



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).

Dated this 22 day of August, 2024



Phillip K. Clubb, LLC.
Petitioner's Signature

Petitioner's Signature

STATE OF ALABAMA
BALDWIN COUNTY

On this 22 day of Aug, 2024 before me personally appeared Phillip Knuckey, 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.

Alexis Melvin
NOTARY PUBLIC
My Commission Expires: 09.28.26

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:

- R-1A Residential Single Family
- R-1B Residential Single Family
- R-1C Residential Single Family
- R-1D Residential Single Family
- R-1R Restricted Residential Single Family
- R-2 Residential Single Family & Duplex
- R-3 Residential Multi Family
- R-4 Residential Single Family & Duplex
- GPH-1 Residential Garden-Patio Homes
- TH-1 Residential Townhouses
- MH-1 Residential Mobile Home Park/Subdivision
- OSP Open Space/Reservation District
- PDD Planned Development District
- PUD Planned Unit Development
- PID Planned Industrial District
- B-1 Central Business District
- B-1A Commercial Extended Business District
- B-2 Commercial Neighborhood Business District
- B-3 Commercial Local Business District
- PO Preferred Office District
- M-1 Light Industry
- A-O Agriculture Open Space
- H Overlying area of Historic District

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 n/a 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 _____

No

[Handwritten Signature]
Petitioner's Signature
CLUBVILLE

8/27/24
Date

Petitioner's Signature Date

For Internal Use Only: Are infrastructure valuation forms for annexations and subdivision acceptance from the Engineering Department attached?

Yes

No

STATE OF ALABAMA)

COUNTY OF BALDWIN)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that J & B LLC, an Alabama limited liability company, hereinafter called the "Grantor," for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantor by CLUB RV, LLC, a limited liability company, hereinafter called the "Grantee," the receipt and sufficiency of which are hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

PARCEL A: Commence at a found nail and disk in pavement, locally accepted as the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 16, Township 8 South, Range 4 East and run North 00°03'49" West, 665.62 feet to found capped Pin (#18393), thence North 00°03'56" West, 665.67 feet to a found capped pin (#18393) being the Point-of-Beginning of the parcel herein described; thence North 00°35'06" West, 1282.72 feet to a found capped pin (#18393); thence continue North 00°35'06" West, 11.0 feet to the South right of way of Brink' s-Willis Road (R/W 60 feet); thence along R/W, North 89°50'40" East, 1158.51 feet to a point on the aforementioned R/W; thence leaving R/W, South 00°27'32" East, 1297.56 feet to a found 3/4" crimped pipe; thence North 89°57'52" West, 1155.69 feet to the Point-of Beginning, situated in the Southeast Quarter of the Southwest Quarter of Section 16, Township 8 South, Range 4 East, Baldwin County, Alabama. (a/k/a The NE ¼ of the SW ¼ of Section 16, Township 8 South, Range 4 East, Baldwin County, Alabama, (LESS AND EXCEPT the East 175.74 feet +/-, and less and except that portion which lies within the right of way of a public road)

PARCEL B: Commence at a found nail and disk in pavement, locally accepted as the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 16, Township 8 South, Range 4 East, and run North 00°03'43" West, 665.62 feet to found capped pin (#18393) being the point of beginning of the parcel herein described; thence North 00°03'56" West, 665.67 feet to a found capped pin (#18393); thence South 89°57'52" East, 1155.69 feet to a found crimped pipe; thence North 89° 03'23" East, 180.67 feet to a found capped pin (#18393); thence South 00°07'49" East, 665.24 feet to a found capped pin (#18393) thence South 89° 52'55" West, 837.81 feet to a found capped pin(#18393); thence South 89° 52'20" West, 59.97 feet to a capped pin (#18393) thence South 89° 53'29" West, 439.28 feet to the point of beginning situated in the Southeast Quarter of the Southwest Quarter of Section 16, Township 8 South, Range 4 East, Baldwin County, Alabama. (a/k/a The N 1/2 of the SE ¼ of the SW ¼ of Section 16, Township 8 South, Range 4 East, Baldwin County, Alabama.)

PARCEL C: TOGETHER WITH a non-exclusive appurtenant easement for ingress and egress described as follows: Commence at a found nail and disk in pavement locally accepted as the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 16, Township 8 South, Range 4 East and run North 89°52'36" East, 440.05 feet to a point; thence North 00°07'39" West 29.98 feet to a capped pin found on the R/W of Keller Road (R/W 60 feet) and the point of beginning of the following described easement: thence continue North 00°07'39" West, 635.52 feet to a found capped pin (#18393); hence North 89°52'20" East, 59.97 feet to a found capped pin (#18393), thence South 00°07'46" East, 635.54

feet to a found capped pin (#18393) on the R/W of the aforementioned Keller Road; thence South 89°52'56" West, 59.99 feet to the point of beginning of the easement, situated in the Southeast Quarter of the Southwest Quarter of Section 16, Township 8 South, Range 4 East, Baldwin County, Alabama.

LESS AND EXCEPT such oil, gas, and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easement granted the Utilities Board of the Town of Foley, as recorded in Deed Book 296, Page 80. (vague description, but being within the West ½ of §16-8-4) (Parcel A)
2. Oil, gas and mineral lease granted Carl D. Doehring, dated October 27, 1972 and recorded in Deed Book 438, Page 411. (Parcel A)
3. Reservation of interest in and to the oil, gas and other minerals and rights in connection therewith as contained in deed from Paul E. Shoenight, Sr. and Janie P. Shoenight, dated April 10, 1981 and recorded in Real Property Book 88, Page 1589. (Parcel A)
4. Right of Way deed from David W. Cook Sheryll J. Cook to Baldwin County, dated February 17, 1992 and recorded in Real Property Book 451, page 77. (Parcel A)
5. SUBJECT TO any portion of the subject land which lies within the right of way of a public road. (Parcel A)
6. Reservation of all interest in and to all oil, gas and minerals and rights in connection therewith as contained in deed from Gerald E. Melton and Barbara G. Melton to Sheryll J. Cook, dated October 2, 1997 and recorded in Real Property Book 784, Page 421. (Parcel B & C)
7. Oil, gas and mineral lease from Gerald Edward Melton and Barbara G. Melton to Michael C. Jones, dated February 27, 1982 and recorded in Real Property Book 110, Page 1472 (Parcel B & C).
8. Oil, gas and mineral lease from Michael Evans Melton and Magda J. Melton to Michael C. Jones dated March 2, 1982 and recorded in Real property Book 110, Page 1476. (Parcel B & C)
9. Private and perpetual easement for ingress and egress as conveyed in deed from Michael E. Melton to Gerald E. Melton, Barbara G. Melton and Mollie 3. Melton, dated May 7, 1987 and recoded in Real Property Book 292, Page 1808 (Parcel B)
10. Reservation of a private and perpetual easement in the deed from Jackie N. Calhoun, Clerk of the Circuit Court of Baldwin County, Alabama to Sheryll Magee Cook, dated August 29, 1997 and recoded in Real Property Book 784, page 415. (Parcel B & C)
11. Terms and conditions contained in the deed from Gerald E. Melson and Barbara G. Melton, to Sheryll Magee Cook, dated October 2, 1997 and recorded in Real Property Book 784, Page 421. (Parcel B & C)

12. Private non-exclusive and perpetual easement from Michael E. Melton to Gerald E. Melton and Barbara G. Melton, dated October 3, 1997 and recorded in Real Property Book 784, page 419, (Parcel C)
13. Right of way granted Baldwin County, as recorded in Deed Book 425, Page 72 and Deed Book 482, Page 136. (Parcel C)
14. Rights of other parties in and to that certain easement described herein.
15. Any loss or damage due to discrepancies in actual and record distances. The company insures the lesser of actual and record measurements.
16. Rights of other parties, the United States of America or State of Alabama, in and to the bed, shore, littoral or riparian rights to the property described herein which lies adjacent to Boggy Branch.
17. Any part of the land described which may constitute wetlands or tidelands and any restriction on use or development arising out of a determination that the land, or some portion thereof, may be subject to provisions of Alabama Coastal Preservation statutes.
18. Zoning, if any, planning, subdivision regulations, and other ordinances, laws, restrictions or regulations upon the use or division of the land comprising the Subdivision as may be legally imposed by the County of Baldwin, Alabama, any municipality in which the property may lie, the State of Alabama, or any other governmental authorities having jurisdiction over the land in the subdivision.

