



May 23, 2022

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

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on May 18, 2022 and the following action was taken:

Luis Tabares- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 20 +/- acres. Property is currently zoned Recreational Vehicle (RV) Park District. Proposed zoning is R-2 (Residential Single Family and Duplex). Property is located S. of County Rd. 20 and W. of the Foley Beach Express. Applicant is Luis Tabares.

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

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

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

Respectfully,

Melissa Ringler

Melissa Ringler
Planning & Zoning Coordinator

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

Foley

CITY OF FOLEY, ALABAMA APPLICATION FOR ZONING OF PROPERTY

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
Pin # 385621, Lot 5 Attached: Legal Description, Map, Deed & Corporation Ownership Information Luis Tabares
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
Attached
3. APPROXIMATE SIZE OF PROPERTY:
385621 - 20 acres
4. PRESENT ZONING OF PROPERTY:
385621 - RV Park,
5. REQUESTED ZONING:
R-2
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Current property is wooded, no current use
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Residential Subdivision - Duplexes, 2.0 Lots per Acre
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

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

DATE: 4/22/22


PROPERTY OWNER/APPLICANT
23837 B Cypress Grove Dr., Orange Beach, AL 36561
PROPERTY OWNER ADDRESS
865-410-5101
PHONE NUMBER
ronp@greycontracting.com
EMAIL ADDRESS

4pd receipt

20148



RECEIVED
4/22/22

Foley
CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit Justin Jordan, Michael Gibson, Jason Linder
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 385621,

I/We understand that the agent representation may include but not be limited to decisions
relating to the submittal, status, conditions, or withdrawal of this application. In understanding
this, I/We release the City of Foley from any liability resulting from actions made on My/Our
behalf by the authorized agent and representative. I hereby certify that the information stated
on and submitted with this application is true and correct. I also understand that the submittal of
incorrect information will result in the revocation of this application and any work performed will
be at the risk of the applicant.

**Note: All correspondence will be sent to the authorized representative. It will be the
representative's responsibility to keep the owner(s) adequately informed as to the status of the
application.*

PROPERTY OWNER(S):

Grey Contracting of Greenville, LLC

Name(s) printed

23837 B Cypress Grove Dr.

Address

Orange Beach, AL 36561

City/State

865-410-5101

ronp@greycontracting.com

Phone

Email

Fax

Signature(s)

Date

4/19/22

PROPERTY OWNER(S):

Luis Tabares

Name(s) printed

734 W. Ridgeway Rd

Address

Honea Path, SC

City/State

864-303-8783

Luis tabares@bellsouth.net

Phone

Email

Fax

Signature(s)

Date

4/19/2022



RECEIVED
4/19/22

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

File No. 22-082

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed: 4/14/2022 9:32 AM
DEED TAX \$ 169.00
TOTAL \$ 184.00
5 Pages



1992339

GRANTOR'S MAILING ADDRESS:

P.O. Box 1492
Orange Beach AL 36561

GRANTEE'S MAILING ADDRESS:

801 W Ridgeway Road
Honea Path, SC 29654

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF BALDWIN }

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

Lot 5, of Providence Commercial Park, according to map or plat thereof recorded on Slide 2700-C in the Office of the Judge of Probate of Baldwin County, Alabama.

Grantor does herein expressly reserve unto Grantor and Grantor's heirs and assigns a permanent non-exclusive easement over and across the entranceway of said Lot 5 from James Road for the purpose of ingress, egress, and utilities, to service Lots 1, 2, 3, and 4 of said Subdivision.

Grantor certifies said realty is not Grantor's homestead.

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

1. Lien of all taxes and assessments for the current year and all subsequent years hereafter falling due, which Grantee agrees to assume.
2. Any future change, adjustment, reappraisal, roll back, or escape taxes changed, assessed or made come due by action of the State of Alabama or the Office of the Baldwin County Revenue Commissioner.
3. Any prior reservation of oil, gas, and other minerals, in, on, and under said realty, together with all other rights and easements in connection therewith, as may have been previously reserved by or conveyed to others and presently of record.

4. All zoning, planning, subdivision, wetlands and other environmental areas, coastal construction and other setback requirements, and all covenants, reservations, regulations, rules, restrictions, and other limitations on the use of said realty presently of record and as may hereafter be changed, amended or imposed by the City of Foley, State of Alabama, United States of America, Corp of Engineers, EPA, ADEM, FEMA, or any other municipal, environmental, or governmental agency, department or authority having jurisdiction over said realty.

