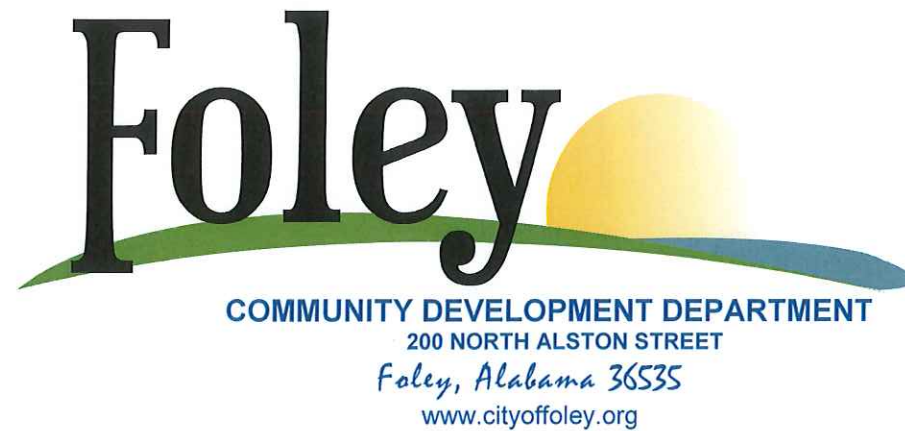




(251) 952-4011
FAX (251) 971 -3442

May 18, 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 May 17, 2017 and the following action was taken:

Agenda Item: GCOP Arborwalk, LLC/The Villages at Arbor Walk –Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 16.66 +/- acres. Property is currently zoned R-2 (Residential Single Family Duplex) proposed zoning is R-ID (Residential Single Family). Property is located north of County Rd. 12S, east of County Rd. 65. Applicant is GCOP Arborwalk, LLC.

Action Taken:

Commissioner Hellmich made a motion to recommend to Mayor and Council the requested rezoning. Commissioner Steigerwald seconded the motion.

Commissioner Watkins abstained. All other Commissioners voted aye.

Motion to recommend to Mayor and Council the requested rezoning 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: Vicky Southern

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaite; 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: SEE ATTACHED.
3. APPROXIMATE SIZE OF PROPERTY: 16.66 AC.
4. PRESENT ZONING OF PROPERTY: R-2
5. REQUESTED ZONING: R-1D
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
APPROVED FOR DUPLEX UNITS. NONE CONSTRUCTED ON THIS PROPERTY.
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
PROPOSED SINGLE FAMILY HOMES
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.
\$500.00

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

DATE: 04/24/2017

PROPERTY OWNER/APPLICANT

1160 GREENTREE DR. DOVER, DE
PROPERTY OWNER ADDRESS 19904

251-421-0875

PHONE NUMBER

msox@battleplancapital.com
EMAIL ADDRESS

GCOF ARBOR WALK, LLC
160 GREENTREE DRIVE, SUITE 101
DOVER, DE 19904

To Whom It May Concern:

DEWBERRY | PREBLE-RISH is hereby authorized as our agent to represent us before the City of Foley Planning Commission and City Council on the Rezoning and Resubdivision of The Villages at Arbor Walk.

Sincerely,



Signature

4-24-17

Date

NATHAN Cox

Print Name



Rezoning Petition

Legal Description

"LOTS 1A AND B THROUGH 5A AND B, LOTS 7A AND B THROUGH LOTS 15A AND B AND LOTS 21A AND B THROUGH LOTS 22A AND B, LOTS 29A & B THROUGH LOTS 45A AND B OF THE VILLAGES AT ARBOR WALK, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED ON SLIDE 2294-C OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA"

AND

"LOTS 23A&B AND LOTS 28 A & B OF THE VILLAGES AT ARBOR WALK, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED ON SLIDE 2294-C OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA"

(DESCRIPTION COPIED FROM INSTRUMENT # 1375675, BALDWIN COUNTY PROBATE RECORDS)

