

120 S. MCKENZIE STREET

Foley, Alabama 36535 www.cityoffoley.org (251) 952-4011

August 23, 2022

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

RE: Request for Pre-zoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on August 17, 2022 and the following action was taken:

<u>Daniel Ray Pugh, Sandra Pugh Norwood, Vickie Wilkinson, John Ricky Pugh and Rebecca Rapier - Request for Pre-Zoning</u>

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the pre-zoning of 35.27+/- acres. Proposed zoning is PUD (Planned Unit Development). Property is located on the E of State Hwy 59 and S of Hadley Rd. Applicant is S.E. Civil.

Commissioner Hellmich made a motion to recommend the requested pre-zoning to the Mayor and Council. Commissioner Gebhart seconded the motion. Commissioner Engel and Commissioner Mixon voted nay. All other Commissioners voted aye.

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

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

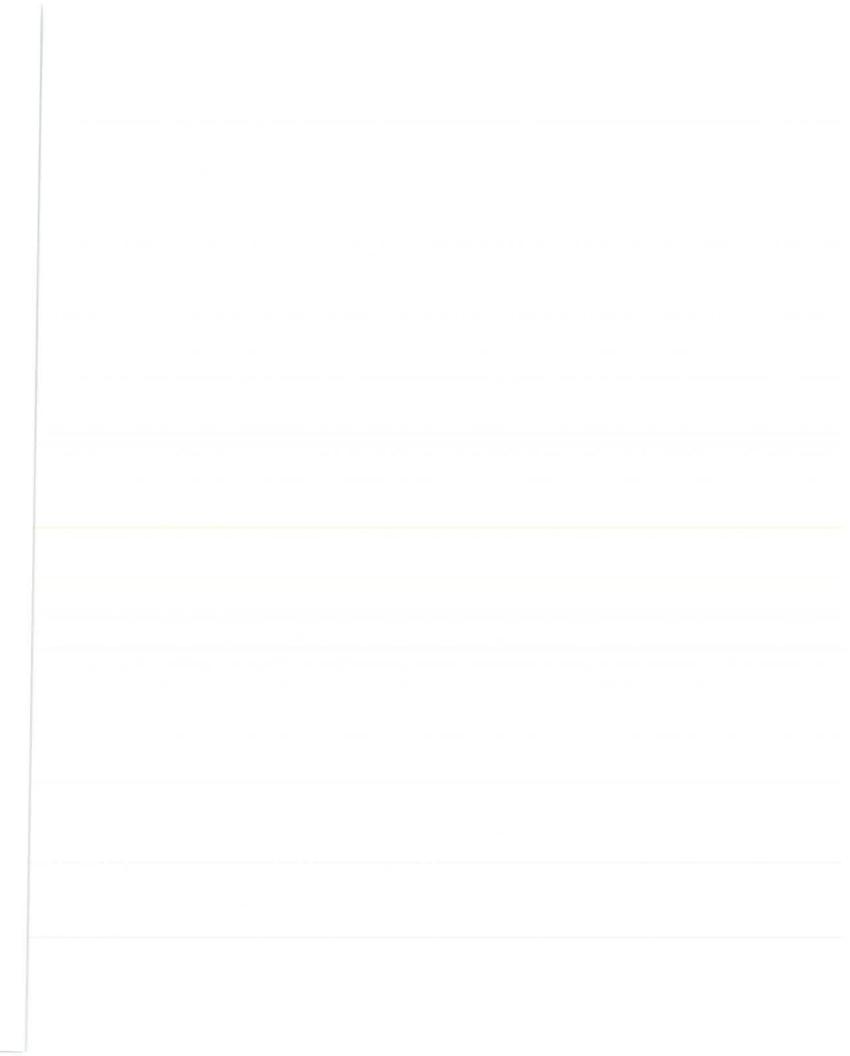
Respectfully,

Melissa Ringler
Planning & Zoning Coordinator
mringler@cityoffoley.org

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson CITY CLERK: Kathryn Taylor

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





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 <u>Code of Alabama</u> (I 975).

