



COMMUNITY DEVELOPMENT DEPARTMENT

200 NORTH ALSTON STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

FAX (251) 971 -3442

October 19, 2017

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

RE: Re-zoning Recommendation

Dear Mayor Koniar and City Council Members:

The City of Foley Planning Commission held a regular meeting on October 18, 2017 and the following action was taken:

Agenda Item: MCMC Glenlakes, LLC- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 96+/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is PUD (Planned Unit Development). Property is located north of County Rd. 12, between Carnoustie Dr. and Clark Ridge Rd. Applicant is MCMC Glenlakes, LLC.

Action Taken:

Commissioner Hellmich made a motion to recommend to Mayor and Council the requested re-zoning. Commissioner Hare seconded the motion. Commissioner Steigerwald and Chairman Burkle voted nay, all other Commissioners voted aye.

Motion to recommend the requested re-zoning to Mayor and Council passes.

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

Respectfully,

Melissa Ringler
Planning & Zoning Coordinator
mringle@cityoffoley.org

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Vickey Southern

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; 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):
Property Address: 9555 Clarke Ridge Road, PIN #: 244567,
Legal Description: *See Attached*, Map/Survey: *See Attached*, Deed: *See Attached*
Corporation Ownership Information: MCMC Glenlakes, LLC
2112 Blenville Blvd
Ocean Springs, Mississippi 39564
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
See Attached
3. APPROXIMATE SIZE OF PROPERTY:
96+/- Acres
4. PRESENT ZONING OF PROPERTY:
Planned Unit Development
5. REQUESTED ZONING:
Planned Unit Development
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
The current use of the property is an undeveloped residential subdivision.
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
The contemplated use of the property if rezoned will be a residential subdivision of high end homes on 65' minimum frontage lots.
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.
Attached check for \$1,595.00

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

DATE: 8/25/2017

 - **WAYNE ZILL -
LAND DEVELOPMENT
MANAGER**
PROPERTY OWNER/APPLICANT
1520 29th Avenue Gulport, MS 39501
PROPERTY OWNER ADDRESS
740-816-6197
PHONE NUMBER
wayne@myelliottthome.com
EMAIL ADDRESS

RECEIVED
SEP 06 2017
BY: WME
Revised



City of Foley Community Development
Agent Authorization Form

RECEIVED
AUG 28 2017
 BY: *alade*

I/We authorize and permit Elliott Homes, 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 -01 -12 -0-000-050.117, 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 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 worked 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)

WCMC Glenlakes, LLC

Name(s) [printed]

2112 Bienville Blvd.

Address

Ocean Springs, Mississippi 39564

City/State

DocuSigned by:

Phone

Fax #

E31B98CEF3794B5...

Signature(s)

Date

AUTHORIZED AGENT

Elliott Homes, LLC

Name(s) [printed]

1520 29th Avenue

Address

Gulfport, Mississippi 36501

City/State

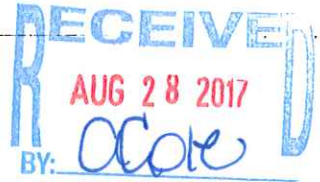
740-816-6197

Phone

Fax #

Signature(s)

Date



SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF BALDWIN

*
* KNOW ALL MEN BY THESE PRESENTS:
*

That Resolution Trust Corporation as Receiver for Alamo Federal Savings Association of Texas (hereinafter called "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by Lakeview Realty Co., an Alabama General General Partnership, (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY to Grantees the real property situated in Baldwin County, Alabama described in Exhibit A attached hereto and made a part hereof together with all improvements thereon, fixtures affixed thereto, and appurtenances (the "Property"), subject to general real estate taxes on the Property for the current year, zoning laws, regulation and ordinances of municipal and other governmental authorities, if any, affecting the Property, and all of the encumbrances described in Exhibit B attached hereto and made a part hereof (all of the foregoing hereinafter called the "Permitted Encumbrances").

REAL 441 PAGE 0661

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees, its successors and assigns forever, and

Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantees, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Grantor, but not otherwise, subject, however, to the Permitted Encumbrances.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

REAL 441 PAGE 0652

Current ad valorem taxes on Subject Property having been prorated, Grantee hereby assumes the payment thereof.

IN WITNESS WHEREOF, this Warranty Deed is executed by Grantor and Grantee to be effective as of the 13 day of November, 1991.

GRANTOR'S ADDRESS:

901 N. Loop 410
San Antonio, TX
78209

GRANTOR:

RESOLUTION TRUST CORPORATION
as Receiver for Alamo
Federal Savings Association
of Texas

By: Engel R. Shiffman
Its: Attorney in Fact

GRANTEE'S ADDRESS:

9530 Clubhouse Drive
Foley, AL 36535

GRANTEES:

LAKEVIEW REALTY CO., AN
ALABAMA GENERAL PARTNERSHIP

By: YARBOROUGH LAKEVIEW CORP.
Its: General Partner

By: Joe L. Yarbrough
Its: President

By: GORRIE LAKEVIEW CORP.
Its: General Partner

By: W. Miller Gorrie
Its: President

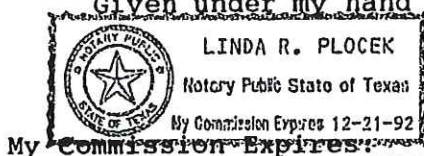
By: MURRAY LAKEVIEW CORP.
Its: General Partner

By: Roger Murray, Jr.
Its: President

STATE OF TEXAS)
COUNTY OF BEXAR)

I, the undersigned Notary Public in and for said State and County, hereby certify that Engel R. Shiffman whose name as Attorney in Fact of THE Resolution Trust Corporation as Receiver for Alamo Federal Savings Association of Texas, a corporation, 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 this instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 8th day of November, 1991.



Linda R. Plocek
Notary Public

REAL 441 PAGE 0663

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and State, hereby certify that Joe F. Yarborough, whose name is signed as President of Yarborough Lakeview Corp., an Alabama corporation, a General Partner of Lakeview Realty Co., and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said general partnership on the date the same bears date.

Given under my hand and seal this 13 day of November, 1991.

Thomas A. Patch
Notary Public

My Commission Expires:

2-2-92

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and State, hereby certify that M. Miller Gorrie, whose name is signed as President of Gorrie Lakeview Corp., an Alabama corporation, a General Partner of Lakeview Realty Co., and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said general partnership on the date the same bears date.

Given under my hand and seal this 12 day of November, 1991.

Thomas A. Patch
Notary Public

My Commission Expires:

2-2-92



REAL 441 PAGE 0664



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and State, hereby certify that Roger G. Murray, whose name is signed as President of Murray Lakeview Corp., an Alabama corporation, a General Partner of Lakeview Realty Co., and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said general partnership on the date the same bears date.

Given under my hand and seal this 13 day of November, 1991.

