



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

May 23, 2022

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

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on May 18, 2022 and the following action was taken:

Grey Contracting LLC- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 10 +/- acres. Property is currently zoned R-4 (Residential Single Family and Duplex) and B-1A (Extended Business District). Proposed zoning is R-2 (Residential Single Family and Duplex). Property is located S. of County Rd. 20 and W. of the Foley Beach Express. Applicant is Grey Contracting of Greenville, LLC.

Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to recommend the requested rezoning to the Mayor and Council passes.

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

Respectfully,

Melissa Ringler

Melissa Ringler
Planning & Zoning Coordinator

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

Foley

CITY OF FOLEY, ALABAMA APPLICATION FOR ZONING OF PROPERTY

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
Pin # lot 4 385622 Attached: Legal Description, Map, Deed & Corporation Ownership Information Grey Contracting of Greenville, LLC.
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
Attached
3. APPROXIMATE SIZE OF PROPERTY:
385622 - 10 acres
4. PRESENT ZONING OF PROPERTY:
385622 - R-4/B1-A
5. REQUESTED ZONING:
R-2
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Current property is wooded, no current use
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Residential Subdivision - Duplexes, 2.0 Lots per Acre
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

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

DATE: 4/22/22


PROPERTY OWNER/APPLICANT
23837 B Cypress Grove Dr., Orange Beach, AL 36561
PROPERTY OWNER ADDRESS
865-410-5101
PHONE NUMBER
ronp@greycontracting.com
EMAIL ADDRESS

4pd receipt # 20148



Foley
CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit Justin Jordan, Michael Gibson, Jason Linder
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# , 385622

I/We understand that the agent representation may include but not be limited to decisions
relating to the submittal, status, conditions, or withdrawal of this application. In understanding
this, I/We release the City of Foley from any liability resulting from actions made on My/Our
behalf by the authorized agent and representative. I hereby certify that the information stated
on and submitted with this application is true and correct. I also understand that the submittal of
incorrect information will result in the revocation of this application and any work performed will
be at the risk of the applicant.

**Note: All correspondence will be sent to the authorized representative. It will be the
representative's responsibility to keep the owner(s) adequately informed as to the status of the
application.*

PROPERTY OWNER(S):

Grey Contracting of Greenville, LLC

Name(s) printed

23837 B Cypress Grove Dr.

Address

Orange Beach, AL 36561

City/State

865-410-5101

ronp@greycontracting.com

Phone

Email

Fax

Signature(s)

Date

PROPERTY OWNER(S):

Luis Tabares

Name(s) printed

734 W. Ridgeway Rd

Address

Honea Path, SC

City/State

864-303-8783

Luis.tabares@bellsouth.net

Phone

Email

Fax

Signature(s)

Date



This Instrument Prepared By:
Timothy D. Garner, Esq.
Olmstead, Harrell & Garner, LLC
Post Office Box 3304
Gulf Shores, Alabama 36547-3304
Telephone (251) 968-5540
Facsimile (251) 968-5451

File No. 22-099

GRANTOR'S MAILING ADDRESS:

P.O. Box 1492
Orange Beach, AL 36561

GRANTEE'S MAILING ADDRESS:

23837 B Cypress Grove Rd.
Orange Beach, AL 36561

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF BALDWIN }

KNOW YE ALL MEN BY THESE PRESENTS, that, in consideration of the sum of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) and other good and valuable consideration to the undersigned GRANTOR, JANET L. SMITH, a married woman, in hand paid by the GRANTEE, GREY CONTRACTING OF GREENVILLE, LLC, a South Carolina limited liability company, the receipt whereof is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantee in fee simple, the following described real estate situated in BALDWIN COUNTY, ALABAMA, to-wit:

Lot 4, Providence Commercial Park, according to map or plat thereof recorded on Slide 2700-C in the Office of the Judge of Probate of Baldwin County, Alabama.

Grantor certifies said realty is not Grantor's homestead.

SAID REALTY IS CONVEYED SUBJECT TO the following, to-wit:

1. Lien of all taxes and assessments for the current year and all subsequent years hereafter falling due, which Grantee agrees to assume.
2. Any future change, adjustment, reappraisal, roll back, or escape taxes changed, assessed or made come due by action of the State of Alabama or the Office of the Baldwin County Revenue Commissioner.
3. Any prior reservation of oil, gas, and other minerals, in, on, and under said realty, together with all other rights and easements in connection therewith, as may have been previously reserved by or conveyed to others and presently of record.
4. All zoning, planning, subdivision, wetlands and other environmental areas, coastal construction and other setback requirements, and all covenants, reservations, regulations, rules,



restrictions, and other limitations on the use of said realty presently of record and as may hereafter be changed, amended or imposed by the City of Foley, State of Alabama, United States of America, Corp of Engineers, EPA, ADEM, FEMA, or any other municipal, environmental, or governmental agency, department or authority having jurisdiction over said realty.

