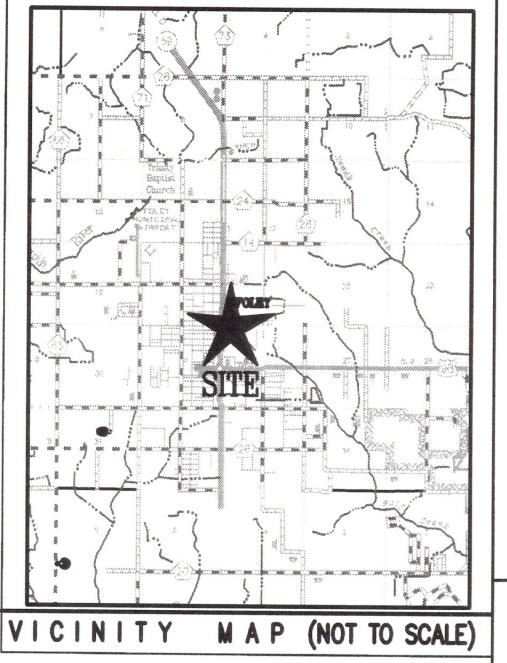
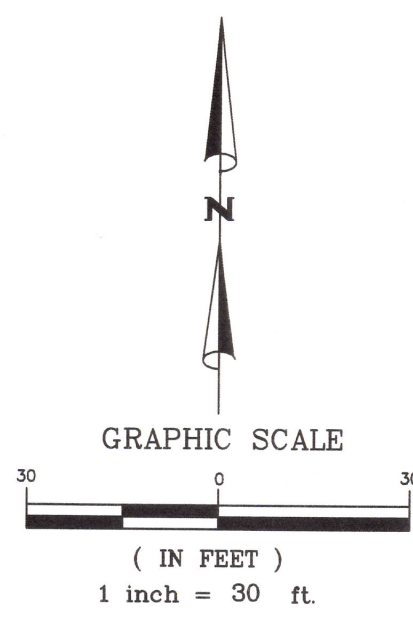


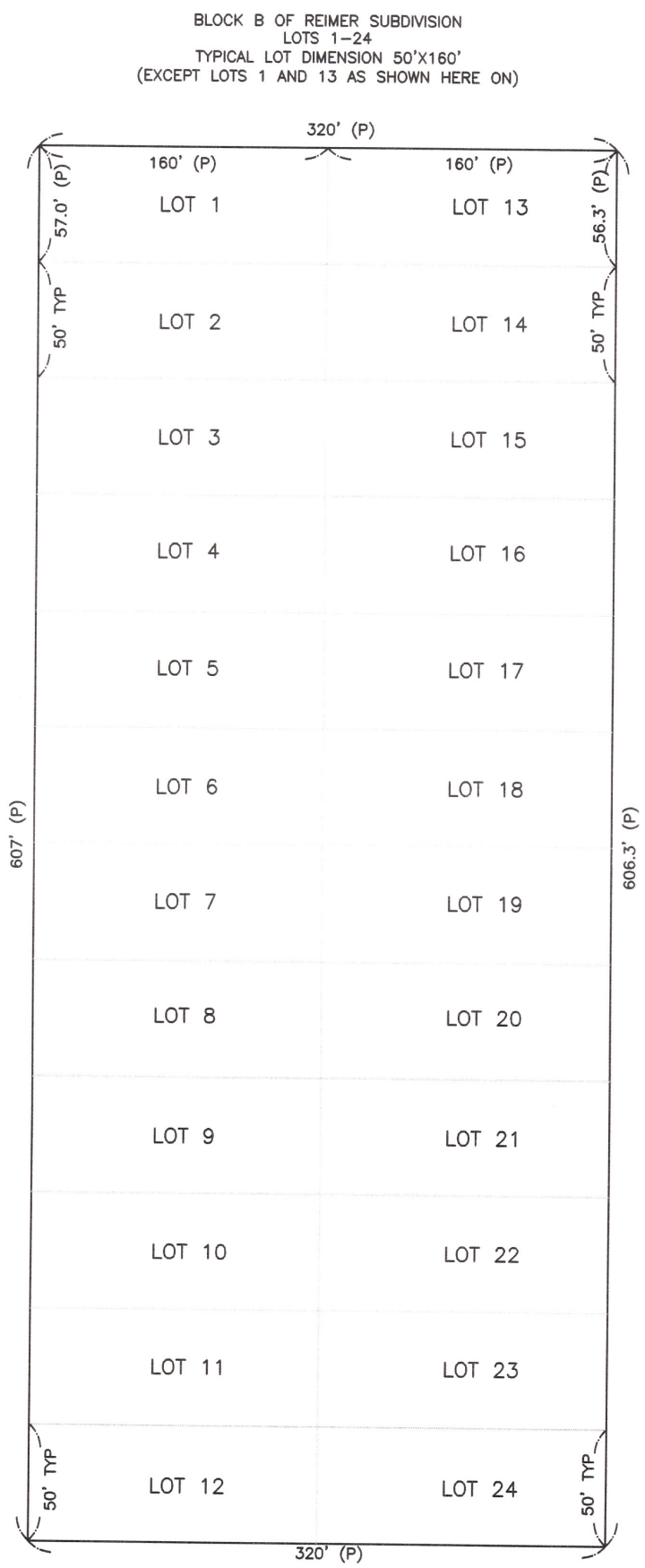
A REPLAT OF BLOCK B OF
REIMER SUBDIVISION
(MAP BOOK 3 PAGE 58)

