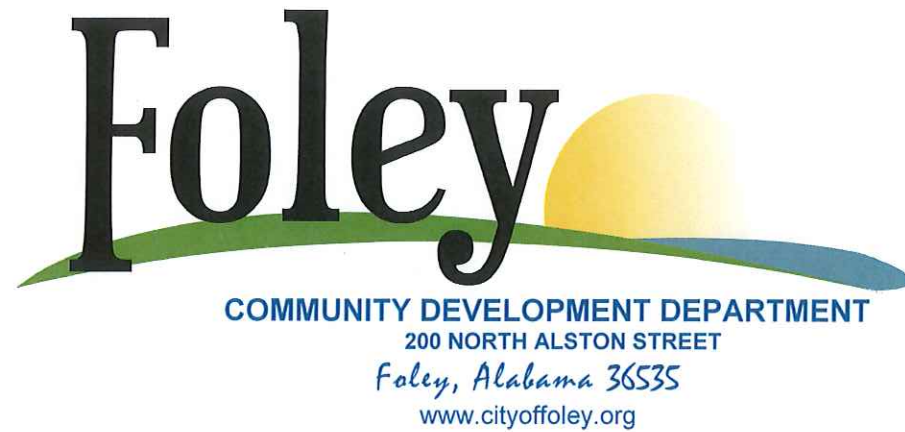




(251) 952-4011
FAX (251) 971 -3442

September 22, 2017

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

RE: Request for Rezoning

Dear Mayor Koniar and City Council Members:

The City of Foley Planning Commission held a regular meeting on September 20, 2017 and the following action was taken:

Agenda Item: WLG#10 LLC- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 185+/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is PUD (Planned Unit Development). Property is located at the northeast corner of Wolf Bay Dr. Applicant is WLG#10, LLC.

Action Taken:

Vice-Chairman Hinesley made a motion to approve the requested rezoning to include the 12 condition requirements and with a change to the wording of item # 11 to read a conservation easement will be properly establish with a Alabama Certified Land Trust approved by the City for all delineated wetland and wetland setback areas.

Chairman Burkle opposed, Commissioner Watkins abstained, all other Commissioners voted aye.

Motion to approve the requested PUD to include the 12 condition requirements passes.

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

Respectfully,

Melissa Ringler
Planning & Zoning Coordinator
mringler@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):
See Attached
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
Attached
3. APPROXIMATE SIZE OF PROPERTY:
Parcel 1 - 61-06-13-0-000-003.001: 153.20 Ac Parcel 2 - 61-06-13-0-000-003.033: 31.91 Ac
Total Acreage of 185.11 Ac
4. PRESENT ZONING OF PROPERTY:
PUD
5. REQUESTED ZONING:
PUD
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Partially Constructed Single Family Residential Development
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Single Family Residential Development
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.
 $\$500 + (165.11 \times \$15) = \$2,976.65$

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

DATE: 8/25/17

VS
PROPERTY OWNER/APPLICANT
PO BOX 1088 LAGRANGE, GA 30241
PROPERTY OWNER ADDRESS
706-957-2997
PHONE NUMBER
Kenbigstar@aol.com
EMAIL ADDRESS

Primland – 186 +/- Acres on Wolf Bay Drive

Proposed PUD Requirements:

1. Single family homes shall have a minimum square footage, defined as heated and cooled space, exclusive of garages, as follows:
 - a. Yellow: 66 homes at an 1,800 square feet minimum (2,200 sq. ft. covered including garages)
 - b. Orange: 79 homes at a 1,600 square feet minimum (2,000 sq. ft. covered including garages)
 - c. Gold: 41 homes at an 1,800 square feet minimum (2,200 sq. ft. covered including garages)
 - d. Blue: 56 homes at a 2,200 square feet minimum (2,600 sq. ft. covered including garages)
 - e. Green: 41 homes at a 2,000 square feet minimum (2,400 sq. ft. covered including garages)
2. All single-family homes shall have 2-car attached garages.
3. None of the D.R. Horton homes will be "Express Homes" – their entry level house.
4. All lots shall be a minimum of 7,500 square feet with the following exceptions: lots 168 – 179, 193, 195, 204 – 206, all of which are partially developed.
5. All proposed setbacks shall be in accordance with the City of Foley's current regulations with the exception of the 145 lots that are partially developed.
 - a. On the 66 lots (Yellow) that are typically 80' x 110', we are requesting a setback variance to allow for the following:
 - i. Front = 15'
 - ii. Rear = 15'
 - iii. Side = No variance requested
 - b. On the 79 lots (Orange) that are typically 65' x 110', we are requesting a setback variance to allow for the following:
 - i. Front = 15'
 - ii. Rear = 15'
 - iii. Side = 5'
6. Sidewalks will be built in front of each house at the time a Certificate of Occupancy is issued, as is required by the City of Foley.
7. A maximum of two (2) exits onto Wolf Bay Drive from the development as currently shown on the revised proposed drawings.
8. A maximum of 283 lots as depicted on the revised proposed drawing. This is a reduction in 28 lots from the previous approval.
9. A green space barrier along Wolf Bay Drive as depicted on the revised proposed drawing that includes a 3' berm vegetated berm topped by a 6' high fence. Width of the berm is 40' on the western boundary and 30' on the southern boundary.
10. There shall be 12 duplex buildings constructed, resulting in a total of 24 total units. This is a reduction in 2 units from the previous approval. Said units will all be in excess of 2,000 square feet of heated and cooled space exclusive of garages. There shall be a restriction placed on these units limiting the rental term to a minimum of twelve (12) months regardless of the owner of the specific unit. The duplex section of this PUD shall not be allowed to be sold to an unrelated third party for the purposes of developing a rental development.



11. A conservation easement will be properly established with an Alabama Certified Land Trust approved by the City of Foley for all delineated wetlands and wetland setback areas on the property.
12. The developer is to construct at a minimum an amenity area that includes a covered clubhouse, swimming pool, playground, and two tennis or pickle ball courts.