LOT NUMBER

PPIN NUMBER



1	284365
2	284366
3	284367
4	284368
5	284369
7	284371
8	284372
9	284373
10	284374
11	284376
12	284377
13	284378
14	284379
15	284380
21	284387
22	284388
23	284389
28	284395
29	284396
30	284397
31	284398
32	284399
33	284400
34	284401
35	284402
36	284403
37	284404
38	284405
39	284406
40	284408
41	284409
42	284410
43	284411
44	284412
45	284413

201200903 770,000.00

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APR 24 2017

BY: _____
BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 12/28/2012 3:22 PM
DEED TAX \$ 770.00
TOTAL \$ 800.00
8 Pages

1375675

STATE OF ALABAMA)

COUNTY OF BALDWIN)

STATUTORY WARRANTY DEED

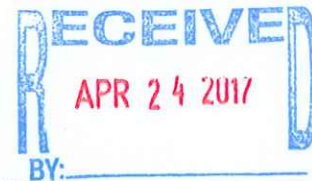
KNOW ALL MEN BY THESE PRESENTS, that WHITNEY BANK, a Louisiana state chartered bank, formerly known as Hancock Bank of Louisiana, as successor by merger to Whitney National Bank (the "Grantor"), whose address is 226 St. Charles Street, New Orleans, Louisiana 70130, for and in consideration of the sum of SEVEN HUNDRED SEVENTY THOUSAND AND NO/100THS DOLLARS (\$770,000.00) in cash and for other good and valuable consideration all hereby acknowledged to have been paid to the Grantor by GCOF ARBOR WALK, LLC, a Delaware limited liability company (the "Grantee"), whose address is 160 Greentree Drive, Suite 101, Dover, Delaware 19904, does hereby GRANT, BARGAIN, CONVEY and SELL unto the Grantee the following described property, lying and being situated in Baldwin County, Alabama:

PARCEL 1

BEGINNING AT THE NORTHWEST CORNER OF RIVERSIDE AT ARBOR WALK, PHASE 2 AS RECORDED ON SLIDE 2282-B&C, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN N-00°05'46"-E, 1036.38 FEET TO A POINT; THENCE RUN N-89°58'01"-E, 1353.41 FEET TO A POINT; THENCE RUN S-00°01'40"-W, 2649.95 FEET TO A POINT; THENCE RUN S-89°53'01"-E, 1314.31 FEET TO THE NORTHWEST CORNER OF CROWN WALK, AS RECORDED ON SLIDE 2294-C, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S-00°01'21"-E, ALONG THE WEST LINE OF SAID CROWN WALK, 672.78 FEET TO THE SOUTHWEST CORNER OF SAID CROWN WALK; THENCE RUN S-00°24'34"-E, 1300.84 FEET TO A POINT; THENCE RUN S-00°33'36"-E, 15.93 FEET TO A POINT; THENCE RUN N-89°34'52"-W, 312.09 FEET TO A POINT; THENCE RUN N-89°32'57"-W, 119.72 FEET TO A POINT; THENCE RUN S-89°57'08"-W, 208.14 FEET TO A POINT; THENCE RUN N-89°30'19"-W, 696.47 FEET TO A POINT ON THE EAST LINE OF THE VILLAGES AT ARBOR WALK AS

