

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.
- DEED BOOK 383, PAGE 586 (PARCEL 3) DESCRIBES THE WEST 40' OF THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21-T7S-R4E AS BEING CONVEYED AS PUBLIC R.O.W. IT IS PRESUMED THAT SAID 40' RUNS ALONG THE EAST SIDE OF THE CENTER LINE OF JUNIPER STREET AS SHOWN, FROM BERRY AVENUE SOUTH APPROXIMATELY 695'. THEN JUNIPER REMAINS TO BE 50' WIDE TO THE INTERSECTION OF SECTION AVENUE.
- TAX PARCEL NO. 05-54-05-21-3-000-014.008 IS OWNED BY THE CITY OF FOLEY AND IS RECOGNIZED AS A PUBLIC R.O.W. NAMED POPLAR STREET. THERE HAS BEEN NO INFORMATION PROVIDED, OR FOUND AT THE TIME OF THIS SURVEY, STATING THE WIDTH OF THE R.O.W. IT IS ASSUMED TO BE A 60' WIDE R.O.W. AS SHOWN ON THE BALDWIN COUNTY TAX MAP.
- THERE HAS BEEN NO RECORDED DEED FOUND, OR PROVIDED, THAT GIVES A DESCRIPTION FOR THE SURVEYED PARCEL. DEED BOOK 375, PAGE 267 CONVEYS THE MAJORITY OF THE LOTS AND LAND WITHIN THE SUMMIT ADDITION TO FOLEY SUBDIVISION, SHOWN IN MAP BOOK 1, PAGE 30 (SLIDE 15-B), TO THE CITY OF FOLEY. THE CITY OF FOLEY LEASED A 417.5'x417.5' PORTION OF THE SURVEYED PARCEL TO BALDWIN COUNTY AS SHOWN IN A LEASE AGREEMENT PROVIDED BY THE CITY OF FOLEY. A NEW DESCRIPTION OF THIS SITE WILL BE WRITTEN BASED UPON THE STATEMENTS AND RECORD DOCUMENTS SHOWN ON THIS SURVEY.
- TBM IS A PERMANENT NATIONAL GEODETIC SURVEY (NGS) VERTICAL BENCHMARK WITH A DESIGNATION "A 521", PID "DN4791", AND HAS A PUBLISHED ELEVATION OF 82.66 FEET (NAVD'88). BESIDE THIS BENCHMARK IS A CONCRETE POLE WITH AN NGS CONTINUOUSLY OPERATING REFERENCE STATION (CORS), CORRS ID "ALFO" WITH DESIGNATION "FOLEY CORRS ARP".
- 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 ON JUNE 06/25/2021.
- 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. STANDARD FEET.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" 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. 010007, IN BALDWIN COUNTY, STATE OF ALABAMA.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 21, TOWNSHIP 7 SOUTH, RANGE 4 EAST.

OWNER/DEVELOPER

CITY OF FOLEY
PO BOX 1350
FOLEY, AL 36536

SURVEYOR

STUART L. SMITH
AL LICENSE NO. 27403

SITE DATA

TAX PARCEL NO.
05-54-05-21-3-000-014.004

TOTAL SITE AREA = 3.48 ACRES± (151,725 S.F.±)
TOTAL NUMBER OF LOTS = 2
SMALLEST LOT = 1.74 ACRES± (75,776 S.F.±)
LARGEST LOT = 1.74 ACRES± (75,954 S.F.±)