BALDWIN COUNTY, ALABAMA
JUDGE ADRIAN T. JOHNS
Filed/cert 1/4/2008 2:35 PM
DEED TAX \$ 0.50
TOTAL \$ 22.50
4 Pages

1093554



STATE OF ALABAMA)
COUNTY OF BALDWIN)

STATUTORY WARRANTY DEED

②
53030

THIS STATUTORY WARRANTY DEED is made as of the date set forth below, by
Colonial Bank, National Association, as GRANTOR, to **WLG #10, L L C**, a Georgia limited
liability company, as GRANTEE

WITNESS that Grantor, for the sum of \$100.00 and other good and valuable consideration,
the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and
convey unto the Grantee the real property located in Baldwin County, Alabama, more particularly
described as

See Exhibit A attached hereto and incorporated herein by reference

together with all tenements, hereditaments and appurtenances thereto, subject to the statutory
right of redemption on the part of those entitled to redeem, as provided by the laws of the State of
Alabama and United States of America from that certain foreclosure evidenced by foreclosure
deed recorded on November 19, 2007 at Instrument Number 1085904, current real property ad
valorem taxes, zoning and other governmental restrictions, and all covenants, conditions,
restrictions, easements, rights-of-way and all other matters of record, as well as encroachments,
easements, right-of-ways and other matters which an accurate survey would reflect

To have and to hold, all and singular, the premises aforementioned unto said Grantee, its
successors and assigns, forever

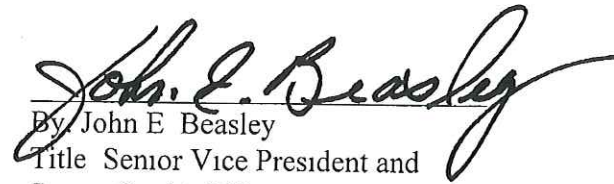
Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against
claims of all persons claiming by, through or under Grantor. No other covenants or warranties,
express or implied, are given by this Statutory Warranty Deed. The property conveyed herein is
sold "as is". Grantor makes no representations as to fitness for a particular purpose, habitability,
environmental condition or value.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above
written

RECEIVED
AUG 28 2017
BY: *acde*

Mortgage Recorded Simultaneously

GRANTOR COLONIAL BANK, N A

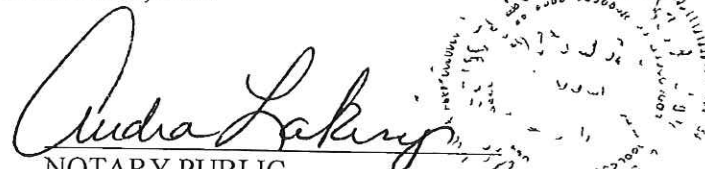

By John E Beasley
Title Senior Vice President and
Senior Credit Officer

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned authority, in and for said County in said State, hereby certify that John E Beasley, whose name as Senior Vice President and Senior Credit Officer of Colonial Bank, N A , a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, 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 the 26th day of December, 2007




NOTARY PUBLIC
MY COMMISSION EXPIRES _____
AUDRA LAKING
Notary Public, State of Alabama At Large
My Commission Expires July 6, 2009

Grantor's Address
Post Office Box 430
Foley, AL 36536

Grantee's Address
5180 Lone Oak Rd
Hogansville, GA 30230

This deed prepared by

Richard A Wright, Esq
MILLER, HAMILTON, SNIDER & ODOM, L L C
Post Office Box 46
Mobile, Alabama 36601

EXHIBIT A

Being a parcel of land lying in the North Half of Section 13, Township 8 South, Range 4 East, Baldwin County, Alabama, and also being more particularly described as follows Commencing at the Northwest corner of said Section 13, thence South 44 degrees 45 minutes 51 seconds East, 56 51 feet to the Point of Intersection of the South right of way of Baldwin County Road No 12 with the East right of way of Wolf Bay Drive, same also being the Point of Beginning of the parcel herein described, thence South 89 degrees 49 minutes 12 seconds East, along said South right of way 2671 50 feet, thence South 00 degrees 13 minutes 52 seconds East, 1158 50 feet to the center of Owens Creek, thence Easterly, along the meanders of said center of said Creek the following forty-one (41) bearings and distances (01) South 81 degrees 20 minutes 58 seconds East, 27 44 feet, (02) North 31 degrees 47 minutes 56 seconds East, 117 66 feet, (03) North 83 degrees 39 minutes 35 seconds East, 18 11 feet, (04) South 04 degrees 01 minutes 42 seconds West, 142 35 feet, (05) South 72 degrees 38 minutes 46 seconds East, 33 53 feet, (06) North 77 degrees 28 minutes 16 seconds East, 46 10 feet, (07) North 41 degrees 59 minutes 14 seconds East, 67 27 feet, (08) North 29 degrees 03 minutes 17 seconds East, 51 48 feet, (09) North 17 degrees 21 minutes 14 seconds West, 83 81 feet, (10) North 45 degrees 00 minutes 00 seconds East, 35 36 feet, (11) South 75 degrees 57 minutes 50 seconds East, 20 62 feet, (12) South 31 degrees 33 minutes 43 seconds East, 82 15 feet, (13) South 68 degrees 02 minutes 22 seconds East, 66 85 feet, (14) North 51 degrees 02 minutes 39 seconds East, 60 44 feet, (15), North 62 degrees 44 minutes 41 seconds East, 37 12 feet, (16) South 85 degrees 27 minutes 44 seconds East, 63 20 feet, (17) South 82 degrees 08 minutes 48 seconds East, 87 82 feet, (18) South 44 degrees 27 minutes 16 seconds East, 74 25 feet, (19) South 09 degrees 17 minutes 36 seconds West, 55 73 feet, (20) South 26 degrees 33 minutes 54 seconds East, 44 72 feet, (21) South 59 degrees 32 minutes 04 seconds East, 39 45 feet, (22) South 85 degrees 27 minutes 44 seconds East, 63 20 feet, (23) South 68 degrees 11 minutes 55 seconds East, 32 31 feet, (24) South 33 degrees 41 minutes 24 seconds East, 21 63 feet, (25) South 28 degrees 36 minutes 38 seconds West, 25 06 feet, (26) South 84 degrees 17 minutes 22 seconds West, 30 15 feet, (27) North 85 degrees 27 minutes 44 seconds West, 63 20 feet, (28) South 52 degrees 21 minutes 09 seconds West, 44 20 feet, (29) South 39 degrees 48 minutes 20 seconds West 62 48 feet, (30) South 59 degrees 02 minutes 10 seconds East, 46 65 feet, (31) South 88 degrees 21 minutes 48 seconds East, 35 01 feet, (32) North 78 degrees 20 minutes 27 seconds East, 64 33 feet, (33) North 54 degrees 07 minutes 49 seconds East, 80 21 feet, (34) North 46 degrees 23 minutes 50 seconds East, 29 00 feet, (25) South 71 degrees 33 minutes 54 seconds East, 9 49 feet, (36) South 03 degrees 33 minutes 06 seconds West, 145 28 feet, (37) North 86 degrees 16 minutes 07 seconds East, 46 10 feet, (38) South 43 degrees 36 minutes 10 seconds East, 58 00 feet, (39) North 56 degrees 53 minutes 19 seconds East, 54 92 feet, (40) South 66 degrees 48 minutes 05 seconds East, 15 23 feet, (41) North 22 degrees 32 minutes 54 seconds East, 58 24 feet, thence South 00 degrees 13 minutes 09 seconds West, 1149 86 feet to the North right of way of said Wolf Bay Drive, thence South 89 degrees 57 minutes 22 seconds West, along said North right of way, 1018 20 feet, thence South 89 degrees 57 minutes 42 seconds West, continuing along said North right of way 2642 23 feet to the P C of a curve in said right of way having a radius of 37 32 feet, thence Northwesterly, 58 53 feet along the arc of said curve, a chord bearing and distance of North 44 degrees 52 minutes 40 seconds West, 52 92 feet to the P T of said curve and also being on the East right of way of Wolf Bay Drive, thence North 00 degrees 16 minutes 59 seconds East, along said East right of way, 2540 15 feet to the Point of Beginning of the parcel described herein