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RECORDED ON SLIDE 2294-C, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN N-45°32'25"-W, ALONG SAID EAST LINE, 983.72 FEET TO A POINT; THENCE RUN N-27°28'19"-W, ALONG SAID EAST LINE, 1017.93 FEET TO THE NORTHEAST CORNER OF THE VILLAGES AT ARBOR WALK; THENCE RUN S-89°52'12"-W, ALONG THE NORTH LINE OF THE VILLAGES AT ARBOR WALK, 949.06 FEET TO THE NORTHWEST CORNER OF THE VILLAGES AT ARBOR WALK; THENCE RUN N-00°02'41"-E, LEAVING SAID NORTH LINE, 324.88 FEET TO A POINT; THENCE RUN S-89°53'53"-W, 249.92 FEET TO A POINT; THENCE RUN S-00°02'58"-W, 449.83 FEET TO A POINT; THENCE RUN S-89°53'40"-W, 279.94 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF BALDWIN COUNTY ROAD 65; THENCE RUN N-00°05'51"-E, ALONG SAID EAST RIGHT-OF-WAY LINE, 59.99 FEET TO A POINT; THENCE RUN N-89°53'53"-E, LEAVING SAID EAST RIGHT-OF-WAY LINE, 219.90 FEET TO A POINT; THENCE RUN N-00°02'14"-E, 459.28 FEET TO A POINT; THENCE RUN S-89°54'09"-E, 120.50 FEET TO A POINT; THENCE RUN N-00°08'17"-E, 132.85 FEET TO A POINT ON THE SOUTH LINE OF RIVERSIDE AT ARBOR WALK, PHASE 1, AS RECORDED ON SLIDE 2271-A, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S-89°59'11"-E, ALONG SAID SOUTH LINE, 535.14 FEET TO A POINT; THENCE RUN N-83°36'38"-E, ALONG SAID SOUTH LINE, 73.91 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTH LINE N-67°44'19"-E, 118.64 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTH LINE, N-75°45'18"-E, 80.97 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTH LINE, N-83°09'46"-E, 123.43 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTH LINE, S-81°15'16"-E, 59.95 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTH LINE S-72°14'14"-E, 147.03 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTH LINE, S-65°56'36"-E, 213.90 FEET TO THE SOUTHEAST CORNER OF SAID RIVERSIDE AT ARBOR WALK, PHASE 1; THENCE RUN N-71°14'56"-E, ALONG THE EAST LIEN OF SAID RIVERSIDE AT ARBOR WALK, PHASE 1, 78.55 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-56°24'19"-E, 107.24 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-43°42'42"-E, 102.93 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-30°39'12"-E, 70.39 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-39°48'21"-E, 81.36 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-23°23'25"-E, 61.59 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-39°48'21"-E, 37.46 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-24°41'14"-E, 280.43 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-32°07'15"-E, 258.40 FEET TO A POINT; THENCE CONTINUE ALONG SAID



EAST LINE, N-20°51'20"-E, 126.72 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-09°03'33"-E, 79.69 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-01°12'31"-W, 79.97 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-13°02'52"-W, 79.86 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-21°11'25"-W, 79.96 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-32°49'35"-W, 152.28 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-22°42'59"-W, 93.96 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-32°18'44"-W, 61.17 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, N-21°05'19"-W, 81.81 FEET TO THE NORTHEAST CORNER OF SAID RIVERSIDE AT ARBOR WALK, PHASE 2, THENCE RUN S-68°03'10"-W, ALONG THE NORTH LINE OF SAID RIVERSIDE AT ARBOR WALK, PHASE 2, 130.03 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTH LINE, N-73°05'14"-W, 76.38 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTH LINE, S-69°16'57"-W, 152.07 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTH LINE, N-89°58'51"-W, 463.74 FEET TO THE POINT OF BEGINNING, CONTAINING 164.61 ACRES MORE OR LESS AND LYING IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

TOGETHER WITH A 60' INGRESS/EGRESS AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CROWN WALK, AS RECORDED ON SLIDE 2294-C, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S-89°55'23"-E, ALONG THE SOUTH LINE OF SAID CROWN WALK, 1296.09 FEET TO THE SOUTHEAST CORNER OF CROWN WALK AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF HICKORY STREET; THENCE RUN S-00°01'24"-W, ALONG SAID WEST RIGHT-OF-WAY LINE, 60.00 FEET TO A POINT; THENCE RUN N-89°55'23"-W, LEAVING SAID WEST RIGHT-OF-WAY LINE, 1295.64 FEET TO A POINT; THENCE RUN N-00°24'34"-W, 60.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM PARCEL 1 ABOVE THE FOLLOWING DESCRIBED PROPERTY:

A 1.15 acre parcel of land located in the SW 1/4 of Section 7, Township 8 South, Range 4 East, Baldwin County, Alabama being more particularly described as follows:



Commence at the NE corner of said SW 1/4 of said Section 7 and run South 89° 52' 00" West for a distance of 2117.2'; thence run South 00° 01' 35" West for a distance of 59.8' to a concrete monument; thence run North 89° 44' 20" West for a distance of 189.48' to the Point of Beginning; thence continue North 89° 44' 20" West for a distance of 57.52' to a concrete monument; thence run South 00° 23' 05" West for a distance of 451.67' to a concrete monument; thence run South 89° 54' 20" West for a distance of 279.91' to a concrete monument on the East boundary of Baldwin County Road 65; thence run along said road boundary North 00° 06' 25" East for a distance of 59.96' to a capped iron; thence run South 89° 26' 30" East for a distance of 214.70' to a capped iron; thence run North 00° 41' 25" East for a distance of 461.66' to a capped iron; thence run South 89° 57' 15" East for a distance of 120.41' to a capped iron; thence run South 00° 15' 40" West for a distance of 67.55' to the Point of Beginning.

PARCEL 1-A

BEGINNING AT THE NORTHWEST CORNER OF THE VILLAGES AT ARBOR WALK, AS RECORDED ON SLIDE 2294-C, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN N-89°52'12"-E, ALONG THE NORTH LINE OF SAID VILLAGES OF ARBOR WALK, 949.06 FEET TO THE NORTHEAST CORNER OF THE VILLAGES AT ARBOR WALK; THENCE RUN S-27°28'19"-E, ALONG THE EAST LINE OF THE VILLAGES AT ARBOR WALK, 1017.93 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, S-45°32'25"-E, 983.72 FEET TO A POINT; THENCE CONTINUE ALONG SAID EAST LINE, S-01°12'42"-W, 330.70 FEET TO THE SOUTHEAST CORNER OF THE VILLAGES AT ARBOR WALK; THENCE RUN N-89°49'19"-W, ALONG THE SOUTH LINE OF THE VILLAGES OF ARBOR WALK, 323.28 FEET TO A POINT; THENCE RUN N-46°21'35"-E, 130.44 FEET TO A POINT; THENCE RUN N-12°47'26"-E, 133.72 FEET TO A POINT; THENCE RUN N-11°48'36"-W, 126.76 FEET TO A POINT; THENCE RUN N-42°52'02"-W, 124.27 FEET TO A POINT; THENCE RUN N-80°33'52"-W, 198.23 FEET TO A POINT; THENCE RUN N-41°16'56"-W, 380.02 FEET TO A POINT; THENCE RUN N-65°21'14"-W, 218.46 FEET TO A POINT; THENCE RUN N-02°07'11"-E, 102.50 FEET TO A POINT; THENCE RUN N-23°27'32"-W, 336.78 FEET TO A POINT; THENCE RUN N-12°51'49"-W, 92.98 FEET TO A POINT; THENCE RUN N-10°25'28"-W, 103.92 FEET TO A POINT; THENCE RUN N-28°16'32"-W, 273.46 FEET TO A POINT; THENCE RUN N-67°49'18"-W, 57.15 FEET TO A POINT; THENCE RUN N-77°20'21"-W, 77.06 FEET TO A POINT; THENCE RUN S-83°05'50"-W, 82.25 FEET TO A POINT; THENCE RUN S-22°38'07"-W, 174.74 FEET TO A POINT; THENCE RUN S-04°39'55"-E, 207.26 FEET TO A POINT; THENCE RUN S-12°31'49"-E, 107.40 FEET TO A POINT; THENCE RUN S-27°21'22"-W, 43.42 FEET TO A POINT; THENCE RUN S-30°38'42"-