5. All covenants, reservations, restrictions, rights-of-way, roadways, and wetland areas, and all building and other setback lines, and all drainage, utility, access, and other easements of record, and as shown and noted on said map or plat of Providence Commercial Park Subdivision, recorded on Slide 2700-C, including, but not limited to, an old fence line running across the North boundary of said Subdivision, and drainage ditches running across various Lots in the Subdivision.

6. Electric line right-of-way easement to Baldwin County Electric Membership Corporation, and all other rights and limitations in connection therewith, as contained in instrument from Magnolia Land Company, dated February 28, 1977, and recorded in Deed Book 513 N.S., Page 988.

7. Oil, gas, and mineral lease to Smackco, Ltd., and all rights, easements, assignments, and other limitations in connection therewith, as contained in instrument from Magnolia Land Company, dated November 20, 1978, and recorded in Real property Book 39, Page 469.

8. Reservation of interest in all oil, gas, and other minerals, and all rights, easements, assignments, and other limitations in connection therewith, as contained in deed from Magnolia Land Company, to Foley Plantation, Inc., dated May 24, 1994, and recorded in Real Property Book 575, Page 1382.

9. Restrictions regarding limited access to Foley Beach Express, and all other rights, easements, and limitations in connection therewith, as contained in instrument by Foley Plantation, Inc., and Baldwin County Bridge Company, and recorded May 5, 1998, in Real Property Book 822 Pg 1135, and amended by amendment recorded May 5, 1998, in Real Property Book 822, Page 1264, and further amended by amendment recorded March 9, 1999, at Instrument Number 482108, and all other amendments, rules and regulations promulgated pursuant thereto.

10. Easement to Baldwin County, and all other rights and limitations in connection therewith, as contained in instrument by Foley Plantation, Inc., recorded April 19, 2001, at Instrument Number 592255.

11. Easement to Orange Beach Water, Sewer and Fire Protection Authority running across the North 20 feet of Lot 6 of said Subdivision, and all other rights and limitations in connection therewith, as contained in instrument by Janet L. Smith, and recorded September 17, 2012, at Instrument Number 1359044.

12. Ordinance Number 1008-07 and 1009-07, by City of Foley, regarding design and construction standards and tree and natural feature preservation and restoration, and all other rights, easements and limitations in connection therewith, as contained in instruments dated October 1, 2007, and recorded at Instrument Number 1079684 and 1079685 respectively, and all other amendments, rules and regulations promulgated pursuant thereto.

13. Subdivision regulations by City of Foley, and all other rights, easements, and limitations in connection therewith, as contained in instrument dated January 7, 2008, and recorded at Instrument Number 1098026, and all other amendments, rules and regulations promulgated pursuant thereto.

14. Ordinance Number 15-1003 regarding land disturbance and Ordinance Number 15-1004 regarding heritage tree preservation, and all other rights, easements, and limitations in connection therewith, as contained in instruments recorded April 16, 2015, at Instrument Number 1508545 and Instrument Number 1508544 respectively, and all other amendments, rules and regulations promulgated pursuant thereto.

15. Ordinance Number 1033-08, amending Ordinance Number 986-07, regarding the adoption of the International Building Codes and supplemental provisions and subsequent revisions thereto, and all other rights, easements, and limitations in connection therewith, as contained in instrument recorded April 11, 2008, at Instrument Number 1110234, and all other amendments, rules and regulations promulgated pursuant thereto.

16. Ordinance amending Foley Ordinance 387-87 regarding the re-zoning of Lots 5 and 6 of Providence Park, and all other rights, easements, and limitations in connection therewith, as set out and contained in instrument recorded November 29, 2021, at Instrument Number 1960653, and all other amendments, rules and regulations promulgated pursuant thereto.

17. All covenants, reservations, restrictions, rights-of-way, roadways, building and other setback lines, and access, drainage, utility, and other easements as shown on said map or plat of Providence Commercial Park Subdivision, recorded on Slide 2700-C, including, but not limited to, an old fence line running across the North boundary of said Subdivision, and drainage ditches running across various Lots in the Subdivision.