	Dated this 22 day of July 2022
	Dated this 22 day of July, 2032 Uckie Pugh Wilkens Petitioner's Signature
	Petitioner's Signature
	STATE OF ALABAMA BALDWIN COUNTY
NAME OF THE PARTY	On this 22 day of JVV 2022, before me personally appeared Vickie Wilkinston, 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. JEFFERSON S KASTRUP My Commission Expires July 27, 2024 JOHN PUBLIC My Commission Expires: July 21, 2024
	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:



Annexation: Individual Form Updated 03/25/2014



ATTACHMENT TO PETITION

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

	R-1A	Residential Single Family
	R-lB	Residential Single Family
	R-IC	Residential Single Family
	R-ID	Residential Single Family
	R-IR	Restricted Residential Single Family
	R-2	Residential Single Family & Duplex
	R-3	Residential Multi Family
	R-4	Residential Single Family & Duplex
	GPH-I	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-l	Central Business District
	B-lA	Commercial Extended Business District
	B-2	Commercial Neighborhood Business District
	B-3	Commercial Local Business District
	PO	Preferred Office District
	M-I	Light Industry
	A-O	Agriculture Open Space
	Н	Overlying area of Historic District
PLEASE SELECTHE REQUEST:	CT ONE OF THE AB ED ZONING, PLEAS	OVE. IF YOU HAVE ANY QUESTIONS REGARDING SE CALL THE ZONING OFFICE AT 251-943-4011.
Initial Zoning F	ee \$250.00 - check p	ayable to the City of Foley due at time of submission.
		the property being annexed1
Number of occup	oants Adults0	Race
Number of busine	esses currently located	d on the property being annexed0
(If	f more than one busi	ness on property, print information on back.)
Name of b	ousiness	
Owner's N	Name Ulckie	High Wilkinson
	ddress 10101	Plantation Dr. Daphne, AL 36526
If property is unde	eveloped, have plans	been submitted to Planning Commission?
X Yes		
	e estimated date the d	levelopment or subdivision will be completed 06/2023
□ No		Vickie Pugle Wilkinson 7/25/2022 Petitioner's Signature Date
		Petitioner's Signature Date
Annexation: Individual Fo	orm Updated 03/25/2014	All and a second
	1	

Date

RECEIVED

PARE

RECEIVED

For acce	Internal ptance fi	Use Only: rom the Eng	Are ineeri	infrastructure ng Department	valuation attached?	forms	for	annexations	and	subdivision
	Yes		No							





APPLICATION FOR PRE-ZONING OF PROPERTY

- 1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, CORPORATION OWNERSHIP INFORMATION, AND AGENT AUTHORIZATION IF REQUIRED): SEE ATTACHED
- 2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS: SEE ATTACHED
- 3. APPROXIMATE SIZE OF PROPERTY: 35-27 ACRES
- 4. PRESENT ZONING OF PROPERTY: UN-ZONED
- 5. REQUESTED ZONING: PUD
- 6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY: This property is currently mostly open field with few trees, one principal structure with a shed outbuilding.
- 7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.) This PUD development will be 83 lots on 35.27 acres for a density of 2.35 homes/ acre. A large open play area is included along with a large lake which borders the city's proposed trail.
- 8. IF REQUESTING A PLANNED DEVELOPMENT ZONE (PUD, PDD, R-3, TH-1, PID) ATTACH A PRELIMINARY TRAFFIC ANALYSIS, OFFICIAL UTILITY COMMITMENT LETTERS, DRAWING, AND WRITTEN NARRATIVE AS DEFINED IN THE CURRENT ZONING ORDINANCE. SEE ATTACHED

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

DATE: July 25, 2022

PROPERTY OWNER/APPLICANT

16648 Sherman Road 10101 PLANTATION DR. Summerdale, AL. 36580 DAPHNE, AL. 36526

(251) 591-1511
PHONE NUMBER
Wason Sale @ a ol. com
EMAIL ADDRESS



CITY OF FOLEY AGENT AUTHORIZATION FORM

I/We authorize and permit_

include but not be limited to decisions wal of this application. In understanding resulting from actions made on My/Our ereby certify that the information stated t. I also understand that the submittal of application and any work performed will
horized representative. It will be the quately informed as to the status of the
e@aol.com
July 25, 2022
Date
Fax
Date



OVERVIEW

Hadley Village is a proposed 83 lot Planned Unit Development located on approximately 35.27 Acres lying south of Hadley Road and just east of Highway 59. The property is currently un-zoned in Baldwin County but is contiguous to the Corporate Limits of the City of Foley.

