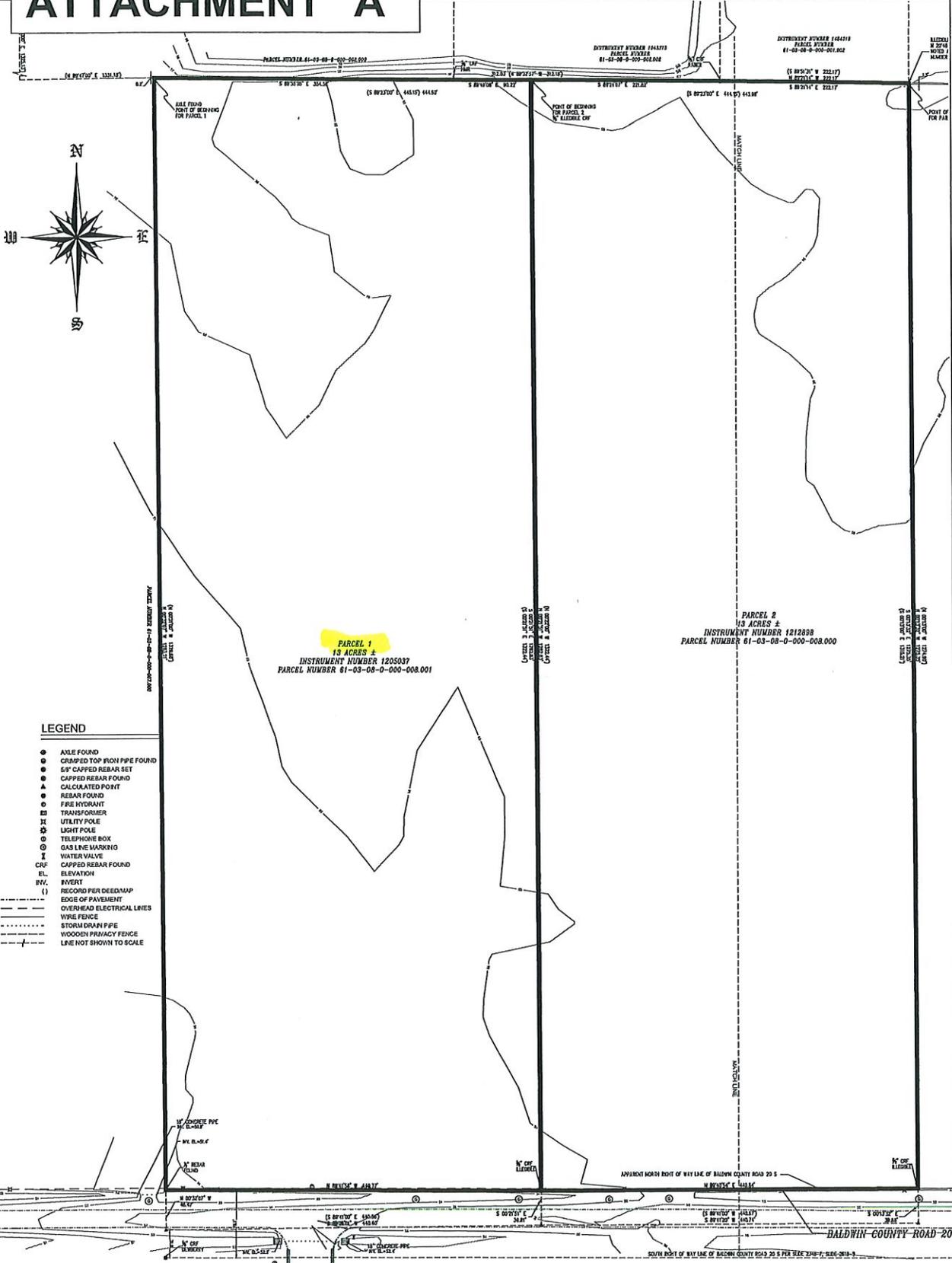
No

Petitioner's Signature and Date 7/21/21

Petitioner's Signature and Date

For Internal Use Only: Are infrastructure valuation forms for annexations and subdivision acceptance from the Engineering Department attached?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No