18. Any rights of others in and to the ownership, use, and maintenance of the access entrance way to the Subdivision from James Road, and an old fence line running East-West across a portion of the North boundary of said Subdivision, and drainage ditches running across portions of Lots 1, 2, 3, 5, 6, and 7, and the encroachment of a sewer lift station situated in the Southwest corner of Lot 7, and the right-of-way of the Foley Beach Express running North-South across the East boundary of said Subdivision, and the right-of-way of James Road running North-South across the East boundary of said Subdivision, and any encroachment or overlap of the North boundary of Cottages on the Greene Subdivision and Kennedy Park Subdivision adjoining the South boundary of said Subdivision, all as shown and noted on said map or plat of Providence Commercial Park, recorded on Slide 2700-C.

19. Rights of others in and to the use of non-exclusive easement for ingress, egress and utilities over and across a portion of the Lot 5 which accesses James Road, as reserved in Deed from Janet L. Smith to Luis Tabares, and recorded April 14, 2022, at Instrument Number 1992339.

20. Any claim regarding any determination that said realty or such portion may constitute or hereafter be determined to be wetlands or tidelands or otherwise subject to the provisions of any applicable Alabama coastal preservation laws and statutes.

All recording citations referenced herein refer to the official records as properly indexed in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

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

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

AND THE GRANTOR does for Grantor and Grantor's heirs, executors and administrators, covenant with the Grantee and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said realty; that Grantor has a good right to sell and convey said realty; that said realty is free from all liens and encumbrances, EXCEPT FOR TAXES HEREAFTER FALLING DUE AND AS SET OUT HEREIN ABOVE; and that Grantor and Grantor's heirs, executors and administrators, shall warrant and defend the same unto the Grantee and Grantee's successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed under seal on April 19, 2022.

Janet L. Smith (SEAL)
JANET L. SMITH

STATE OF Alabama }
COUNTY OF Baldwin }

I, Gail W Cash, a Notary Public in and for said County and State, do hereby certify that JANET L. SMITH, whose name(s) is/are signed as Grantor to the foregoing warranty deed and who is/are known to me or otherwise produced valid identification, acknowledged before me on this day, that, after being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on April 19, 2022.

MY COMMISSION EXPIRES:

(NOTARY SEAL)



EXPIRATION DATE

Gail W Cash
NOTARY PUBLIC
Alabama State At Large
My Commission Expires
January 18, 2026

Gail W Cash

NOTARY PUBLIC SIGNATURE

Mar 31 2022
REFERENCE ID: 1007743

STATE OF SOUTH CAROLINA
SECRETARY OF STATE


SECRETARY OF STATE OF SOUTH CAROLINA

ARTICLES OF ORGANIZATION
Limited Liability Company – Domestic

The undersigned delivers the following articles of organization to form a South Carolina limited liability company pursuant to S.C. Code of Laws Section 33-44-202 and Section 33-44-203.

1. The name of the limited liability company (Company ending must be included in name*)

Grey Contracting of Greenville, LLC

*Note: The name of the limited liability company must contain one of the following endings: "limited liability company" or "limited company" or the abbreviation "L.L.C.", "LLC", "L.C.", "LC", or "Ltd. Co."

2. The address of the initial designated office of the limited liability company in South Carolina is
285 Hwy. 418

(Street Address)

Fountain Inn, South Carolina 29644

(City, State, Zip Code)

3. The initial agent for service of process is

Ronald E. Pingrey, Jr.

(Name)

(Signature of Agent)

And the street address in South Carolina for this initial agent for service of process is:
301 Briarwood Drive

(Street Address)

Simpsonville

(City)

South Carolina 29681

(Zip Code)

4. List the name and address of each organizer. Only one organizer is required, but you may have more than one.

(a)

Ronald E. Pingrey, Jr.

(Name)

301 Briarwood Drive

(Street Address)

Simpsonville, South Carolina 29681

(City, State, Zip Code)

Mar 31 2022

REFERENCE ID: 1007743


SECRETARY OF STATE OF SOUTH CAROLINA

Grey Contracting of Greenville, LLC

Name of Limited Liability Company

(b)

(Name)

(Street Address)

(City, State, Zip Code)

5. Check this box only if the company is to be a term company. If the company is a term company, provide the term specified. _____
6. Check this box only if management of the limited liability company is vested in a manager or managers. If this company is to be managed by managers, include the name and address of each initial manager.

(a)

(Name)

(Street Address)

(City, State, Zip Code)

(b)

(Name)

(Street Address)

(City, State, Zip Code)

7. Check this box only if one or more of the members of the company are to be liable for its debts and obligations under Section 33-44-303(c). If one or more members are so liable, specify which members, and for which debts, obligations or liabilities such members are liable in their capacity as members. This provision is optional and does not have to be completed.