5. All covenants, reservations, restrictions, rights-of-way, roadways, and wetland areas, and all building and other setback lines, and all drainage, utility, access, and other easements of record, and as shown and noted on said map or plat of Providence Commercial Park Subdivision, recorded on Slide 2700-C, including, but not limited to, an old fence line running across the North boundary of said Subdivision, and drainage ditches running across various Lots in the Subdivision.

6. Electric line right-of-way easement to Baldwin County Electric Membership Corporation, and all other rights and limitations in connection therewith, as contained in instrument from Magnolia Land Company, dated February 28, 1977, and recorded in Deed Book 513 N.S., Page 988.

7. Oil, gas, and mineral lease to Smackco, Ltd., and all rights, easements, assignments, and other limitations in connection therewith, as contained in instrument from Magnolia Land Company, dated November 20, 1978, and recorded in Real property Book 39, Page 469.

8. Reservation of interest in all oil, gas, and other minerals, and all rights, easements, assignments, and other limitations in connection therewith, as contained in deed from Magnolia Land Company, to Foley Plantation, Inc., dated May 24, 1994, and recorded in Real Property Book 575, Page 1382.

9. Restrictions regarding limited access to Foley Beach Express, and all other rights, easements, and limitations in connection therewith, as contained in instrument by Foley Plantation, Inc., and Baldwin County Bridge Company, and recorded May 5, 1998, in Real Property Book 822 Pg 1135, and amended by amendment recorded May 5, 1998, in Real Property Book 822, Page 1264, and further amended by amendment recorded March 9, 1999, at Instrument Number 482108, and all other amendments, rules and regulations promulgated pursuant thereto.

10. Easement to Baldwin County, and all other rights and limitations in connection therewith, as contained in instrument by Foley Plantation, Inc., recorded April 19, 2001, at Instrument Number 592255.

11. Easement to Orange Beach Water, Sewer and Fire Protection Authority running across the North 20 feet of Lot 6 of said Subdivision, and all other rights and limitations in connection therewith, as contained in instrument by Janet L. Smith, and recorded September 17, 2012, at Instrument Number 1359044.

12. Ordinance Number 1008-07 and 1009-07, by City of Foley, regarding design and construction standards and tree and natural feature preservation and restoration, and all other rights, easements and limitations in connection therewith, as contained in instruments dated October 1, 2007, and recorded at Instrument Number 1079684 and 1079685 respectively, and all other amendments, rules and regulations promulgated pursuant thereto.

13. Subdivision regulations by City of Foley, and all other rights, easements, and limitations in connection therewith, as contained in instrument dated January 7, 2008, and recorded at Instrument Number 1098026, and all other amendments, rules and regulations promulgated pursuant thereto.

14. Ordinance Number 15-1003 regarding land disturbance and Ordinance Number 15-1004 regarding heritage tree preservation, and all other rights, easements, and limitations in connection therewith, as contained in instruments recorded April 16, 2015, at Instrument Number 1508545 and Instrument Number 1508544 respectively, and all other amendments, rules and regulations promulgated pursuant thereto.

15. Ordinance Number 1033-08, amending Ordinance Number 986-07, regarding the adoption of the International Building Codes and supplemental provisions and subsequent revisions thereto, and all other rights, easements, and limitations in connection therewith, as contained in instrument recorded April 11, 2008, at Instrument Number 1110234, and all other amendments, rules and regulations promulgated pursuant thereto.

16. Ordinance amending Foley Ordinance 387-87 regarding the re-zoning of Lots 5 and 6 of Providence Park, and all other rights, easements, and limitations in connection therewith, as set out and contained in instrument recorded November 29, 2021, at Instrument Number 1960653, and all other amendments, rules and regulations promulgated pursuant thereto.

17. All covenants, reservations, restrictions, rights-of-way, roadways, building and other setback lines, and access, drainage, utility, and other easements as shown on said map or plat of Providence Commercial Park Subdivision, recorded on Slide 2700-C, including, but not limited to, an old fence line running across the North boundary of said Subdivision, and drainage ditches running across portions of Lots 1, 2, 3, 5, 6, and 7, and the encroachment of a sewer lift station situated in the Southwest corner of Lot 7, and the right-of-way of the Foley Beach Express running across the East boundary of said Subdivision, and the right-of-way of James Road running across the West boundary of said Subdivision, and any encroachment or overlap of the North boundary of Cottages on the Greene Subdivision and Kennedy Park Subdivision where the said boundaries adjoin the South boundary of said Subdivision.

