



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

January 20, 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 January 19, 2022 and the following action was taken:

Chen Realty Co. Inc. - Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 26 +/- acres. Property is currently zoned B-1A (Extended Business District) proposed zoning is R-3 (Residential Multi-Family). Property is located W. of State Hwy. 59 and N. of County Rd. 20 S. Applicant is Chen Realty Co. Inc.

Commissioner Quaite made a motion to recommend to Mayor and Council the requested rezoning to R-3 (Residential Multi-Family). Commissioner Hare seconded the motion. All members voted aye.

Motion to recommend to Mayor and Council the requested rezoning to R-3 passes.

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

Respectfully,

Amanda Cole

Amanda Cole
Planning & Zoning Assistant
acole@cityoffoley.org

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaite; Richard Dayton; Cecil R. Blackwell; Charles Ebert III



**CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):

See attached drawing

2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:

See attached adjacent property owners list

3. APPROXIMATE SIZE OF PROPERTY:

26.57+/- acres

4. PRESENT ZONING OF PROPERTY:

B-1A

5. REQUESTED ZONING:

R-3

6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:

The property is currently vacant. There are no existing structures located on the property.

7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)

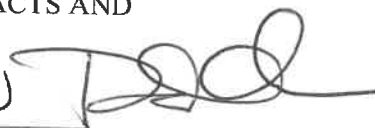
The proposed development is composed of single story individual cottage dwellings. Please see attached drawing for proposed property layout and zoning information.

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:

12/22/21

DAVID CHEN 
PROPERTY OWNER/APPLICANT

720 Riverchase Parkway West, B-HAM, AL 35244
PROPERTY OWNER ADDRESS

205 862 9688
PHONE NUMBER
MRSTIX88@GMAIL.COM
EMAIL ADDRESS

DEC 27 2021

BY: _____

Foley
CITY OF FOLEY
AGENT AUTHORIZATION FORM

05-61-03-08-1-001-012.000, and
05-61-03-08-1-001-013.000, and
05-61-03-08-1-001-019.000

I/We authorize and permit M4 DEVELOPMENT LLC
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 05-61-03-08-1-001-~~002.000~~ 006.001, and
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): AUTHORIZED REPRESENTATIVE

JONATHAN MEYERS - M4 DEVELOPMENT LLC

Name(s) printed

1501 HONEYSUCKLE ROAD, STE 2

Address

DOTHAN, ALABAMA 36305

City/State

703-675-6779

jonathan@m4developmentllc.com

Phone

Email

Fax

12/21/2021

Signature(s)

Date

PROPERTY OWNER(S):

DAVID chen

Name(s) printed

720 Riverchase Pkwy West B'HAM, AL 35244

Address

B'HAM, AL 35244

City/State

2058629688

MRSTIX88@GMAIL.COM

Phone

Email

Fax

12/22/21

Signature(s)

Date

DEC 27 2021

BY:

LEGAL DESCRIPTION: PROPOSED AREA TO BE REZONED

Lots 1A, 2A, and 3A, of the Phase One AFCO Commercial Subdivision as found recorded in the Office of the Judge of Probate of Baldwin County, Alabama on Slide No. 2173-C. Said Lots being located in the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 8 South, Range 4 East, and containing 25.87 acres, more or less.

AND:

A lot or parcel of land being located in the City of Foley, Baldwin County, Alabama and being more particularly described as follows:

BEGINNING at an Existing Iron Pin (EIP) marking the Southeast corner of Lot 15 of Pine Grove Subdivision as found recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in Plat Book 3, Page 55 and being on the North Right of Way (R/W) of Baldwin County Road No. 20 South; thence along the said North R/W bearing S 89°47'58" W a distance of 180.03 FT to an EIP (Crimp Top) on the South line of Lot 17 of said Pine Grove Subdivision; thence depart said North R/W bearing N 00°04'27" E a distance of 171.27 FT to an EIP (Illegible) on the North line of said Lot 17; thence along said North line and the extension thereof bearing S 89°48'23" E a distance 179.90 FT to an EIP (Crimp Top) marking the Northeast corner of said Lot 15; thence along the East line of said Lot 15 bearing S 00°01'42" W a distance of 171.32 FT to the POINT OF BEGINNING. Said Parcel being located in the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 4 East, and containing 0.70 acres, more or less.