LESS AND EXCEPT

Commencing at an old capped Iron pipe at the intersection of the South right of way of Baldwin County Road No 12 and the East right of way of Wolf Bay Drive, thence North 90 degrees 00 minutes 00 seconds East along the said South right of way for 1201 00 feet to a 1/2 inch rebar set and the Point of Beginning, thence continue along said South right of way North 90 degrees 00 minutes 00 seconds East for 250 00 feet to 1/2 inch rebar set, thence South 00 degrees 00 minutes 00 seconds East for 150 00 feet to a 1/2 inch rebar set, thence South 90 degrees 00 minutes 00 seconds West for 250 00 feet to a 1/2 inch rebar set, thence North 00 degrees 00 minutes 00 seconds West for 150 00 feet to the Point of Beginning, lying in the Northwest Quarter of Section 13, Township 8 South, Range 4 East, Baldwin County, Alabama

ALSO LESS AND EXCEPT

Commencing at the Northwest corner of Section 13 Township 8 South Range 4 East, Baldwin County, Alabama, run thence South 00 degrees 10 minutes 40 seconds West, 40 feet, thence South 89 degrees 47 minutes 10 seconds East, 39 40 feet to the intersection of South Right of way line of Baldwin County Road Number 12 (AKA Satsuma Beach Road 80' R O W) and the East Right of way line of Wolf Bay Drive (80' R O W), thence South 89 degrees 55 minutes 40 seconds East along the South Right of way line of Baldwin County Road Number 12 for 1921 05 feet for the Point of Beginning, thence continue South 89 degrees 55 minutes 40 seconds East along the South Right of way of said Baldwin County Road Number 12 for 750 00 feet, thence South 00 degrees 00 minutes 36 seconds East, 450 00 feet, thence North 58 degrees 59 minutes 09 seconds West, 875 20 feet to the South Right of way line of said road and the Point of Beginning Containing 3 87 acres, more or less, and being a portion of the Southeast Quarter of and lying in Section 13, Township 8 South, Range 4 East, Baldwin County, Alabama

(AS PER INSTRUMENT #10935554)