The recording references refer to the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

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

TO HAVE AND TO HOLD the said above described property unto the said Grantee, its successors and assigns in fee simple, forever.

And except as to taxes hereafter falling due which are assumed by the Grantee, and except as to the above mentioned encumbrances, the Grantor does, for itself and its successors and assigns, hereby covenant with the Grantee that it is seized of an indefeasible estate in fee simple in said property, is in peaceable possession thereof, that said property is free and clear of all encumbrances, and that it does hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the peaceable possession thereof, unto the Grantee, and to its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be properly executed, on this the 1st day of September, 2023.

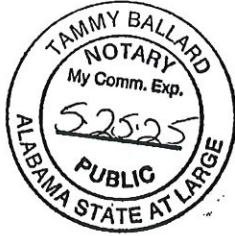
J & B LLC
An Alabama limited liability company

By: James Webster Swinford
James Webster Swinford
Its: Member

STATE OF Alabama
COUNTY OF Talledega

I, Tammy Ballard, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Webster Swinford, whose name as Member of J & B LLC, an Alabama 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 said instrument, _____, as such Member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and seal this the 1st day of September, 2023.



Tammy Ballard
Notary Public
My Commission Expires: 5-25-25

J & B LLC
An Alabama limited liability company

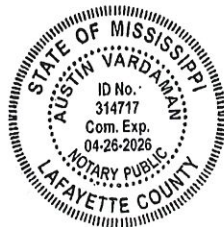
By: Katelyn E Swinford
Katelyn Elizabeth Swinford
Its: Member

STATE OF Mississippi)

COUNTY OF Lafayette)

I, Katie S. Morrison, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Katelyn Elizabeth Swinford, whose name as Member of J & B LLC, an Alabama 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 said instrument AWDL, as such Member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and seal this the 31st day of August, 2023.



[Signature]
Notary Public
My Commission Expires: 4/26/20

The following information is provided pursuant to Alabama Code §40-22-1:

Grantor's Name: J & B LLC, An Alabama Limited Liability Company
Mailing Address: PO BOX 131, MUNFORD AL 36268
Grantee's Name: CLUB RV, LLC, An Alabama Limited Liability Company
Mailing Address: PO BOX 1066, ORANGE BEACH AL 36561
Property Address: 20316 Brinks Willis Rd, Foley, AL 36535

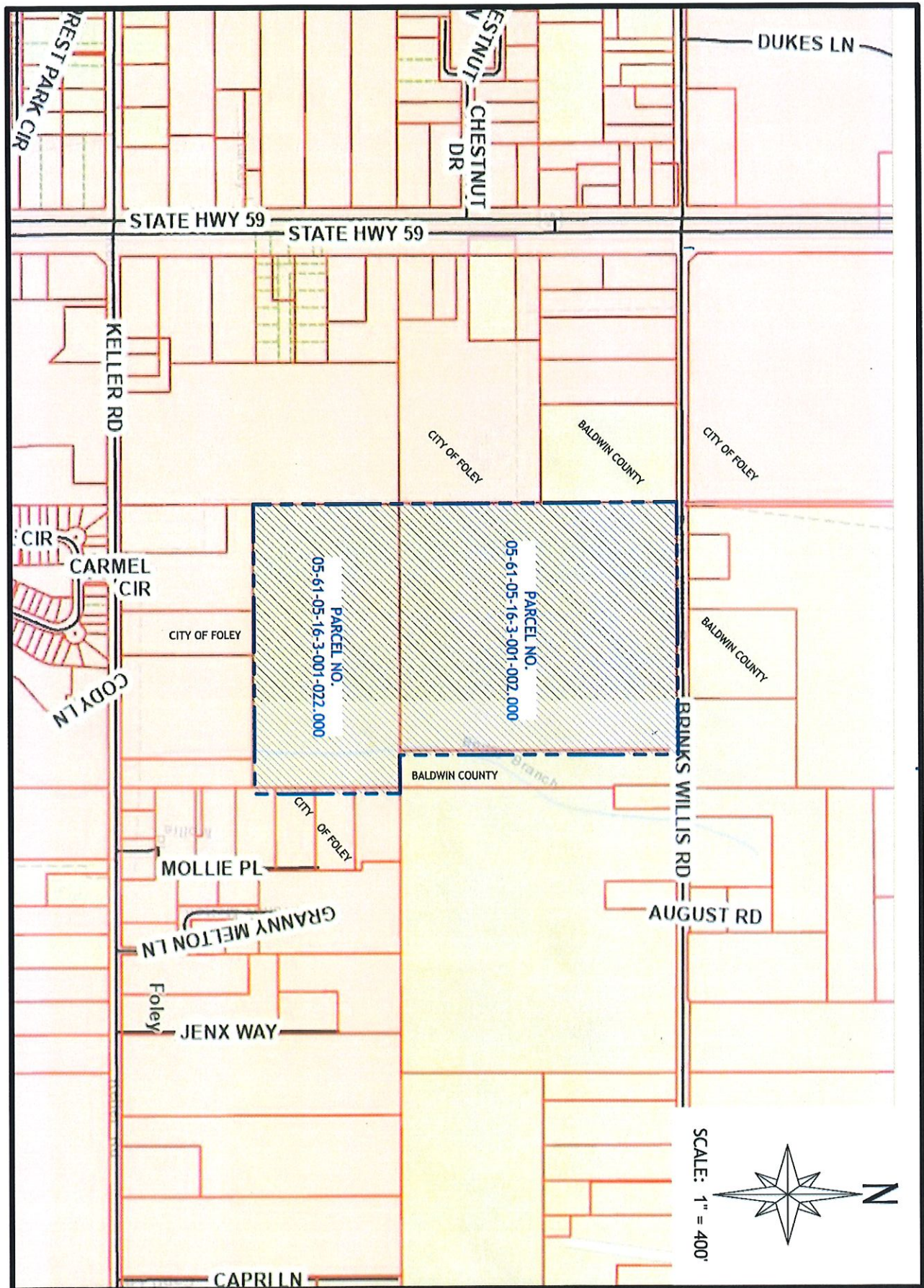
Date of Sale 9.6.23
Total Purchase Price \$ 1,350,000-
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 _____

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER GRANTOR NOR GRANTEE AND RECOMMENDS EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL TO REVIEW SAID DOCUMENT.