ATTACHMENT "A"



- LEGEND**
- AXLE FOUND
 - CRIMPED TOP IRON PIPE FOUND
 - 5/8" CAPPED REBAR SET
 - CAPPED REBAR FOUND
 - ▲ CALCULATED POINT
 - REBAR FOUND
 - FRIE HYDRANT
 - TRANSFORMER
 - II UTILITY POLE
 - ⊕ LIGHT POLE
 - TELEPHONE BOX
 - GAS LINE MARKING
 - ⊥ WATER VALVE
 - CRF CAPPED REBAR FOUND
 - EL ELEVATION
 - INV. INVERT
 - () RECORD PER DEED/MAP
 - EDGE OF PAVEMENT
 - OVERHEAD ELECTRICAL LINES
 - WIRE FENCE
 - STORM DRAIN PIPE
 - WOODEN PRIVACY FENCE
 - LINE NOT SHOWN TO SCALE

NOTES:

- ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (ALABAMA WEST MAD 83)
- FIELD WORK COMPLETE: 1-25-21
- REFERENCE USED IN THIS SURVEY: INSTRUMENT NUMBER (N/S) 1494319; N/S 1534112; N/S 1211209; N/S 1205037; N/S 1043775; N/S 49772; REAL PROPERTY BOOK 194, PAGE 1717; REAL PROPERTY BOOK 407, PAGE 168; REAL PROPERTY BOOK 407, PAGE 104; SURVEY 214-B; SLOD 314-A; SLOD 2100-F; ALL FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
- THIS PLAN IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, P.L.S. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON. IT IS NOT TRANSFERABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, P.L.S.
- TIMOTHY BRANDON BAILEY, P.L.S. DOES NOT PURSUA A TITLE SEARCH NOR HAS A TITLE SEARCH BEEN PROVIDED BY CLIENT THEREFORE THE SURVEY HEREIN IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- LANDS SHOWN HEREON WHERE NOT ABSTRACTED BY TIMOTHY B. BAILEY, P.L.S. AND IS THEREFORE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THIS PROPERTY.
- THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP.
- NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, SEPTIC DRAIN FIELDS, UNDERGROUND RELATIVE LOCATIONS BEYOND THE SCOPE OF THIS SURVEY.
- BENCHMARK UTILIZED: ALABAMA DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION (ALDOT CORN) WITH NETWORK DATUM (HAND) 1988.

PARCEL 1 DESCRIPTION PER INSTRUMENT NUMBER 1205037:

From the Northwest Corner of Section 8, Township 8 South, Range 4 East, run South 1325.13 feet to a point on the West boundary of said Section 8, thence run North 69 degrees 47 minutes East, 1331.8 feet to an iron pin corner marker beside an old fence corner post, (said post being the locally accepted Northwest Corner of the Southeast Quarter of said Section 8), for the Point of Beginning of the land herein described. From said Point of Beginning run South 89 degrees 23 minutes East, 444.15 feet to an iron pin corner marker; thence run South 00 degrees 22 minutes East, 1222.44 feet to a railroad spike marker in the asphalt pavement of County Highway 20-S, thence run South 89 degrees 41 minutes West, 440.69 feet to a railroad spike marker, 11 feet South of the centerline of the existing asphalt pavement of County Highway 20-S; thence run North 00 degrees 31 minutes West, 1328.68 feet to the Point of Beginning. Lot contains 13.46 acres, more or less, 1/3 of any included, lying in the Northwest Quarter of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama. Lot is subject to a public road right-of-way over and across the southern and thereof.

