

MTSC Land Development, LLC
3944 Todd Lane Unit #900
Gulf Shores, AL 36542
908-804-4029

June 3, 2015

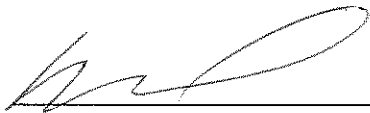
City of Foley, Alabama
407 E. Laurel Avenue
Foley, AL 36535

I am writing this letter on behalf of MTSC Land Development, LLC to petition for annexation into the City of Foley, the property we recently purchased. (Please see attached recorded deed for property description.)

I am requesting annexation into the City of Foley, and for the property to be zoned R3.

MTSC Land Development, LLC is owned by Michael Threlkeld, Stephen D. Carter and Melissa A. Threlkeld. A letter from all of the partners will come individually with their petitions.

Thank you for your consideration.



Michael Threlkeld

June 3 - 2015
Date



PETITION FOR ANNEXATION

We, the undersigned PETITIONERS, owners of the property described in the attached Exhibit A and as delineated on the map attached as Exhibit B, such property being outside the corporate limits of the City of Foley, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous to the said corporate limits, and such property not lying within the corporate limits of any other municipality, do by these presents hereby petition the City of Foley, a municipal corporation, that said property be annexed into the City of Foley, Alabama pursuant to the authority of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS further petition that the Honorable Mayor and City Council of the City of Foley, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

We, the undersigned PETITIONERS also ask that the Honorable Mayor and City Council of the City of Foley, Alabama, do all things necessary and requisite to comply with the terms of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS understand that we will have no right to vote in any elections which we would be entitled to vote in as a result of this proposed annexation until the annexation is pre-cleared by the United States Department of Justice pursuant to section 5 of the Voting Rights Act of 1965, as amended.

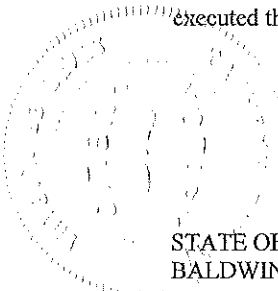
Dated this 3 day of June, 2015

[Signature]
Petitioner's Signature

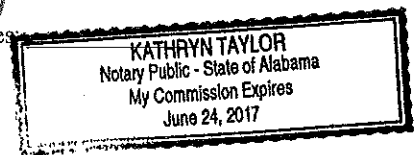
Petitioner's Signature

STATE OF ALABAMA
BALDWIN COUNTY

On this 3 day of June, 2015, before me personally appeared _____, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.



[Signature]
NOTARY PUBLIC
My Commission Expires: _____



STATE OF ALABAMA
BALDWIN COUNTY

On this _____ day of _____, 20____, before me personally appeared _____, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

NOTARY PUBLIC
My Commission Expires: _____

ATTACHMENT TO PETITION

PETITIONER(S) REQUEST PROPERTY BE INITIALLY ZONED AS FOLLOWS:

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

PLEASE SELECT ONE OF THE ABOVE. IF YOU HAVE ANY QUESTIONS REGARDING THE REQUESTED ZONING, PLEASE CALL THE ZONING OFFICE AT 251-943-4011.

Initial Zoning Fee \$250.00 - check payable to the City of Foley due at time of submission.

Number of homes currently located on the property being annexed 0

Number of occupants Adults 0 Race 0

Number of businesses currently located on the property being annexed 0

(If more than one business on property, print information on back.)

Name of business _____

Owner's Name _____

Mailing Address _____

If property is undeveloped, have plans been submitted to Planning Commission?

☐ Yes

If yes, state estimated date the development or subdivision will be completed _____

☒ No

[Signature]
Petitioner's Signature

3-15
Date

Petitioner's Signature

Date

MTSC Land Development, LLC
3944 Todd Lane Unit #900
Gulf Shores, AL 36542
908-804-4029

June 3, 2015

City of Foley, Alabama
407 E. Laurel Avenue
Foley, AL 36535

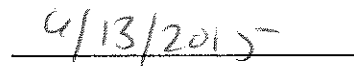
I am writing this letter on behalf of MTSC Land Development, LLC to petition for annexation into the City of Foley, the property we recently purchased. (Please see attached recorded deed for property description.)