PATH TO APPROVAL

Although the property can be developed while remaining in the County with 60 foot wide lots, the Owner has requested annexation into the City of Foley as a Planned Unit Development to allow the City to enjoy a greater benefit from this development, through building fees, taxes, etc.

PUBLIC BENEFIT

The proposed development includes features which will benefit the Public in addition to the fees and taxes listed above. The infrastructure plans include an 8 foot sidewalk along the length of the project along Hadley Road. The developer will also convey a 2 acre strip of property along the west side of the development to the City of Foley in order that the City can construct a multi-use trail on the old Railroad Bed. This area also currently has a 12 inch water main owned by Riviera which will now be on City Property. In addition, the new trail will benefit from a large lake that will be a feature of the development, providing a scenic walk along this stretch of the trail. This tree lines lake will also serve as a welcoming entrance to the City of Foley for travelers on Highway 59. A Traffic Impact Study has determined that a Turn Lane is warranted along Highway 59, which will provide a safe right turn movement onto Hadley Road.

PRIVATE BENEFIT

The Residents of this neighborhood will benefit from large Open Spaces, comprising a total of 15 acres. Of this area, over 8.5 acres will be open, tree lined, grassed areas for walking, play and pets. These areas will include a minimum of 10 trees per acre of Common Area which comes to a minimum of 150 trees.

DEVELOPMENT POINTS

Hadley Village consists of 83 lots on 35.27 acres, for a density of 2.35 units per acre. Typical building area available on each lot will 40 feet wide by 75 feet deep for a buildable area of 3,000 square feet. The 2,706 linear feet of streets proposed will be designed and built to the City of Foley standards and include 5 foot wide sidewalks on both sides of the street. Stormwater Runoff will be managed per the Foley Land Development Ordinance with particular attention paid to the existing runoff entering the property from the east. Trees will be planted along this eastern portion of the property to provide a buffer. Lots backing up to the lakes and interior Open Space will be limited to a 4 foot fence height along the rear property lines to encourage a more open neighborhood.

SUMMARY

Hadley Village will provide a low density, well planned neighborhood with aesthetically pleasing lakes and landscaping that promotes a walkable community with spacious tree lined areas for various activities, both active and passive.



Hadley Village PUD Legal Description

Parcel #05-54-05-16-0-000-007.000 PIN 34907 And Parcel # 05-54-05-16-0-000-025.000 PIN: 83217

BEGINNING AT A 1/2 INCH REBAR FOUND (NO CAP) AT THE NORTHWEST CORNER OF LOT 1, A & D SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED ON SLIDE 2036-E AND 2036-F, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH oo DEGREES of MINUTES 22 SECONDS EAST, A DISTANCE OF 1255.68 FEET TO A 5/8 INCH CAPPED REBAR FOUND (WATTIER) ON THE NORTH RIGHT-OF-WAY MORRIS LANE (80 FT R/W); THENCE RUN NORTH 89 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1217.90 FEET TO A 5/8 INCH CAPPED REBAR FOUND (WATTIER); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH oo DEGREES o7 MINUTES 27 SECONDS WEST, A DISTANCE OF 1255.73 FEET TO A 1/2 INCH REBAR FOUND (NO CAP); THENCE CONTINUE NORTH oo DEGREES 07 MINUTES 08 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HADLEY ROAD; THENCE RUN SOUTH 89 DEGREES 54 MINUTES 31 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 340.41 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 89 DEGREES 54 MINUTES 31 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 877.88 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 35.27 ACRES, MORE OR LESS.





REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code § 40-22-1, and verified by Grantor signature

below:

Grantor Name: Daniel Ray Pugh, Co- Trustee and

Sandra Pugh Norwood, Co-Trustee

Grantees Names: Daniel Ray Pugh, Sandra Pugh Norwood, Vickie Wilkinson, John Ricky Pugh, Rebecca Rapier

Mailing Address: 16648 Sherman Rd

Summerdale, Alabama 36580

Mailing Address: 16648 Sherman Rd Summerdale, Alabama 36580

Property Address: Hwy 59/Hadley Road

Date of Sale: 07/24/2020

PPIN: 34907 (32ac), 83217 (3.10 ac), 108401 (1.47)