W, 103.59 FEET TO A POINT; THENCE RUN S-61°38'31"-W, 79.07 FEET TO A POINT; THENCE RUN S-72°57'38"-W, 31.01 FEET TO A POINT; THENCE RUN S-48°02'44"-W, 101.36 FEET TO A POINT; THENCE RUN S-55°33'23"-W, 69.62 FEET TO A POINT; THENCE RUN S-17°23'47"-W, 141.58 FEET TO A POINT; THENCE RUN N-89°49'36"-W, 202.02 FEET TO A POINT; THENCE RUN N-00°03'21"-E, 653.90 FEET TO A POINT; THENCE RUN N-89°53'06"-E, 70.03 FEET TO A POINT; THENCE RUN N-00°02'25"-E, 70.04 FEET TO A POINT; THENCE RUN S-89°38'04"-W, 70.04 FEET TO A POINT; THENCE RUN N-00°02'41"-E, 240.14 FEET TO THE POINT OF BEGINNING, CONTAINING 26.35 ACRES MORE OR LESS AND LYING IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPT FROM PARCEL 1-A ABOVE any portion lying within the following described property to-wit:

Commencing at the Southwest Corner of Section 7, Township 8 south, Range 4 East, Baldwin County Alabama: thence run North 00°14'19"East, 1300.20 feet to a point; thence South 89°45'52"East 560.74 feet to the POINT OF BEGINNING; thence continue South 89°45'52"East 775.67 feet to a point; Thence run South 00°12'44"West 210.26 feet to a point; thence run North 89°45'17"West 775.58 feet to a point; thence run North 00°11'11"East 210.13 feet to the POINT OF BEGINNING.

PARCEL 2

BEGINNING AT THE SOUTHEAST CORNER OF THE VILLAGES AT ARBOR WALK, AS RECORDED ON SLIDE 2294-C, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S-01°12'42"-W, 300.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD 12; THENCE RUN N-89°49'07"-W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 277.79 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, N-86°04'25"-W, 230.04 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, N-89°49'07"-W, 144.43 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF LANGLEY AVENUE; THENCE RUN N-00°12'14"-E, ALONG SAID EAST RIGHT-OF-WAY LINE, 285.00 FEET TO A POINT ON THE SOUTH LINE OF THE VILLAGES AT ARBOR WALK; THENCE RUN S-89°49'19"-E, LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG SAID SOUTH LINE, 657.06 FEET TO THE POINT OF BEGINNING, CONTAINING 4.42 ACRES MORE OR LESS, AND LYING SECTION 7, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.



PARCEL 3

BEGINNING AT THE SOUTHWEST CORNER OF THE VILLAGES AT ARBOR WALK, AS RECORDED ON SLIDE 2294-C, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S-89°49'19"-E, 583.70 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LANGLEY AVENUE; THENCE RUN S-00°12'14"-W, ALONG SAID WEST RIGHT-OF-WAY LINE, 300.02 FEET TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD 12; THENCE RUN N-89°49'07"-W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 583.48 FEET TO A POINT; THENCE RUN N-00°07'57"-E, LEAVING SAID NORTH RIGHT-OF-WAY LINE, 300.13 FEET TO THE POINT OF BEGINNING, CONTAINING 4.42 ACRES MORE OR LESS, AND LYING SECTION 7, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

PARCEL 4

Lots 1 through 6, 48 through 57 and 95 of Riverside at Arbor Walk, Phase One, a subdivision according to the plat thereof recorded on Slides 2224-C, 2224-D and 2224-E of the records in the Office of the Judge of Probate of Baldwin County, Alabama.

PARCEL 5

Lots 112 through 143 and 153 through 156 of Riverside at Arbor Walk, Phase Two, a subdivision according to the plat thereof recorded on Slides 2282-B and 2282-C of the records in the Office of the Judge of Probate of Baldwin County, Alabama.