8. Unless a delayed effective date is specified, these articles will be effective when endorsed for filing by the Secretary of State. Specify any delayed effective date and time _____

Mar 31 2022

REFERENCE ID: 1007743


SECRETARY OF STATE OF SOUTH CAROLINA

Grey Contracting of Greenville, LLC

Name of Limited Liability Company

9. Any other provisions not consistent with law which the organizers determine to include, including any provisions that are required or are permitted to be set forth in the limited liability company operating agreement may be included on a separate attachment. Please make reference to this section if you include a separate attachment.

10. Each organizer listed under number 4 must sign.

Signed as Filer: Everette H Babb

Signature of Organizer

Date: 12/14/2018

Signature of Organizer

Date: _____

Mar 31 2022

Business Name: Grey Contracting of Greenville, LLC

REFERENCE ID: 1007743


SECRETARY OF STATE OF SOUTH CAROLINA

Signature Page for a Secretary of State Business Filing

This page must be completed, scanned, and attached to any business filing where one of the following is true.

- The filing party signs the digital form on behalf of official signee.
- An attorney's signature is required. (Articles of Incorporation for Corporation and Benefit Corporation)

Official Signatures

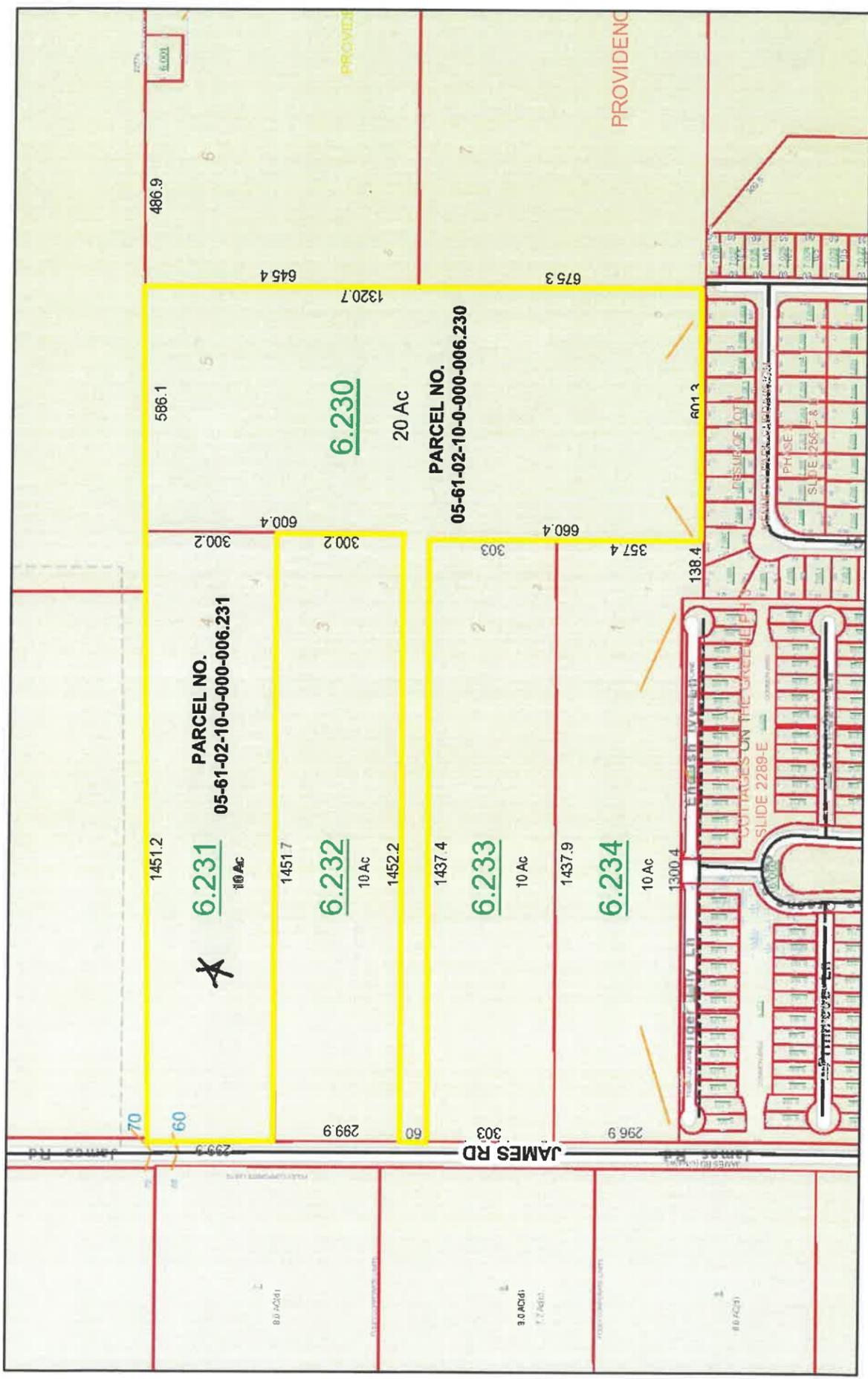
(Officer, Incorporator, Director, Agent, Partner, etc)