TAX PARCEL NO.
54-05-21-2-000-003.000
PROFESSIONAL CENTER NORTH, LLC
1300 N. MCKENZIE ST
FOLEY, AL 36535

TAX PARCEL NO.
54-05-21-2-000-003.001
CITY OF FOLEY
PO BOX 1750 FOLEY, AL 36536



DETAIL OF RECORD PLAT DIMENSIONS FOR REIMER SUBDIVISION
AS PER MAP BOOK 3 PAGE 58 (SLIDE 128-B)
(NOT TO SCALE)



OWNER/DEVELOPER
CITY OF FOLEY
P.O. BOX 1750
FOLEY, AL 36536

SITE DATA
BLOCK B OF REIMER SUBDIVISION
TOTAL SITE AREA = 4.18 ACRES± (182,157 S.F.±)
TOTAL NUMBER OF LOTS = 22
SMALLEST LOT = 18 ACRES± (8,000 S.F.±)
LARGEST LOT = .30 ACRES± (13,273 S.F.±)

ZONING
M1-LIGHT INDUSTRY
CITY OF FOLEY

ZONING REQUIREMENTS
• 75' FRONT SETBACK
• 35' REAR SETBACK
• 35' SIDE SETBACK
• 50' MAXIMUM HEIGHT REQUIREMENT

DEDICATED EASEMENTS
• RIVERA UTILITIES REQUIRES A 10' EASEMENT ALONG ALL SIDE PROPERTY LINES (5' EACH SIDE) AND A 15' EASEMENT ALONG ALL FRONT AND REAR PROPERTY LINES.

NOTE:
THE REMAINING PORTIONS OF LOTS 1 AND 13 LYING OUTSIDE OF THE DEDICATED RIGHT-OF-WAY HAVE BEEN COMBINED INTO THE ADJACENT LOTS TO THE SOUTH. LOT 2 ABSORBED THE REMAINDER OF LOT 1 AND LOT 14 ABSORBED THE REMAINDER OF LOT 13. NEW DIMENSIONS FOR LOTS 2 AND 14 ARE SHOWN HEREON.

GENERAL SURVEYOR'S 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.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED IN DECEMBER 2024.
- 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. SURVEY FEET. THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X-UNSHADED" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 0100300816M, WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2019, FOR COMMUNITY NO. 10007, IN BALDWIN COUNTY, STATE OF ALABAMA.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- THIS IS A BOUNDARY SURVEY.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 21, TOWNSHIP 7 SOUTH, RANGE 4 EAST.

LEGAL DESCRIPTION

BLOCK B, REIMER SUBDIVISION, AS SHOWN ON PLAT THEREOF RECORDED IN MAP BOOK 3 PAGE 58 (SLIDE 128-B) IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, LESS AND EXCEPT THE NORTHERLY PORTION OF SAID BLOCK B WHICH IS DEDICATED FOR RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM A 1/2" IRON REBAR WITH CAP (GIVENS) LYING ON THE SOUTH RIGHT-OF-WAY OF A 30' WIDE UNOPENED ROADWAY AT THE NORTHWEST CORNER OF BLOCK B OF REIMER SUBDIVISION RECORDED IN MAP BOOK 3 PAGE 58 (SLIDE 128-B) IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°46'15" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 319.98 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY OF A 60' WIDE UNOPENED ROADWAY; THENCE RUN SOUTH 0°27'17" WEST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 52.04 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE LEAVING SAID WEST RIGHT-OF-WAY RUN NORTH 89°48'02" WEST A DISTANCE OF 118.48 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE RUN WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 72.51 FEET, A CHORD BEARING NORTH 81°08'42" WEST, AND A CHORD DISTANCE OF 72.24 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE RUN NORTH 72°29'22" WEST A DISTANCE OF 111.11 FEET TO A POINT; THENCE RUN WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 185.02 FEET, AN ARC LENGTH OF 24.46 FEET, A CHORD BEARING NORTH 76°16'37" WEST, AND A CHORD DISTANCE OF 24.44 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 0.28 ACRES (11,981 SQUARE FEET), MORE OR LESS.