Value of Property: \$977,700 (tax assessors value)

STATE OF ALABAMA

TRUSTEES' DEED

BALDWIN COUNTY

THIS INDENTURE is being made the Alliay of July, 2020, between Daniel Ray Pugh and Sandra Pugh Norwood, as Successor Trustees of the John Ben Pugh Revocable Trust Agreement dated April 11, 2005, Daniel Ray Pugh and Sandra Pugh Norwood, as Successor Trustees of the John Ben Pugh Residual Share Trust, and Daniel Ray Pugh and Sandra Pugh Norwood, as Successor Trustees of the Phyllis Jean Gantt Pugh Revocable Trust dated April 11, 2005 (the "Trusts"), hereinafter called Grantors, and Daniel Ray Pugh, Sandra Pugh Norwood, Vickie Wilkinson, John Ricky Pugh and Rebecca Rapier, per stirpes, herein after called Grantees.

WHEREAS, the John Ben Pugh Revocable Trust Agreement was created on April 11, 2005, by John Ben Pugh wherein the John Ben Pugh Residual Share Trust was created;

WHEREAS, the Phyllis Jean Gantt Pugh Revocable Trust was created on April 11, 2005, by Phyllis Jean Gantt Pugh;

WHEREAS, John Ben Pugh passed away on August 15, 2009, leaving a Last Will and Testament dated April 11, 2005. Said Will being probated in Baldwin County and being Case No.: 27434. Said Probate Case was closed on April 6, 2011;

WHEREAS, John Ben Pugh's Last Will and Testament dated April 11, 2015 and a death certificate have been filed in the records of the Probate Court of Baldwin County, Alabama on 08/19/2020 being Instrument No. 1851320

WHEREAS, Phyllis Jean Gantt Pugh passed way on March 21, 2015 leaving a Last Will and Testament dated April 11, 2005. Said Will being probate in Baldwin County and being Case No.: 32508;

WHEREAS, the below described property was transferred from the Estate of Phyllis Jean Gantt Pugh to Phyllis Jean Gantt Pugh Revocable Trust dated April 11, 2005 on 07 34 2020 and recorded in the records of the Probate Court of Baldwin County, Alabama on 08/19/2020, being Instrument No. 1851329;

WHEREAS, the above Trusts, state that after the death of the Beneficiary, then the Beneficiary's trust assets shall be distributed to the Beneficiary's lineal descendants, per stirpes;

THEREFORE, pursuant to the terms of the Trusts, Grantors have granted, bargained, and sold, and by these presents does herby GRANT, BARGAIN, SELL, and CONVEY unto Grantees, the following described real estate situated in the County of Baldwin, State of Alabama, to wit:

Parcel One - owned as follows: one-half in the John Ben Pugh Residual Share Trust and one-half in the Phyllis Jean Gantt Pugh Revocable Trust

The Northwest Quarter of the Northwest Quarter of Section 16, Township 7 South, Range 4 East, excepting therefrom the West 5 acres thereof and any other portion used or reserved for public record or railroad right-of-way.

Subject to any and all easements and restrictions on record in the office of the Judge of Probate of Baldwin County, Alabama.

Said property being map & parcel 54-05-16-0-000-007.0 and PPIN 34907, Baldwin County,

Page 1 of 3

BALDWIN COUNTY, ALABAMA HARRY D'OLIVE, JR. PROBATE JUDGE Filed/cerl. B/19/2020 8:22 AM



<u>Parcel Two</u> – owned as follows: one-half in John B. Pugh and one-half in the Phyllis Jean Gantt Pugh Revocable Trust

The West five acres of the Northwest Quarter of the Northwest Quarter of Section 16, Township 7 South, Range 4 East, Baldwin County, Alabama.

Subject to rights-of-way of record to the State of Alabama and the City of Foley.

Said property being map & parcel 54-05-16-0-000-025.0 and PPIN 83217, containing 3.10 +/, Baldwin County, Alabama.

Included herewith is certain property formerly known as L & N Railroad right-of-way 100 feet in width, abutting on the western boundary of the above property. This being the same easement described in a Quitclaim Deed from the City of Foley to John B. Pugh and Phyllis Jean Pugh, dated June 4, 1999, filed January 5, 2000 as Instrument No. 527204, Baldwin County Probate Records, Alabama.