DESCRIPTION FOR PARCEL 2 PER INSTRUMENT NUMBER 1212038:

From the Northwest Corner of Section 8, Township 8 South, Range 4 East, run South 1325.13 feet to a point on the West boundary of said Section 8, thence run North 69 degrees 47 minutes East, 1331.8 feet to an iron pin corner marker beside an old fence corner post, (said post being the locally accepted Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 8), thence run South 89 degrees 23 minutes East, 444.15 feet to an iron pin corner marker for the POINT OF BEGINNING of the land herein described. From said Point of Beginning, run South 89 degrees 27 minutes East, 441.15 feet to an iron pin corner marker; thence run South 00 degrees 22 minutes East, 1222.44 feet to a railroad spike marker in the asphalt pavement of County Highway 20-S, thence run North 00 degrees 22 minutes West, 1222.44 feet to the Point of Beginning. Lot contains 13.39 acres, more or less, right-of-way included, lying in Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama. Lot is SUBJECT TO a public road right-of-way over and across the South end thereof.

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.

Timothy Brandon Bailey DATE: 2-15-21
 Timothy Brandon Bailey, P.L.S.
 Alabama License Number 31813



Baldwin County Revenue Commissioner

Parcel 1

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 3/29/2021

Tax Year 2020

Valuation Date October 1, 2019

OWNER INFORMATION

PARCEL .61-03-08-0-000-008.001 **PPIN** 320430 **TAX DIST** 02
NAME FLOWERS, JAMES A
ADDRESS 17689 CO RD 16
 FOLEY AL 36535
DEED TYPE IN **BOOK** 0000 **PAGE** 1205037
PREVIOUS OWNER FLOWERS, LILLIE B LIFE ESTATE
LAST DEED DATE 10/26/2009

DESCRIPTION

13.5 AC FM THE NW COR SEC 8 RUN S 1325.13' TH E 1331.8' FOR
 THE POB, TH E 444.2', TH S 1322.4', TH W 440.7', TH N 1329.7
 ' TO THE POB SEC 8-T8S-R4E (EXEC D) IN1210308

PROPERTY INFORMATION

PROPERTY ADDRESS CO RD 20 S
NEIGHBORHOOD FOLEYSO
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 151700 **CLASS 1:** **TOTAL ACRES:** 13.50
BUILDING: **CLASS 2:** **TIMBER ACRES:**
 ===== **CLASS 3:** 151700
TOTAL PARCEL VALUE: 151700
ESTIMATED TAX: \$20.16
TOTAL USE VALUE: 7182

DETAIL INFORMATION

<u>CODE 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 1	ST AC9 13.50 acres	8100-AGRICULTURAL	3	N N		151700	
U	USE 2	ST AC9 13.50 acres	8110-CROP (GOOD A1)	3	N N			7182

[View Tax Record](#)



[View Map](#)

1207036



STATE OF ALABAMA

EXECUTORS' DEED

BALDWIN COUNTY

KNOW ALL MEN BY THESE PRESENTS, that we, JOHN D. FLOWERS and JAMES A. FLOWERS, Executors of the Estate of JOHN E. FLOWERS, deceased, Grantors, pursuant to the provisions of the Last Will and Testament of JOHN E. FLOWERS, deceased, said Will dated June 3, 1983, and for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid to us by LILY FLOWERS STEWART, Grantee, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, the following described real property situated in Baldwin County, Alabama, to-wit:

From the Northwest Corner of Section 8, Township 8 South, Range 4 East, run South 1325.13 feet to a point on the West boundary of said Section 8; thence run North 89 degrees 47 minutes East, 1331.8 feet to an iron pin corner marker beside an old fence corner post, (said post being the locally accepted Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 8), thence run South 89 degrees 23 minutes East, 444.15 feet to an iron pin corner marker for the Point of Beginning of the land herein described. From said Point of Beginning, run South 89 degrees 23 minutes East, 444.15 feet to an iron pin corner marker; thence run South 00 degrees 13 minutes East, 1315.21 feet to a railroad spike marker in the asphalt pavement of County Highway 20-S; thence run South 89 degrees 41 minutes West, 440.67 feet to a railroad spike corner marker; thence run North 00 degrees 22 minutes West, 1322.44 feet to the Point of Beginning. Lot contains 13.39 acres, more or less, right of way included, lying in Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama. SUBJECT TO: a public road right of way over and across the South end thereof.