BEING A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 44 DEGREES 45 MINUTES 51 SECONDS EAST, 56.51 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY OF BALDWIN COUNTY ROAD NO 12 WITH THE EAST RIGHT OF WAY OF WOLF BAY DRIVE, SAME ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE SOUTH 89 DEGREES 49 MINUTES 12 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY 2671.50 FEET, THENCE SOUTH 00 DEGREES 13 MINUTES 52 SECONDS EAST, 1158.50 FEET TO THE CENTER OF OWENS CREEK, THENCE EASTERLY, ALONG THE MEANDERS OF SAID CENTER OF SAID CREEK THE FOLLOWING FORTY-ONE (41) BEARINGS END DISTANCES (01) SOUTH 81 DEGREES 20 MINUTES 58 SECONDS EAST, 27.44 FEET, (02) NORTH 31 DEGREES 47 MINUTES 56 SECONDS EAST, 117.66 FEET, (03) NORTH 83 DEGREES 39 MINUTES 35 SECONDS EAST, 18.11 FEET, (04) SOUTH 04 DEGREES 01 MINUTES 42 SECONDS WEST, 142.35 FEET, (05) SOUTH 72 DEGREES 38 MINUTES 46 SECONDS EAST, 33.53 FEET, (06) NORTH 77 DEGREES 28 MINUTES 16 SECONDS EAST, 46.10 FEET, (07) NORTH 41 DEGREES 59 MINUTES 14 SECONDS EAST, 67.27 FEET, (08) NORTH 29 DEGREES 03 MINUTES 17 SECONDS EAST, 51.48 FEET, (09) NORTH 17 DEGREES 21 MINUTES 14 SECONDS WEST, 83.81 FEET, (10) NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 35.36 FEET, (11) SOUTH 75 DEGREES 57 MINUTES 50 SECONDS EAST, 20.62 FEET, (12) SOUTH 31 DEGREES 33 MINUTES 43 SECONDS EAST, 82.15 FEET, (13) SOUTH 68 DEGREES 02 MINUTES 22 SECONDS EAST, 66.85 FEET, (14) NORTH 51 DEGREES 02 MINUTES 39 SECONDS EAST, 60.44 FEET, (15) NORTH 62 DEGREES 44 MINUTES 41 SECONDS EAST, 37.12 FEET, (16) SOUTH 85 DEGREES 27 MINUTES 44 SECONDS EAST, 63.20 FEET, (17) SOUTH 82 DEGREES 08 MINUTES 48 SECONDS EAST, 87.82 FEET, (18) SOUTH 44 DEGREES 27 MINUTES 16 SECONDS EAST, 74.25 FEET, (19) SOUTH 09 DEGREES 17 MINUTES 36 SECONDS WEST, 55.73 FEET, (20) SOUTH 26 DEGREES 33 MINUTES 54 SECONDS EAST, 44.72 FEET, (21) SOUTH 59 DEGREES 32 MINUTES 04 SECONDS EAST, 39.45 FEET, (22) SOUTH 85 DEGREES 27 MINUTES 44 SECONDS EAST, 63.20 FEET, (23) SOUTH 68 DEGREES 11 MINUTES 55 SECONDS EAST, 32.31 FEET, (24) SOUTH 33 DEGREES 41 MINUTES 24 SECONDS EAST, 21.63 FEET, (25) SOUTH 28 DEGREES 36 MINUTES 38 SECONDS WEST, 25.06 FEET, (26) SOUTH 84 DEGREES 17 MINUTES 22 SECONDS WEST, 30.15 FEET, (27) NORTH 85 DEGREES 27 MINUTES 44 SECONDS WEST, 63.20 FEET, (28) SOUTH 52 DEGREES 21 MINUTES 09 SECONDS WEST, 44.20 FEET, (29) SOUTH 39 DEGREES 48 MINUTES 20 SECONDS WEST 62.48 FEET, (30) SOUTH 59 DEGREES 02 MINUTES 10 SECONDS EAST, 46.65 FEET, (31) SOUTH 88 DEGREES 21 MINUTES 48 SECONDS EAST, 35.01 FEET, (32) NORTH 78 DEGREES 20 MINUTES 27 SECONDS EAST, 64.33 FEET, (33) NORTH 54 DEGREES 07 MINUTES 49 SECONDS EAST, 80.21 FEET, (34) NORTH 46 DEGREES 23 MINUTES 50 SECONDS EAST, 29.00 FEET, (35) SOUTH 71 DEGREES 33 MINUTES 54 SECONDS EAST, 9.49 FEET, (36) SOUTH 03 DEGREES 33 MINUTES 06 SECONDS WEST, 145.28 FEET, (37) NORTH 86 DEGREES 16 MINUTES 07 SECONDS EAST, 46.10 FEET, (38) SOUTH 43 DEGREES 36 MINUTES 10 SECONDS EAST, 58.00 FEET, (39) NORTH 56 DEGREES 53 MINUTES 19 SECONDS EAST, 54.92 FEET, (40) SOUTH 66 DEGREES 48 MINUTES 05 SECONDS EAST, 15.23 FEET, (41) NORTH 22 DEGREES 32 MINUTES 54 SECONDS EAST, 58.24 FEET, THENCE SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST, 1149.86 FEET TO THE NORTH RIGHT OF WAY OF SAID WOLF BAY DRIVE, THENCE SOUTH 89 DEGREES 57 MINUTES 22 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY, 1018.20 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 42 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT OF WAY 2642.23 FEET TO THE P.C. OF A CURVE IN SAID RIGHT.

OF WAY HAVING A RADIUS OF 37.32 FEET, THENCE NORTHWESTERLY, 58.53 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 52 MINUTES 40 SECONDS WEST, 52.92 FEET TO THE P.T. OF SAID CURVE AND ALSO BEING ON THE EAST RIGHT OF WAY OF WOLF BAY DRIVE, THENCE NORTH 00 DEGREES 16 MINUTES 59 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY, 2540.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN

LESS AND EXCEPT

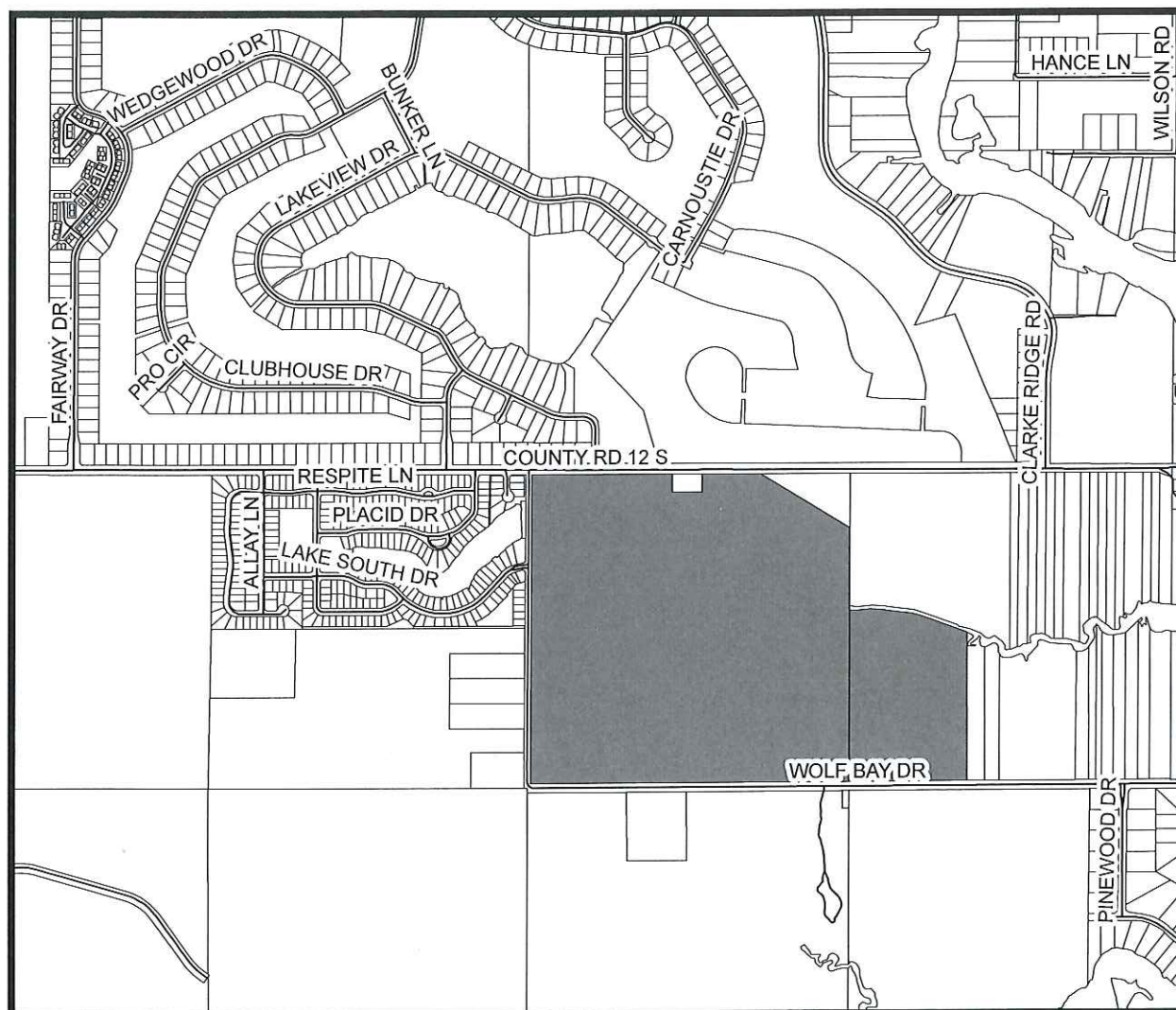
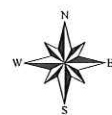
COMMENCING AT AN OLD CAPPED IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF BALDWIN COUNTY ROAD NO 12 AND THE EAST RIGHT OF WAY OF WOLF BAY DRIVE, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID SOUTH RIGHT OF WAY FOR 1201.00 FEET TO A 1/2 INCH REBAR SET AND THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR 250.00 FEET TO 1/2 INCH REBAR SET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR 150.00 FEET TO A 1/2 INCH REBAR SET, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR 250.00 FEET TO A 1/2 INCH REBAR SET, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR 150.00 FEET TO THE POINT OF BEGINNING, LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA

ALSO LESS AND EXCEPT

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, RUN THENCE SOUTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, 40 FEET, THENCE SOUTH 89 DEGREES 47 MINUTES 10 SECONDS EAST, 39.40 FEET TO THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF BALDWIN COUNTY ROAD NUMBER 12 (AKA SATSUMA BEACH ROAD 80' R 0 W) AND THE EAST RIGHT OF WAY LINE OF WOLF BAY DRIVE (80' R 0 W), THENCE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF BALDWIN COUNTY ROAD NUMBER 12 FOR 1921.05 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY OF SAID BALDWIN COUNTY ROAD NUMBER 12 FOR 750.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, 450.00 FEET, THENCE NORTH 58 DEGREES 59 MINUTES 09 SECONDS WEST, 875.20 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID ROAD AND THE POINT OF BEGINNING CONTAINING 3.87 ACRES, MORE OR LESS, AND BEING A PORTION OF THE SOUTHEAST QUARTER OF AND LYING IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA



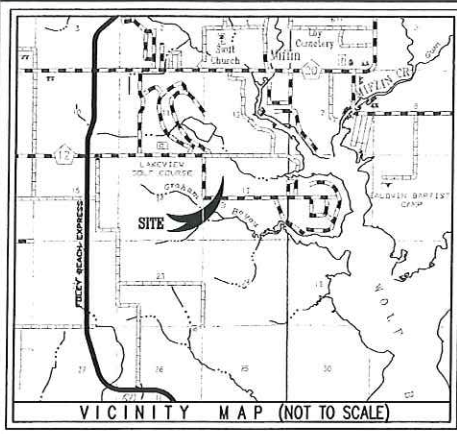
Public Notice



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the re-zoning of 185+/- acres. Property is currently zoned PUD (Planned Unit Development), proposed zoning is PUD (Planned Unit Development). Property is located at the Northeast corner of Wolf Bay Dr. Applicant is WLG#10, LLC.

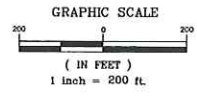
Anyone interested in this re-zoning request may be heard at a public hearing scheduled for September 20, 2017 in City Hall Council Chambers located at 407 E. Laurel Ave., at 5:30 p.m. or may respond in writing to 200 N. Alston St., Foley, AL 36535