 $\underline{\textbf{Parcel Three}}$ - owned as follows: one-half in John B. Pugh and one-half in the Phyllis Jean Gantt Pugh Revocable Trust

The West five acres of the Northwest Quarter of the Northwest Quarter of Section 16, Township 7 South, Range 4 East, Baldwin County, Alabama.

Subject to rights-of-way of record to the State of Alabama and the City of Foley.

Said property being map & parcel 54-05-16-0-000-007.001 and PPIN 108401, containing 1.47+/-, Baldwin County, Alabama.

Included herewith is certain property formerly known as L & N Railroad right-of-way 100 feet in width, abutting on the western boundary of the above property. This being the same easement described in a Quitclaim Deed from the City of Foley to John B. Pugh and Phyllis Jean Pugh, dated June 4, 1999, filed January 5, 2000 as Instrument No. 527204, Baldwin County Probate Records, Alabama.

PROVIDED HOWEVER this deed is made and is accepted <u>SUBJECT</u> to: all easements, setback line requirements, reservations and restrictions which are of public record in the Office of Probate Judge of Baldwin County, Alabama, to any present encroachments thereon, if any and to the lien of real property taxes hereinafter falling due.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold the above described real estate unto Grantee, and unto the heirs, assigns, and successors of the Grantee, in fee simple absolute forever.

Wherever the words Grantor and Grantees appear herein, the same shall include the singular and/or the plural and the masculine and/or feminine, as the case may be.

IN WITNESS WHEREOF, Grantor has signed and sealed this conveyance on this day, month and year first above written.

Daniel Ray Pugh, Successor Co-Trustee

Language Value Value

John Ben Pugh Residual Share Trust

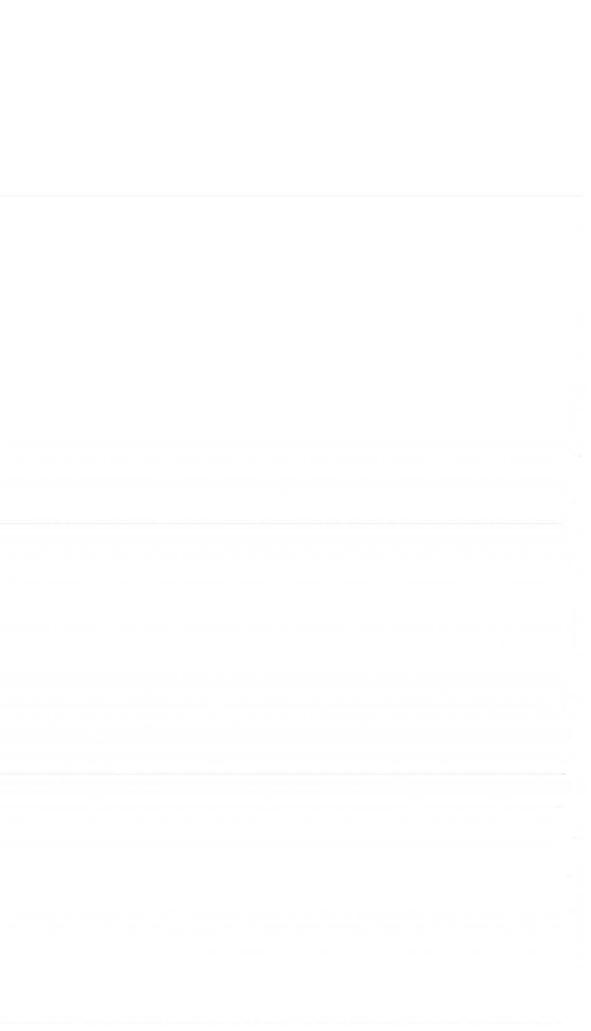
Daniel Ray Pugh, Successor Co-Trustee

Sandra Puck Norwood Saccessor Co-Trustee

Phyllis Gantt Pugh Revocable Trus

Daniel Ray Pugh, Successor Co-Trustee

Sandra Pugh Norwood, Siccessor Co-Trustee



STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Ray Pugh and Sandra Pugh Norwood, whose named as Successor Co-Trustees of John Ben Pugh Revocable Trust, John Ben Pugh Residual Share Trust and Phyllis Gantt Pugh Revocable Trust, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, with full authority, executed the same voluntarily on the day the same bears date for and with the authority to act on behalf of John Ben Pugh Revocable Trust, John Ben Pugh Residual Share Trust and Phyllis Gantt Pugh Revocable Trust.