THIS INSTRUMENT PREPARED BY:
Jule R. Herbert Jr.
Herbert Law Firm, LLC
P.O. Drawer 3889
Gulf Shores, AL 36547
(251) 968-4764



SCALE: 1" = 400'



SHEET NUMBER:

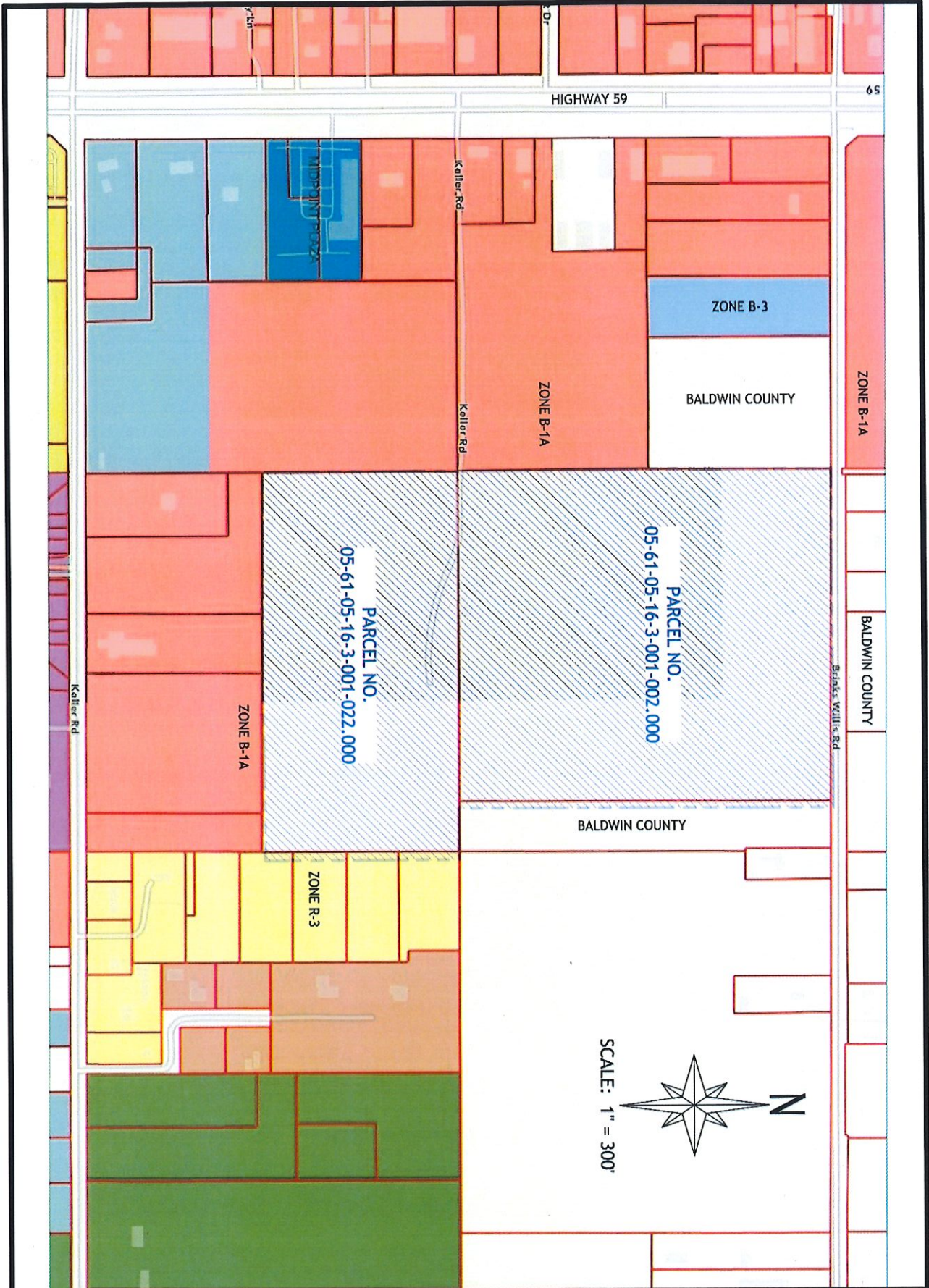
C-01 OF 2

VICINITY MAP - EXCERPT OF COUNTY GIS MAP

CLUB RV

FOLEY, ALABAMA

WOOTEN
ENGINEERING
CIVIL PLANNING + DESIGN



SHEET NUMBER:

C-02 OF 2

VICINITY MAP - EXCERPT OF CITY ZONING MAP

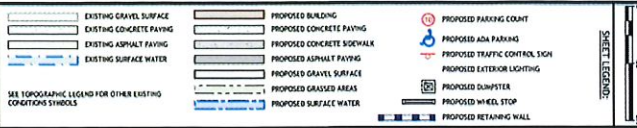
CLUB RV

FOLEY, ALABAMA

WOOTEN
ENGINEERING
 CIVIL PLANNING + DESIGN

CLUB RV, LLC

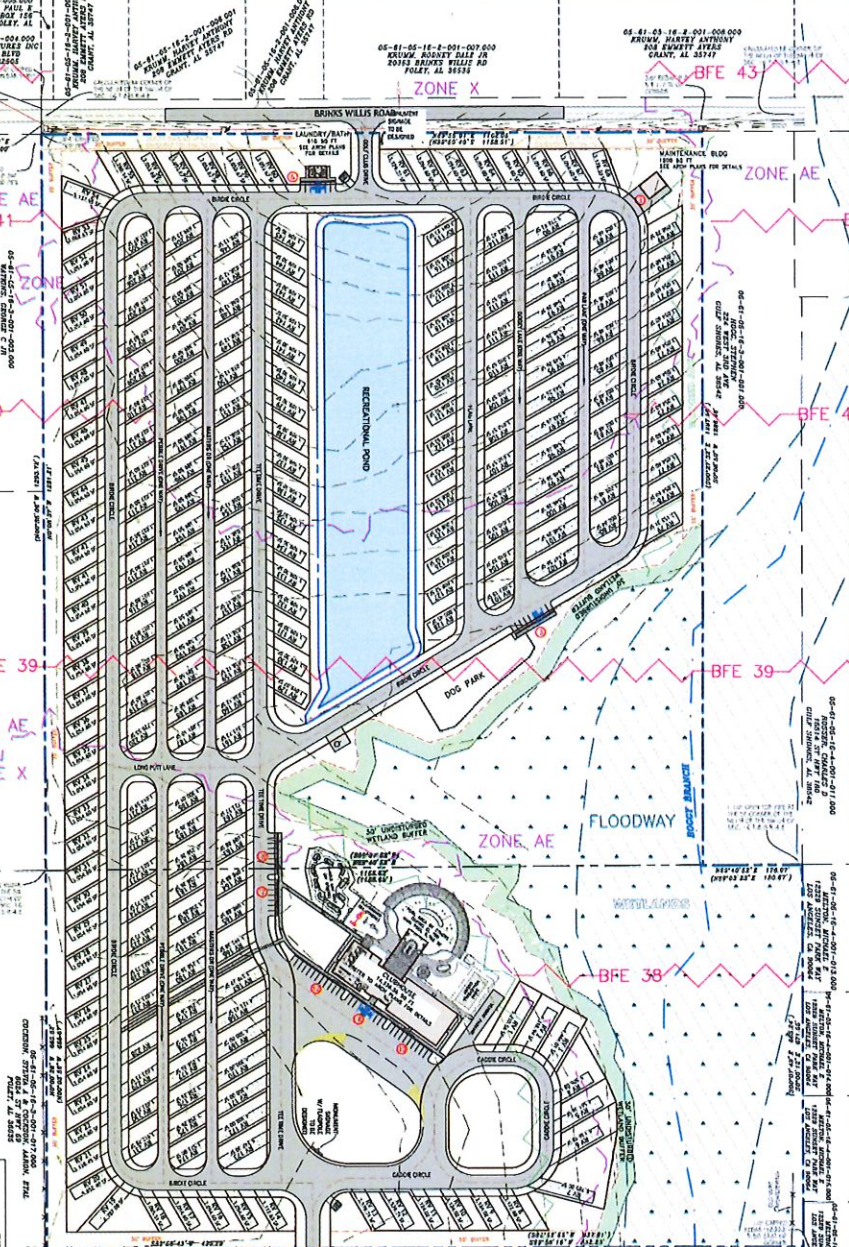
CONTACT: PHILLIP KNUCKEY
 P.O. BOX 1066
 ORANGE BEACH, AL 36561
 (815) 757-8004
 philipknuckey@gmail.com