ZONING

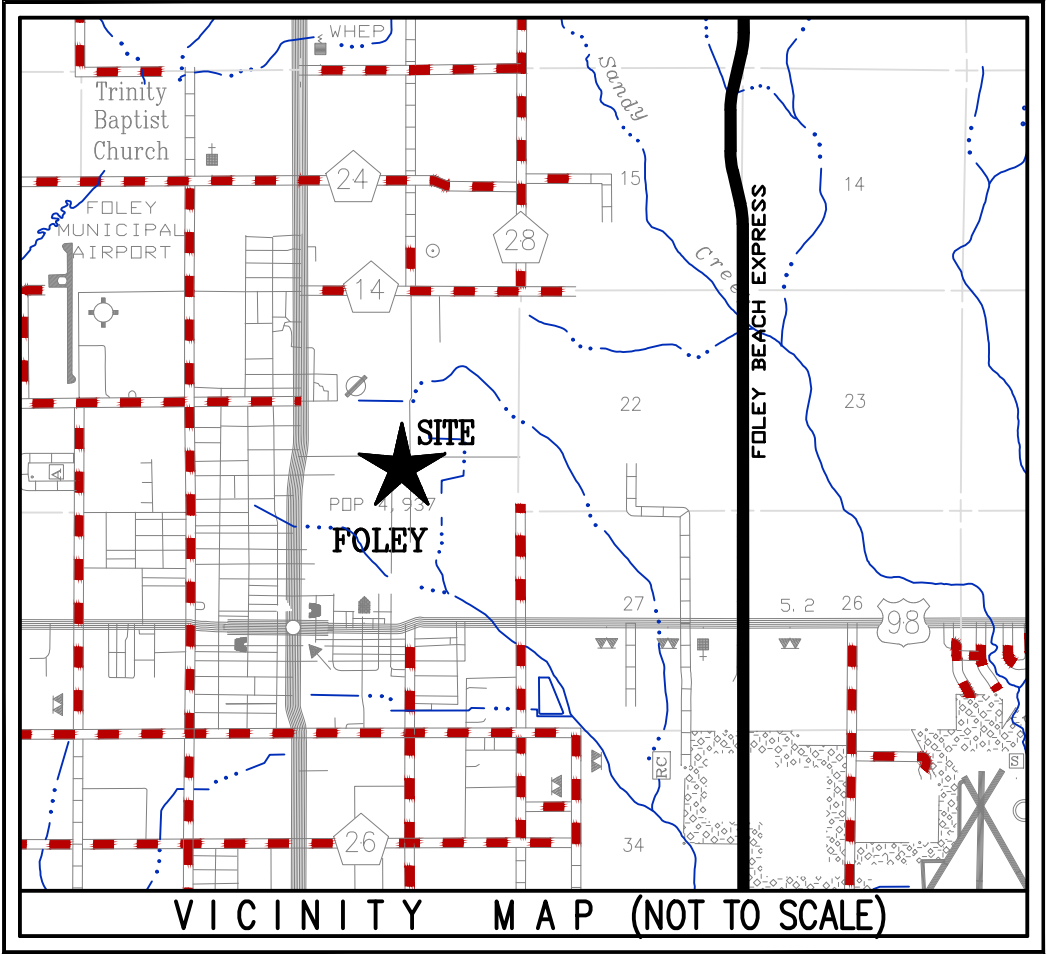
CITY OF FOLEY
M1-LIGHT INDUSTRIAL

ZONING REQUIREMENTS

- 75' FRONT SETBACK
- 35' REAR SETBACK
- 35' SIDE SETBACK
- 50' MAXIMUM HEIGHT REQUIREMENT

UTILITIES

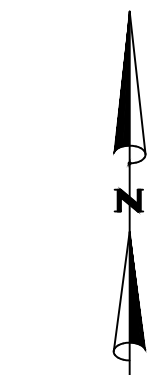
- POWER - RIVIERA UTILITIES
- SEWER - RIVIERA UTILITIES
- WATER - RIVIERA UTILITIES
- TELE - CENTURYLINK