I am requesting annexation into the City of Foley, and for the property to be zoned R3.

MTSC Land Development, LLC is owned by Michael Threlkeld, Stephen D. Carter and Melissa A. Threlkeld. A letter from all of the partners will come individually with their petitions.

Thank you for your consideration.


Melissa A. Threlkeld


Date



PETITION FOR ANNEXATION

We, the undersigned PETITIONERS, owners of the property described in the attached Exhibit A and as delineated on the map attached as Exhibit B, such property being outside the corporate limits of the City of Foley, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous to the said corporate limits, and such property not lying within the corporate limits of any other municipality, do by these presents hereby petition the City of Foley, a municipal corporation, that said property be annexed into the City of Foley, Alabama pursuant to the authority of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS further petition that the Honorable Mayor and City Council of the City of Foley, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

We, the undersigned PETITIONERS also ask that the Honorable Mayor and City Council of the City of Foley, Alabama, do all things necessary and requisite to comply with the terms of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS understand that we will have no right to vote in any elections which we would be entitled to vote in as a result of this proposed annexation until the annexation is pre-cleared by the United States Department of Justice pursuant to section 5 of the Voting Rights Act of 1965, as amended.

Dated this 13 day of June, 2015

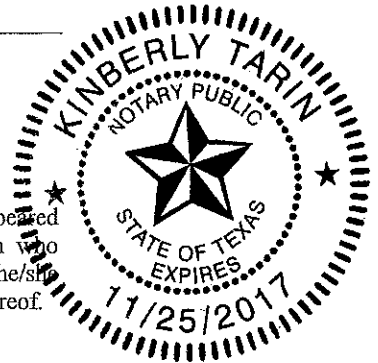
Melissa Ann Threlkeld
Petitioner's Signature

Petitioner's Signature

STATE OF ALABAMA
BALDWIN COUNTY

On this 13 day of June, 2015, before me personally appeared Melissa Ann Threlkeld to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

K. Tarin
NOTARY PUBLIC
My Commission Expires: 11/25/2017



STATE OF ALABAMA
BALDWIN COUNTY

On this ____ day of _____, 20____, before me personally appeared _____, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

NOTARY PUBLIC
My Commission Expires: _____

ATTACHMENT TO PETITION

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- | | | |
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| ☐ | R-2 | Residential Single Family & Duplex |
| ☒ | R-3 | Residential Multi Family |
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| ☐ | GPH-1 | Residential Garden-Patio Homes |
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| ☐ | MH-1 | Residential Mobile Home Park/Subdivision |
| ☐ | OSP | Open Space/Reservation District |
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| ☐ | A-O | Agriculture Open Space |
| ☐ | H | Overlying area of Historic District |

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Number of homes currently located on the property being annexed 0

Number of occupants Adults 0 Race 0

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Name of business _____

Owner's Name _____

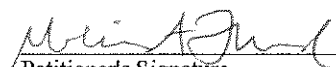
Mailing Address _____

If property is undeveloped, have plans been submitted to Planning Commission?

☐ Yes

If yes, state estimated date the development or subdivision will be completed _____

☒ No


 Petitioner's Signature

06-13-2015
 Date

 Petitioner's Signature

 Date

MTSC Land Development, LLC
3944 Todd Lane Unit #900
Gulf Shores, AL 36542
908-804-4029

June 3, 2015

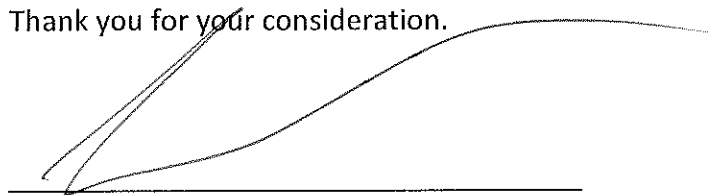
City of Foley, Alabama
407 E. Laurel Avenue
Foley, AL 36535

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Thank you for your consideration.