Lot 3-A: Instrument No. 862269, PPIN No. 211746

Lot 1-A: Instrument No. 862269, PPIN No. 23319

Lot 2-A: Instrument No. 1043800, PPIN No. 66273

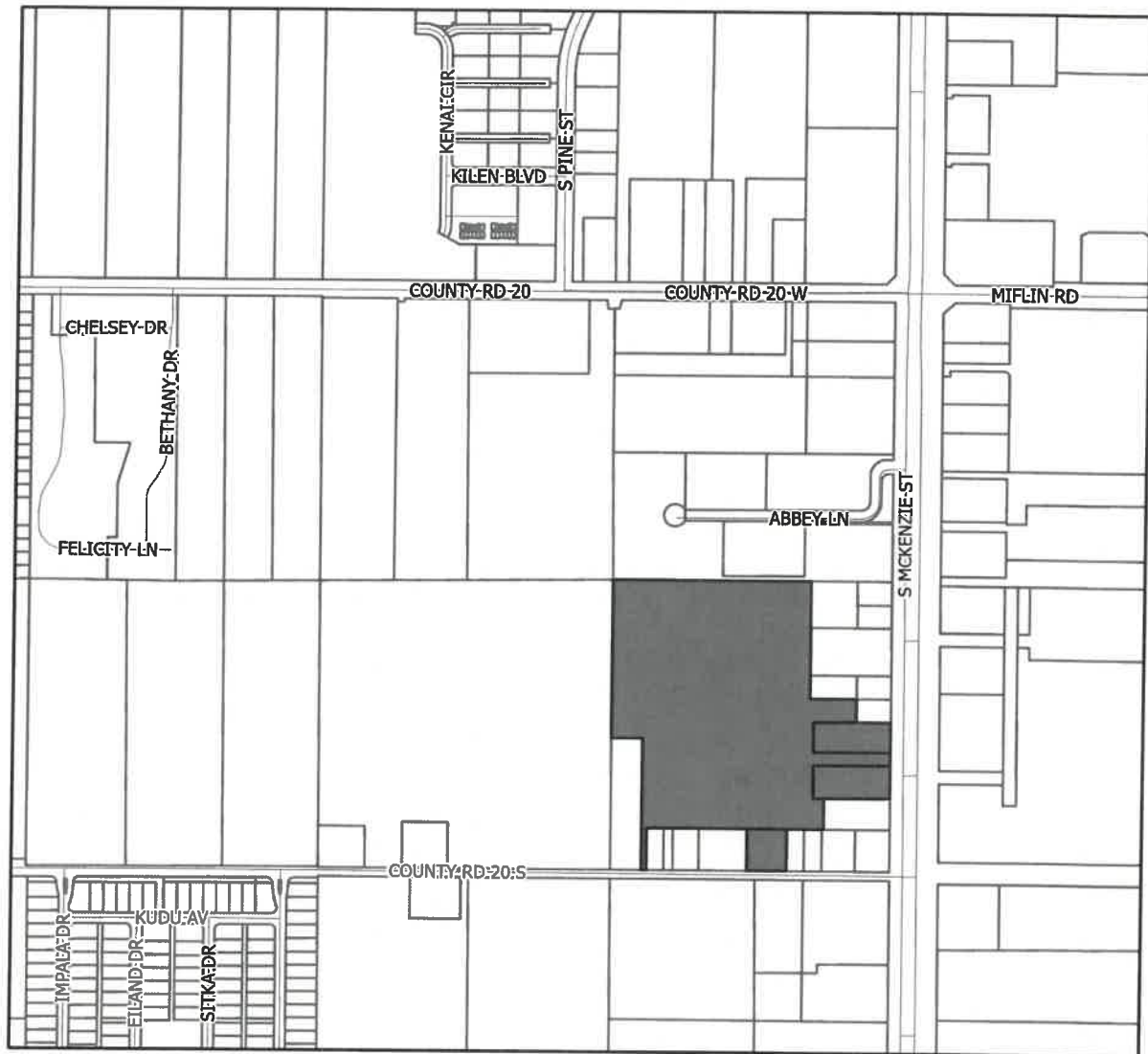
Parcel: Instrument No. 862269, PPIN No. 2742

DEC 27 2021

BY: _____



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 26 +/- acres. Property is currently zoned B-1A (Extended Business District) proposed zoning is R-3 (Residential Multi-Family). Property is located W. of State Hwy. 59 and N. of County Rd. 20 S. Applicant is Chen Realty Co. Inc.