Required for forms where the signee is not present upon online submission and a filing party is providing a digital signing on their behalf. If the provided space is not enough, please attach multiple pages.

Ronald E. Pingrey, Jr.	12-13-2018
Name	Date
	Organizer
Signature	Title / Position
Name	Date
Signature	Title / Position
Name	Date
Signature	Title / Position
Name	Date
Signature	Title / Position

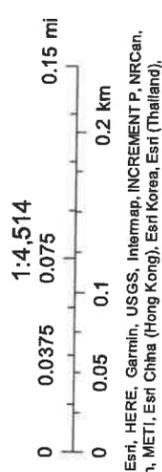
Scan and Upload this document to the Business Filing System during the filing process.
File must be PDF format.

Hidden Meadows Subdivision



April 20, 2022

- Misc
- Parcels
- Centerlines
- Coastal Control Line
- County Boundary
- Lot Lines
- Conflicts



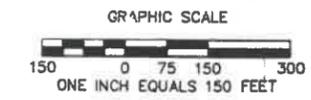
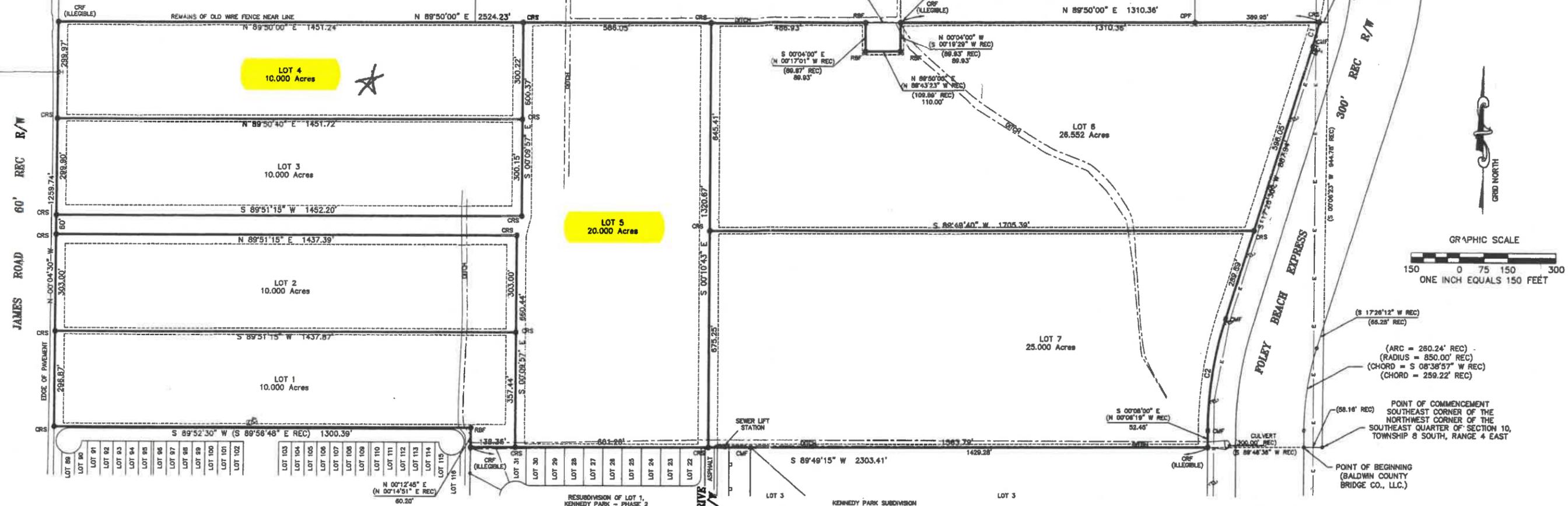
RECEIVED
4/20/22