Roderick Burkle
Planning Commission Chairman

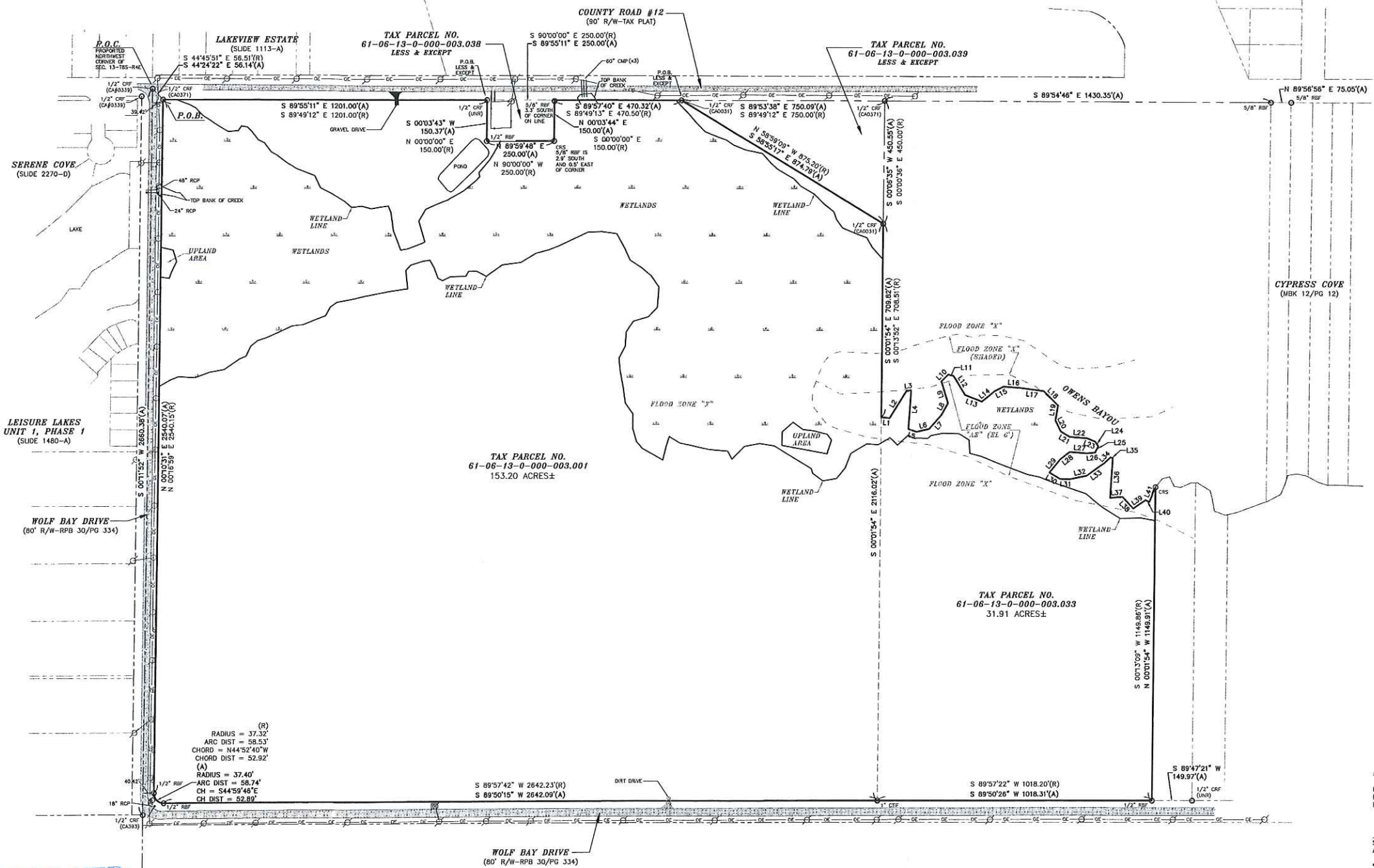


LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S83°36'23"E	31.21'	L18	S44°41'59"E	74.25'	L35	S71°48'37"E	9.49'
L2	N31°33'13"E	117.66'	L19	S9°02'53"W	55.73'	L36	S3°18'23"W	145.28'
L3	N83°24'52"E	18.11'	L20	S26°48'37"E	44.72'	L37	N86°01'24"E	46.10'
L4	S3°46'59"W	142.35'	L21	S59°46'47"E	39.45'	L38	S43°50'53"E	58.00'
L5	S72°53'29"E	33.53'	L22	S85°42'27"E	63.20'	L39	N56°38'36"E	54.92'
L6	N77°13'33"E	46.10'	L23	S68°26'38"E	32.31'	L40	S67°02'48"E	15.23'
L7	N41°44'31"E	67.27'	L24	S33°56'07"E	21.63'	L41	N22°18'11"E	58.24'
L8	N28°48'34"E	51.48'	L25	S28°21'55"W	25.06'			
L9	N17°35'57"W	83.81'	L26	S84°02'39"W	30.15'			
L10	N44°45'17"E	35.36'	L27	N85°42'27"W	63.20'			
L11	S76°12'33"E	20.62'	L28	S52°06'26"W	44.20'			
L12	S31°48'26"E	82.15'	L29	S39°33'37"W	62.48'			
L13	S88°17'05"E	66.85'	L30	S59°16'53"E	46.65'			
L14	N50°47'56"E	60.44'	L31	S88°36'31"E	35.01'			
L15	N62°29'58"E	37.12'	L32	N78°05'44"E	64.33'			
L16	S85°42'27"E	63.20'	L33	N53°53'06"E	80.21'			
L17	S82°23'31"E	87.82'	L34	N46°09'07"E	29.00'			

SITE DATA
TOTAL ACRES = 185.11 ACRES± (8,063,167 SF±)
UPLAND ACRES = 142.27 ACRES± (6,196,898 SF±)
WETLAND ACRES = 42.84 ACRES (1,866,279 SF±)



LEGEND	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(A)	ACTUAL
(R)	RECORD DEED
(C)	PLAT OF RECORD
(C)	COMPUTED
OTF	OPEN TOP IRON PIPE FOUND
PT	IRON PIPE FOUND
CTF	CRIMP TOP IRON PIPE FOUND
CRF	CAPPED REBAR FOUND
RBF	1/2" REBAR FOUND
CRS	1/2" CAPPED REBAR SET STAMPED CA#604
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
LSP	LICENSED PROFESSIONAL SURVEYOR'S NUMBER
CA#	CERTIFICATE OF AUTHORIZATION NUMBER
(DIST)	DISTURBED
(REF)	REFERENCE CORNER SET ON LINE
(UND)	UNDETECTABLE
INST #	INSTRUMENT NUMBER
SECT.	SECTION
T	TOWNSHIP
R	RANGE
R/W, R.O.W.	RIGHT-OF-WAY
RFB / PC	REAL PROPERTY BOOK #/PAGE #
(F)	FIRE HYDRANT
(S)	SIGN
(T)	TELEPHONE PEDESTAL
(E)	ELECTRIC METER BOX
(A/C)	AIR CONDITIONER
(J)	JUNCTION BOX (VAULT)
EL/ELEV	ELEVATION
INV	INVERT
(V)	UNDERGROUND FIBER OPTIC LINE
(E)	OVERHEAD ELECTRIC
(M)	BURIED ELECTRIC LINE
(T)	UNDERGROUND TELEPHONE LINE
(S)	UNDERGROUND SEWER LINE
(W)	UNDERGROUND WATERLINE
(G)	UNDERGROUND GAS LINE
(TV)	UNDERGROUND TELEVISION
(E)	ELECTRIC
(V)	BACK FLOW PREVENTER