18. Rights of others in and to the ownership, use, and maintenance of non-exclusive easement for ingress, egress and utilities over and across a portion of the Southeast corner of Lot 5 and the Southwest corner of Lot 7 which accesses Emerille Drive, as same is declared and established in Declaration of Easement executed by Janet L. Smith and recorded April 1, 2022, at Instrument Number 1989591.

19. Reservation of easement herein for ingress, egress, and utilities, by and unto Grantor and Grantor's heirs and assigns over and across the entranceway portion to Lot 5 from James Road, and all other rights and limitations in connection therewith.

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

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

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

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

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed under seal on April 12, 2022.

Janet L. Smith (SEAL)
JANET L. SMITH

STATE OF Alabama }
COUNTY OF Baldwin }

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

GIVEN under my hand and official seal on April 12, 2022.

MY COMMISSION EXPIRES:



Gail W. Cash
NOTARY PUBLIC
Alabama State At Large
My Commission Expires
January 18, 2026

EXPIRATION DATE

(NOTARY SEAL)

Gail W Cash

NOTARY PUBLIC SIGNATURE



Real Estate Sales Validation Form

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

Grantor's Name Janet L. Smith
Mailing Address Post Officer Box 1492
Orange Beach, AL 36561

Grantee's Name Luis Tabares
Mailing Address 801 W Ridgeway Road
Honea Path, SC 29654

Property Address Lot 5 Commercial Park
0 James Road
Foley, AL 36535

Date of Sale 04/12/2022
Total Purchase Price \$ 675,000.00
or
Actual Value \$
or
Assessor's Market Value \$

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

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other

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

Instructions

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

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

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

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

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

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

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

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

Date 04/12/22

Print Gail Cash

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

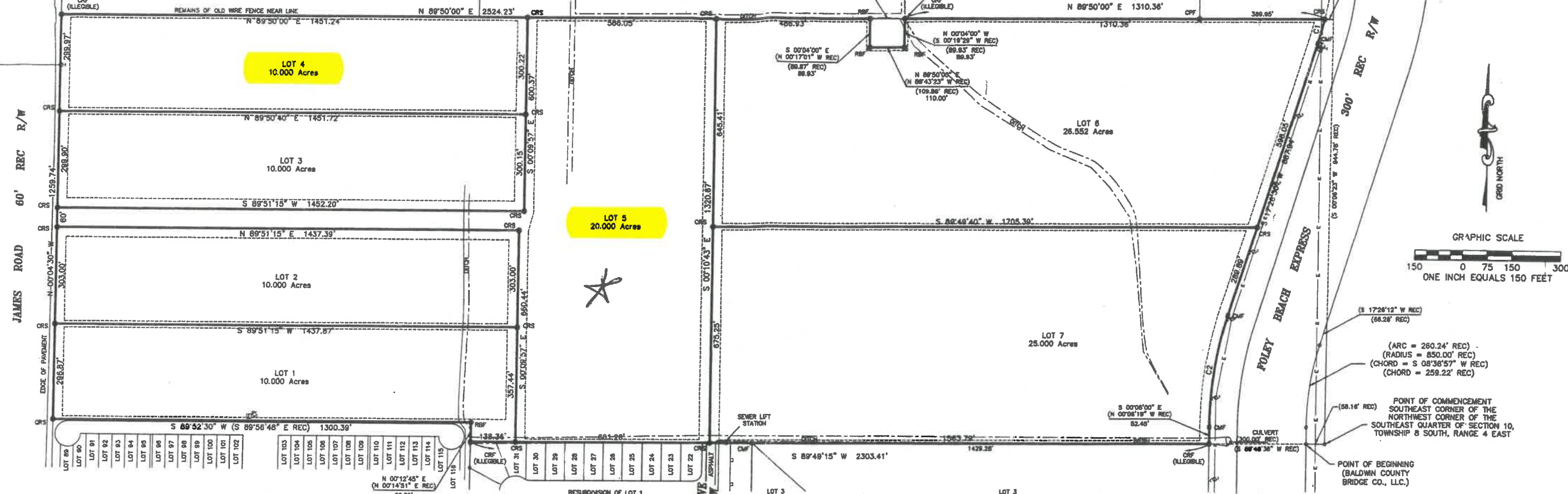
(verified by)

Print Form

Form RT-1

Legal Description

Lot 4 and Lot 5, Providence Commercial Park, according to map or plat thereof recorded on Slide 2700-C in the Office of the Judge of Probate of Baldwin County, Alabama.