Thomas A. Ritchie
Notary Public

My Commission Expires:

2-2-92

This Instrument Prepared By:

A. CARSON IRVINE
Miller, Hamilton, Snider & Odom
P. O. Box 46
Mobile, Alabama 36601



REAL 441 PAGE 0665

This instrument prepared by:

A. Carson Irvine
MILLER, HAMILTON, SNIDER & ODOM
Post Office Box 46
Mobile, Alabama 36601

REAL 441 PAGE 0666

EXHIBIT "A"

Commence at the Southwest corner of Lot 1 of Wolf Bay Estates Unit 2 as recorded in Map Book 6, Page 82, of the Baldwin County Probate Records for; the point of beginning; run thence South 89 degrees 48 minutes 08 seconds East along the South line of Lots 1 through 14, inclusive, of said Wolf Bay Estates Unit 2 for 1,539.54 feet to the West right-of-way of Clark Ridge Road; run thence South 00 degrees 13 minutes 30 seconds West along the West right-of-way of said Clark Ridge Road for 279.99 feet; run thence South 89 degrees 48 minutes 32 seconds East for 831.09 feet; run thence in a Southeasterly direction along a curve to the right having a radius of 89.45 feet for an arc distance of 140.87 feet; run thence in a Southwesterly direction along a curve to the right having a radius of 1,506.62 feet for an arc distance of 310.52 feet; run thence in a Southeasterly direction along a curve to the left having a radius of 1,563.90 feet for an arc distance of 653.02 feet; run thence in a Southeasterly direction along a curve to the right having a radius of 1,483.87 feet for an arc distance of 310.55 feet; run thence South 00 degrees 17 minutes 59 seconds West for 705.21 feet; run thence in a Southeasterly direction along a curve to the left having a radius of 487.25 feet for an arc distance of 496.72 feet; run thence South 58 degrees 06 minutes 34 seconds East for 281.80 feet; run thence in a Southeasterly direction along a curve to the right having a radius of 728.24 feet for an arc distance of 234.82 feet; run thence South 39 degrees 38 minutes 04 seconds East for 220.26 feet; run thence in a Southeasterly direction along a curve to the left having a radius of 661.45 feet for an arc distance of 297.34 feet; run thence South 25 degrees 15 minutes 11 seconds West for 498.61 feet; run thence North 75 degrees 54 minutes 28 seconds East for 361.0 feet to the West line of a resub-division of Lots 75 through 84, inclusive, of Wolf Bay Estates Unit Number 5 as recorded in Map Book 11, Page 83 of the Probate Records, Baldwin County, Alabama; run thence South 22 degrees 27 minutes 00 seconds East along the West line of said subdivision for 1,351.33

feet to the North right-of-way of Baldwin County Road No. 12; run thence North 89 degrees 37 minutes 46 seconds West along the North right-of-way of said Baldwin County Road No. 12 for 3,507.26 feet to a point on the East right-of-way of Lake View Drive as shown on Sheet 4 of 9 as recorded on slides 1113A through 1117A Lake View Estates, Probate Records, Baldwin County, Alabama; run thence in a Northerly direction along a curve to the right having a radius of 25 feet for an arc distance of 39.33 feet; run thence North 00 degrees 30 minutes 30 seconds East along the East right-of-way of said Lake View Drive for 270.55 feet; run thence in a Northwesterly direction along a curve to the left having a radius of 130.0 feet for an arc distance of 204.52 feet; run thence North 89 degrees 37 minutes 46 seconds West for 88.14 feet to the Southeast corner of Lot 1A of Lake View Estates (Sheet 4 of 9) recorded @ Slides 1113A-1117A, Probate Records, Baldwin County, Alabama; run thence North 00 degrees 30 minutes 30 seconds East along the East line of said Lot 1A for 375.0 feet; run thence North 45 degrees 39 minutes 30 seconds West along said East line of Lot 1A for 79.32 feet to the Southeast shore of a lake (Sheet 4 of 9) recorded @ Slides 1113A-1117A, Probate Records, Baldwin County, Alabama; run thence along said shoreline the following bearings and distances: North 44 degrees 28 minutes 13 seconds East for 54.34 feet; North 36 degrees 47 minutes 33 seconds East for 44.47 feet; North 35 degrees 00 minutes 42 seconds East for 61.46 feet; North 31 degrees 34 minutes 06 seconds East for 68.33 feet; North 30 degrees 50 minutes 09 seconds East for 116.25 feet; North 33 degrees 26 minutes 34 seconds East for 101.26 feet; North 29 degrees 28 minutes 05 seconds East for 119.69 feet; North 32 degrees 35 minutes 17 seconds East for 91.45 feet; North 30 degrees 54 minutes 40 seconds East for 143.03 feet; North 30 degrees 51 minutes 07 seconds East for 113.69 feet; North 04 degrees 11 minutes 24 seconds West for 55.85 feet; to the Southeast corner of Lot 62A (Sheet 7 of 9) of Lake View Estates recorded @ Slides 1113A-1117A Probate Records, Baldwin County, Alabama; run thence North 45 degrees 09 minutes 47 seconds East along the East line of said Lot 62A for 252.17 feet to the South right-of-way of Lake View Drive; run thence in a Southeasterly direction along a

curve to the right having a radius of 25 feet an arc distance 18.69 feet, having a chord of South 31 degrees 08 minutes 58 seconds East a distance of 18.26 feet; run thence in a Northwardly direction along a curve to the left having a radius of 50 feet an arc distance of 186.81 feet, having a chord of North 63 degrees 14 minutes 02 seconds East a distance of 95.61 feet to the Southeast corner of Lot 18C of Lake View Estates, Phase 3, recorded on Slide 1258A, Probate Records, Baldwin County, Alabama; run thence North 37 degrees 25 minutes 58 seconds East along the East line of Lot 18C of said Lake View Estates, Phase 3, for 130.59 feet to the North boundary line of said Phase 3; run thence along said north boundary the following bearings and distances: North 52 degrees 34 minutes 00 seconds West for 500.0 feet; North 59 degrees 51 minutes 23 seconds West for 124.85 feet; North 71 degrees 56 minutes 14 seconds West for 121.04 feet; North 83 degrees 52 minutes 38 seconds West for 121.04 feet; South 85 degrees 24 minutes 50 seconds West for 117.33 feet; South 83 degrees 51 minutes 37 seconds West for 109.50 feet; North 83 degrees 52 minutes 20 seconds West for 84.53 feet; North 67 degrees 07 minutes 36 seconds West for 86.61 feet; North 62 degrees 35 minutes 00 seconds West for 600.00 feet; to the Northwest corner of Lot 1C of said Lake View Estates, Phase 3; run thence South 27 degrees 25 minutes 00 seconds West along the West boundary of said Lot 1C for 150.0 feet to the Southwest corner of said Lot 1C and the North right-of-way of Lake View Drive; run thence North 62 degrees 35 minutes 00 seconds West along the North right-of-way of said Lake View Drive for 74.16 feet; run thence in a Northwesterly direction along a curve to the left having a radius of 440.59 feet for an arc distance of 285.84 feet to the East right-of-way of Bunker Lane (Sheet 6 of 9) as recorded @ Slides 1113A-1117A, Probate Records, Baldwin County, Alabama; run thence along a curve to the right having a radius of 25 feet for an arc distance of 31.35 feet; run thence North 27 degrees 54 minutes 00 seconds West along the East right-of-way of said Bunker Lane for 473.15 feet to the South right-of-way of Clubhouse Drive (recorded said Sheet 6 of 9); run thence in a Northeasterly direction along a curve to the right having a radius of 25.0 feet for an arc distance of 39.27 feet; run thence North 27 degrees 54 minutes 00 seconds West along the East right-of-way of