PREPARED FOR:
 SEE TOPOGRAPHIC LEGEND FOR OTHER EXISTING CONDITIONS SYMBOLS

SURVEY PROVIDED BY:
DAVID LOWERY SURVEYING, L.L.C.
 2535 OAKWOOD DRIVE, SUITE 101
 FOLEY, ALABAMA 36535
 PHONE: (850) 942-4400
 FAX: (850) 942-4401
 WWW.DLSURVEYING.COM

DATE: 08-09-2023
PROJECT: CLUB RV, LLC
CONTRACT: 2300012



DEVELOPERS NOTES:

- THIS DEVELOPMENT IS TO COMPLY WITH THE REGULATIONS OF THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (ADEM) AND THE ALABAMA DEPARTMENT OF AGRICULTURE AND FORESTRY (ADAF).
- INDIVIDUAL LOT DIMENSIONS MAY VARY FROM THOSE SHOWN ON THIS PLAN DUE TO SURVEYING ACCURACY.
- THE DEVELOPER ASSUMES RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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WETLANDS NOTES:

- EXISTING WETLANDS INDICATED BY WETLAND SYMBOLS.
- WETLANDS LOCATED ON SURVEY FOR FLOOD ZONING.
- NO WETLANDS DISURBANCE REQUIRED FOR PLANNED CONSTRUCTION ACTIVITY.

FLOOD ZONE NOTES:

- EXISTING FLOOD ZONE INDICATED BY FLOOD ZONE SYMBOLS.
- PART OF THE PROPERTY CONTAINED WITHIN THIS FLOOD ZONE IS A FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (ADEM).
- NO WETLANDS DISURBANCE REQUIRED FOR PLANNED CONSTRUCTION ACTIVITY.

SITE NOTES:

- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF ALL SIGNS.
- ASBESTOS & MOULD ASH TO BE REMOVED BY OTHERS.
- ALL 3/4" ON WOOD SURFACES ARE 2" WIDE TRAVEL.

UTILITY PROVIDERS:
 SOUTHWESTERN POWER AND LIGHT COMPANY
 WETLANDS & ENVIRONMENTAL SERVICES INC.

SITE DATA TABLE

ITEM	AMOUNT
TOTAL ACRES	15.27 AC
TOTAL SQUARE FEET	10,611,408
TOTAL BUILDING FOOTPRINT	2,100,000
TOTAL PAVED SURFACE	1,500,000
TOTAL ASPHALT PAVING	1,000,000
TOTAL CONCRETE PAVING	500,000
TOTAL GRAVEL SURFACE	1,000,000
TOTAL GRASSED AREAS	1,000,000
TOTAL SURFACE WATER	1,000,000
TOTAL UTILITIES	1,000,000
TOTAL FLOOD ZONE	1,000,000
TOTAL WETLANDS	1,000,000

SCENARIOS:

SCENARIO	DATE	DESCRIPTION
1. EXISTING	08-09-2023	EXISTING CONDITIONS
2. PROPOSED	08-09-2023	PROPOSED CONDITIONS
3. FUTURE	08-09-2023	FUTURE CONDITIONS

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/15/2024	UPDATED PLAN SET FOR CITY OF FOLEY SUBMITTAL
2	05/11/2024	UPDATED SURVEY PLAN PER CLIENT REQUEST
3	12/14/2023	UPDATED GRADING TO IMPROVE SITE BALANCE, ADDED OFF SITE WATER & FLOOD ZONING

PROJECT NUMBER: WE23-03-073
DRAWING FILE: WE23-03_SITE PLAN.DWG
DATE: August 22, 2024
DRAWN BY: JWW

DRAMAING DATA:

1249 Pencarro Blvd
 Foley, Alabama 36535
 (251) 269-8689
 www.wooteng.com

ALABAMA ENGINEERING & SURVEYING PROFESSIONALS
 WOOTEN ENGINEERING
 CIVIL PLANNING + DESIGN

ALABAMA ENGINEERING & SURVEYING PROFESSIONALS

OVERALL SITE PLAN

CLUB RV

BRINK WILLIS ROAD
 FOLEY, ALABAMA

C-03 OF 27

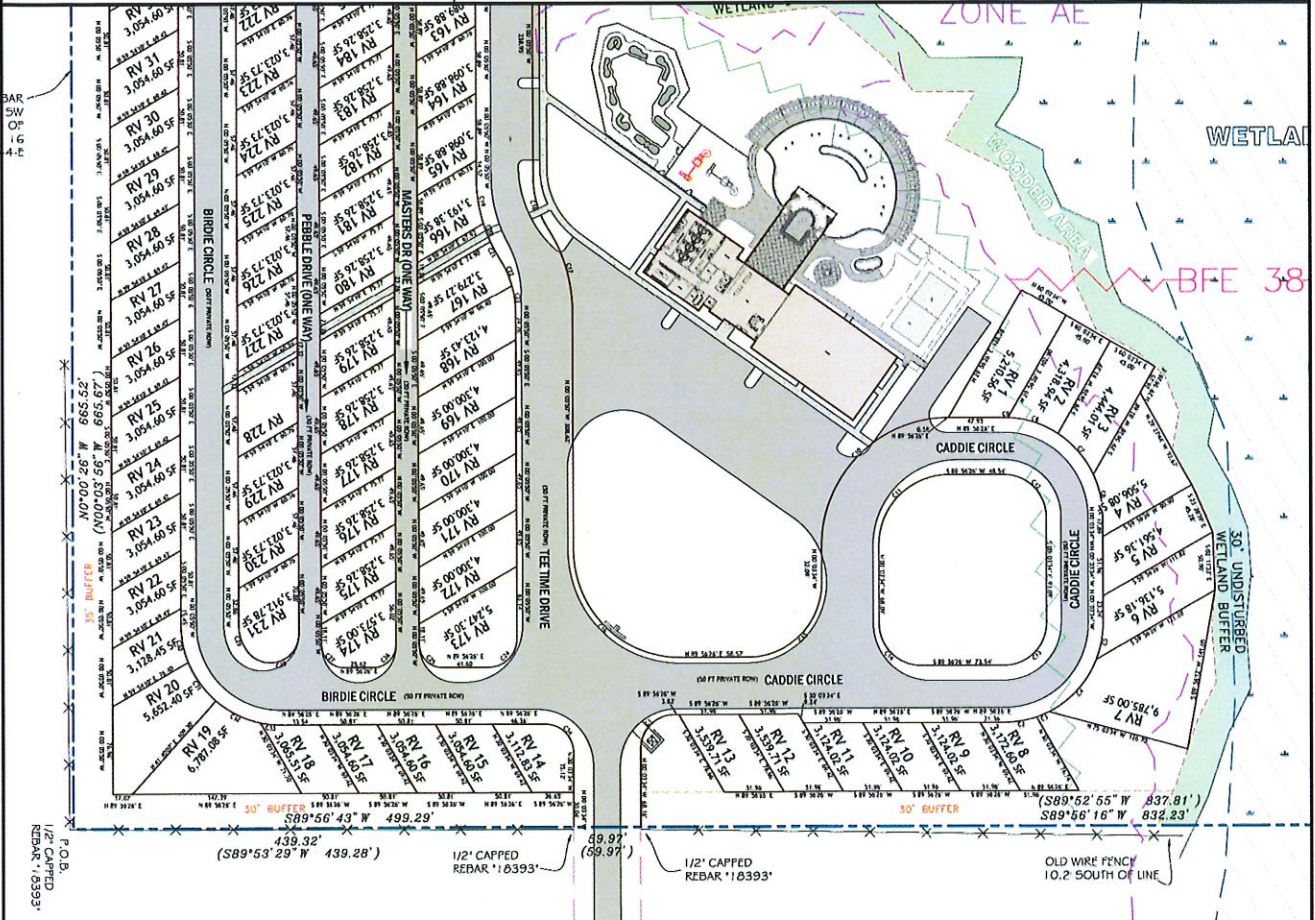
CLUB RV, LLC
 CONTACT: PHILLIP KNUCKEY
 P.O. BOX 1066
 ORANGE BEACH, AL 36561
 (815) 757-8004
 philipknuckey@gmail.com