PARCEL 6

Lots 1A and B through 5A and B, Lots 7A and B through Lots 15A and B and Lots 21A and B through Lots 22A and B, Lots 29A & B through Lots 45A and B of The Villages at Arbor Walk, a subdivision according to the plat thereof recorded on Slide 2294-C of the records in the Office of the Judge of Probate of Baldwin County, Alabama.

PARCEL 7

Lots 23A & B and Lots 28 A & B of The Villages at Arbor Walk, a subdivision according to the plat thereof recorded on Slide 2294-C of the records in the Office



of the Judge of Probate of Baldwin County, Alabama.

LESS AND EXCEPT FROM PARCEL 7 ABOVE any portion lying within the following described property to-wit:

Commencing at the Southwest Corner of Section 7, Township 8 south, Range 4 East, Baldwin County Alabama: thence run North 00°14'19"East, 1300.20 feet to a point; thence South 89°45'52"East 560.74 feet to the POINT OF BEGINNING; thence continue South 89°45'52"East 775.67 feet to a point; Thence run South 00°12'44"West 210.26 feet to a point; thence run North 89°45:17"West 775.58 feet to a point; thence run North 00°11'11"East 210.13 feet to the POINT OF BEGINNING.

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

This conveyance is subject to any and all restrictive covenants, restrictions and conditions, easements, liens, rights-of-way, and prior reservations of oil, gas and other minerals of record pertaining to the above described property.

TO HAVE AND TO HOLD unto the Grantee, and Grantee's successors and assigns, forever.

Taxes for the current year have been prorated and are assumed by the Grantee.

WITNESS THE SIGNATURE of the duly authorized officer of said corporation this the 21 day of December, 2012.

WHITNEY BANK, a Louisiana state chartered bank, formerly known as Hancock Bank of Louisiana, as successor by merger to Whitney National Bank

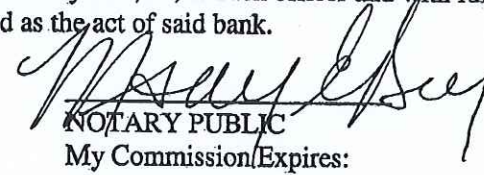
By: [Signature]

As Its: Vice President

RECEIVED
APR 24 2017
BY: _____

STATE OF LOUISIANA
PARISH OF Orleans

I, the undersigned Notary Public in and for the above said county and state, hereby certify that Stephen P. Dwyer whose name as Vice President of WHITNEY BANK, 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 bank.


NOTARY PUBLIC
My Commission Expires:

This Instrument Prepared by:
James F. Watkins
Maynard Cooper & Gale PC
11 North Water Street, Suite 27000
Mobile, Alabama 36602



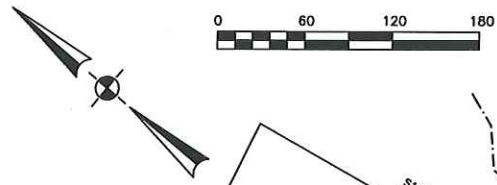
PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 16.66 +/- acres. Property is currently zoned R-2 (Residential Single Family and Duplex) proposed zoning is R-1D (Residential Single Family). Property is located north of County Road 12S, east of County Road 65. Applicant is GCOF Arbor Walk, LLC.

Anyone interested in this rezoning request may be heard at a public hearing scheduled for May 17, 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



SURVEYOR/ENGINEER:
DEWBERRY/PREBLE-RISH, L.L.C.
BELLATON AVE DAPHNE, ALABAMA 36526
DAVID E. DIEHL, PLS LIC. NO. 26014
JASON N. ESTES, PE LIC. NO. 22714

DEVELOPER/OWNER:
GCOF ARBOR WALK, LLC
160 GREENTREE DR, SUITE 101
DOVER, DELAWARE 19904

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY | PREBLE-RISH, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

"LOTS 1A AND B THROUGH 5A AND B, LOTS 7A AND B THROUGH LOTS 15A AND B AND LOTS 21A AND B THROUGH LOTS 22A AND B, LOTS 23A AND B THROUGH LOTS 45A AND B OF THE VILLAGES AT ARBOR WALK, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED ON SLIDE 2294-C OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA"