said Clubhouse Drive for 60.0 feet to the North right-of-way of said Clubhouse Drive; run thence South 62 degrees 06 minutes 00 seconds West along the North right-of-way of said Clubhouse Drive for 380.0 feet to the East right-of-way of Wedgewood Drive (Sheet 6 of 9) of said Lake View Estates; run thence in a Northwesterly direction along a curve to the right having a radius of 25.0 feet for an arc distance of 39.27 feet; run thence North 27 degrees 54 minutes 00 seconds West along the East right-of-way of said Wedgewood Drive for 105.0 feet; run in a Northwesterly direction along a curve to the left having a radius of 675.16 feet for an arc distance of 483.14 feet; run thence North 68 degrees 54 minutes 00 seconds West along the East right-of-way of said Wedgewood Drive for 87.13 feet; run thence in a Northwesterly direction along said right-of-way along a curve to the left having a radius of 367.20 feet for an arc distance of 132.19 feet to the point of a cusp of a curve (also the Southeast corner of Lot 289B of Lake View Estates, Phase 2, as recorded on Slide 1210B, Probate Records, Baldwin County, Alabama); run thence in a Northeasterly direction along a curve to the left having a radius of 25.0 feet an arc distance of 39.27 feet a chord North 45 degrees 28 minutes 29 seconds East for 35.36 feet; run thence in a Northwesterly direction along the East boundary of said Lot 289B along a curve to the left having a radius of 600.0 feet an arc distance of 156.76 feet, a chord North 07 degrees 00 minutes 36 seconds West a distance of 156.31 feet to the Northeast corner of said Lot 289B; run thence along the North boundary of said Lake View Estates, Phase 2, in a Southwesterly direction along a curve to the left having a radius of 547.20 feet an arc distance of 275.63 feet, a chord South 76 degrees 31 minutes 49 seconds West a distance of 272.73 feet; run thence along the North boundary of said Lake View Estates, Phase 2, South 62 degrees 06 minutes 00 seconds West for 1,046.40 feet; run thence along said North boundary North 75 degrees 29 minutes 30 seconds West for 260.09 feet to the Southeast corner of Lot 273B of said Lake View Estates, Phase 2; run thence North 00 degrees 30 minutes 30 seconds East along the East boundary of said Lake View Estates, Phase 2, for 1,640.0 feet to South boundary of Putter Lane, Sheet 9 of 9 of said Lake View Estates, (also the Northeast corner of Lot 258B of said Lake View Estates, Phase 2); run thence South 73 degrees 58 minutes 00 seconds East along the South right-of-way of said Putter Lane for 130.0

feet; run thence in a Southeasterly direction along the South right-of-way of said Putter Lane along a curve to the right having a radius of 437.59 feet for an arc distance of

173.57 feet;

run thence North 38 degrees 45 minutes 35 seconds East along the East right-of-way of said Putter Lane for 60.0 feet to the North right-of-way of said Putter Lane; run thence in a Northwesterly direction along the North right-of-way of said Putter Lane along a curve to the left having a radius of 497.59 feet an arc distance of 133.74 feet; a chord North 58 degrees 56 minutes 25 seconds West a distance of 133.34 feet to the South line of Lot M-4; run thence North 67 degrees 47 minutes 23 seconds East for 401.98 feet; run thence South 77 degrees 59 minutes 24 seconds East for 30.29 feet; run thence in a Northeasterly direction along a curve to the right having a radius of 98.40 feet an arc distance of 90.90 feet a chord North 17 degrees 09 minutes 27 seconds East for a distance of 87.70 feet; run thence in a North-easterly direction along a curve to the right having a radius of 114.23 feet an arc distance of 222.06 feet, a chord North 08 degrees 40 minutes 20 seconds East a distance of 188.71 feet; run thence North 00 degrees 20 minutes 23 seconds East for 17.06 feet to the South right-of-way of Baldwin County Road No. 20; run thence South 89 degrees 39 minutes 37 seconds East along the South right-of-way of said Baldwin County Road No. 20 for 2,897.49 feet to the Northwest corner of Lot 1 of said Wolf Bay Estates Unit No. 2; run thence South 00 degrees 20 minutes 39 seconds West for 200.0 feet to the Southwest corner of said Lot 1 of Wolf Bay Estates, Unit No. 2, and the point of beginning. Said land being in Sections 11 and 12, Township 8 South, Range 4 East, Baldwin County, Alabama.

PARCEL B:

Lots C-2, (also referred to as "Clubhouse") 1-A, 3-A, 4-A, 8-A, 10-A, 12-A, 13-A, 14-A, 24-A, 25-A, 26-A, 27-A, 28-A, 29-A, 30-A, 31-A, 33-A, 34-A, 35-A, 36-A, 37-A, 38-A, 39-A, 40-A, 41-A, 42-A, 43-A, 44-A, 45-A, 47-A, 48-A, 49-A, 50-A, 51-A, 52-A, 53-A, 54-A, 55-A, 56-A, 57-A, 58-A, 59-A, 60-A, 61-A, 62-A, 19-B, 22-B, 23-B, 24-B, 25-B, 26-B, 27-B, 28-B, 31-B, 32-B, 33-B, 34-B, 35-B, 36-B, 37-B, 39-B, 40-B, 42-B, 43-B, 44-B, 45-B, 46-B, 47-B, 48-B, 49-B, 50-B, 51-B, 52-B, 53-B, 54-B, 55-B, 56-B, 57-B, 58-B, 60-B, 61-B, 62-B, 63-B, 65-B, 67-B, 68-B, 69-B, 70-B, 71-B, 72-B, 73-B, 74-B, 75-B, 93-B, 94-B, 95-B, 99-B, 101-B, 103-B, 104-B, 105-B, 106-B, 107-B, 108-B, 109-B, 110-B, 111-B, 113-B, 125-B, 126-B, 128-B, 130-B, 131-B, 132-B, 133-B, 134-B, 139-B, 140-B, 141-B, 142-B, 143-B, 148-B, 178-B, 179-B, 180-B, 181-B, 182-B, 188-B, 189-B, 190-B, 191-B, 192-B, 201-B, 202-B, 204-B, 205-B, 207-B, 209-B, 210-B, 211-B, 215-B, 216-B, 217-B, 219-B, 222-B, 223-B, 224-B, 225-B, 226-B, 230-B, 231-B, 232-B, 233-B, 235-B, 237-B, 247-B, as shown on plat of Lake View Estates as recorded on Slides 1113-A through 1117-A, in the Office of the Judge of Probate, Baldwin County, Alabama.

PARCEL C:

Lots 259-B, 260-B, 261-B, 262-B, 263-B, 264-B, 265-B, 266-B, 267-B, 268-B, 272-B, 273-B, 274-B, 275-B, 276-B, as shown on plat of Lake View Estates, Phase II as recorded on Slide 1210-B, in the Office of the Judge of Probate, Baldwin County, Alabama.

PARCEL D:

Lots 1-C, 4-C, 5-C, 9-C, 14-C, as shown on plat of Lake View Estates, Phase III as recorded on Slide 1258-A, in the Office of the Judge of Probate, Baldwin County, Alabama.

PARCEL E:

That certain area referred to as "Lake" as shown on plat of Lake View Estates as recorded on Slides 1113-A through 1117-A in the Office of Judge of Probate, Baldwin County, Alabama and being bounded on the North side, West side and South side by Lots 1-A through 62-A of said Lake View Estates.

PARCEL F:

Lot 255-B and Lot C-1 (Also designated "Common Area") as shown on plat of Common Area C-1 and Lots 255-B, 256-B and 257-B of Lake View Estates, as recorded on Slide 1164-B, in the Office of the Judge of Probate, Baldwin County, Alabama.

LESS AND EXCEPT from Lot C-1 the following described property:

Commence at a point on the South right of way line of County Road No. 20, which point is the Northwest corner of Lake View Estates as recorded on Slides Numbered 1113-A through 1117-A, inclusive, of the Baldwin County Probate Records; run thence South 89 degrees 39 minutes 32 seconds East along the South right of way line of said County Road No. 20 for 10.0 feet to the East line of a 10 foot Utility Easement; run thence South 00 degrees 30 minutes 30 seconds West along said East line for 100.0 feet to the Point of Beginning; run thence South 89 degrees 39 minutes 32 seconds East and parallel with the South right of way line of County Road 20 for 50.0 feet; run thence South 00 degrees 30 minutes 30 seconds West and parallel with the West boundary line of said Lake View Estates for 50.0 feet; run thence North 89 degrees 39 minutes 32 seconds West and parallel with said County Road No. 20 for 50.0 feet to the East line of said 10 foot Utility Easement; run thence North 00 degrees 30 minutes 30 seconds East along the East line of said 10 foot Utility Easement (also being parallel with the West boundary line of said Lake View Estates) for 50.0 feet to the point of beginning. Said land being in Section 11, Township 8 South, Range 4 East, Baldwin County, Alabama, (being a portion of lot referred to as Common Area C-1 of Lake View Estates, recorded on Slide 1164-B, Baldwin County, Alabama, Probate Records).