GENERAL SURVEYORS NOTES

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 05/21/2015.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST.
- OWENS BAYOU CREEK WAS FLOODED DURING THE TIME OF SURVEY AND THE ACTUAL CENTERLINE COULD NOT BE LOCATED. RECORD DIMENSIONS FOR THE CENTERLINE WERE ROTATED AND USED FOR THE ACTUAL BEARINGS AND DISTANCES ALONG THE CENTERLINE.
- WETLAND SCIENCES, INC., PERFORMED A JURISDICTIONAL DETERMINATION OF ALL WETLANDS REGULATED UNDER 33 CFR 320-330 (US ARMY CORPS OF ENGINEERS IN ACCORDANCE WITH THE CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL) AND ALABAMA AND ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. LINES SHOWING THE DELINEATED WETLANDS ARE ACCURATE WITHIN 1-3 METERS. [WETLAND SCIENCES PROJECT NO. 2005-444, DATED 06/10/2015]
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" (EL. 6) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, MAP NO. 01003C0555L & 01003C0335L, REVISED JULY 17, 2007.

LEGAL DESCRIPTION
(AS PER INSTRUMENT #1093554)
BEING A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 44 DEGREES 45 MINUTES 51 SECONDS EAST, 58.51 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY OF BALDWIN COUNTY ROAD NO. 12 WITH THE EAST RIGHT OF WAY OF WOLF BAY DRIVE, SAME ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE SOUTH 89 DEGREES 49 MINUTES 12 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY 2671.50 FEET, THENCE SOUTH 00 DEGREES 13 MINUTES 52 SECONDS EAST, 1158.50 FEET TO THE CENTER OF OWENS CREEK, THENCE EASTERLY, ALONG THE HEADERS OF SAID CREEK, THE FOLLOWING FORTY-ONE (41) BEARINGS AND DISTANCES: (01) SOUTH 81 DEGREES 20 MINUTES 58 SECONDS EAST, 27.44 FEET, (02) NORTH 31 DEGREES 47 MINUTES 56 SECONDS EAST, 117.66 FEET, (03) NORTH 83 DEGREES 39 MINUTES 35 SECONDS EAST, 18.11 FEET, (04) SOUTH 04 DEGREES 01 MINUTES 42 SECONDS WEST, 142.35 FEET, (05) SOUTH 72 DEGREES 39 MINUTES 46 SECONDS EAST, 33.53 FEET, (06) NORTH 77 DEGREES 13 MINUTES 33 SECONDS EAST, 46.10 FEET, (07) NORTH 41 DEGREES 59 MINUTES 11 SECONDS EAST, 67.27 FEET, (08) NORTH 29 DEGREES 03 MINUTES 17 SECONDS EAST, 51.48 FEET, (09) NORTH 17 DEGREES 35 MINUTES 57 SECONDS EAST, 83.81 FEET, (10) NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 35.36 FEET, (11) SOUTH 75 DEGREES 57 MINUTES 50 SECONDS EAST, 20.62 FEET, (12) SOUTH 31 DEGREES 48 SECONDS EAST, 82.15 FEET, (13) SOUTH 68 DEGREES 02 MINUTES 27 SECONDS EAST, 66.85 FEET, (14) NORTH 51 DEGREES 02 MINUTES 39 SECONDS EAST, 60.44 FEET, (15) NORTH 62 DEGREES 44 MINUTES 41 SECONDS EAST, 37.12 FEET, (16) SOUTH 85 DEGREES 27 MINUTES 44 SECONDS EAST, 63.20 FEET, (17) SOUTH 82 DEGREES 08 MINUTES 48 SECONDS EAST, 87.82 FEET, (18) SOUTH 44 DEGREES 27 MINUTES 16 SECONDS EAST, 74.25 FEET, (19) SOUTH 09 DEGREES 17 MINUTES 36 SECONDS WEST, 55.73 FEET, (20) SOUTH 26 DEGREES 33 MINUTES 54 SECONDS EAST, 44.72 FEET, (21) SOUTH 59 DEGREES 32 MINUTES 04 SECONDS EAST, 39.45 FEET, (22) SOUTH 85 DEGREES 27 MINUTES 44 SECONDS EAST, 63.20 FEET, (23) SOUTH 88 DEGREES 11 MINUTES 55 SECONDS EAST, 32.31 FEET, (24) SOUTH 33 DEGREES 41 MINUTES 24 SECONDS EAST, 21.63 FEET, (25) SOUTH 28 DEGREES 36 MINUTES 38 SECONDS WEST, 25.06 FEET, (26) SOUTH 84 DEGREES 17 MINUTES 22 SECONDS WEST, 30.15 FEET, (27) NORTH 85 DEGREES 27 MINUTES 44 SECONDS WEST, 63.20 FEET, (28) SOUTH 52 DEGREES 06 MINUTES 26 SECONDS WEST, 44.20 FEET, (29) SOUTH 39 DEGREES 33 MINUTES 37 SECONDS WEST, 62.48 FEET, (30) SOUTH 59 DEGREES 02 MINUTES 10 SECONDS EAST, 46.65 FEET, (31) SOUTH 88 DEGREES 21 MINUTES 48 SECONDS EAST, 58.00 FEET, (32) NORTH 78 DEGREES 05 MINUTES 44 SECONDS WEST, 64.33 FEET, (33) NORTH 54 DEGREES 07 MINUTES 49 SECONDS EAST, 80.21 FEET, (34) NORTH 46 DEGREES 09 SECONDS EAST, 29.00 FEET, (35) SOUTH 71 DEGREES 33 MINUTES 54 SECONDS WEST, 83.81 FEET, (36) SOUTH 03 DEGREES 33 MINUTES 06 SECONDS WEST, 145.28 FEET, (37) NORTH 86 DEGREES 16 MINUTES 07 SECONDS EAST, 46.10 FEET, (38) SOUTH 43 DEGREES 36 MINUTES 10 SECONDS EAST, 58.00 FEET, (39) NORTH 88 DEGREES 53 MINUTES 19 SECONDS EAST, 54.92 FEET, (40) SOUTH 66 DEGREES 48 MINUTES 05 SECONDS EAST, 15.23 FEET, (41) NORTH 22 DEGREES 18 SECONDS EAST, 58.24 FEET, THENCE SOUTH 00 DEGREES 13 MINUTES 52 SECONDS WEST, 1149.86 FEET TO THE NORTH RIGHT OF WAY OF SAID WOLF BAY DRIVE, THENCE SOUTH 89 DEGREES 57 MINUTES 22 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY, 1018.20 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 22 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT OF WAY 2642.23 FEET TO THE P.C. OF A CURVE IN SAID RIGHT OF WAY HAVING A RADIUS OF 37.32 FEET, THENCE NORTHWESTERLY, 58.33 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 52 MINUTES 40 SECONDS WEST, 52.92 FEET TO THE P.T. OF SAID CURVE AND ALSO BEING ON THE EAST RIGHT OF WAY OF WOLF BAY DRIVE, THENCE NORTH 00 DEGREES 16 MINUTES 59 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY, 2540.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.
LESS AND EXCEPT
COMMENCING AT AN OLD CAPPED IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF BALDWIN COUNTY ROAD NO. 12 AND THE EAST RIGHT OF WAY OF WOLF BAY DRIVE, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY FOR 1201.00 FEET TO A 1/2 INCH REBAR SET AND THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR 250.00 FEET TO 1/2 INCH REBAR SET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR 150.00 FEET TO A 1/2 INCH REBAR SET, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR 150.00 FEET TO THE POINT OF BEGINNING, LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.
ALSO LESS AND EXCEPT
COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, RUN THENCE SOUTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, 40 FEET, THENCE SOUTH 89 DEGREES 47 MINUTES 10 SECONDS EAST, 39.40 FEET TO THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF BALDWIN COUNTY ROAD NUMBER 12 (AKA SATSUMA BEACH ROAD 80' R.O.W.) AND THE EAST RIGHT OF WAY LINE OF WOLF BAY DRIVE (80' R.O.W.), THENCE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF BALDWIN COUNTY ROAD NUMBER 12 FOR 1921.05 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY OF SAID BALDWIN COUNTY ROAD NUMBER 12 FOR 750.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, 450.00 FEET, THENCE NORTH 58 DEGREES 59 MINUTES 09 SECONDS WEST, 875.20 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID ROAD AND THE POINT OF BEGINNING CONTAINING 3.87 ACRES, MORE OR LESS, AND BEING A PORTION OF THE SOUTHEAST QUARTER OF AND LYING IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