Anyone interested in this rezoning request may be heard at a public hearing on January 19, 2022 in City Hall Council Chambers 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

Reasoning

For use by
recording
office only:

This instrument was
prepared by:

Samuel G. McKerral
McKerral & Lee, P.C.
Attorneys at Law
Post Office Box 818
Gulf Shores, Alabama 36547

1,634,000.00
673,000.00

973,000.00

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

2005 January - 7 9:14AM

Instrument Number 862269 Pages 3
Recording 9:00 Mortgage
Deed 9:50 Min Tax
Index 5:00

OFFICIAL
Adrian I. Johns, Judge of Probate

Mortgage Recorded Simultaneously

STATE OF ALABAMA

)

WARRANTY DEED

BALDWIN COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt of which is hereby acknowledged, AFCCO, LLC, an Alabama limited liability company, grantor herein, does hereby grant, bargain, sell and convey unto CHEN REALTY COMPANY, INC., an Alabama corporation, grantee herein, and to said grantee's heirs and assigns, in fee simple, forever, the following described real estate located in Baldwin County, Alabama, to wit:

Lots 1A and 3A, Phase One, AFCCO Commercial Subdivision, a resubdivision of Lots 1, 2, and 3, as shown on Slide #2173-C, in the Office of the Judge of Probate of Baldwin County, Alabama.

ALSO

Lots 15, 16, and the East 20 feet of Lot 17 of Pine Grove Subdivision, Foley, Alabama, in the Southeast Quarter of the Northeast Quarter of Section 8, Township 8 South, Range 4 East, according to map or plat thereof recorded in Map Book 3, page 55, of the records in the Office of the Judge of Probate of Baldwin County, Alabama.

LESS AND EXCEPT such oil, gas, and other mineral and mining interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, including Grantor, if any, provided, however, that it is the intent of the Grantor to convey and Grantor does herewith convey all rights, title and interest, if any, that Grantor may own in and to such oil, gas, and other minerals and mining interests or rights and privileges in connection therewith in and to the above described property.

SUBJECT TO THE FOLLOWING MATTERS:

1. Ad valorem taxes for the current tax year, which are a lien but not due and payable until October 1 following the end of the current tax year; also for all subsequent years; also subject to any future

862269

2021

BY:

adjustments made by either the Tax Assessor's Office or the Board of Equalization.

2. Reservations, restrictions, rights of way, easements, building setback lines and drainage and utility line easements as noted on plat.
3. Any and all zoning, subdivision, or other governmental regulations pertaining to the use of said property.

THE PARCELS REFERRED TO IN THE FOLLOWING EXCEPTIONS REFLECT AS SHOWN IN INSTRUMENT NUMBER 656352, ET SEQ.:

4. Oil, gas and mineral lease from Sherman E. Teem and Lois L. Teem to Carl D. Doebling, dated May 8, 1972, and recorded in Deed Book 429, page 212. (Parcel C)
5. Oil, gas, and mineral lease from Gunter C. Kastrup and Marilyn Kastrup to Resources International, Inc., dated September 9, 1976, and recorded in Deed Book 501, page 680. (Parcel A)
6. Oil, gas, and mineral lease from Gus Kastrup and Marilyn Kastrup to G & D Energy, Inc., dated September 1, 1983, and recorded in Real Property Book 153, page 149. (Parcels A & B)
7. Encroachment of gas valve and power lines as shown on Survey by Hire Surveying, Inc., dated July 1, 1992, Project #0692102 (Parcel D)
8. Oil, gas and mineral lease from Lamar Norrell and Neva Norrell to G & D Energy, Inc., dated August 25, 1983, and recorded in Real Property Book 152, page 385. (Parcel D)
9. Encroachment of fence and ditch as shown on the plat of Survey by R. G. Jerry Perez, dated March 6, 2002, Job No. 202-26.
10. Any loss or damage due to discrepancies in actual and record distances and bearings as shown on plat of Survey by R. G. Jerry Perez, dated March 6, 2002, Job No. 202-26.
11. Any claim arising as a result of the fence not being located on the property lines as shown on plat of Survey by R.G. Jerry Perez, dated March 6, 2002, Job No. 202-26.
12. Any portion of the property described above that lies within the right-of-way of a public road.
13. Access Easement Agreement between Horizon Holdings USA, L.L.C., and AFCO, L.L.C., dated August 31, 2004, and recorded September 1, 2004, in Instrument Number 838677, et seq.
14. Oil, gas, and mineral lease from Mildred V. Edkart to Resources International, Inc., dated June 18, 1976, and recorded in Deed Book 501, page 638. (Pine Grove Property)

ALL RECORDING REFERENCES REFER TO THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, UNLESS OTHERWISE INDICATED.