DESCRIPTION FOUND IN RECORDING INSTRUMENT No. 553101:

THE WEST HALF OF SOUTHWEST QUARTER, NORTHEAST QUARTER OF SOUTHWEST QUARTER; AND THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPT THAT CERTAIN PARCEL WHICH WAS SOLD BY GRANTOR TO ORANGE BEACH WATER, SEWER AND FIRE PROTECTION AUTHORITY, AN ALABAMA PUBLIC CORPORATION AND WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD IRON PIPE LOCATED AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA AND THE NORTHEAST CORNER OF A 0.23 ACRE TRACT, MORE OR LESS, THENCE SOUTH 00 DEGREES 19 MINUTES 29 SECONDS WEST FOR 88.93 FEET TO A 1/2 INCH REBAR SET PIPE LOCATED AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 45 MINUTES 34 SECONDS WEST FOR 108.98 FEET TO A 1/2 INCH REBAR SET PIPE LOCATED AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 17 MINUTES 01 SECOND EAST FOR 88.87 FEET TO A 1/2 INCH REBAR SET PIPE AT THE NORTHEAST CORNER OF SAID TRACT; SAID POINT ALSO BEING ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. THENCE SOUTH 89 DEGREES 50 MINUTES 06 SECONDS EAST, ALONG SAID NORTH LINE FOR 108.98 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PROPERTY CONTAINS 0.23 ACRES, MORE OR LESS, AND LIES IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA AND BEING PART OF FOLEY PLANTATION, INC., PROPERTY RECORDED IN DEED BOOK 575, PAGE 1382 IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS OF PUBLIC RECORD, INCLUDING, BUT NOT LIMITED TO, EASEMENT GRANTED TO BALDWIN COUNTY BRIDGE CO., LLC., WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, RUN THENCE SOUTH 89 DEGREES 48 MINUTES 36 SECONDS WEST, 55.18 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89 DEGREES 48 MINUTES 36 SECONDS WEST, 300.00 FEET; THENCE RUN NORTH 00 DEGREES 08 MINUTES 19 SECONDS WEST, 52.45 FEET; THENCE RUN NORTHEASTWARDLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,150.00 FEET, AN ARC DISTANCE OF 353.09 FEET (THE CHORD BEARS NORTH 17 DEGREES 28 MINUTES 12 SECONDS EAST, 982.37 FEET); [SURVEYOR'S NOTE: THERE ARE TWO MISSING COURSES HERE] THENCE RUN NORTH 89 DEGREES 48 MINUTES 08 SECONDS EAST, 19.48 FEET; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 23 SECONDS WEST, 944.78 FEET; THENCE RUN SOUTH 17 DEGREES 28 MINUTES 12 SECONDS WEST, 60.38 FEET; THENCE RUN SOUTHWARDLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 850.00 FEET, AN ARC DISTANCE OF 260.24 FEET (THE CHORD BEARS SOUTH 08 DEGREES 36 MINUTES 57 SECONDS WEST, AND MEASURES 259.22 FEET); THENCE RUN SOUTH 00 DEGREES 08 MINUTES 19 SECONDS EAST, 52.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.22 ACRES, MORE OR LESS.

STATE OF ALABAMA
COUNTY OF BALDWIN

I, F. WILLIAM RABER, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

FIELD WORK FOR THIS SURVEY WAS COMPLETED SEPTEMBER 13, 2019.

F. WILLIAM RABER, P.L.S. ALABAMA LICENSE NO. 19525



CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE 24 DAY OF September, 2019.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE FOLEY COMMUNITY DEVELOPMENT DIRECTOR

THE FOLEY COMMUNITY DEVELOPMENT DEPARTMENT DETERMINED THIS RESUBDIVISION TO BE EXEMPT FROM THE SUBDIVISION REGULATIONS OF THE CITY OF FOLEY IN ACCORDANCE WITH THE LAND USE AND DEVELOPMENT ORDINANCES.

THIS THE 24 DAY OF September, 2019.