Given under my hand and official seal this, the add day of July 2020.

Notary Public MICHELLE MCDONALD My Commission Expires: Notary Public, State of Alabama

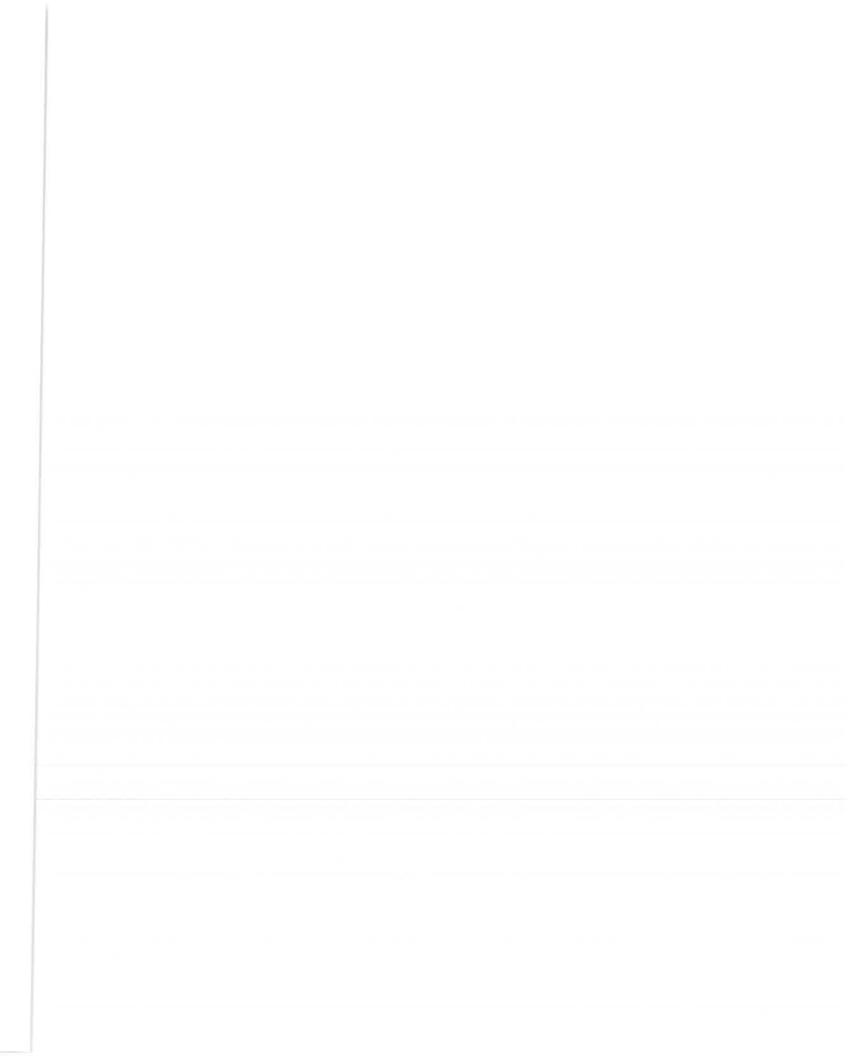
Alabama State At Large My Commission Expires April 23, 2022

THIS INSTRUMENT PREPARED BY:

J. Thomas Pilcher, IV Wilkins, Bankester, Biles & Wynne PO Box 400 Bay Minette, Alabama 36507 Telephone: 251-937-7024

> NOTE: The Preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

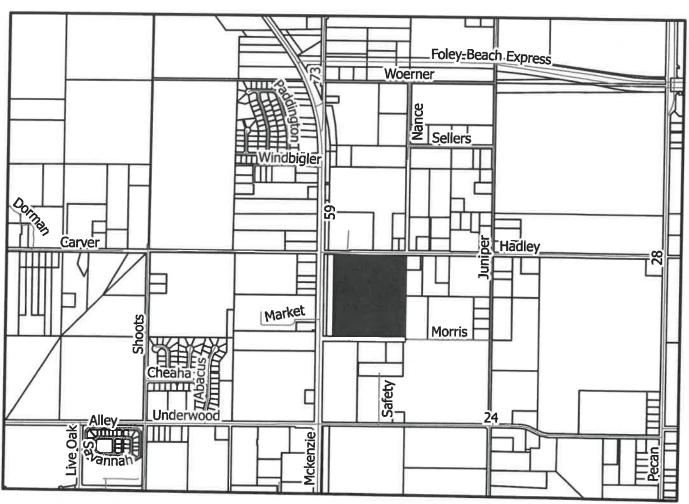
> > Page 3 of 3





PUBLIC NOTICE

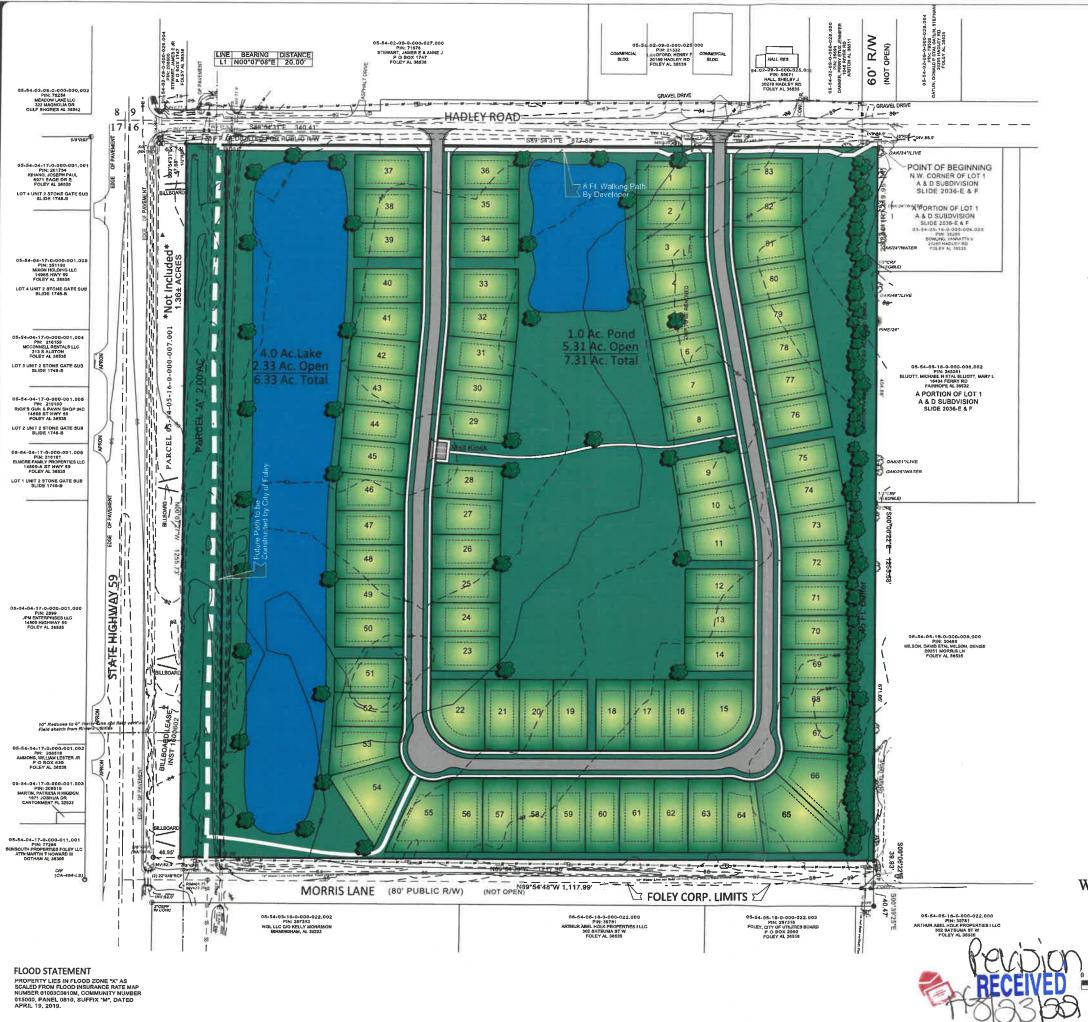


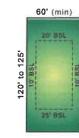


The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the pre-zoning of 35.27+/- acres. Proposed zoning is PUD (Planned Unit Development). Property is located E. of Hwy 59 and S. of Hadley Rd. Applicant is Daniel Ray Pugh, Sandra Pugh Norwood, Vickie Wilkinson, John Ricky Pugh, Rebecca Rapier.