TOGETHER with all and singular, the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, in fee simple forever. And we do covenant with the said Grantee that we are lawfully

seized in fee simple of the said premises; that we have a good right to sell and convey the same as aforesaid; that said premises are free from all liens and encumbrances; and that we will and our heirs, executors, administrators and assigns shall forever warrant and defend the title to and the possession of the same unto the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set my hand and seal on this the 26 day of October, 2009.

John D. Flowers (SEAL)
John D. Flowers as Executor of the
Estate of John E. Flowers, deceased

James A. Flowers (SEAL)
James A. Flowers as Executor of the
Estate of John E. Flowers, deceased

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that John D. Flowers, as Executor of the Estate of John E. Flowers, Deceased, whose name as such Executor 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 said conveyance, he executed the same voluntarily on the day the same bears date.

~~2008~~ GIVEN under my hand and seal on this the 26th day of October, 2009.

Marilyn H. Wallace
Notary Public
My Commission Expires: 2-22-2010

Marilyn H. Wallace
Alabama State at Large
My Commission Expires: 2-22-2010



STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that ^{new} John D. Flowers, as Executor of the Estate of John E. Flowers, Deceased, whose name as such Executor 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 said conveyance, he executed the same voluntarily on the day the same bears date.

2009 GIVEN under my hand and seal on this the 26th day of October, 2009.



Marilyn H. Wallace
Notary Public
My Commission Expires: _____
Alabama State at Large
My Commission Expires: 2-22-2010

Grantors' address:

17689 CR 16
Foley AL 36535
John D. Flowers
17680 C.R. 16
Foley, AL 36535

Grantees' address:

17619 C.R. 10
Foley, AL 36535

Prepared by:

Taylor D. Wilkins, Jr.
Wilkins, Bankester, Biles & Wynne
Attorneys at Law
Post Office Box 400
Bay Minette, Alabama 36507
251-937-7024

ATTACHMENT "A"