PARCEL G:

That certain area referred to as "Golf Course", as shown on plat of Lake View Estates as recorded on Slides 1113-A through 1117-A, in the Office of the Judge of Probate, including that portion referred to as Golf Course (Drainage) on said plat and being located between Lots 11-B and 12-B on said plat.

MEANING AND INTENDING TO DESCRIBE ALL OF THE PROPERTY OWNED BY THE GRANTOR HEREIN WHICH IS LOCATED IN SECTIONS 11 AND 12, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND BOUNDED ON THE SOUTH BY COUNTY HIGHWAY #12, BOUNDED ON THE WEST BY THE WEST LINE OF LAKE VIEW ESTATES ACCORDING TO THE PLAT THEREOF RECORDED ON SLIDES 1113A THROUGH 1117A IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, AND BOUNDED ON THE NORTH BY COUNTY HIGHWAY #20 AND BOUNDED ON THE EAST BY CLARK RIDGE ROAD.

Restrictions

1. Reservation of interest in and to oil, gas and other minerals as contained in deed from James P. Feeley and Thomas B. Feeley to Bay View, Inc. dated, August 1, 1985 and recorded in Real Property Book 221, Page 1986.
2. Reservation of one-half interest in and to oil, gas and other minerals as contained in Deed from The Merchants National Bank of Mobile, as Trustee for William Downey, III, et. al., to James P. Feeley and Thomas B. Feeley dated October 9, 1975, and Recorded in Deed Book 484, Page 70.
3. Restrictive covenants as contained in Miscellaneous Book 68, Pages 701-736.
4. Drainage and utility easements as shown on plat of Lake View Estates as recorded on Slides 1113-A through 1117-A.
5. Oil, gas and mineral lease from James Feely and Joan Feely and Thomas Feely and Kay Feely to Clayton W. Williams, Jr., dated April 28, 1981, and recorded in Real Property Book 94, Page 1557.
6. Rights of the United States of America, State of Alabama or other parties, in and to the bed, shore and water of the Lake as shown on Plat of Lake View Estates.
7. Building setback lines and drainage and utility easements as shown on plat of Lake View Estates as recorded on Slide 1210B.
8. Building setback lines and drainage and utility easements as shown on plat of Lake View Estates, Phase 3, as recorded on Slide 1258A.
9. Existing underground powerline serving Golf Cart Shed as shown on plat of Lake View Estates, Phase 3, as recorded on Slide 1258A. (Lot 11, Phase 3)
10. Building setback lines and drainage and utility easements as shown on plat of Common Area C-1 and Lots 255-B, 256-B, and 257-B of Lake View Estates as recorded on Slide 1164-B.

REAL 441 PAGE 0574

11. Rights of other parties by virtue of unrecorded Purchase Agreements executed by Lake View Developers, Ltd. and unknown Buyers.
12. Rights of Gulf Telephone Company, their successors and assigns in and to that certain non-exclusive easement contained in Deed from Lake View Developers, Ltd., dated April 17, 1990, and recorded in Real Property Book 385, Page 1927.
13. Conveyance by Lake View Developers, Ltd., to The Utilities Board of the City of Foley recorded in Real Property Book 329, Page 304, conveying the entire water distribution system in Lake View Estates, Phase I.

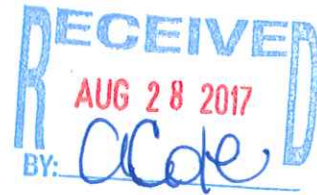
REAL 441 PAGE 0675

RECORD FILE
STATE OF ALABAMA
BALDWIN COUNTY
CERTIFY THAT THE FOLLOWING WAS
FILED AND IS
RECORDED ON
Nov 14 4 10 PM '91
DEED IN 30
RECORDED IN 644-2001-95
JUDGE OF SUPERIOR

LEGAL DESCRIPTION

PIN#: 244567

PARCEL NO.: 05-61-01-12-0-000-050.117



THAT PORTION OF THE LANDS DESCRIBED AS "EXHIBIT A" WITHIN REAL PROPERTY BOOK 441, PAGE 661, RECORDED IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1 OF WOLF BAY ESTATES UNIT 2 AS RECORDED IN MAP BOOK 6, PAGE 82, OF THE BALDWIN COUNTY PROBATE RECORDS FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 89 DEGREES 48 MINUTES 08 SECONDS EAST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 14, INCLUSIVE, OF SAID WOLF BAY ESTATES UNIT 2 FOR 1,539.54 FEET TO THE WEST RIGHT-OF-WAY OF CLARK RIDGE ROAD; RUN THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY OF SAID CLARK RIDGE ROAD FOR 279.99 FEET; RUN THENCE SOUTH 89 DEGREES 48 MINUTES 32 SECONDS EAST FOR 831.09 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 89.45 FEET FOR AN ARC DISTANCE OF 140.87 FEET; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,506.62 FEET FOR AN ARC DISTANCE OF 310.52 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,563.90 FEET FOR AN ARC DISTANCE OF 653.02 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,483.87 FEET FOR AN ARC DISTANCE OF 310.55 FEET; RUN THENCE SOUTH 00 DEGREES 17 MINUTES 59 SECONDS WEST FOR 705.21 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 487.25 FEET FOR AN ARC DISTANCE OF 496.72 FEET; RUN THENCE SOUTH 58 DEGREES 06 MINUTES 34 SECONDS EAST FOR 281.80 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 728.24 FEET FOR AN ARC DISTANCE OF 234.82 FEET; RUN THENCE SOUTH 39 DEGREES 38 MINUTES 04 SECONDS EAST FOR 220.26 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 661.45 FEET FOR AN ARC DISTANCE OF 297.34 FEET; RUN THENCE SOUTH 25 DEGREES 15 MINUTES 11 SECONDS WEST FOR 498.61 FEET; RUN THENCE NORTH 75 DEGREES 54 MINUTES 28 SECONDS EAST FOR 361.0 FEET TO THE WEST LINE OF A RESUBDIVISION OF LOTS 75 THROUGH 84, INCLUSIVE, OF WOLF BAY ESTATES UNIT NUMBER 5 AS RECORDED IN MAP BOOK 11, PAGE 83 OF THE PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 22 DEGREES 27 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SUBDIVISION FOR 1,351.33 FEET TO THE NORTH RIGHT-OF-WAY OF BALDWIN COUNTY ROAD NO. 12; RUN THENCE NORTH 89 DEGREES 37 MINUTES 46 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID BALDWIN COUNTY ROAD NO. 12 FOR 3,507.26 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF LAKE VIEW DRIVE AS SHOWN ON SHEET 4 OF 9 AS RECORDED ON SLIDES 1113A THROUGH 1117A LAKE VIEW ESTATES, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; RUN THENCE IN A NORTHERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET FOR AN ARC DISTANCE OF 39.33 FEET; RUN THENCE NORTH 00 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY OF SAID LAKE VIEW DRIVE FOR 270.55 FEET; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 130.0 FEET FOR AN ARC DISTANCE OF 204.52 FEET; RUN THENCE NORTH 89 DEGREES 37 MINUTES 46 SECONDS WEST FOR 88.14 FEET TO THE SOUTHEAST CORNER OF LOT 1A OF LAKE VIEW ESTATES (SHEET 4 OF 9) RECORDED @ SLIDES 1113A-1117A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 00 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1A FOR 375.0 FEET; RUN THENCE NORTH 45 DEGREES 39 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE OF LOT 1A FOR 79.32 FEET TO THE SOUTHEAST SHORE OF A LAKE (SHEET 4 OF 9) RECORDED @ SLIDES