Stephen D. Carter

Date



PETITION FOR ANNEXATION

We, the undersigned PETITIONERS, owners of the property described in the attached Exhibit A and as delineated on the map attached as Exhibit B, such property being outside the corporate limits of the City of Foley, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous to the said corporate limits, and such property not lying within the corporate limits of any other municipality, do by these presents hereby petition the City of Foley, a municipal corporation, that said property be annexed into the City of Foley, Alabama pursuant to the authority of Section 11-42-21 of the Code of Alabama (1975).

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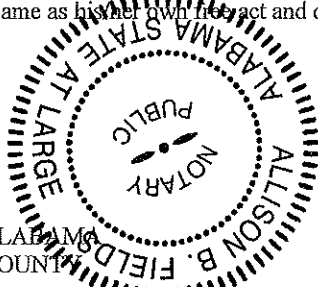
Dated this 24th day of June, 2015

Petitioner's Signature

Petitioner's Signature

STATE OF ALABAMA
BALDWIN COUNTY

On this 24th day of June, 2015 before me personally appeared Stephen D Carter, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.



Allison B. Field
NOTARY PUBLIC
My Commission Expires: 12/18/2019

STATE OF ALABAMA
BALDWIN COUNTY

On this _____ day of _____, 20____, before me personally appeared _____, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

NOTARY PUBLIC
My Commission Expires: _____

ATTACHMENT TO PETITION

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- | | | |
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| ☐ | GPH-1 | Residential Garden-Patio Homes |
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| ☐ | H | Overlying area of Historic District |

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Initial Zoning Fee \$250.00 - check payable to the City of Foley due at time of submission.

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Number of occupants Adults 0 Race 0

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(If more than one business on property, print information on back.)

Name of business _____

Owner's Name _____

Mailing Address _____

If property is undeveloped, have plans been submitted to Planning Commission?

☐ Yes

If yes, state estimated date the development or subdivision will be completed _____

☒ No

[Signature]
Petitioner's Signature

8-24-2015
Date

Petitioner's Signature

Date

REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975). The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name John D. & Barbara H. Flowers Grantee's Name MTSC Land Dev.
 Mailing Address _____ Mailing Address 3944 Todd Lane #900
Gulf Shores AL 36526
 Property Address Foley AL 36685 Date of Sale 10-30-14
Melvin & Bouds Total Purchase Price \$ 97,500.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence; (check one) (Recordation of documentary evidence is not required)
 _____ Bill of Sale; _____ Appraisal; _____ Sales Contract; ☒ Closing Statement;
 _____ Other _____

STATE OF ALABAMA :

COUNTY OF BALDWIN :

BALDWIN COUNTY, ALABAMA
 TIM RUSSELL PROBATE JUDGE
 Filed/cert. 11/4/2014 11:23 AM
 DEED TAX \$ 97.50
 TOTAL \$ 109.50
 2 Pages

1484316



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JOHN D. FLOWERS and BARBARA H. FLOWERS, husband and wife ("Grantors"), for and in consideration of the sum of TEN DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantors by MTSC LAND DEVELOPMENT, LLC, a Limited Liability Company, ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, have this day bargained and sold and by these presents do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Commencing at the purported Northwest corner of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama; run South 1325.13 feet to a point on the West boundary of said Section 8; thence run North 89° 47' East, a distance of 1331.8 feet to a point; thence run South 89° 23' East a distance of 888.30 feet to the Point of Beginning, said point being witnessed by a capped iron rod 1.2 feet north of actual corner; thence run South 89° 23' 00" East, a distance of 444.15 feet to a capped rod set; thence run South 00° 04' 50" East, a distance of 1268.02 feet to a crimped top pipe found on the North right-of-way line of Baldwin County Road 20 South (80 foot right-of-way); thence run South 89° 43' 40" West, along said North right-of-way line a distance of 441.07 feet to a rebar pin found; thence run North 00° 13' 00" West, a distance of 1274.90 feet to the Point of Beginning.