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

INST No 1288758

FOLEY CROSSROADS SUBDIVISION
 PHASE THREE
 SLIDE 2548-F

FOLEY CROSSROADS SUBDIVISION
 PHASE THREE
 SLIDE 2548-F



CURVE TABLE

SURVEY METHOD	INCHES	CHORD BEARING	CHORD LENGTH
C1	78.00	S 17°26'12" W	178.00
C2	151.24 (259.22' REC)	N 07°10'43" E	151.24 (259.22' REC)

DESCRIPTION FOUND IN RECORDING INSTRUMENT No. 553101:

THE WEST HALF OF SOUTHWEST QUARTER; NORTHEAST QUARTER OF SOUTHWEST QUARTER; AND THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPT THAT CERTAIN PARCEL WHICH WAS SOLD BY GRANTOR TO ORANGE BEACH WATER, SEWER AND FIRE PROTECTION AUTHORITY, AN ALABAMA PUBLIC CORPORATION AND WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD IRON PIPE LOCATED AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA AND THE NORTHEAST CORNER OF A 0.23 ACRE TRACT, MORE OR LESS, THENCE SOUTH 00 DEGREES 19 MINUTES 29 SECONDS WEST FOR 89.93 FEET TO A 1/2 INCH REBAR SET PIPE LOCATED AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 43 MINUTES 34 SECONDS WEST FOR 109.89 FEET TO A 1/2 INCH REBAR SET PIPE LOCATED AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 17 MINUTES 01 SECOND EAST FOR 88.87 FEET TO A 1/2 INCH REBAR SET PIPE AT THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, ALONG SAID NORTH LINE FOR 109.96 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED PROPERTY CONTAINS 0.23 ACRES, MORE OR LESS, AND LIES IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA AND BEING PART OF FOLEY PLANTATION, INC., PROPERTY RECORDED IN DEED BOOK 375, PAGE 1382 IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS OF PUBLIC RECORD, INCLUDING, BUT NOT LIMITED TO, EASEMENT GRANTED TO BALDWIN COUNTY BRIDGE CO., LLC., WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, RUN THENCE SOUTH 89 DEGREES 48 MINUTES 38 SECONDS EAST, 58.18 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89 DEGREES 48 MINUTES 38 SECONDS WEST, 300.00 FEET; THENCE RUN NORTH 00 DEGREES 08 MINUTES 19 SECONDS WEST, 52.45 FEET; THENCE RUN NORTHEASTWARDLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,150.00 FEET, AN ARC DISTANCE OF 352.09 FEET (THE CHORD BEARS NORTH 17 DEGREES 26 MINUTES 12 SECONDS EAST, 982.37 FEET); [SURVEYOR'S NOTE: THERE ARE TWO MISSING COURSES HERE] THENCE RUN NORTH 89 DEGREES 48 MINUTES 08 SECONDS EAST, 18.48 FEET; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 23 SECONDS WEST, 944.78 FEET; THENCE RUN SOUTH 17 DEGREES 26 MINUTES 12 SECONDS WEST, 66.38 FEET; THENCE RUN SOUTHWARDLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 850.00 FEET, AN ARC DISTANCE OF 260.24 FEET (THE CHORD BEARS SOUTH 08 DEGREES 38 MINUTES 57 SECONDS WEST, AND MEASURES 259.22 FEET); THENCE RUN SOUTH 00 DEGREES 08 MINUTES 19 SECONDS EAST, 52.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.22 ACRES, MORE OR LESS.

STATE OF ALABAMA
 COUNTY OF BALDWIN

I, F. WILLIAM RABER, 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.

FIELD WORK FOR THIS SURVEY WAS COMPLETED SEPTEMBER 13, 2019.



F. WILLIAM RABER, P.L.S. ALABAMA LICENSE NO. 18525

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 SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE 24TH DAY OF OCTOBER, 2019.

[Signature]
 CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE FOLEY COMMUNITY DEVELOPMENT DIRECTOR

THE FOLEY COMMUNITY DEVELOPMENT DEPARTMENT DETERMINES THIS RESUBDIVISION TO BE EXEMPT FROM THE SUBDIVISION REGULATIONS OF THE CITY OF FOLEY IN ACCORDANCE WITH THE LAND USE AND DEVELOPMENT ORDINANCES.

THIS THE ~~XX~~ DAY OF ~~XX~~, 2019.