1113A-1117A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; RUN THENCE ALONG SAID SHORELINE THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 44 DEGREES 28 MINUTES 13 SECONDS EAST FOR 54.34 FEET; NORTH 36 DEGREES 47 MINUTES 33 SECONDS EAST FOR 44.47 FEET; NORTH 35 DEGREES 00 MINUTES 42 SECONDS EAST FOR 61.46 FEET; NORTH 31 DEGREES 34 MINUTES 06 SECONDS EAST FOR 68.33 FEET; NORTH 30 DEGREES 50 MINUTES 09 SECONDS EAST FOR 116.25 FEET; NORTH 33 DEGREES 26 MINUTES 34 SECONDS EAST FOR 101.26 FEET; NORTH 29 DEGREES 28 MINUTES 05 SECONDS EAST FOR 119.69 FEET; NORTH 32 DEGREES 35 MINUTES 17 SECONDS EAST FOR 91.45 FEET; NORTH 30 DEGREES 54 MINUTES 40 SECONDS EAST FOR 143.03 FEET; NORTH 30 DEGREES 51 MINUTES 07 SECONDS EAST FOR 113.69 FEET; NORTH 04 DEGREES 11 MINUTES 24 SECONDS WEST FOR 55.85 FEET; TO THE SOUTHEAST CORNER OF LOT 62A (SHEET 7 OF 9) OF LAKE VIEW ESTATES RECORDED @ SLIDES 1113A -1117A PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 45 DEGREES 09 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 62A FOR 252.17 FEET TO THE SOUTH RIGHT-OF-WAY OF LAKE VIEW DRIVE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET AN ARC DISTANCE 18.69 FEET, HAVING A CHORD OF SOUTH 31 DEGREES 08 MINUTES 58 SECONDS EAST A DISTANCE OF 18.26 FEET; RUN THENCE IN A NORTHWARDLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET AN ARC DISTANCE OF 186.81 FEET, HAVING A CHORD OF NORTH 63 DEGREES 14 MINUTES 02 SECONDS EAST A DISTANCE OF 95.61 FEET TO THE SOUTHEAST CORNER OF LOT 18C OF LAKE VIEW ESTATES, PHASE 3, RECORDED ON SLIDE 1258A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 37 DEGREES 25 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF LOT 18C OF SAID LAKE VIEW ESTATES, PHASE 3, FOR 130.59 FEET TO THE NORTH BOUNDARY LINE OF SAID PHASE 3; RUN THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 52 DEGREES 34 MINUTES 00 SECONDS WEST FOR 500.0 FEET; NORTH 59 DEGREES 51 MINUTES 23 SECONDS WEST FOR 124.85 FEET; NORTH 71 DEGREES 56 MINUTES 14 SECONDS WEST FOR 121.04 FEET; NORTH 83 DEGREES 52 MINUTES 38 SECONDS WEST FOR 121.04 FEET; SOUTH 85 DEGREES 24 MINUTES 50 SECONDS WEST FOR 117.33 FEET; SOUTH 83 DEGREES 51 MINUTES 37 SECONDS WEST FOR 109.50 FEET; NORTH 83 DEGREES 52 MINUTES 20 SECONDS WEST FOR 84.53 FEET; NORTH 67 DEGREES 07 MINUTES 36 SECONDS WEST FOR 86.61 FEET; NORTH 62 DEGREES 35 MINUTES 00 SECONDS WEST FOR 600.00 FEET; TO THE NORTHWEST CORNER OF LOT LC OF SAID LAKE VIEW ESTATES, PHASE 3; RUN THENCE SOUTH 27 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT LC FOR 150.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT LC AND THE NORTH RIGHT-OF-WAY OF LAKE VIEW DRIVE; RUN THENCE NORTH 62 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID LAKE VIEW DRIVE FOR 74.16 FEET; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 440.59 FEET FOR AN ARC DISTANCE OF 285.84 FEET TO THE EAST RIGHT-OF-WAY OF BUNKER LANE (SHEET 6 OF 9) AS RECORDED @ SLIDES 1113A-1117A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; RUN THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET FOR AN ARC DISTANCE OF 31.35 FEET; RUN THENCE NORTH 27 DEGREES 54 MINUTES 00 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF SAID BUNKER LANE FOR 473.15 FEET TO THE SOUTH RIGHT-OF-WAY OF CLUBHOUSE DRIVE (RECORDED SAID SHEET 6 OF 9); RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.0 FEET FOR AN ARC DISTANCE OF 39.27 FEET; RUN THENCE NORTH 27 DEGREES 54 MINUTES 00 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF SAID CLUBHOUSE DRIVE FOR 60.0 FEET TO THE NORTH RIGHT-OF-WAY OF SAID CLUBHOUSE DRIVE; RUN THENCE SOUTH 62 DEGREES 06 MINUTES 00 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID CLUBHOUSE DRIVE FOR 380.0 FEET TO THE EAST RIGHT-OF-WAY OF WEDGEWOOD DRIVE (SHEET 6 OF 9) OF SAID LAKE VIEW ESTATES; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.0 FEET FOR AN ARC DISTANCE OF 39.27 FEET; RUN THENCE NORTH 27 DEGREES 54 MINUTES 00 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF SAID WEDGEWOOD DRIVE FOR 105.0 FEET; RUN IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 675.16 FEET FOR AN ARC DISTANCE OF 483.14 FEET; RUN THENCE NORTH 68 DEGREES 54 MINUTES 00 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF SAID WEDGEWOOD DRIVE FOR 87.13 FEET; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 367.20 FEET