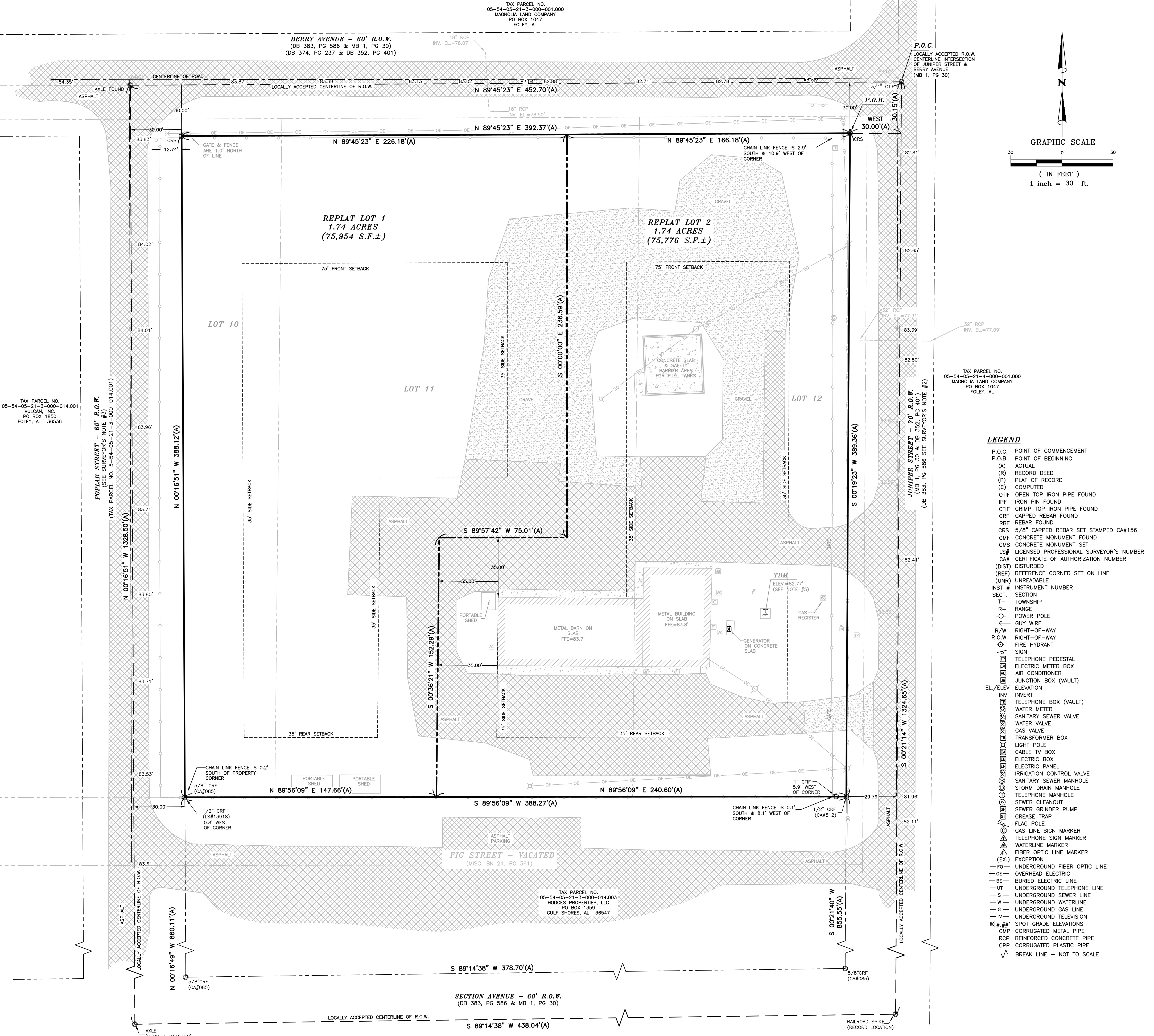
TAX PARCEL NO.
05-54-05-21-3-000-001.000
MAGNOLIA LAND COMPANY
PO BOX 1047
FOLEY, AL

BERRY AVENUE - 60' R.O.W.
(DB 383, PG 586 & MB 1, PG 30)
(DB 374, PG 237 & DB 352, PG 401)

P.O.C.
LOCALLY ACCEPTED R.O.W.
CENTERLINE INTERSECTION
OF JUNIPER STREET &
BERRY AVENUE
(MB 1, PG 30)