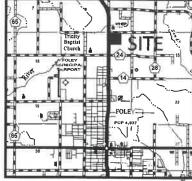
Anyone interested in this pre-zoning request may be heard at a public meeting scheduled for August 17, 2022 in the Council Chambers of City Hall located at 407 E. Laurel Ave., at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman





Typical Lot



- General Notes:
 1) All Street to be designed and constructed to City of
- Foley Standards.

 2) All Open Space to be maintained by Home Owners as outlined in the Covenants & Restrictions recorded at Final Plat.
- 3) A Drainage Maintenance Fund will be established at Final Plat, 20% of which will be funded by developer as outlined in the Foley Land Development Ordinance.

 4) Trees will be planted at a rate of 10 per acre of
- Common Area as outlined in the Foley Land Development Ordinance, as designed by the Landscape Architect and submitted with the
- Preliminary Plat application. Trees shown hereon are for illustration purposes only.

 5) A 45 foot wide buffer strip, along the East side of the development, shall be landscaped with minor openings to allow the flow of drainage from the roperties to the East.
- 6) A 70 foot wide strip of land, shown as Parcel "A" hereon, shall be conveyed to the City of Foley at Final
- 7) Lots 1 through 54 will be restricted to a 4 foot fence height along the rear property line.

SITE DATA CURRENT ZONING: NONE PROPOSED ZONING: PUD LIN. FT. STREETS: 2,714 LF NUMBER OF LOTS: 83 SMALLEST LOT: 7,200 SF LARGEST LOT: 14,789 SF (LOT 65) COMMON AREAS: 15.0 ACRES ± (42.5%) TOTAL AREA: 35.27 AC ±

BUILDING SETBACKS: FRONT YARD = 25 FEET

REAR YARD = 20 FEET SIDE YARD = 10 FEET SIDE STREET = 20 FEET

UTILITY PROVIDERS WATER SERVICE - RIVIERA UTILITIES SEWER SERVICE - RIVIERA UTILITIES GAS SERVICE - RIVIERA UTILITIES TELEPHONE - CENTURYLINK

SURVEYOR'S CERTIFICATE

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

BEGINNING AT A 1/2 INCH REBAR FOUND (NO CAP) AT THE NORTHWEST CORNER OF LOT 1, A & D SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED ON SLIDE 2036-E AND 2036-F, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 06 MINUTES 22 SECONDS EAST, A DISTANCE OF 1255-88 FEET TO A 5/8 INCH CAPPED REBAR FOUND MATTERS ON THE NORTH PLOYER OF THE PROPERTY OF MATTERS ON THE NORTH PLOYER OF THE PROPERTY OF T (WATTIER) ON THE NORTH RIGHT-OF-WAY MORRIS LANE (80 FT RW); THENCE RUN NORTH 89 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1217.90 FEET TO A 5/8 INCH CAPPED REBAR FOUND (WATTIER); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00 DEGREES 07 MINUTES 27 SECONDS WEST, A DISTANCE OF 1255.73 FEET TO A 1/2 INCH REBAR FOUND (NO CAP); THENCE CONTINUE NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HADLEY ROAD; THENCE RUN SOUTH 89 DEGREES 54 MINUTES 31 SECONDS SAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 340.41 FEET; THENCE RUN SOUTH 80 DEGREES 55 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 80 DEGREES 54 MINUTES 31 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 50.07 FEET; THENCE RUN SOUTH 89 DEGREES 54 MINUTES 31 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 877.88 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 35.27 ACRES, MORE OR LESS. (WATTIER) ON THE NORTH RIGHT-OF-WAY MORRIS LANE (80 FT OF BEGINNING, TRACT CONTAINS 35.27 ACRES, MORE OR LESS,

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

06-04-2022 DAVID E DIEHL AL. P.L.S. NO. 26014



OVERALL

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE

HADLEY VILLAGE



A Planned Unit Development