FOR AN ARC DISTANCE OF 132.19 FEET TO THE POINT OF A CUSP OF A CURVE (ALSO THE SOUTHEAST CORNER OF LOT 289B OF LAKE VIEW ESTATES, PHASE 2, AS RECORDED ON SLIDE 1210B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA); RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.0 FEET AN ARC DISTANCE OF 39.27 FEET A CHORD NORTH 45 DEGREES 28 MINUTES 29 SECONDS EAST FOR 35.36 FEET; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EAST BOUNDARY OF SAID LOT 289B ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 600.0 FEET AN ARC DISTANCE OF 156.76 FEET, A CHORD NORTH 07 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 156.31 FEET TO THE NORTHEAST CORNER OF SAID LOT 289B; RUN THENCE ALONG THE NORTH BOUNDARY OF SAID LAKE VIEW ESTATES, PHASE 2, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 547.20 FEET AN ARC DISTANCE OF 275.63 FEET, A CHORD SOUTH 76 DEGREES 31 MINUTES 49 SECONDS WEST A DISTANCE OF 272.73 FEET; RUN THENCE ALONG THE NORTH BOUNDARY OF SAID LAKE VIEW ESTATES, PHASE 2, SOUTH 62 DEGREES 06 MINUTES 00 SECONDS WEST FOR 1,046.40 FEET; RUN THENCE ALONG SAID NORTH BOUNDARY NORTH 75 DEGREES 29 MINUTES 30 SECONDS WEST FOR 260.09 FEET TO THE SOUTHEAST CORNER OF LOT 273B OF SAID LAKE VIEW ESTATES, PHASE 2; RUN THENCE NORTH 00 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LAKE VIEW ESTATES, PHASE 2, FOR 1,640.0 FEET TO THE SOUTH BOUNDARY OF PUTTER LANE, SHEET 9 OF 9 OF SAID LAKE VIEW ESTATES, (ALSO THE NORTHEAST CORNER OF LOT 258B OF SAID LAKE VIEW ESTATES, PHASE 2; RUN THENCE SOUTH 73 DEGREES 58 MINUTES 00 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID PUTTER LANE FOR 130.0 FEET; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY OF SAID PUTTER LANE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 437.59 FEET FOR AN ARC DISTANCE OF 173.57 FEET; RUN THENCE NORTH 38 DEGREES 45 MINUTES 35 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY OF SAID PUTTER LANE FOR 60.0 FEET TO THE NORTH RIGHT-OF-WAY OF SAID PUTTER LANE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTH RIGHT-OF-WAY OF SAID PUTTER LANE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 497.59 FEET AN ARC DISTANCE OF 133.74 FEET; A CHORD NORTH 58 DEGREES 56 MINUTES 25 SECONDS WEST A DISTANCE AT 133.34 FEET TO THE SOUTH LINE OF LOT M-4; RUN THENCE NORTH 67 DEGREES 47 MINUTES 23 SECONDS EAST FOR 401.98 FEET; RUN THENCE SOUTH 77 DEGREES 59 MINUTES 24 SECONDS EAST FOR 60.29 FEET; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 98.40 FEET AN ARC DISTANCE OF 90.90 FEET A CHORD NORTH 17 DEGREES 09 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 37.70 FEET; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 114.23 FEET AN ARC DISTANCE OF 222.06 FEET, A CHORD NORTH 08 DEGREES 40 MINUTES 20 SECONDS EAST A DISTANCE OF 188.71 FEET; RUN THENCE NORTH 00 DEGREES 20 MINUTES 23 SECONDS EAST FOR 17.06 FEET TO THE SOUTH RIGHT-OF-WAY OF BALDWIN COUNTY ROAD NO. 20; RUN THENCE SOUTH 89 DEGREES 39 MINUTES 37 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID BALDWIN COUNTY ROAD 20 FOR 2,897.49 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID WOLF BAY ESTATES UNIT NO. 2; RUN THENCE SOUTH 00 DEGREES 20 MINUTES 39 SECONDS WEST FOR 200.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF WOLF BAY ESTATES, UNIT NO. 2, AND THE POINT OF BEGINNING. SAID LAND BEING IN SECTIONS 11 AND 12, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPT A PROPOSED DEVELOPMENT NAMED LAKEVIEW GARDENS, A PLANNED UNIT DEVELOPMENT, DESIGNED BY HUTCHINSON, MOORE & RAUCH, LLC (HMR), BEING MORE PARTICULARLY DESCRIBED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY BY HMR DATED DECEMBER 23, 2014, AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 258 B OF LAKEVIEW ESTATES, PHASE II, AS SHOWN ON SLIDE 1210-B IN THE OFFICE OF PROBATE RECORDS FOR BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 74°09'31" EAST A DISTANCE OF 129.87 FEET TO A POINT; THENCE RUN SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 437.59 FEET, AN ARC LENGTH OF 173.57 FEET, A CHORD BEARING SOUTH 62°48'41" EAST, AND A CHORD DISTANCE OF 172.43 FEET TO A POINT; THENCE RUN NORTH 38°33'07" EAST A DISTANCE OF 60.00 FEET TO A POINT; THENCE RUN NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 497.59 FEET, AN ARC LENGTH OF 133.74 FEET, A CHORD BEARING

NORTH 59°08'53" WEST, AND A CHORD DISTANCE OF 133.34 FEET TO A POINT; THENCE RUN NORTH 67°28'11" EAST A DISTANCE OF 401.92 FEET TO A POINT; THENCE RUN SOUTH 77°55'34" EAST A DISTANCE OF 60.70 FEET TO A POINT; THENCE RUN SOUTH 52°33'02" EAST A DISTANCE OF 65.82 FEET TO A POINT; THENCE RUN SOUTH 63°13'51" EAST A DISTANCE OF 534.47 FEET TO A POINT; THENCE RUN SOUTH 08°22'34" WEST A DISTANCE OF 562.24 FEET TO A POINT; THENCE RUN SOUTH 29°38'35" EAST A DISTANCE OF 134.21 FEET TO A POINT; THENCE RUN NORTH 83°40'44" EAST A DISTANCE OF 159.49 FEET TO A POINT; THENCE RUN NORTH 25°04'20" EAST A DISTANCE OF 371.89 FEET TO A POINT; THENCE RUN SOUTH 55°04'55" EAST A DISTANCE OF 667.73 FEET TO A POINT; THENCE RUN SOUTH 00°44'45" EAST A DISTANCE OF 582.17 FEET TO A POINT; THENCE RUN NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 855.16 FEET, AN ARC LENGTH OF 381.32 FEET, A CHORD BEARING NORTH 56°23'25" WEST, AND A CHORD DISTANCE OF 378.17 FEET TO A POINT; THENCE RUN NORTH 69°04'07" WEST A DISTANCE OF 87.35 FEET TO A POINT; THENCE RUN WESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 547.20 FEET, AN ARC LENGTH OF 468.13 FEET, A CHORD BEARING SOUTH 86°18'25" WEST, AND A CHORD DISTANCE OF 453.99 FEET TO A POINT; THENCE RUN SOUTH 61°48'53" WEST A DISTANCE OF 1046.49 FEET TO A POINT; THENCE RUN NORTH 75°43'28" WEST A DISTANCE OF 259.99 FEET TO A POINT; THENCE RUN NORTH 00°14'36" EAST A DISTANCE OF 1640.08 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 50.75 ACRES, MORE OR LESS.

ALSO, LESS AND EXCEPT A PROPOSED DEVELOPMENT NAMED UNIT ONE OF GLENLAKES, PHASE II, DESIGNED BY HUTCHINSON, MOORE & RAUCH, LLC (HMR), BEING MORE PARTICULARLY DESCRIBED FROM AN UNRECORDED PRELIMINARY/FINAL PLAT OF SAID DEVELOPMENT BY HMR DATED DECEMBER 09, 2015, AS FOLLOWS:

BEGINNING AT A 3/4" CRIMP TOP IRON PIPE AT THE SOUTHEAST CORNER OF LOT 1A, LAKEVIEW ESTATES, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 1113A-B, 1114A-B, 1115A-B, 1116A-B & 1117A, IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°12'40" EAST ALONG THE EAST LINE OF SAID LOT 1A A DISTANCE OF 375.12 FEET TO A 1/2" IRON REBAR WITH CAP (CA#0013); THENCE RUN NORTH 46°06'00" WEST A DISTANCE OF 50.00 FEET TO A 1/2" IRON REBAR WITH CAP (CA#0604); THENCE CONTINUE NORTH 46°06'00" WEST A DISTANCE OF 29.26 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF MUIEL LAKE; THENCE ALONG THE EAST MARGIN OF MUIEL LAKE THE FOLLOWING COURSES, NORTH 44°12'20" EAST A DISTANCE OF 54.34 FEET; THENCE RUN NORTH 36°31'40" EAST A DISTANCE OF 44.47 FEET; THENCE RUN NORTH 34°44'49" EAST A DISTANCE OF 61.46 FEET; THENCE RUN NORTH 31°18'13" EAST A DISTANCE OF 68.33 FEET; THENCE RUN NORTH 30°34'16" EAST A DISTANCE OF 116.25 FEET; THENCE RUN NORTH 33°10'41" EAST A DISTANCE OF 101.26 FEET; THENCE RUN NORTH 29°12'12" EAST A DISTANCE OF 119.69 FEET; THENCE RUN NORTH 32°19'24" EAST A DISTANCE OF 91.45 FEET; THENCE RUN NORTH 30°38'47" EAST A DISTANCE OF 143.03 FEET; THENCE RUN NORTH 30°35'14" EAST A DISTANCE OF 113.69 FEET; THENCE RUN NORTH 04°27'17" WEST A DISTANCE OF 55.85 FEET; THENCE LEAVING SAID EAST MARGIN RUN NORTH 44°53'54" EAST A DISTANCE OF 75.89 FEET, MORE OR LESS, TO A 1/2" IRON REBAR; THENCE CONTINUE NORTH 44°53'54" EAST A DISTANCE OF 176.28 FEET TO A 1/2" IRON REBAR ON THE SOUTH RIGHT-OF-WAY OF CARNOUSTIE DRIVE; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 18.69 FEET, A CHORD BEARING SOUTH 31°44'55" EAST, AND A CHORD DISTANCE OF 18.26 FEET, TO A 1/2" IRON REBAR WITH CAP (CA#0604); THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 84.22 FEET, A CHORD BEARING SOUTH 58°13'26" EAST, AND A CHORD DISTANCE OF 74.61 FEET, TO A 1/2" IRON REBAR WITH CAP (CA#0604); THENCE RUN SOUTH 53°02'02" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 54.26 FEET TO A 1/2" IRON REBAR WITH CAP (CA#0604); THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 34°29'14" WEST A DISTANCE OF 1016.94 FEET TO 1/2" IRON REBAR WITH CAP (CA#0339); THENCE RUN SOUTH 43°45'48" EAST A DISTANCE OF 657.97 FEET TO A 1/2" IRON REBAR WITH CAP (CA#0339); THENCE RUN SOUTH 16°58'52" EAST A DISTANCE OF 483.25 FEET TO A TO A 1/2" IRON REBAR WITH CAP (CA#0339) ON THE NORTH RIGHT-OF-WAY OF BALDWIN COUNTY ROAD NUMBER 12; THENCE RUN NORTH 89°54'16" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 500.65 FEET TO A 3/4" CRIMP TOP IRON PIPE AT THE INTERSECTION OF THE