Warranty Deed - AFCO, LLC to CHEN REALTY COMPANY, INC. - LAT 240945- Page No. 2

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

AND GRANTOR DOES FOR ITSELF and for its successors and assigns covenant with the said grantee, and with grantee's heirs and assigns, that it is lawfully seized in fee simple of the said premises; that they are free from all encumbrances, except as otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same unto the said grantee, and unto grantee's heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, AFCO, LLC, the grantor, has caused this instrument to be executed by KENNETH D. CHRISTIAN, its Managing Member, this the 22 day of December, 2004.

AFCO, LLC

WITNESS


KENNETH D. CHRISTIAN, Managing Member

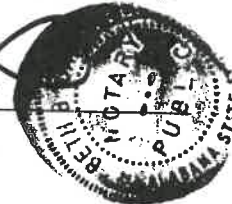
STATE OF Alabama
Baldwin COUNTY

Corporate Acknowledgment

I, the undersigned authority, in and for said county, in said state, hereby certify that KENNETH D. CHRISTIAN, whose name as Managing Member of AFCO, LLC, is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument such person, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of the said limited liability company.

2004 Given under my hand and official seal, this the 22 day of December.


NOTARY PUBLIC



GRANTOR'S ADDRESS:

AFCO, LLC

22409 Cotton Creek
Gulf Shores AL 36542

GRANTEE'S ADDRESS:

CHEN REALTY COMPANY, INC.

P.O. Box 361213
B'ham AL 35236

Rezoning

270073

For use by
recording
office only:This instrument was
prepared by:

Samuel G. McKerral
McKerral & Lee, P.C.
Attorneys at Law
Post Office Box 818
Gulf Shores, Alabama 36547

600,000
1100,000

- 500,000

STATE OF ALABAMA

BALDWIN COUNTY

(

WARRANTY DEED

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

2007 April -17 8:26AM

Instrument Number 1043880 Pages 3
Recording 5.00 Mortgage
Deed 500.00 Min Tax
Index DP
Archive 5.00
Adrian T. Johns, Judge of Probate

Mortgage Recorded Simultaneously

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt of which is hereby acknowledged, HORIZON HOLDINGS MJ, LLC, An Alabama limited liability company, grantor herein, does hereby grant, bargain, sell and convey unto CHEN REALTY COMPANY, INC., an Alabama corporation, grantee herein, and to said grantee's successors and assigns, in fee simple, forever, the following described real estate located in Baldwin County, Alabama, to wit:

Lot 2A, Phase One, AFCO Commercial Subdivision of Lots 1, 2 and 3, as shown on Slide #2173-C, in the Office of the Judge of Probate of Baldwin County, Alabama.

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

SUBJECT TO THE FOLLOWING MATTERS:

1. Ad valorem taxes for the current tax year, which are a lien but not due and payable until October 1 following the end of the current tax year; also for all subsequent years; also subject to any future adjustments made by either the Tax Assessor's Office or the Board of Equalization.
2. Reservations, restrictions, rights of way, easements, building setback lines and drainage and utility line easements as noted on plat.
3. Any and all zoning, subdivision, or other governmental regulations pertaining to the use of said property.

THE PARCELS REFERRED TO IN THE FOLLOWING EXCEPTIONS REFLECT AS SHOWN IN INSTRUMENT NUMBER 656352, ET SEQ.:

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5. Oil, gas and mineral lease from Gunter C. Kastrup and Marilyn I. Kastrup to Resources International, Inc., dated September 9, 1976, and recorded in Deed Book 501, page 680 (Parcel A)

Warranty Deed - Horizon Holdings to Chen Realty - LAT 270073 - Page No. 1

1043880

6. Oil, gas and mineral lease from Gus Kastrup and Marilyn Kastrup to G & D Energy, Inc., dated September 1, 1983, and recorded in Real Property Book 153, page 1495. (Parcels A & B)

7. Encroachment of gas valve and power lines as shown on Survey by Hire Surveying, Inc., dated July 1, 1992, Project #0692 102. (Parcel D)

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12. Any portion of the property described above that lies within the right-of-way of a public road.