- PREPARED FOR:**
- EXISTING GRAVEL SURFACE
 - EXISTING CONCRETE PAVING
 - EXISTING ASPHALT PAVING
 - EXISTING SURFACE WATER
 - PROPOSED BUILDING
 - PROPOSED CONCRETE PAVING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED ASPHALT PAVING
 - PROPOSED GRAVEL SURFACE
 - PROPOSED GRASSED AREAS
 - PROPOSED SURFACE WATER
 - SEE TOPOGRAPHIC LEGEND FOR OTHER EXISTING CONDITIONS SYMBOLS

SCALE: 1" = 50'

SHEET LEGEND:

- PROPOSED PARKING COUNT
- PROPOSED ADA PARKING
- PROPOSED TRAFFIC CONTROL SIGN
- PROPOSED EXTERIOR LIGHTING
- PROPOSED DUMPSTER
- PROPOSED WHEEL STOP
- PROPOSED RETAINING WALL



DEVELOPERS NOTES:

1. THIS DEVELOPMENT IS TO CREATE TOURISM INDUSTRY OPPORTUNITIES FOR VISITORS.
2. INDIVIDUAL LOT OWNERS MAY CONSTRUCT ACCESSORY BUILDINGS ON THEIR LOTS.
3. ACCESSORY BUILDINGS SHOULD BE LOCATED OUTSIDE FLOOD ZONE DESIGNATION AND SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.

PLAT NOTES:

1. THIS DEVELOPMENT IS TO BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

FLOOD ZONE NOTES:

1. DRAINAGE LOTS WITHIN FLOOD ZONE X & B ARE ANNUAL CHANCE FLOOD FROM HYDROLOGICAL PART 2 OF THE FLOOD HAZARD MITIGATION PLAN.
2. PART OF THE PROPERTY CONTAINS WITHIN THIS STUDY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL AGENCY INSURANCE RATE PLAN. PARTICIPATING PROPERTY WITHIN THIS PLAN IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES AND SHALL BE SUBJECT TO ADDITIONAL INSURANCE REQUIREMENTS AND BUILDING REGULATIONS.

WETLANDS NOTES:

1. EXISTING WETLANDS ARE INDICATED BY WETLAND SYMBOLS, INCLUDING BENT GRASS, POND, AND OPEN WATER.
2. WETLANDS ARE LOCATED ON LOTS 1 AND 2.
3. WETLANDS ARE LOCATED ON LOTS 1 AND 2.

UTILITY PROVIDERS:

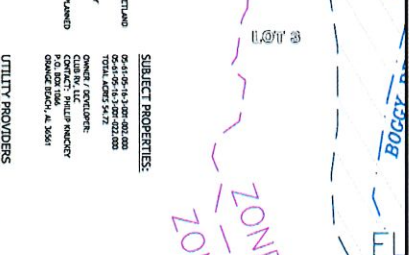
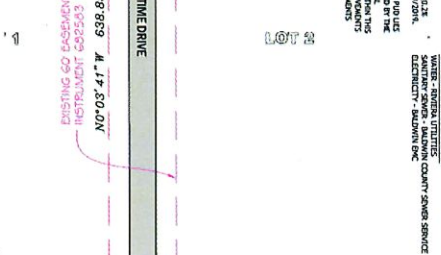
WATER: WOODBRIDGE WATER COMPANY - WATER SERVICE
 ELECTRICITY: SOUTHERN BNC

SUBJECT PROPERTIES:

06-95-05-1-3-000-003
 06-95-05-1-3-000-003
 TOTAL ACRES: 54.12

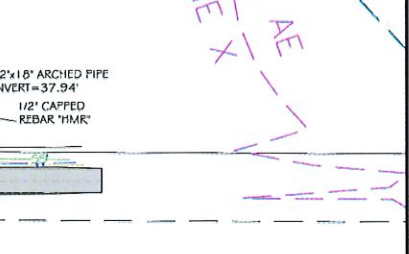
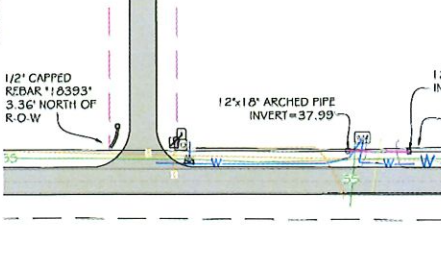
OWNER / DEVELOPER:
 CLUB RV, LLC
 CONTACT: PHILLIP KNUCKEY
 P.O. BOX 1066
 ORANGE BEACH, AL 36561

LOT NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL
RV 1	5,204.32	0.119	0.119
RV 2	5,204.32	0.119	0.119
RV 3	5,204.32	0.119	0.119
RV 4	5,204.32	0.119	0.119
RV 5	5,204.32	0.119	0.119
RV 6	5,204.32	0.119	0.119
RV 7	5,204.32	0.119	0.119
RV 8	5,204.32	0.119	0.119
RV 9	5,204.32	0.119	0.119
RV 10	5,204.32	0.119	0.119
RV 11	5,204.32	0.119	0.119
RV 12	5,204.32	0.119	0.119
RV 13	5,204.32	0.119	0.119
RV 14	5,204.32	0.119	0.119
RV 15	5,204.32	0.119	0.119
RV 16	5,204.32	0.119	0.119
RV 17	5,204.32	0.119	0.119
RV 18	5,204.32	0.119	0.119
RV 19	5,204.32	0.119	0.119
RV 20	5,204.32	0.119	0.119
RV 21	5,204.32	0.119	0.119
RV 22	5,204.32	0.119	0.119
RV 23	5,204.32	0.119	0.119
RV 24	5,204.32	0.119	0.119
RV 25	5,204.32	0.119	0.119
RV 26	5,204.32	0.119	0.119
RV 27	5,204.32	0.119	0.119
RV 28	5,204.32	0.119	0.119
RV 29	5,204.32	0.119	0.119
RV 30	5,204.32	0.119	0.119
RV 31	5,204.32	0.119	0.119
RV 32	5,204.32	0.119	0.119



CURVE TABLE

STATIONING	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1+00.00	S89°53'29\"/>					



SHEET PROVIDED BY:
DAVID LOWERY
 SURVEYING, L.L.C.
 2034 RICHMOND ST. SE
 ATLANTA, GA 30316
 (404) 525-7777

PROJECT NUMBER: WE23-03-073
DRAWING FILE: WE23-03_SITE PLAN.DWG
DATE: August 22, 2024
DRAWN BY: JFW

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/11/2024	UPDATED PLAN SET FOR CITY OF FOLEY SUBMITTAL
2	08/11/2024	UPDATED UTILITY PLAN PER CLIENT REQUEST
3	07/14/2024	UPDATED GRADING TO IMPROVE SITE DRAINAGE, ADDED OFF SITE WATER & TOILET RINGS