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAID PLAT IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 14th DAY OF SEPTEMBER, 2025.

CHAD CHRISTIAN, PE (CITY ENGINEER)

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF THE SUBDIVISION SHOWN HEREON LOCATED IN FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS 10th DAY OF SEPTEMBER, 2025.

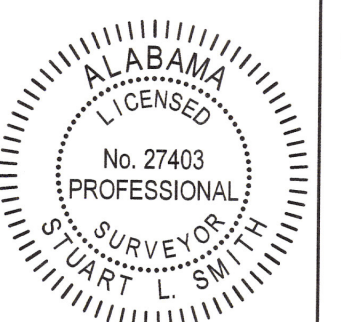
CITY PLANNING COMMISSION CHAIRMAN

SURVEYOR'S CERTIFICATION

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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STUART L. SMITH, PLS
ALABAMA LICENSE NUMBER 27403
08/05/2025
DATE

*DRAWING IS INVALID WITHOUT THE SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR



P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(A) ACTUAL
(R) RECORD DEED
(P) PLAT OF RECORD (MAP BOOK 3
PAGE 58 IS SAME AS SLIDE 128-B)
(C) COMPUTED
OTIF OPEN TOP IRON PIPE FOUND
IPF IRON PIN FOUND
CTF CRIMP TOP IRON PIPE FOUND
CRF CAPPED REBAR FOUND
RFB REBAR FOUND
CRS 5/8" CAPPED REBAR SET STAMPED CA#1196
CMF CONCRETE MONUMENT FOUND
CMS CONCRETE MONUMENT SET
LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER
CA# CERTIFICATE OF AUTHORIZATION NUMBER
TYP TYPICAL
(DIST) DISTURBED
(REF) REFERENCE CORNER SET ON LINE
(UNR) UNREADABLE/ILLEGIBLE
INST # INSTRUMENT NUMBER
SECT. SECTION
T- TOWNSHIP
R- RANGE
POW POWER POLE
GUY GUY WIRE
R/W RIGHT-OF-WAY
FIRE FIRE HYDRANT
SIGN SIGN
TEL TELEPHONE PEDESTAL
ELEC ELECTRIC METER BOX
AIR AIR CONDITIONER
JUN JUNCTION BOX (VAULT)
EL/ELEV ELEVATION
INV INVERT

LEGEND

TELEPHONE BOX (VAULT)
WATER METER
SANITARY SEWER VALVE
WATER VALVE
GAS VALVE
TRANSFORMER BOX
LIGHT POLE
CABLE TV BOX
ELECTRIC BOX
ELECTRIC PANEL
IRRIGATION CONTROL VALVE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
TELEPHONE MANHOLE
SEWER CLEANOUT
SEWER GRINDER PUMP
GREASE TRAP
FLAG POLE
GAS LINE SIGN MARKER
TELEPHONE SIGN MARKER
WATERLINE MARKER
FIBER OPTIC LINE MARKER
(EX) EXCEPTION
FO UNDERGROUND FIBER OPTIC LINE
OE OVERHEAD ELECTRIC
BE BURIED ELECTRIC LINE
UT UNDERGROUND TELEPHONE LINE
S UNDERGROUND SEWER LINE
W UNDERGROUND WATERLINE
G UNDERGROUND GAS LINE
TV UNDERGROUND TELEVISION
SG SPOT GRADE ELEVATIONS
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
CPP CORRUGATED PLASTIC PIPE
(*) DENOTES STATEMENT BY LAND SURVEYOR

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.
DATED THIS 14th DAY OF SEPTEMBER, 2025

THE CITY OF FOLEY (REPRESENTATIVE)
PO BOX 1750
FOLEY, AL 36536

ACKNOWLEDGEMENT OF NOTARY PUBLIC (OWNER)

I, Christi Watkins, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, DO CERTIFY THAT Ralph G. Helmich (OWNER'S NAME) WHOSE NAME 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 THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID PERSON OR CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 14th DAY OF SEPTEMBER, 2025

Christi Watkins
NOTARY PUBLIC

A REPLAT OF BLOCK B
REIMER SUBDIVISION

2212898

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed Oct. 09/29/2025 09:02 AM
TOTAL \$34.00 1 Pages
SLIDE 3028C



sheet 1 of 1

CITY OF FOLEY
EAST ROSETTA AVENUE

GMC Project #
CMOB240064

DRAWN BY: KMK
CHECKED BY: SLS

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

GMC

GOODWYN MILLS CAWOOD, LLC