13. Access Easement Agreement between Horizon Holdings USA, L.L.C., and AFCO, L.L.C., dated August 31, 2004, and recorded September 1, 2004, in Instrument Number 838677.

24. Oil, gas and mineral lease from Mildred V. Edkart to Resources International, Inc., dated June 18, 1976, and recorded in Deed Book 501, page 638~ (Pine Grove Property)

ALL RECORDING REFERENCES REFER TO THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, UNLESS OTHERWISE INDICATED:

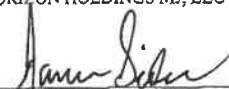
TO HAVE AND TO HOLD unto the said grantee, in fee simple, and to said grantee's successors and assigns, in fee simple, forever.

AND GRANTOR DOES FOR ITSELF and for its successors and assigns covenant with the said grantee, and with grantee's successors and assigns, that it is lawfully seized in fee simple of the said premises; that they are free from all encumbrances, except as otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same unto the said grantee, and unto grantee's successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, HORIZON HOLDINGS MJ, LLC, the grantor, has caused this instrument to be executed by JAMES SIDES, and J. ANTHONY VAUGHN, its Members, this the 4 day of APRIL, 2007

HORIZON HOLDINGS MJ, LLC


J. ANTHONY VAUGHN, Member


JAMES SIDES, Member

STATE OF Alabama
Baldwin COUNTY

LLC Acknowledgment

I, the undersigned authority, in and for said county, in said state, hereby certify that JAMES SIDES, whose name as a Member of HORIZON HOLDINGS MJ, LLC, is signed to the above and 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 and with full authority, executed the same voluntarily on the day the same bears date, March 29, 2007 for and as the act of the said limited liability company.

Given under my hand and official seal, this the 4 day of April, 2007

Deborah B. Foster
 NOTARY PUBLIC
 my comm. expires: 9/7/08

STATE OF Alabama
Baldwin COUNTY

LLC Acknowledgment

I, the undersigned authority, in and for said county, in said state, hereby certify that J. ANTHONY VAUGHN, whose name as a Member of HORIZON HOLDINGS MJ, LLC, is signed to the above and 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 and with full authority, executed the same voluntarily on the day the same bears date, March 29, 2007 for and as the act of the said limited liability company.

Given under my hand and official seal, this the 4 day of April, 2007

Deborah B. Foster
 NOTARY PUBLIC
 my comm. expires: 9/7/08

GRANTOR'S ADDRESS:

GRANTEE'S ADDRESS:

HORIZON HOLDINGS MJ, LLC

CHEN REALTY COMPANY, INC.

3817 Gulf Shores Pkwy 1952 Chandaway Dr.
Gulf Shores, AL 36542 Pelham, AL 35124

A REZONING AND ANNEXATION REQUEST FOR FOLEY COTTAGES DEVELOPMENT

LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 4 EAST, AND CONTAINING 48.49± ACRES

CURRENT ZONING: B-1A / NOT IN CITY LIMITS
PROPOSED ZONING: R-3

DECEMBER 16, 2021

DEVELOPER
M4 DEVELOPMENT, LLC
1501 HONEYUCKLE ROAD, SUITE 2
DOTHAN, AL 36305

ZONING DATA (PROPOSED ZONING: R-3)

ZONING REQUIREMENTS:

MINIMUM LOT AREA (MULTI-FAMILY): 1 ACRE
MINIMUM LOT WIDTH AT BUILDING LINE: 200 FEET
MINIMUM DEPTH OF FRONT YARD: 40 FEET
MINIMUM DEPTH OF REAR YARD: 30 FEET
FEET MINIMUM WIDTH OF EACH SIDE YARD: 25 FEET
MINIMUM DEPTH OF SIDE YARD ABUTTING STREET: 40 FEET
MAXIMUM BUILDING AREA (% OF GROSS LOT AREA): 40%
MINIMUM OPEN SPACE: 20%
MINIMUM BUILDING HEIGHT (FEET): 30 FEET
MAXIMUM BUILDING HEIGHT (STORIES): 4 STORIES
OFF-STREET PARKING SPACES (PER FAMILY UNIT): 2 SPACES
MAXIMUM DENSITY PER ACRE: 12/ACRE