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

THIS CONVEYANCE AND THE WARRANTIES CONTAINED HEREIN ARE MADE SUBJECT TO THE FOLLOWING:

1. A public road right-of-way over and across the South end thereof.
2. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. Sec. 499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. Sec. 181 et seq.) or under similar state laws.
3. No title to any submerged, filled, or accreted lands.

4. Rights of the United States of America, State of Alabama, or other parties in and to the bed, shore and water of A POND, as shown on tax map 61-03-08. Title to no portion of the herein described land lying below ordinary mean high water mark.
5. Any part of the land described which may constitute wetlands or tidelands and any restriction on use or development arising out of a determination that the land, or some portion thereof, may be subject to provisions of Alabama Coastal Preservation statutes.

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

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

TO HAVE AND TO HOLD the above described property unto the said Grantee, in fee simple, and to the successors and assigns of Grantee, FOREVER.

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the 30 day of October, 2014.

John D. Flowers (SEAL)
JOHN D. FLOWERS

Barbara H. Flowers (SEAL)
BARBARA H. FLOWERS

STATE OF Alabama

COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOHN D. FLOWERS and BARBARA H. FLOWERS, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they each have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30 day of October, 2014.

[Signature]
NOTARY PUBLIC

My Commission Expires: 9-11-17

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

THIS INSTRUMENT PREPARED BY:
G. DAVID CHAPMAN III, P.C.
Attorney at Law
Post Office Box 1508
Gulf Shores, Alabama 36547
File 14.3897

SURVEY SERVICESP.O. BOX 870
MACNOLIA SPRINGS, AL 36655

9890-A SHERMAN ROAD, FOLEY, AL

PH. 251-971-2886 FAX: 251-971-2887

I, LAURENCE H. ZANDER, DO HEREBY STATE THAT THIS SURVEY AND DRAWING, TO THE BEST OF MY KNOWLEDGE AND BELIEF, HAVE BEEN COMPLETED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

LAURENCE H. ZANDER

Oct. 17, 2014
ALABAMA P.L.S. NO. 28647

(not valid without original signature)

OWNER N/F:

JOHN & BARBARA FLOWERS

TYPE OF SURVEY:

CLOSING

SURVEY REQUESTED BY: HERALD HANNA (Island Sands Realty)