[Signature]
 COMMUNITY DEVELOPMENT DIRECTOR

NOTES:

THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBERS 01003 C 0931 M, AND 01003 C 08321 M (EFFECTIVE JUNE 17, 2002 AND REVISED APRIL 18, 2019) AND FOUND TO BE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THE ADJACENT PROPERTY REFERENCES SHOWN HEREON ARE FROM INFORMATION AVAILABLE FROM THE PROBATE COURT RECORDS AT THE TIME OF THIS SURVEY.

BEARINGS ARE GRID, ALABAMA WEST ZONE NAD 83 DATUM, BASED ON GPS OBSERVATIONS, FINISHING THE NORTH LINE OF THE PROPERTY SURVEYED TO NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST.

WETLAND AREAS, IF ANY, ARE NOT SHOWN.

GPS OBSERVATIONS (GNSS, OR GLOBAL NAVIGATION SATELLITE SYSTEM) WERE TAKEN USING A REAL-TIME KINEMATIC GPS RECEIVER.

DITCHES SHOWN ARE SCALED FROM AVAILABLE AERIAL MAPS.

SITE DATA:

PARCEL IN No.: 61-02-10-0-000-006.000
 NUMBER OF LOTS: 7
 TOTAL AREA: 111.552 ACRES

OWNER:
 JANEY L SMITH
 P. O. BOX 1482
 ORANGE BEACH AL 36561

ZONING:
 B-1A & R-4

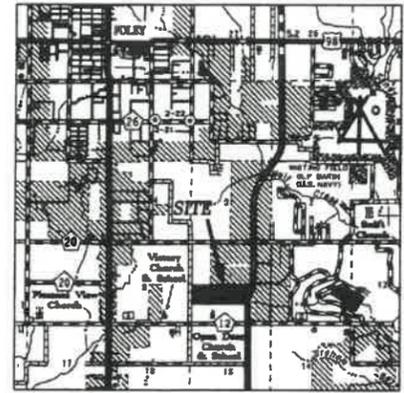
ZONING REQUIREMENTS:
 SETBACKS -
 FRONT - 30'
 REAR - 30'
 SIDES - 10'

EASEMENTS:
 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS

10' DRAINAGE AND UTILITY EASEMENT ALONG THE REAR OF ALL LOTS

5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES

LOTS 6 AND 7 WILL BE REQUIRED TO SHARE ONE REDUCED TYPICAL ACCESS UNIT IN ACCORDANCE WITH EXHIBIT "B" OF THE FIRE ACCESS MANAGEMENT PLAN.



- LEGEND
- CALC - CALCULATED (NOT MEASURED)
 - CLM - CHAIN LINK FENCE
 - CMF - 9 INCH SQUARE CONCRETE MONUMENT FOUND
 - CRF - 1/2 INCH DIAMETER REBAR, WITH PLASTIC CAP, FOUND
 - CPF - 3 INCH DIAMETER CAPPED IRON PIPE FOUND
 - CRS - 1/2 INCH DIAMETER REBAR, WITH PLASTIC CAP, SET
 - E - OVERHEAD ELECTRIC LINES
 - ET - ELECTRIC TRANSFORMER PAD
 - G - GAS VALVE
 - GP - GUY POLE
 - GW - GUY WIRE/ANCHOR
 - INST - RECORDING INSTRUMENT NUMBER
 - RF - 1/2 INCH DIAMETER REBAR FOUND
 - REC - RECORD
 - R/W - RIGHT OF WAY
 - TV - TELEPHONE FIBER OPTIC VAULT
 - UP - UTILITY POLE
 - WP - WOODEN PRIVACY FENCE

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
 COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I, JANEY L. SMITH, THE UNDERSIGNED, AM OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT AND THAT I 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.

DATED THIS 24TH DAY OF September, 2019.

[Signature]
 OWNER

ACKNOWLEDGMENT

STATE OF ALABAMA
 COUNTY OF BALDWIN

I, *[Signature]*, NOTARY PUBLIC IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT JANEY L. SMITH, WHOSE NAME IS SHOWN 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 AND WITH FULL AUTHORITY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 2ND DAY OF Oct., 2019.