COMMUNITY DEVELOPMENT DIRECTOR

NOTES:

THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBERS 01003 C 0031 M, AND 01003 C 0032 M (EFFECTIVE JUNE 17, 2002 AND REVISED APRIL 16, 2019) AND FOUND TO BE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THE ADJACENT PROPERTY REFERENCES SHOWN HEREON ARE FROM INFORMATION AVAILABLE FROM THE PROBATE COURT RECORDS AT THE TIME OF THIS SURVEY.

BEARINGS ARE GRID, ALABAMA WEST ZONE HAD 83 DATUM, BASED ON GPS OBSERVATIONS, PINNING THE NORTH LINE OF THE PROPERTY SURVEYED TO NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST.

WETLAND AREAS, IF ANY, ARE NOT SHOWN.

GPS OBSERVATIONS (GNSS OR GLOBAL NAVIGATION SATELLITE SYSTEM) WERE TAKEN USING A REAL-TIME KINEMATIC GPS RECEIVER.

DITCHES SHOWN ARE SCALED FROM AVAILABLE AERIAL MAPS.

SITE DATA:

PARCEL IN No.: 61-02-10-D-000-008.000

NUMBER OF LOTS: 7

TOTAL AREA: 111.552 ACRES

OWNER:

JANET L. SMITH

P. O. BOX 1482
ORANGE BEACH AL 36561

ZONING:

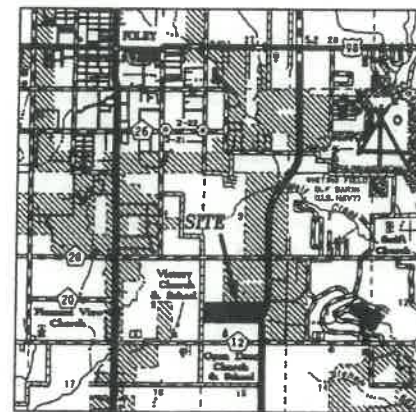
B-1A & R-4

ZONING REQUIREMENTS:

SETBACKS -
FRONT - 30'
REAR - 30'
SIDE - 10'

EASEMENTS:

- 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS
- 10' DRAINAGE AND UTILITY EASEMENT ALONG THE REAR OF ALL LOTS
- 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES
- LOTS 6 AND 7 WILL BE REQUIRED TO SHARE ONE "REDUCED TYPICAL ACCESS UNIT" IN ACCORDANCE WITH EXHIBIT "B" OF THE FIRE ACCESS MANAGEMENT PLAN.



VICINITY MAP

LEGEND

- CALC - CALCULATED (NOT MEASURED)
- CLF - CHAIN LINK FENCE
- CMF - 6 INCH SQUARE CONCRETE MONUMENT FOUND
- CRF - 1/2 INCH DIAMETER REBAR, WITH PLASTIC CAP, FOUND
- CPF - 3 INCH DIAMETER CAPPED IRON PIPE FOUND
- CRS - 1/2 INCH DIAMETER REBAR, WITH PLASTIC CAP, SET
- E - OVERHEAD ELECTRIC LINES
- ETP - ELECTRIC TRANSFORMER PAD
- G - GAS VALVE
- GP - GUY POLE
- GW - GUY WIRE/ANCHOR
- INST - RECORDING INSTRUMENT NUMBER
- IRF - 1/2 INCH DIAMETER REBAR FOUND
- REC - RECORD
- R/W - RIGHT OF WAY
- T - TELEPHONE FIBER OPTIC VAULT
- UP - UTILITY POLE
- W - WOODEN PRIVACY FENCE

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I, JANET L. SMITH, THE UNDERSIGNED, AM OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATED THIS 24 DAY OF September, 2019.

Janet L. Smith

OWNER

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, JAMES L. SMITH, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, DO HEREBY CERTIFY THAT JANET L. SMITH, 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 THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 2 DAY OF Oct, 2019.