PROVIDED:

= 48.49 ACRES
= N/A
= 40 FEET
= 30 FEET
= 25 FEET
= 40 FEET
= 12%
= 40% (GREATER THAN 25%)
= 180 (ALL STRUCTURES TO BE 1 STORY)
= 1 STORY
= 2.33 SPACES
= 6.62/ ACRE

SITE DATA:

TOTAL UNITS: 321 UNITS
TOTAL GARAGES: 94 GARAGES
TOTAL CAR WASHES: 3 CAR WASHES
TOTAL PARKING SPACES PROVIDED: 747 SPACES
TOTAL HANDICAP SPACES PROVIDED: 26 SPACES
TOTAL PROJECT AREA: 48.49 ACRES

LEGAL DESCRIPTION: PROPOSED AREA TO BE REZONED

Lots 1A, 2A, and 3A, of the Phase One AFCD Commercial Subdivision as found recorded in the Office of the Judge of Probate of Baldwin County, Alabama on Slide No. 2173-C. Said Lots being located in the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 8 South, Range 4 East, and containing 25.87 acres, more or less.

AND:

A lot or parcel of land being located in the City of Foley, Baldwin County, Alabama and being more particularly described as follows:

BEGINNING at an Existing Iron Pin (EIP) marking the Southeast corner of Lot 15 of Pine Grove Subdivision as found recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in Plat Book 3, Page 55 and being on the North Right of Way (R/W) of Baldwin County Road No. 20 South; thence along the said North R/W bearing S 89°47'58" W a distance of 180.03 FT to an EIP (Crimp Top) on the South line of Lot 17 of said Pine Grove Subdivision; thence depart said North R/W bearing N 00°04'27" E a distance of 171.27 FT to an EIP (illegible) on the North line of said Lot 17; thence along said North line and the extension thereof bearing S 89°48'23" E a distance of 179.90 FT to an EIP (Crimp Top) marking the Northeast corner of said Lot 15; thence along the East line of said Lot 15 bearing S 00°01'42" W a distance of 171.32 FT to the POINT OF BEGINNING. Said Parcel being located in the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 4 East, and containing 0.70 acres, more or less.

Lot 3-A: Instrument No. 862289, PPN No. 21748
Lot 1-A: Instrument No. 862289, PPN No. 23319
Lot 2-A: Instrument No. 1043800, PPN No. 86273
Parcel: Instrument No. 862289, PPN No. 2742

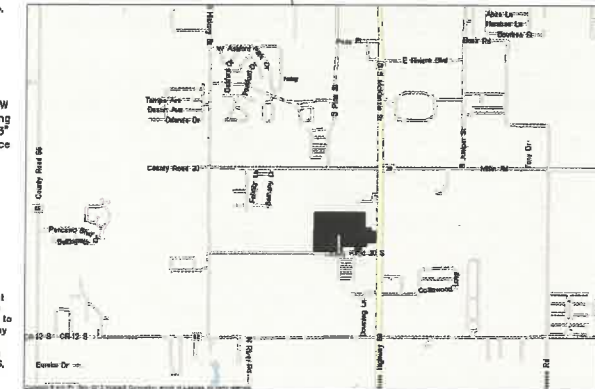
LEGAL DESCRIPTION: PROPOSED AREA TO BE ANNEXED

A lot or parcel of land being located in the City of Foley, Baldwin County, Alabama, and being more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 8 South, Range 4 East as marked by an existing iron pin (EIP) (illegible) and being the Southwest corner of Wallace Commercial Re-Subdivision of Lot 1 as found recorded in the Office of the Judge of Probate of Baldwin County, Alabama, on Slide No. 2457-D; thence along the North Right of Way (R/W) of Baldwin County Road No. 20 South; thence along the said North R/W bearing S 89°47'58" W a distance of 180.03 FT to an EIP (Crimp Top) on the South line of Lot 17 of said Pine Grove Subdivision; thence depart said North R/W bearing N 00°04'27" E a distance of 171.27 FT to an EIP (illegible) on the North line of said Lot 17; thence along said North line and the extension thereof bearing S 89°48'23" E a distance of 179.90 FT to an EIP (Crimp Top) marking the Northeast corner of said Lot 15; thence along the East line of said Lot 15 bearing S 00°01'42" W a distance of 171.32 FT to the POINT OF BEGINNING. Said parcel being located in the City of Foley, Baldwin County, Alabama, in the SW 1/4 of the NE 1/4 of Section 8, T8S, R4E and containing 21.92 acres, more or less.