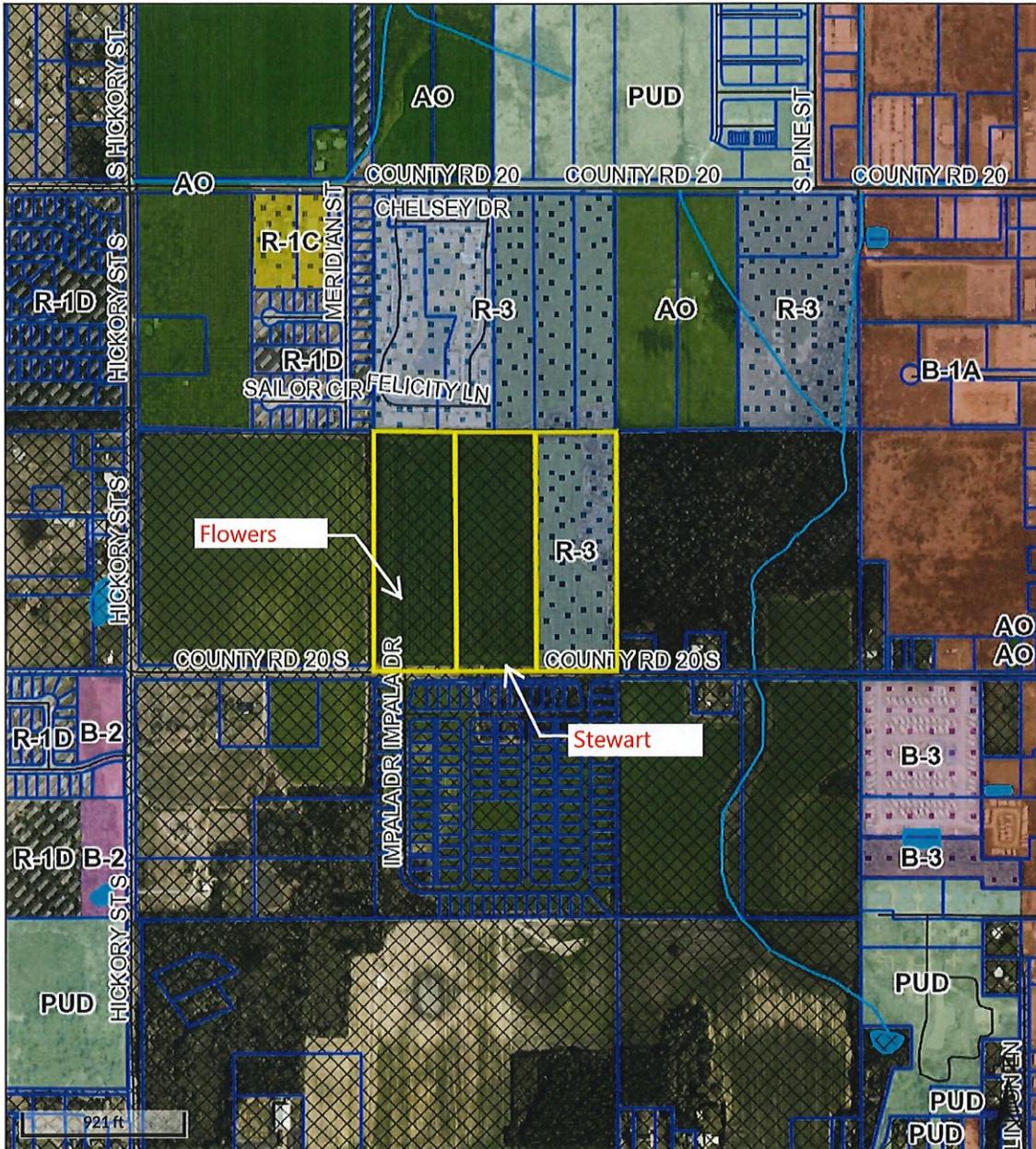
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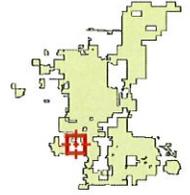
PARCEL 2 DESCRIPTION PER INSTRUMENT NUMBER 1212898:

From the Northwest Corner of Section 8, Township 8 South, Range 4 East, run South 1325.13 feet to a point on the West boundary of said Section 8; thence run North 89 degrees 47' East, 1331.8 feet to an iron pin corner marker beside an old fence corner post, (said post being the locally accepted Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 8), thence run South 89 degrees 23' East, 444.15 feet to an iron pin corner marker for the POINT OF BEGINNING of the land herein described. From said Point of Beginning, run South 89 degrees 23' East, 444.15 feet to an iron pin corner marker; thence run South 00 degrees 13' East, 1315.21 feet to a railroad spike marker in the asphalt pavement of County Highway 20-S; thence run South 89 degrees 41' West, 440.67 feet to a railroad spike corner marker; thence run North 00 degrees 22' West, 1322.44 feet to the Point of Beginning. Lot contains 13.39 acres, more or less, right-of-way included, lying in Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama. Lot is SUBJECT TO a public road right-of-way over and across the South end thereof.

Attachment "B"



Overview



Legend

- Centerlines
- Foley City Limits
- ▨ County Mask
- Parcels
- - Lot Lines
- Zoning**
- TH-1
- R-4
- R-3
- R-2
- R-1R
- R-1D
- R-1C
- R-1B
- R-1A
- PUD
- PO
- PID
- PENDING
- PDD
- MH-1
- M-1
- GPH-1
- B-3
- B-2
- B-1A
- B-1
- AO
- Streams and Creeks
- Lakes and Bays

The information contained in the digital data distributed by the Baldwin County Commission is derived from a variety of public and private sources considered to be dependable, but the accuracy, completeness, currency, thereof are not guaranteed. The Baldwin County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the county geographic database. Additionally, the Baldwin County Commission or any agent, servant, or employee thereof assume no liability associated with the use of the data and assume no responsibility to maintain it in any matter or form.