EAST RIGHT-OF-WAY OF LAKEVIEW DRIVE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY RUN NORTHWESTERLY ALONG SAID THE EAST RIGHT-OF-WAY OF LAKEVIEW DRIVE A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.31 FEET, A CHORD BEARING NORTH 44°38'01" WEST, AND A CHORD DISTANCE OF 35.39 FEET, TO A 3/4" CRIMP TOP IRON PIPE; THENCE RUN NORTH 00°13'12" EAST ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 270.74 FEET TO A 3/4" CRIMP TOP IRON PIPE; THENCE RUN NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 204.34 FEET, A CHORD BEARING NORTH 44°50'21" WEST, AND A CHORD DISTANCE OF 183.94 FEET, TO A 3/4" CRIMP TOP IRON PIPE; THENCE RUN NORTH 89°45'47" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 88.06 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 12.63 ACRES, MORE OR LESS.

ALSO, LESS AND EXCEPT ALL SUBDIVISIONS OF RECORD LYING WITHIN THE ABOVE DESCRIBED SAID "EXHIBIT A" AND FURTHER LISTED AS FOLLOWS:

- DUNES ESTATES, RECORDED ON SLIDE 1535-B IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.
- THE GARDENS AT GLENLAKES, RECORDED ON SLIDES 2007-E & 2007-F IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.
- UNIT ONE OF GLENLAKES, RECORDED ON SLIDES 2045-E, 2045-F & 2046-A IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.
- CARNOUSTIE GARDENS, UNIT 2, RECORDED ON SLIDE 2325-E IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.
- UNIT 3 OF GLENLAKES, RECORDED ON SLIDES 2030-B & 2030-C IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

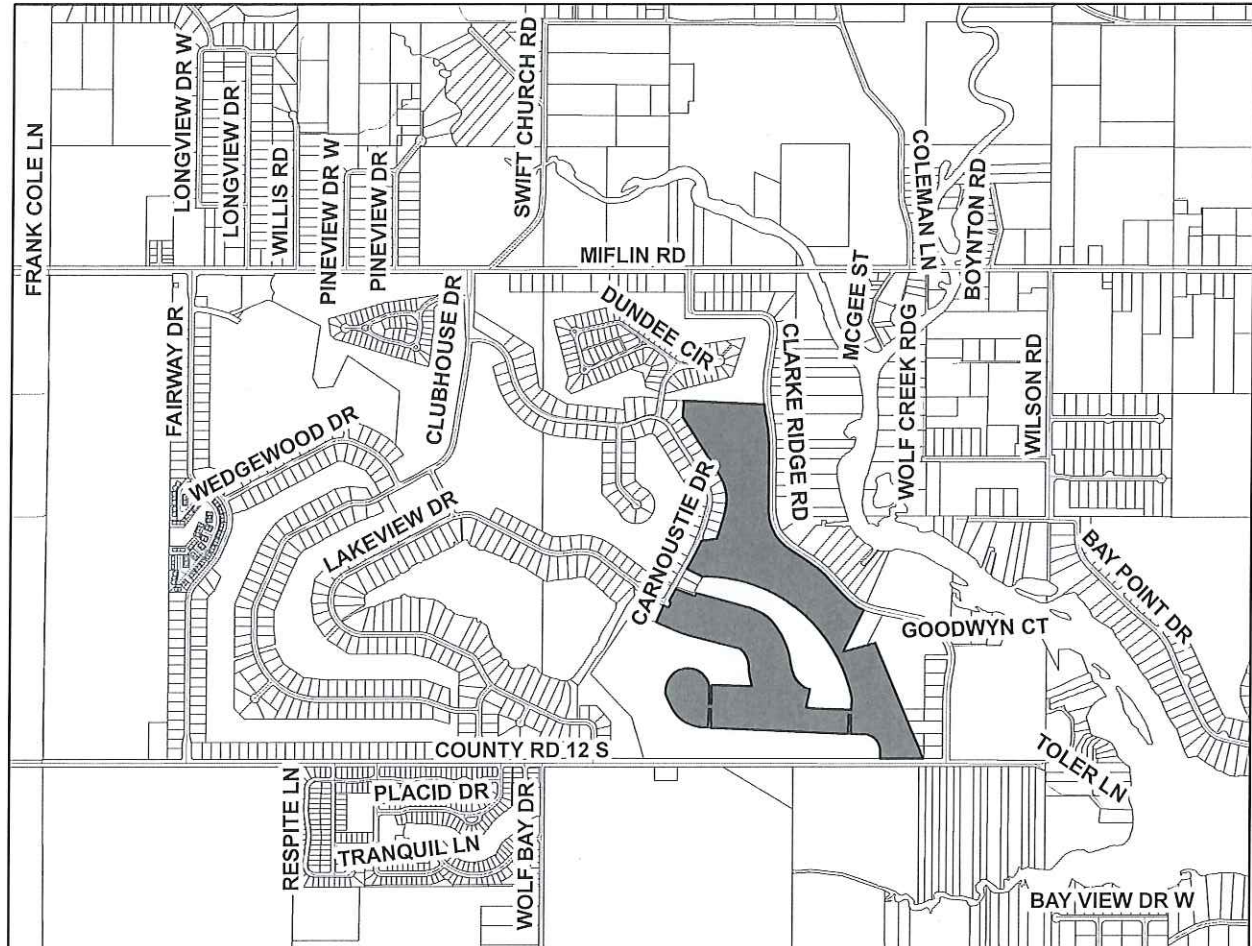
ALSO, LESS AND EXCEPT ANY PORTIONS PREVIOUSLY CONVEYED TO GLENLAKES GOLF CLUB, INC., DESCRIBED WITHIN INSTRUMENT NUMBER 1425583 RECORDED IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

ALSO, LESS AND EXCEPT ALL PUBLIC ROAD RIGHTS-OF-WAY.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS DESCRIBED WITHIN REAL PROPERTY BOOK 551, PAGE 1784, RECORDED IN PROBATE RECORDS BALDWIN COUNTY, ALABAMA.