Instrument No. 1198477, PPN No. 13599

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

PROJECT No.
14-2107

DATE: DEC., 2021
SCALE: N.T.S.

DRAWN BY:
C.TYO

APPROVED BY:
S. STRICKLAND

REVISIONS:

A REZONING AND ANNEXATION REQUEST
FOR FOLEY COTTAGES DEVELOPMENT
CITY OF FOLEY
BALDWIN COUNTY, ALABAMA



AL CERT. OF AUTH.
CA-1896E, CA-0621LS
FL CERT. OF AUTH.
26312-E, 7858-S
CA CERT. OF AUTH.
003129, LSF001156
MS CERT. OF AUTH.
E-00001825

FOR
APPROVAL
ONLY

SHEET 1
OF 1

LEGEND

EIP ○ EXISTING IRON PIN
--- SECTION LINE
--- FORTY LINE
--- MBL --- MINIMUM BUILDING LINE
--- EASEMENT LINE
--- PROPERTY LINE
--- CENTERLINE OF ROAD
--- ZONING LINE
--- PROPOSED AREA TO BE ANNEXED
--- PROPOSED AREA TO BE REZONED
WETLANDS

ABBREVIATIONS

E---EAST
EIP---EXISTING IRON PIN
F---FEET
N---NORTH
PB---PLAY BOOK
PG---PAGE
R---RANGE
R/W---RIGHT OF WAY
S---SOUTH
T---TOWNSHIP
W---WEST
---DEGREES
---MINUTES, FEET
---SECONDS, INCHES

NOTE:
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X "UNSHADED", DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 931 OF 1100, MAP NUMBER 01003C0931M, DATED APRIL 19, 2019.

FLOOD INFORMATION SHOWN WAS PLACED BY GRAPHICAL PLOTTING AND SCALING ONLY.

NOTE:
SUBJECT PROPERTY HAS LEGAL AND PHYSICAL ACCESS TO A PUBLICLY DEDICATED ROAD.

NOTE:
A 6' TALL VINYL FENCE WILL BE CONSTRUCTED ALONG THE SOUTH PROPERTY LINES WHERE GARAGES/STORAGE UNITS WILL BE LOCATED.

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE ACCORDING TO THE UNITED STATES SURVEY FOOT.
- UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THEREON WHICH ARE APPARENT FROM A CASUAL ABOVE GROUND INSPECTION OF PREMISES ARE SHOWN.
- SOURCES OF INFORMATION: FINAL PLAT OF AFCD COMMERCIAL SUBDIVISION (SLIDE NO. 2173-C); FINAL PLAT OF PINE GROVE SUBDIVISION (PB.3, PG. 55); FINAL PLAT OF MULLINS COMMERCIAL RE-SUBDIVISION OF LOT 1 (SLIDE NO. 2457-D); EXISTING DEEDS AS RETRIEVED; EXISTING MONUMENTATION.
- ENCROACHMENTS AND IMPROVEMENTS ARE NOT SHOWN. THIS IS A BOUNDARY SURVEY ONLY.
- LIABILITY OF THE UNDERSIGNED FOR THE SURVEY SHOWN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
- EXISTING IRON PINS (EIP) ARE AS LABELED. SET IRON PINS (SIP) ARE #4 REBAR 24" LONG WITH YELLOW CAP STAMPED CA 0621LS.

GRID NORTH BASED ON THE ALABAMA STATE PLANE COORDINATE SYSTEM, WEST ZONE.

THIS DRAWING IS INVALID WITHOUT SURVEYOR'S SIGNATURE AND ALABAMA SEAL.

I HEREBY STATE THAT ALL PARTS OF THIS REZONING AND ANNEXATION REQUEST 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.

Steve Strickland
Alabama Reg. L.S. #29100-S
DECEMBER 22, 2021
Date