Date created: 4/20/2021
 Last Data Uploaded: 4/20/2021 11:00:45 AM

Attachment "B"

DEVELOPER:
BRELAND HOMES COASTAL, LLC
821 W. ROMANA ST., STE. A
FENSOLA, LA 70502

SURVEYOR:
MULLINS, LLC
2101 CLINTON AVE. STE. 503
HUNTSVILLE, AL 35893
J. KEVIN GARDNER, P.E. S. # 24310
LICENSE NUMBER: 393,707

ENGINEER:
MULLINS, LLC
2101 CLINTON AVE. STE. 503
HUNTSVILLE, AL 35893
JFF W. MULLINS, P.E. NO. 20709
CERTIFICATE OF AUTHORIZATION: 4438



GREENBRIER A Planned Unit Development LOCATED IN THE NORTHWEST QUARTER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 4 EAST, OF THE ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA MAY 2021

VICINITY MAP
PROPERTY IS IN THE NORTHWEST QUARTER OF SAID SECTION 8
TOWNSHIP 8 SOUTH, RANGE 4 EAST,
OF THE ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA.



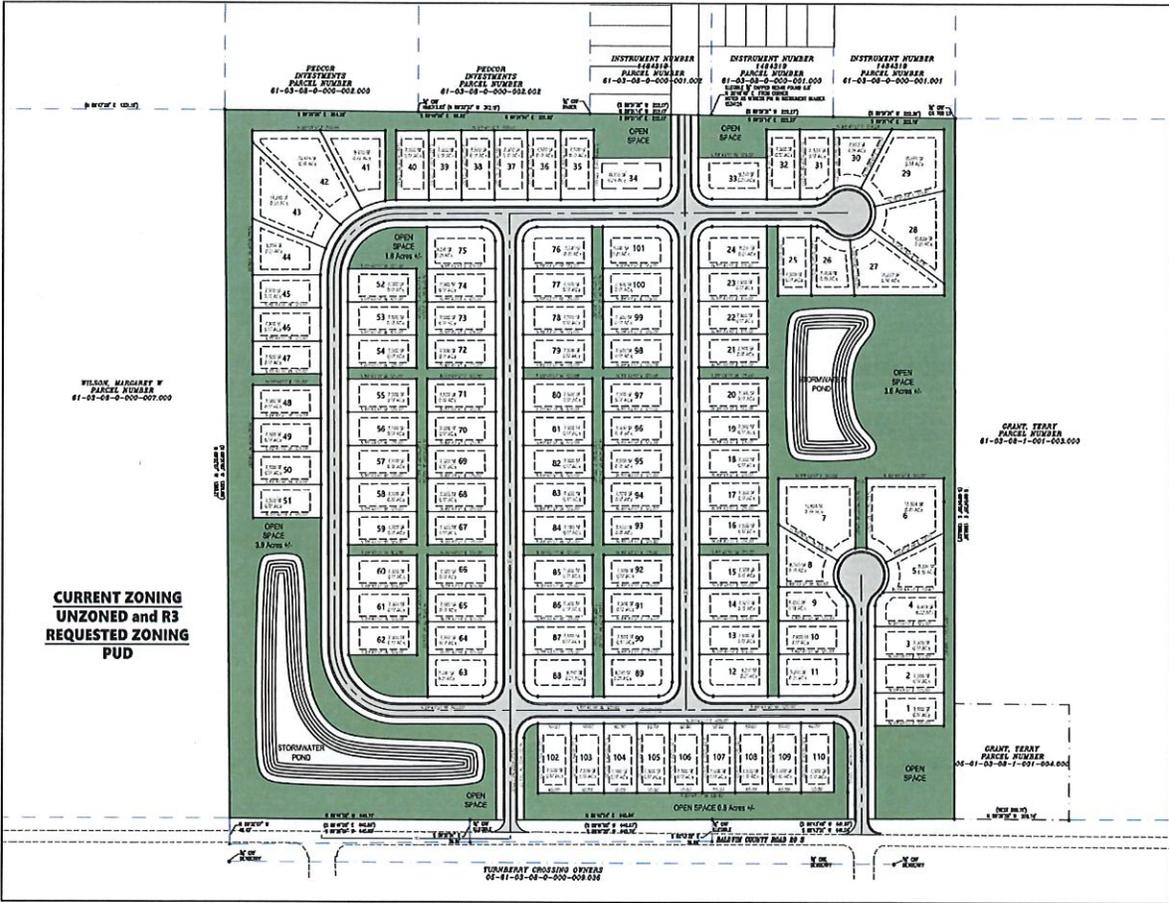
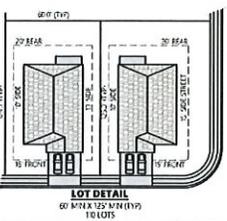
ALLOWABLE PUD DATA