STATE: ALABAMA COUNTY: BALDWIN

SECTION: 8 TOWNSHIP: 8 SOUTH RANGE: 4 EAST

PARCEL #: 61-03-08-0-000-008,002

ADDRESS: COUNTY ROAD 20 SOUTH
FOLEY, AL 36636

PROJECT NO.: 142983

DWN. BY: LHZ

FIELD WORK: 10-16-14

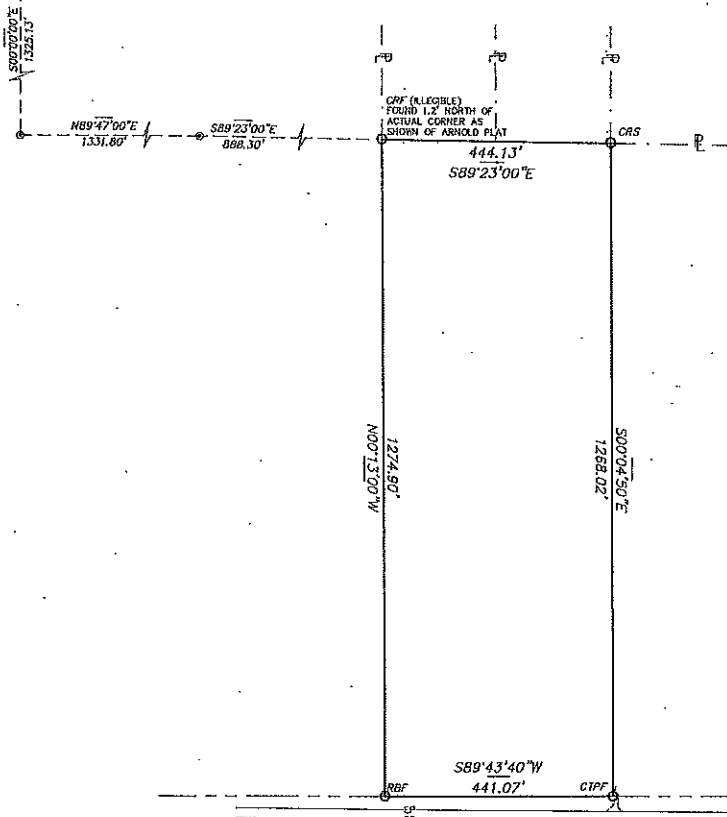
DATED: 10-17-14

SURVEYOR NOTES**PROPERTY DESCRIPTION**

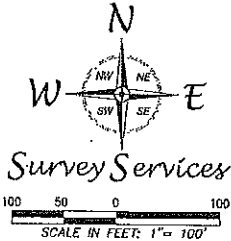
Commencing at the purported Northwest Corner of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama; run South 1325.13 feet to a point on the West boundary of said Section 8; thence run North 89°47' East, a distance of 1331.8 feet to a point; thence run South 89°23' East a distance of 888.30 feet to the Point of Beginning, said point being witnessed by a capped iron rod 1.2 feet north of actual corner; thence run South 89°23'00" East, a distance of 444.15 feet to a capped rod set; thence run South 00°04'50" East, a distance of 1268.02 feet to a crimped top pipe found on the North right-of-way line on Baldwin County Road 20 South (80 foot right-of-way); thence run South 89°43'40" West, along said North right-of-way line a distance of 441.07 feet to a rebar pin found; thence run North 00°13'00" West, a distance of 1274.90 feet to the Point of Beginning. Said described parcel of land containing 12.92 acres of land more or less.

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED EXCEEDS SECOND ORDER CLASS 1 PRECISION AS OUTLINED BY THE AMERICAN CONGRESS ON SURVEY AND MAPPING.
2. THE DATA SHOWN ON THIS MAP INDICATING ACTUAL PROPERTY LINES HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO HAVE A CLOSURE PRECISION OF GREATER THAN ONE FOOT IN 10,000.
3. THE LINEAR AND ANGULAR MEASUREMENTS NECESSARY FOR THIS SURVEY WERE OBTAINED IN THE FIELD WITH A SPECTRA PRECISION FOCUS 30 ROBOTO TOTAL STATION.
4. THE BASIS OF THE BEARINGS AND NORTH ARROW OF THIS PLAT ARE ASSUMED AND BASED ON THE WEST PROPERTY LINE BEING NORTH 00°13'00" WEST.
5. ALL LINEAR DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL AND ARE MEASURED AND RECORDED UNLESS OTHERWISE NOTED.
6. THIS LAND LIES WITHIN ZONE "X" PER GRAPHIC LOCATION AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 010030030 L, BALDWIN CO. ALABAMA REVISED MAP DATED JULY 17, 2007.
7. THIS PLAT IS SUBJECT TO ALL RESTRICTIONS, ENCUMBRANCES AND EASEMENTS WHICH MAY OR MAY NOT BE OF RECORD.
8. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF UTILITIES OR SUB-SURFACE FEATURES.
9. NO TITLE SEARCH, OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. SUCH A SEARCH OR ABSTRACT COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
10. SOURCE OF INFORMATION USED IN PREPARATION OF THIS PLAT: INSTRUMENT 1300151 & A PLAT BY CLAUDE W. ARNOLD.

POC, PURPORTED
NORTHWEST CORNER of
SECTION 8
TOWNSHIP 8 SOUTH
RANGE 4 EAST

**LEGEND**

CRS CAPPED REBAR SET (LIC # CA-700)
CRF CAPPED REBAR FOUND
CIPF CRIMPED TOP PIPE FOUND
RPF REBAR FOUND
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
R/W RIGHT-OF-WAY
P PROPERTY LINE
EP EDGE OF PAVEMENT

COUNTY ROAD 20 SOUTH
(80' RIGHT-OF-WAY)