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

STUART L. SMITH, PLS
ALABAMA LICENSE NUMBER 27403
DATE 06/15/2015
DRAWING IS INVALID WITHOUT SIGNATURE AND SEAL OF A LICENSED LAND SURVEYOR

RECEIVED
JUN 28 2017
BY: [Signature]



HUTCHINSON, MOORE & RAUCH, LLC

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daphne@hmrengineers.com



BOUNDARY SURVEY

TAX PARCEL NO. 61-06-13-0-000-003.001 & 61-06-13-0-000-003.033

WLJ #10, L.L.C.

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
1"=200'	05/27/2015	RLT	SLS	1 OF 1



PHASE AND LOT INFORMATION TABLE

PHASE 1A

TRULAND HOMES

LOTS = 0

D.R. HORTON

 65' X 110' LOTS = 49

 75' X 150' LOTS = 8

 80' X 110' LOTS = ~~64~~
121 TOTAL LOTS FOR PHASE 1A

PHASE 1B

TRULAND HOMES

80' X 150' LOTS = 20

 100' X 150' LOTS = 27

D.R. HORTON

 75' X 150' LOTS = ~~4~~
51 TOTAL LOTS FOR PHASE 1B

PHASE 2

TRULAND HOMES

LOTS = 0

D.R. HORTON

 65' X 110' LOTS = 30

 80' X 110' LOTS = 2

 75' X 150' LOTS = ~~28~~
61 TOTAL LOTS FOR PHASE 2

PHASE 3

TRULAND HOMES

 80' X 150' LOTS = 21

 100' X 150' LOTS = 29

D.R. HORTON

LOTS = 0
50 TOTAL LOTS FOR PHASE 3

DEVELOPMENT DATA TABLE			
SYMBOL	NOTES	ACRES	LOT COUNT
100' X 150' SINGLE FAMILY	Existing Front = 25' Existing Rear = 25' Existing Side = 5' and 10' Existing Side Street 25' Existing Side Abutting Common = 5'	22.45	56
80' X 150' SINGLE FAMILY LOTS	Existing Front = 25' Existing Rear = 25' Existing Side = 5' and 10' Existing Side Street 25' Existing Side Abutting Common = 5'	12.05	41
75' X 150' SINGLE FAMILY LOTS	Existing Front = 25' Existing Rear = 25' Existing Side = 5' and 10' Existing Side Street 25' Existing Side Abutting Common = 5'	16.38	41
60' X 110' SINGLE FAMILY	Existing Front = 25' Existing Rear = 25' Existing Side = 5' and 10' Existing Side Street 25' Existing Side Abutting Common = 5'	15.84	66
65' X 110' SINGLE FAMILY	Existing Front = 25' Existing Rear = 25' Existing Side = 5' and 10' Existing Side Street 25' Existing Side Abutting Common = 5'	15.07	79
DUPLEX	Subarea = 10' Between Building	1.57	12 B = 24 Units
STORMWATER RETENTION		6.68	
OPEN SPACE/PASSIVE/ACTIVE RECREATION		28.16	

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED
BY THE GOVERNING AGENCY
AND ARE SUBJECT TO CHANGE.

0 100 200 300
SCALE 1" = 100'

NORTH

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SEP 21 2017
By: umr