James L. Smith

NOTARY PUBLIC

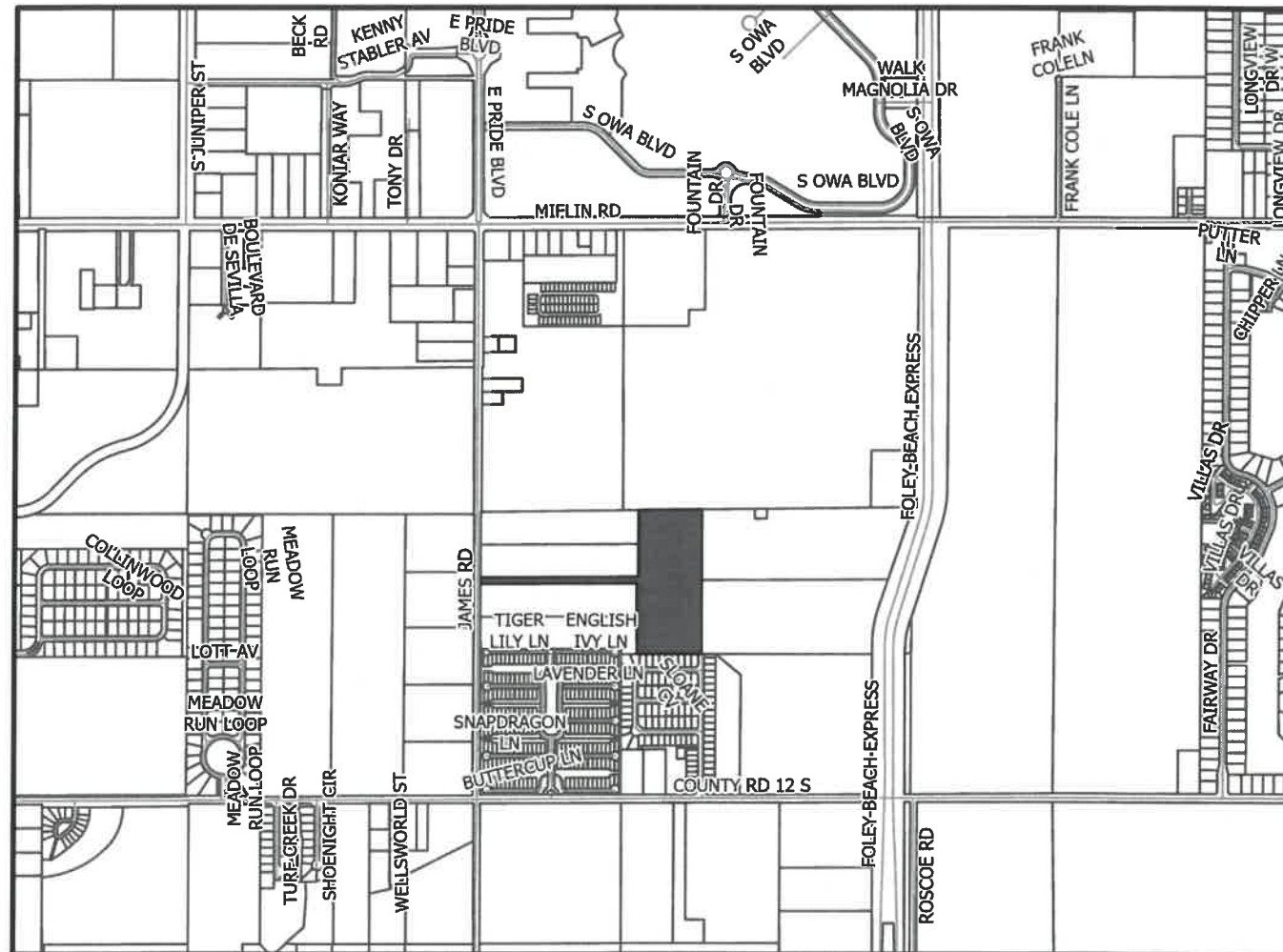
PROJ NUMBER:	REV NUMBER:	DWG NUMBER:
190801	-	190801LONG
SECTION: 10	T- 8-S, R- 4-E	
FOLEY, ALABAMA		
SCALE:	DRAWN BY:	DATE:
1" = 150'	FWR	09/14/2019

RABER SURVEYING
14813-A RABER ROAD
SUMMERDALE, ALABAMA 36880
Phone: 205-935-7100
Fax: 205-935-3493
www.rabersurveying.com
QUALITY - INTEGRITY

FINAL SURVEY PLAT OF:
**PROVIDENCE
COMMERCIAL PARK**



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 20 +/- acres. Property is currently zoned Recreational Vehicle (RV) Park District. Proposed zoning is R-2 (Residential Single Family and Duplex). Property is located S. of County Rd. 20 and W. of the Foley Beach Express. Applicant is Luis Tabares.

Anyone interested in this rezoning request may be heard at a public meeting scheduled for May 18, 2022 in the Civic Center 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