Wooten Engineering + Design
 1249 Pencarrow Blvd
 Foley, Alabama 36535
 (451) 269-8689
 jfw@wooteng.com
 www.wooteng.com

C-04 OF 27

PRELIMINARY PLAT
CLUB RV
 BRINK WILLIS ROAD
 FOLEY, ALABAMA

DRAWING DATA:

SCALE: 1" = 50'

DATE: August 22, 2024

DRAWN BY: JFW

PROJECT NUMBER: WE23-03-073

DRAWING FILE: WE23-03_SITE PLAN.DWG

CLUB RV, LLC

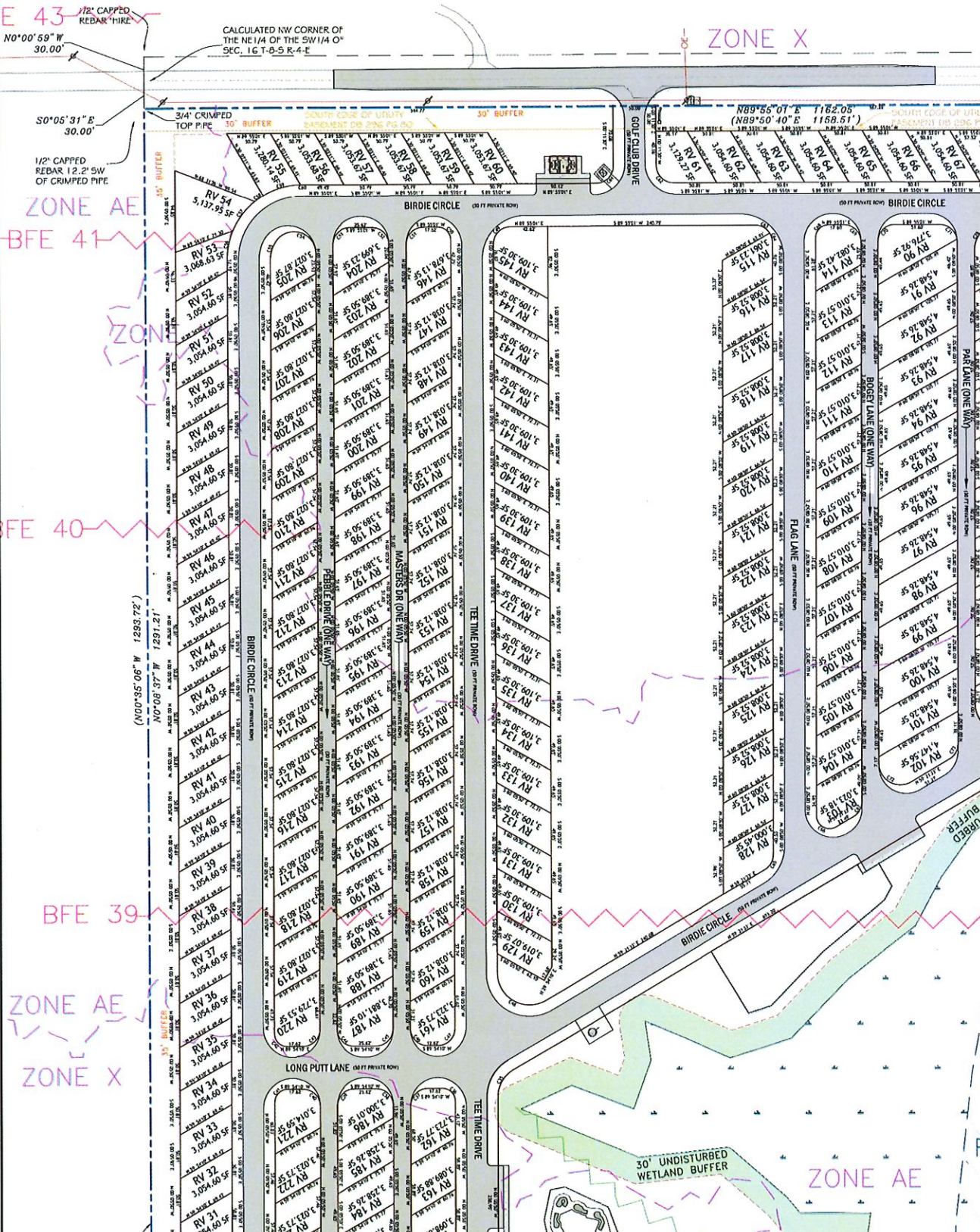
CONTACT: PHILLIP KNUCKEY
 P.O. BOX 1066
 ORANGE BEACH, AL 36561
 (815) 757-8004
 philipknuckey@gmail.com

PREPARED FOR:

	EXISTING GRAVEL SURFACE		PROPOSED BUILDING		PROPOSED PARKING COLUMN
	EXISTING CONCRETE PAVING		PROPOSED CONCRETE PAVING		PROPOSED ADA PARKING
	EXISTING ASPHALT PAVING		PROPOSED CONCRETE SIDEWALK		PROPOSED TRAFFIC CONTROL SIGN
	EXISTING SURFACE WATER		PROPOSED ASPHALT PAVING		PROPOSED EXTERIOR LIGHTING
	SEE TOPOGRAPHIC LEGEND FOR OTHER EXISTING CONDITIONS/SYMBOLS		PROPOSED GRAVEL SURFACE		PROPOSED DUMPSTER
			PROPOSED RAISED AREAS		PROPOSED WHEEL STOP
			PROPOSED SURFACE WATER		PROPOSED RETAINING WALL

SCALE: 1" = 50'

SHEET LEGEND:



C-05
 OF 27

PRELIMINARY PLAT
CLUB RV
 BRINK WILLIS ROAD
 FOLEY, ALABAMA

PROJECT NUMBER: WE23-03-073
DRAWING FILE: WE23-03_SITE PLAN.DWG
DATE: August 22, 2024
DRAWN BY: JWW

REVISIONS:

1	08/13/2024	UPDATED PLAN SET FOR CITY OF FOLEY SUBMITTAL
2	08/11/2024	UPDATED CITY PLAN PER CLIENT REQUEST
3	12/14/2023	UPDATED DRAWING TO IMPROVE SITE BALANCE, ADDED PER SITE VISIT & TOWN REVIEW



WOOTEN ENGINEERING
 CIVIL PLANNING + DESIGN

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CLUB RV, LLC

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 (815) 757-8004
 phillipknuckey@gmail.com

PREPARED FOR:

EXISTING GRAVEL SURFACE
 EXISTING CONCRETE PAVING
 EXISTING ASPHALT PAVING
 EXISTING SURFACE WATER

PROPOSED BUILDING
 PROPOSED CONCRETE PAVING
 PROPOSED ASPHALT PAVING
 PROPOSED GRAVEL SURFACE
 PROPOSED SURFACE WATER

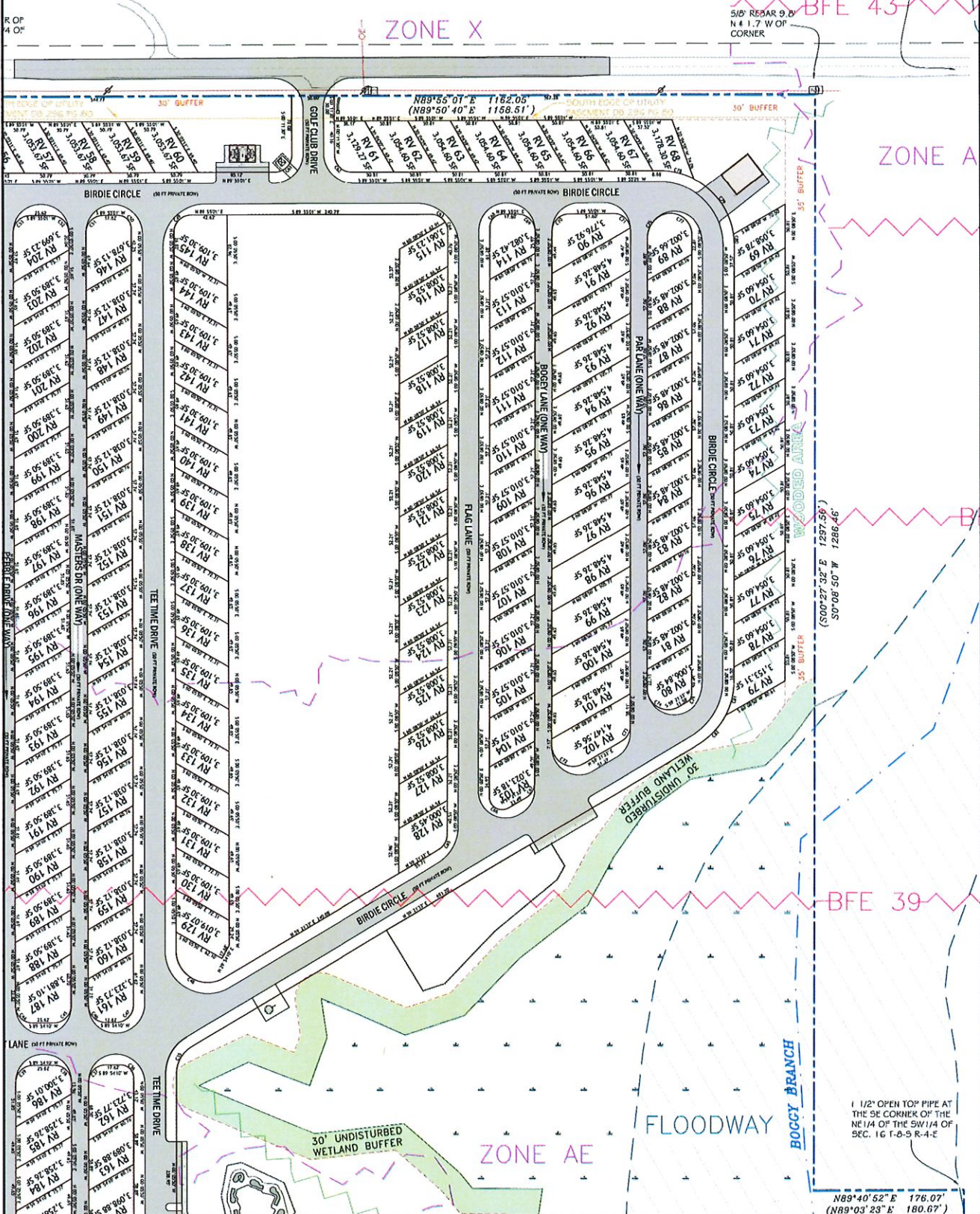
PROPOSED PARKING COUNT
 PROPOSED ADA PARKING
 PROPOSED TRAFFIC CONTROL SIGN
 PROPOSED EXTERIOR LIGHTING
 PROPOSED DOWNSPUTTER
 PROPOSED WHEEL STOP
 PROPOSED RETAINING WALL

SHEET LEGEND

SCALE: 1" = 50'



CALCULATED NE CORNER
 THE NE 1/4 OF THE SW 1/4
 SEC. 16 T-0-S-R-4-E



C-06 OF 27
 SHEET NUMBER

PRELIMINARY PLAT
CLUB RV
 BRINK WILLIS ROAD
 FOLEY, ALABAMA

PROJECT NUMBER:	WE23-03-073
DRAWING FILE:	WE23-03_SITE PLAN.DWG
DATE:	August 22, 2024
DRAWN BY:	JWW
REVISIONS:	
08/13/2024	UPDATED PLAN SET FOR CITY OF FOLEY SUBMITTAL
03/11/2024	UPDATED VISUAL PLAN PER CLIENT REQUEST
12/14/2023	UPDATED DRAWING TO IMPROVE SITE BALANCE, ADDED OFF SITE WATER & STORM DRAINAGE



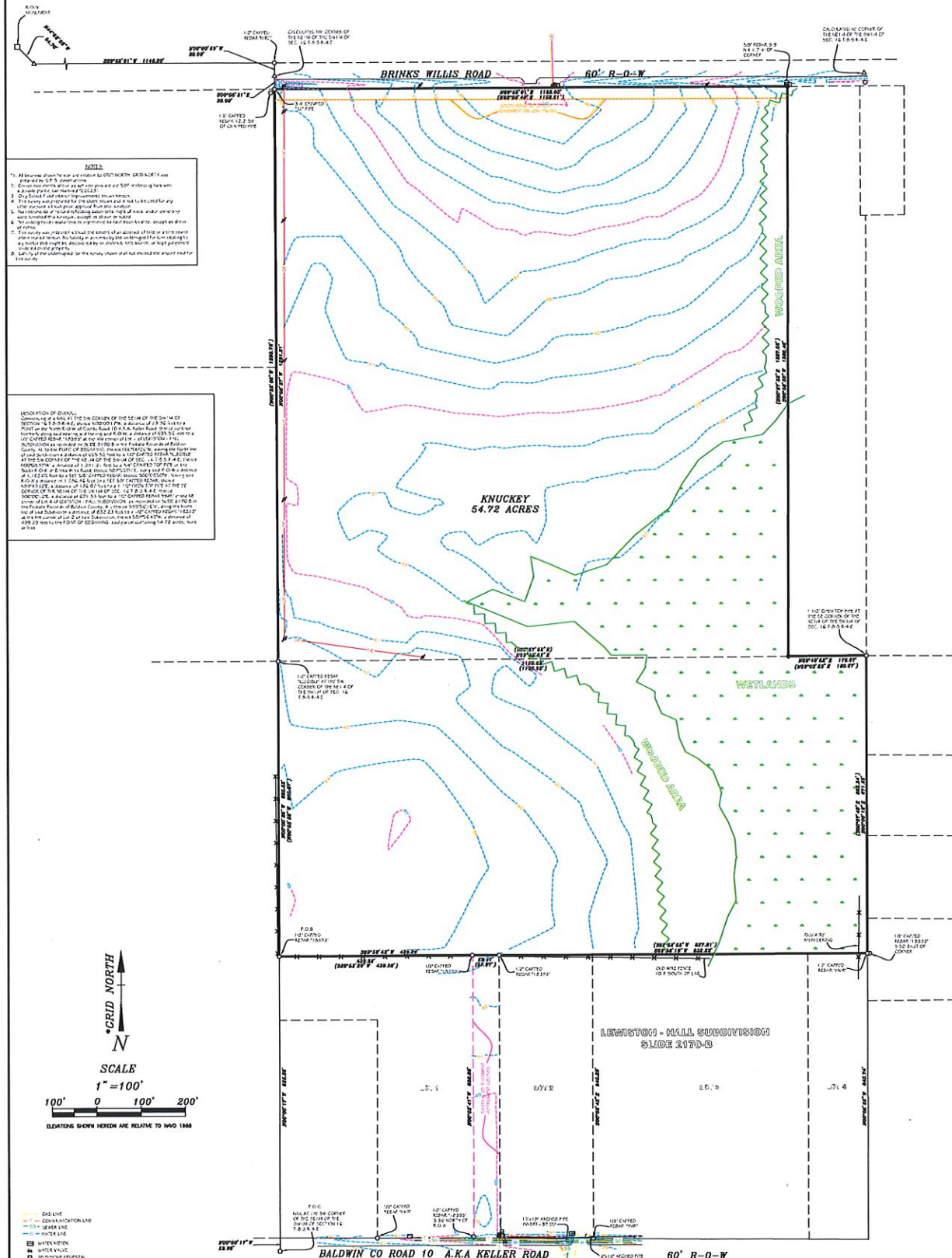
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DAVID LOWERY SURVEYING, L.L.C.