Minimum Lot Width Allowable: 40 feet
Minimum Depth of Front Yard: 15 feet
Minimum Depth of Rear Yard: 20 feet
Minimum Width of Side Yard: 5 feet
Maximum Building Area (% of Gross Lot Area): 50%
Maximum Building Height: 35 feet
Maximum Number of Stories: 2
Off-Street Parking Spaces (per family unit): 2
Maximum Density Per Acre: 11 u/a
Open Space Reservations: 23%

PROPOSED PUD DATA

Minimum Lot Width Proposed: 60 feet
Minimum Depth of Front Yard: 15 feet
Minimum Depth of Rear Yard: 20 feet
Minimum Width of Side Yard: 10 feet
Maximum Building Area (% of Gross Lot Area): 50%
Maximum Building Height: 35 feet
Maximum Number of Stories: 2
Off-Street Parking Spaces (per family unit): 2+2 Garage
Proposed Density Per Acre: 23 u/a
Open Space Reservations: 23.4%

TOTAL AREA: 38.85 Acres +/-
OPEN SPACE: 9.9 Acres +/-
*Excludes pond areas



LEGAL DESCRIPTION:
FOLEY, ALABAMA
STATE OF ALABAMA
BALDWIN COUNTY

PARCEL 1 DESCRIPTION FOR INSTRUMENT NUMBER 1002027

From the Northwest Corner of Section 8, Township 8 South, Range 4 East, run South 1353.13 feet to a point on the West boundary of said Section 8, thence run North 89 degrees 17 minutes East, 1317.18 feet to an iron pin corner mark located on the corner of said parcel, said point being the locally accepted Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 8, for the Point of Beginning of the land hereon described. From said Point of Beginning run South 89 degrees 23 minutes East, 444.15 feet to an iron pin corner marker, thence run South 89 degrees 22 minutes East, 1322.44 feet to a railroad spike marker in the asphalt pavement of County Highway 29-S, thence run South 89 degrees 21 minutes West, 442.66 feet to a railroad spike marker, 11 feet South of the centerline of the existing asphalt pavement of County Highway 29-S, thence run North 00 degrees 31 minutes West, 1529.66 feet to the Point of Beginning. Lot contains 11.46 acres, more or less, right of way includes the West Quarter of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama. Lot is subject to a public road right of way over and across the southern end thereof.

DESCRIPTION FOR PARCEL 2 PER INSTRUMENT NUMBER 1242293

From the Northwest Corner of Section 8, Township 8 South, Range 4 East, run South 1325.13 feet to a point on the West boundary of said Section 8, thence run North 89 degrees 17 minutes East, 1317.18 feet to an iron pin corner mark located on the corner of said parcel, said point being the locally accepted Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 8, for the Point of Beginning of the land hereon described. From said Point of Beginning run South 89 degrees 23 minutes East, 444.15 feet to an iron pin corner marker, thence run South 89 degrees 22 minutes East, 1322.44 feet to a railroad spike marker in the asphalt pavement of County Highway 29-S, thence run South 89 degrees 21 minutes West, 442.66 feet to a railroad spike marker, 11 feet South of the centerline of the existing asphalt pavement of County Highway 29-S, thence run North 00 degrees 31 minutes West, 1529.66 feet to the Point of Beginning. Lot contains 11.46 acres, more or less, right of way includes the West Quarter of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama. Lot is subject to a public road right of way over and across the South end thereof.