AND
"LOTS 23A AND B AND LOTS 28 A & B OF THE VILLAGES AT ARBOR WALK, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED ON SLIDE 2294-C OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA"

(DESCRIPTION COPIED FROM INSTRUMENT # 1375675, BALDWIN COUNTY PROBATE RECORDS)

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

DEWBERRY | PREBLE-RISH
DAVID E. DIEHL AL. P.L.S. No. 26014
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



- LEGEND**
- 1/2" CAPPED REBAR SET (CA-1109-LS)
 - 1/2" CAPPED REBAR FOUND (HMR)
 - CONCRETE MONUMENT FOUND
 - DRAINAGE MANHOLE
 - 1/2" REBAR FOUND (NO CAP)
 - STREET SIGN
 - GRAVITY SEWER MAIN
 - SEWER MANHOLE
 - UTILITY STUBOUT
 - SEWER VALVE
 - TELEPHONE PEDESTAL
 - FENCE
 - LIGHT POLE
 - ELECTRIC TRANSFORMER BOX
 - ELECTRIC BOX
 - WATER LINE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- DESCRIPTION AS FURNISHED BY CLIENT.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED APRIL, 2017.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
- THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NAVD 83) USING GEOID 03.
- BEARINGS ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE.

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 0100360301, COMMUNITY NUMBER 05000, PANEL NUMBER 0930, SUFFIX L, MAP REVISED DATE JULY 17, 2007.



CURVE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	25.00'	37.21'	23.02'	N37°29'22"E	33.87'
C2	25.00'	39.13'	24.86'	S35°01'31"E	35.26'
C3	60.00'	241.59'	128.63'	N54°27'55"E	108.44'
C4	332.20'	62.85'	31.52'	S85°34'57"W	62.76'
C5	25.00'	37.22'	23.03'	N57°19'59"W	33.88'
C6	25.00'	39.27'	25.00'	S21°32'11"W	35.36'
C7	25.00'	39.91'	25.65'	N87°35'25"W	35.80'
C8	25.00'	39.28'	24.99'	S88°28'10"E	35.35'
C9	25.00'	21.68'	11.57'	S24°53'40"W	21.01'
C10	60.00'	292.54'	50.92'	S89°54'40"E	77.65'
C11	25.00'	21.68'	11.57'	N24°45'07"W	21.00'
C12	25.00'	45.27'	31.85'	N51°57'33"E	39.33'
C13	130.16'	27.68'	13.89'	S70°04'32"E	27.63'
C14	189.64'	63.86'	32.23'	S73°38'24"E	63.56'
C15	25.00'	36.43'	22.31'	S41°32'16"E	33.29'
C16	360.00'	33.75'	16.89'	S02°36'49"E	33.73'

SITE DATA R-2
CURRENT ZONING: 6,000 SF
PROPOSED ZONING: EXISTING
MINIMUM LOT SIZE:
LIN. FT. STREETS:
TOTAL AREA: 16.66 AC.

REQUIRED SETBACKS:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10 FEET
(UNLESS OTHERWISE SHOWN)

WATER SERVICE: RIVIERA UTILITIES
SEWER SERVICE: RIVIERA UTILITIES
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: CENTURY LINK

APRIL 19, 2017 - SHEET 1 OF 1 SHEETS				
BOUNDARY SURVEY WITH IMPROVEMENTS				
DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD. D.E.D.
ENG	J.N.E.	SURVEYOR	D.E.D.	PROJ MGR M.S.P.
 Dewberry		PREBLE-RISH		SCALE 1"=60'
CONSULTING ENGINEERS & SURVEYORS				PROJ. NO. 50089324
CIVIL • SURVEYING • SITE PLANNING				FILE 50089324
9949 Bellaton Ave Daphne, AL 36526				SHEET 1 of 1
251.990.9950 fax 251.990.9910 info@preble-rish.net				