- NOTES**
1. All bearings shown hereon are related to GRID NORTH UNLESS NOTED TO THE CONTRARY.
 2. Corner monuments shown as not shown are as shown in following table with a blank space for missing monument.
 3. Only 20' and 40' radii are permitted for circular curves.
 4. The survey was prepared for the purpose of showing the location of the proposed road and the location of the wetlands.
 5. The location of the wetlands was determined by field observation and is shown in green on this map.
 6. The location of the wetlands is shown in green on this map.
 7. This survey was prepared to show the location of the proposed road and the location of the wetlands.
 8. The location of the wetlands is shown in green on this map.

DESCRIPTION OF CORNER

Corner of the 54.72 acre tract of land owned by Phillip Knuckey and located at the intersection of Brinks Willis Road and Baldwin Co Road 10. The corner is located at the intersection of the centerline of Brinks Willis Road and the centerline of Baldwin Co Road 10. The corner is located at the intersection of the centerline of Brinks Willis Road and the centerline of Baldwin Co Road 10. The corner is located at the intersection of the centerline of Brinks Willis Road and the centerline of Baldwin Co Road 10.

PLAN OF A BOUNDARY-TOP SURVEY
PREPARED FOR

**PHILLIP KNUCKEY
BALDWIN CO., AL.**

NO.	BEARING	DISTANCE	TO
1	S 89° 58' 12" W	100.00	2
2	S 89° 58' 12" W	100.00	3
3	S 89° 58' 12" W	100.00	4
4	S 89° 58' 12" W	100.00	5
5	S 89° 58' 12" W	100.00	6
6	S 89° 58' 12" W	100.00	7
7	S 89° 58' 12" W	100.00	8
8	S 89° 58' 12" W	100.00	9
9	S 89° 58' 12" W	100.00	10
10	S 89° 58' 12" W	100.00	11
11	S 89° 58' 12" W	100.00	12
12	S 89° 58' 12" W	100.00	13
13	S 89° 58' 12" W	100.00	14
14	S 89° 58' 12" W	100.00	15
15	S 89° 58' 12" W	100.00	16
16	S 89° 58' 12" W	100.00	17
17	S 89° 58' 12" W	100.00	18
18	S 89° 58' 12" W	100.00	19
19	S 89° 58' 12" W	100.00	20
20	S 89° 58' 12" W	100.00	21
21	S 89° 58' 12" W	100.00	22
22	S 89° 58' 12" W	100.00	23
23	S 89° 58' 12" W	100.00	24
24	S 89° 58' 12" W	100.00	25
25	S 89° 58' 12" W	100.00	26
26	S 89° 58' 12" W	100.00	27
27	S 89° 58' 12" W	100.00	28
28	S 89° 58' 12" W	100.00	29
29	S 89° 58' 12" W	100.00	30
30	S 89° 58' 12" W	100.00	31
31	S 89° 58' 12" W	100.00	32
32	S 89° 58' 12" W	100.00	33
33	S 89° 58' 12" W	100.00	34
34	S 89° 58' 12" W	100.00	35
35	S 89° 58' 12" W	100.00	36
36	S 89° 58' 12" W	100.00	37
37	S 89° 58' 12" W	100.00	38
38	S 89° 58' 12" W	100.00	39
39	S 89° 58' 12" W	100.00	40
40	S 89° 58' 12" W	100.00	41
41	S 89° 58' 12" W	100.00	42
42	S 89° 58' 12" W	100.00	43
43	S 89° 58' 12" W	100.00	44
44	S 89° 58' 12" W	100.00	45
45	S 89° 58' 12" W	100.00	46
46	S 89° 58' 12" W	100.00	47
47	S 89° 58' 12" W	100.00	48
48	S 89° 58' 12" W	100.00	49
49	S 89° 58' 12" W	100.00	50
50	S 89° 58' 12" W	100.00	51
51	S 89° 58' 12" W	100.00	52
52	S 89° 58' 12" W	100.00	53
53	S 89° 58' 12" W	100.00	54
54	S 89° 58' 12" W	100.00	55
55	S 89° 58' 12" W	100.00	56
56	S 89° 58' 12" W	100.00	57
57	S 89° 58' 12" W	100.00	58
58	S 89° 58' 12" W	100.00	59
59	S 89° 58' 12" W	100.00	60
60	S 89° 58' 12" W	100.00	61
61	S 89° 58' 12" W	100.00	62
62	S 89° 58' 12" W	100.00	63
63	S 89° 58' 12" W	100.00	64
64	S 89° 58' 12" W	100.00	65
65	S 89° 58' 12" W	100.00	66
66	S 89° 58' 12" W	100.00	67
67	S 89° 58' 12" W	100.00	68
68	S 89° 58' 12" W	100.00	69
69	S 89° 58' 12" W	100.00	70
70	S 89° 58' 12" W	100.00	71
71	S 89° 58' 12" W	100.00	72
72	S 89° 58' 12" W	100.00	73
73	S 89° 58' 12" W	100.00	74
74	S 89° 58' 12" W	100.00	75
75	S 89° 58' 12" W	100.00	76
76	S 89° 58' 12" W	100.00	77
77	S 89° 58' 12" W	100.00	78
78	S 89° 58' 12" W	100.00	79
79	S 89° 58' 12" W	100.00	80
80	S 89° 58' 12" W	100.00	81
81	S 89° 58' 12" W	100.00	82
82	S 89° 58' 12" W	100.00	83
83	S 89° 58' 12" W	100.00	84
84	S 89° 58' 12" W	100.00	85
85	S 89° 58' 12" W	100.00	86
86	S 89° 58' 12" W	100.00	87
87	S 89° 58' 12" W	100.00	88
88	S 89° 58' 12" W	100.00	89
89	S 89° 58' 12" W	100.00	90
90	S 89° 58' 12" W	100.00	91
91	S 89° 58' 12" W	100.00	92
92	S 89° 58' 12" W	100.00	93
93	S 89° 58' 12" W	100.00	94
94	S 89° 58' 12" W	100.00	95
95	S 89° 58' 12" W	100.00	96
96	S 89° 58' 12" W	100.00	97
97	S 89° 58' 12" W	100.00	98
98	S 89° 58' 12" W	100.00	99
99	S 89° 58' 12" W	100.00	100

LEGEND AND SYMBOLS

- (1) BEARING DISTANCE
- (2) CURVED BEARING
- (3) CENTER
- (4) ROAD FROM PIV
- (5) FENCE 1/2" OR ROAD
- (6) POINT OF COMMENCEMENT
- (7) POINT OF BEGINNING
- (8) NOT TO SCALE
- (9) FENCE
- (10) FENCE FROM PIV
- (11) CORNER MONUMENT
- (12) CORNER MONUMENT

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dlowery25@hotmail.com

DL

David Lowery
12/18/2013
12/18/2013
12/18/2013
12/18/2013

ACKNOWLEDGMENT

I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the owner. I performed the survey and the bearing and distance shown on this map were determined 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.