[Signature]
 NOTARY PUBLIC



PROJ NUMBER:	REF NUMBER:	DWG NUMBER:
190801		190801.DWG
SECTION 10, T-8-S, R-4-E		
FOLEY, ALABAMA		
SCALE:	DRAWN BY:	DATE:
1" = 150'	FWR	08/14/2019

RABER SURVEYING
 1481-A RABER ROAD
 SUMMERDALE, ALABAMA 36880
 Phone: (205) 878-7288
 email: RaberSurveying@gmail.com
 QUALITY - INTEGRITY

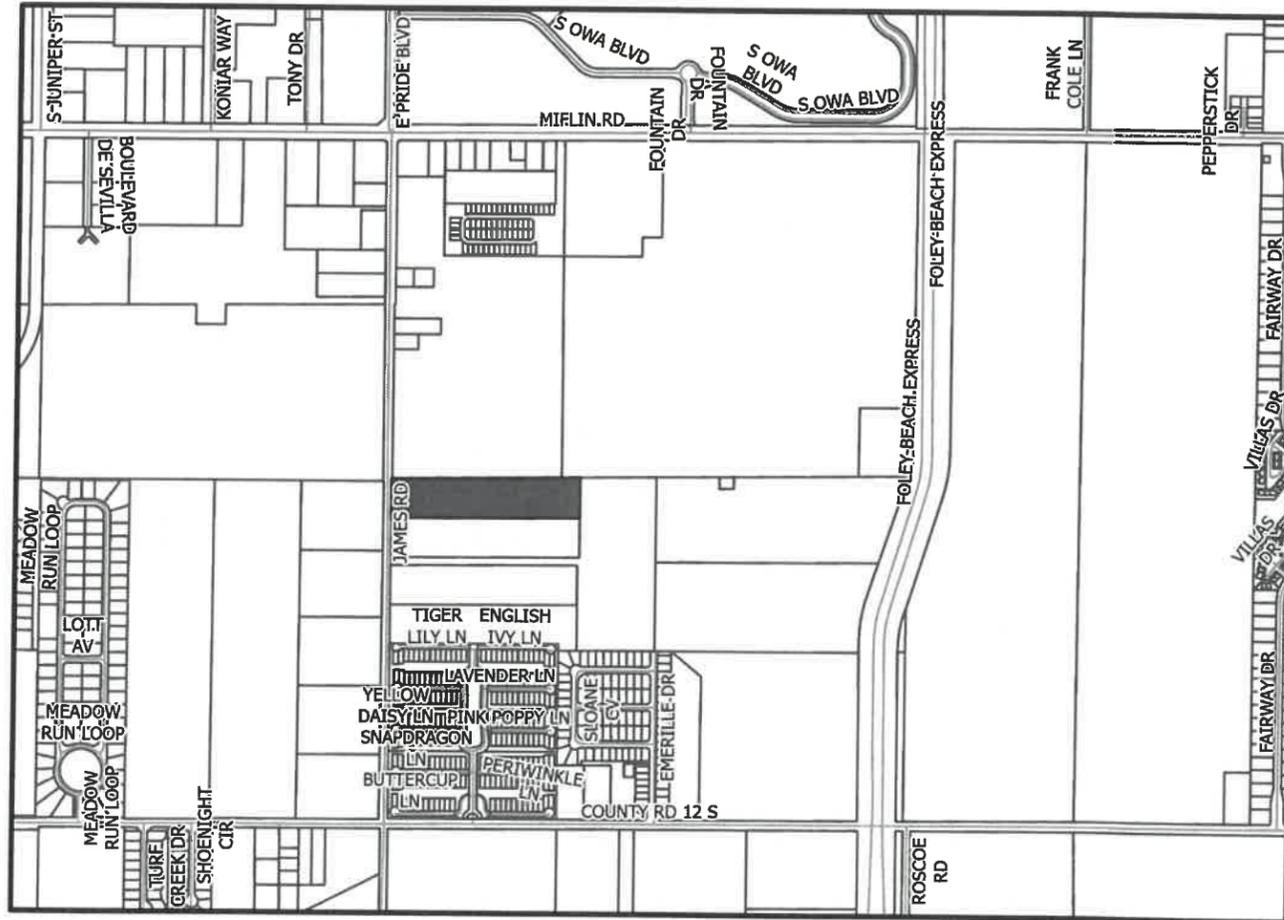
FINAL SURVEY PLAT OF:
**PROVIDENCE
 COMMERCIAL PARK**

Legal Description

Lot 4 and Lot 5, Providence Commercial Park, according to map or plat thereof recorded on Slide 2700-C in the Office of the Judge of Probate of Baldwin County, Alabama.



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 10 +/- acres. Property is currently zoned R-4 (Residential Single Family and Duplex) and B-1A (Extended Business District). Proposed zoning is R-2 (Residential Single Family and Duplex). Property is located S. of County Rd. 20 and W. of the Foley Beach Express. Applicant is Grey Contracting of Greenville, LLC.

Anyone interested in this rezoning request may be heard at a public meeting scheduled for May 18, 2022 in the Civic Center 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