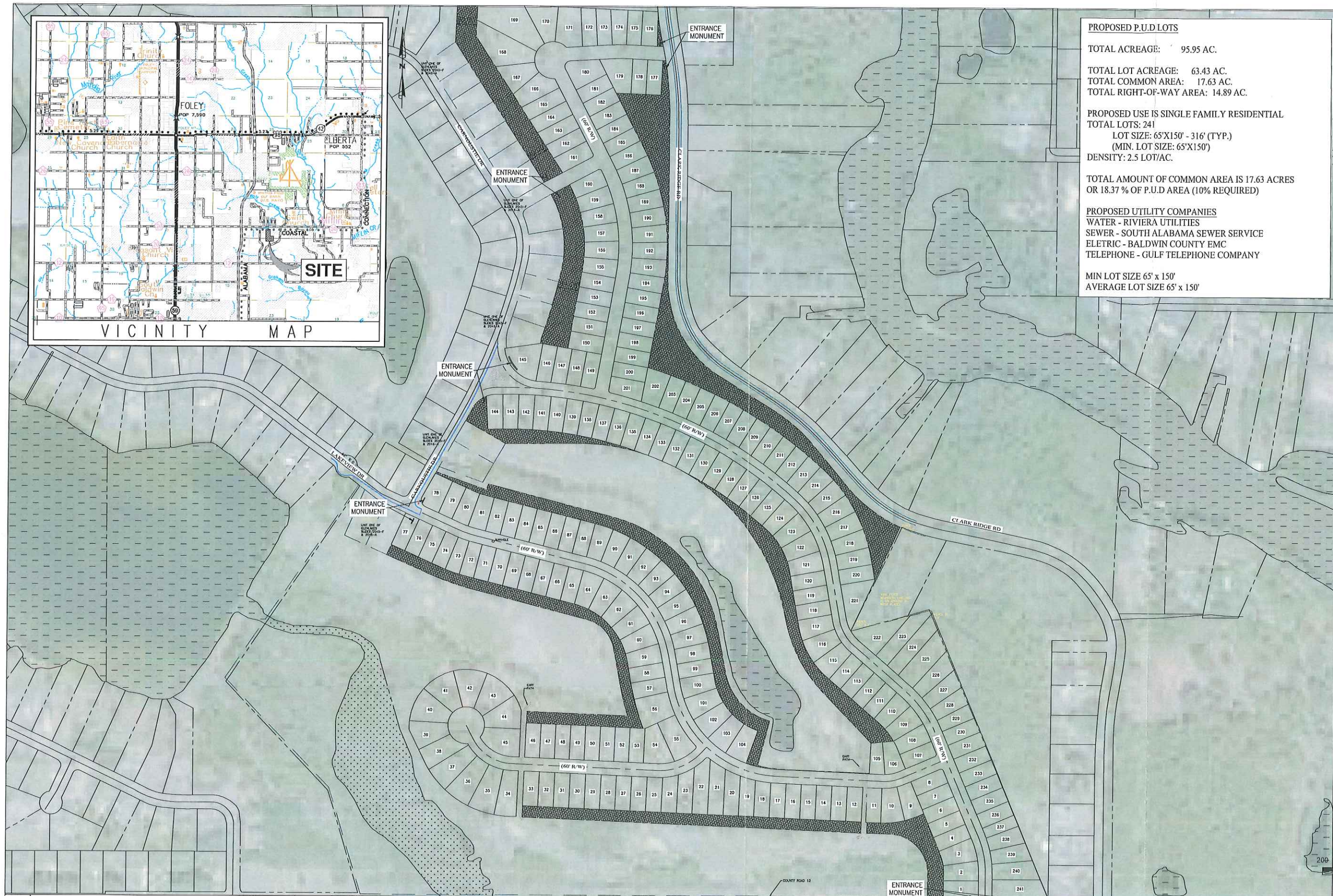
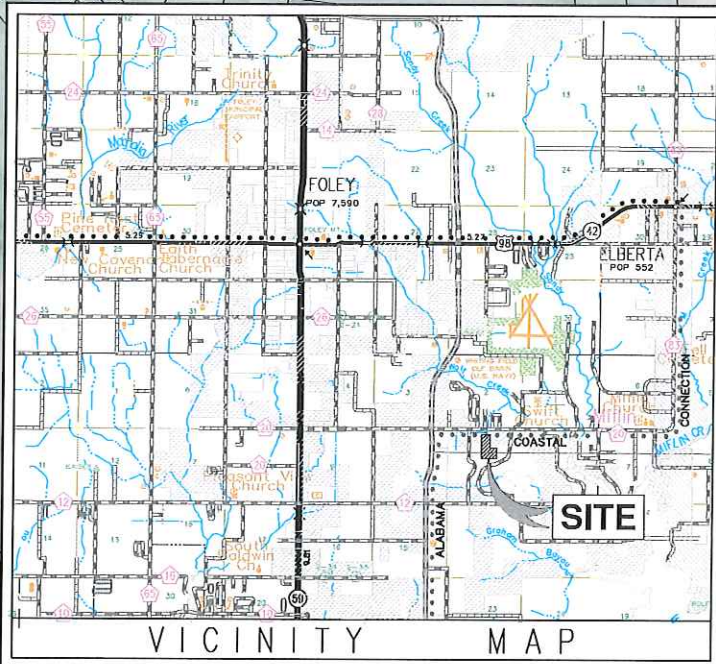
PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 96+/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is PUD (Planned Unit Development). Property is located north of County Rd. 12 between Carnoustie Dr. and Clark Ridge Rd. Applicant is MCMC Glenlakes, LLC.

Anyone interested in the rezoning request may be heard at a public hearing scheduled for October 18, 2017 at 5:30 p.m. in City Hall Council Chambers located at 407 E. Laurel Ave., or may respond in writing to 200 N. Alston St., Foley, AL 36535.

Roderick Burkle
Planning Commission Chairman



PROPOSED P.U.D LOTS

TOTAL ACREAGE: 95.95 AC.

TOTAL LOT ACREAGE: 63.43 AC.

TOTAL COMMON AREA: 17.63 AC.

TOTAL RIGHT-OF-WAY AREA: 14.89 AC.

PROPOSED USE IS SINGLE FAMILY RESIDENTIAL
TOTAL LOTS: 241

LOT SIZE: 65'X150' - 316' (TYP.)

(MIN. LOT SIZE: 65'X150')

DENSITY: 2.5 LOT/AC.

TOTAL AMOUNT OF COMMON AREA IS 17.63 ACRES
OR 18.37 % OF P.U.D AREA (10% REQUIRED)

PROPOSED UTILITY COMPANIES

WATER - RIVIERA UTILITIES

SEWER - SOUTH ALABAMA SEWER SERVICE

ELECTRIC - BALDWIN COUNTY EMC

TELEPHONE - GULF TELEPHONE COMPANY

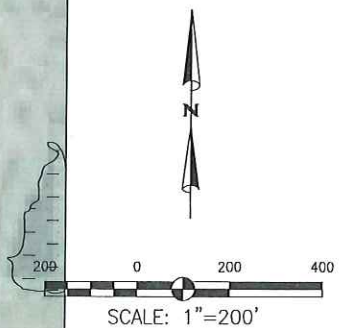
MIN LOT SIZE 65' x 150'

AVERAGE LOT SIZE 65' x 150'

RECEIVED
SEP 25 2017
BY: *LMR*
Revision

LEGEND

- PROPOSED LOT LINES
- COMMON AREA
- WATER, POND, STREAM
- WETLANDS



NO.	REVISION	DATE	ENGR.



HUTCHINSON, MOORE & RAUCH, LLC
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GLENLAKES EAST - PUD MODIFICATION
PRELIMINARY LOT LAYOUT

ELLIOTT HOMES

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1"=200'	AUGUST 2017	CEV	TSS	1 OF 1