DESCRIPTION FOR PARCEL 3 PER INSTRUMENT NUMBER 1534124

Commencing at the proposed Northwest corner of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama, run South 1325.13 feet to a point on the West boundary of said Section 8, thence run North 89 degrees 17 minutes East, 1317.18 feet to an iron pin corner mark located on the corner of said parcel, said point being the locally accepted Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 8, for the Point of Beginning of the land hereon described. From said Point of Beginning run South 89 degrees 23 minutes East, 444.15 feet to an iron pin corner marker, thence run South 89 degrees 22 minutes East, 1322.44 feet to a railroad spike marker in the asphalt pavement of County Highway 29-S, thence run South 89 degrees 21 minutes West, 442.66 feet to a railroad spike marker, 11 feet South of the centerline of the existing asphalt pavement of County Highway 29-S, thence run North 00 degrees 31 minutes West, 1529.66 feet to the Point of Beginning. Lot contains 11.46 acres, more or less, right of way includes the West Quarter of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama. Lot is subject to a public road right of way over and across the South end thereof.

GENERAL NOTES:

- All common areas, including drainage facilities outside the RW's, are not the responsibility of City of Foley to maintain, but shall be owned and maintained by the Greenbrier Property Owners Association, as outlined in the covenants and restrictions, to be recorded in the Baldwin County public records.
- All utility lines will be constructed and underground. For the location of all utilities, refer to construction plans approved under separate submittal.
- There is dedicated hereon a 10 foot utility and drainage easement on all lot lines adjacent to rights-of-way and a 10 foot (5 feet each side) utility easement along all rear lot lines and a 10 foot utility easement along all common area right-of-ways, unless otherwise shown hereon.
- There is dedicated hereon a 20 foot (10 feet each side) utility and drainage easement along the sides of all lots, unless otherwise shown hereon.
- There is dedicated easement that shall follow the principle structure setbacks and a blanket easement over all common areas.

SURVEY NOTES:

- Actual bearing and north arrow referenced to real time kinematic GPS observations (GRID NORTH) (ALABAMA WEST NAD 83).
- Field work complete: 1/29/21
- References used in this survey: INSTRUMENT NUMBER (S): 1484319; INS: 33414; INS 12/2020; INS 123027; INS 104373; INS 43712; REAL PROPERTY BOOK 106 PAGE 1218; REAL PROPERTY BOOK 407, PAGE 165; REAL PROPERTY BOOK 407, PAGE 165A; 10/16/2018 29/18 19/18 214/8 51, 51 the 2650-9, all found in the public records of Baldwin County, Alabama.
- This plot is the property of Terence Brandon Bailey, P.E., it is solely for the use of the client named herein. It is not transferable to any other party and may not be used for any other purpose without the prior written consent from Terence Brandon Bailey, P.E.
- Terence Brandon Bailey, P.E. did not perform a title search nor has a title search been provided by client therefore the survey herein is subject to any facts that may be discovered by a title search and accurate title search.
- Levels shown hereon where not indicated by Terence Brandon Bailey, P.E. and is therefore subject to deeds of record, unrecorded deeds, easements, rights of ways, building setbacks, restrictive covenants or other instruments which could affect the boundaries or use of this property.
- This survey shows and defines, in accordance with applicable laws, the location and extent of the property shown hereon.
- No attempt was made to locate any underground utilities, foundations, septic drain fields, underground feature locations beyond the scope of this survey.
- Best marked utility: Alabama Department of Transportation Continuously Operating Performance Station (ALDOT CORS) Network: 84007388.

FLOOD CERTIFICATE:

This property lies within Zone "X" (unshaded) as stated from the Federal Emergency Management Agency's Flood Insurance Rate Map of Baldwin County, Alabama, Map Number 15030C027M. Community Number 015070. Flood Number 0037, Suffix M. Map revised date April 19, 2019.