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (A) ACTUAL
- (R) RECORD DEED
- (P) PLAT OF RECORD
- (C) COMPUTED
- OTF OPEN TOP IRON PIPE FOUND
- IPF IRON PIN FOUND
- CTIF CRIMP TOP IRON PIPE FOUND
- CRF CAPPED REBAR FOUND
- RSF REBAR FOUND
- CRS 5/8" CAPPED REBAR SET STAMPED CA#156
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET
- LSF LICENSED PROFESSIONAL SURVEYOR'S NUMBER
- CAF CERTIFICATE OF AUTHORIZATION NUMBER
- (DIST) DISTURBED
- (REF) REFERENCE CORNER SET ON LINE
- (UNR) UNREADABLE
- INST # INSTRUMENT NUMBER
- SECT. SECTION
- T- TOWNSHIP
- R- RANGE
- PO POWER POLE
- GW GUY WIRE
- R/W RIGHT-OF-WAY
- R.O.W. RIGHT-OF-WAY
- FD FIRE HYDRANT
- SD SIGN
- TE TELEPHONE PEDESTAL
- EM ELECTRIC METER BOX
- AC AIR CONDITIONER
- JB JUNCTION BOX (VAULT)
- EL/ELEV ELEVATION
- INV INVERT
- TEB TELEPHONE BOX (VAULT)
- WM WATER METER
- SSV SANITARY SEWER VALVE
- WV WATER VALVE
- GV GAS VALVE
- TBB TRANSFORMER BOX
- LP LIGHT POLE
- CB CABLE TV BOX
- EB ELECTRIC BOX
- EP ELECTRIC PANEL
- IC IRRIGATION CONTROL VALVE
- SSM SANITARY SEWER MANHOLE
- SDM STORM DRAIN MANHOLE
- TM TELEPHONE MANHOLE
- SC SEWER CLEANOUT
- SGP SEWER GRINDER PUMP
- GT GREASE TRAP
- FP FLAG POLE
- GLS GAS LINE SIGN MARKER
- TLT TELEPHONE SIGN MARKER
- WM WATERLINE MARKER
- FLM 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
- CMF CORRUGATED METAL PIPE
- RCF REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE
- BL BREAK LINE - NOT TO SCALE

REPLAT
OF A PORTION OF LOTS 10, 11 & 12 OF THE SUMMIT ADDITION TO FOLEY, A
DIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF
SECTION 21, TOWNSHIP 7 SOUTH, RANGE 4 EAST
(MAP BOOK 1, PAGE 30)

LEGAL DESCRIPTION

(DESCRIPTION FROM SURVEY - SEE SURVEYOR'S NOTE #4)

BALDWIN COUNTY TAX PARCEL NUMBER 05-54-05-21-3-000-014.004 CONTAINS A PORTION OF LOTS 10, 11 & 12 OF THE SUMMIT ADDITION TO FOLEY, A DIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 4 EAST, AS SHOWN ON PLAT THEREOF RECORDED IN MAP BOOK 1, PAGE 30 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; LESS THE NORTH 10 FEET OF ALL SAID LOTS AND THE EAST 10 FEET OF SAID LOT 12 AS STATED IN DEED BOOK 374, PAGE 237 RECORDED IN SAID PROBATE OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A 3/4" CRIMPED TOP IRON PIPE AT THE RIGHT-OF-WAY CENTERLINE INTERSECTION OF JUNIPER STREET AND BERRY AVENUE (STREET) AS SHOWN ON THE SUBDIVISION PLAT FOR SUMMIT ADDITION TO FOLEY, A DIVISION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 4 EAST, RECORDED IN MAP BOOK 1, PAGE 30 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°21'14" WEST ALONG CENTERLINE OF JUNIPER STREET A DISTANCE OF 30.15 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE WEST A DISTANCE OF 30.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) ON THE WEST RIGHT-OF-WAY OF JUNIPER STREET FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 00°19'23" WEST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 389.36 FEET TO A 1/2" IRON REBAR WITH CAP (CA#512); THENCE LEAVING SAID WEST RIGHT-OF-WAY SOUTH 89°56'09" WEST A DISTANCE OF 388.27 FEET TO A 5/8" IRON REBAR WITH CAP (CA#085) LYING ON THE EAST RIGHT-OF-WAY OF POPLAR STREET; THENCE RUN NORTH 00°16'51" WEST ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 388.12 FEET TO A 5/8" IRON REBAR WITH CAP (CA#156) LYING ON THE SOUTH RIGHT-OF-WAY OF BERRY AVENUE; THENCE RUN NORTH 89°45'23" EAST A DISTANCE OF 392.37 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 3.48 ACRES, MORE OR LESS.

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

DATE

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

REPLAT
PRELIMINARY/FINAL

CITY OF FOLEY
BERRY STREET
TAX PARCEL 05-54-05-21-3-000-014.004
SEC. 21 - T7S - R4E

GMC Project #
CMOB210050

ISSUE DATE

DRAWN BY: SLS
CHECKED BY: SLS

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

GMC

GOODWYN, MILLS, & CAWOOD, INC.

REPLAT
OF A PORTION OF LOTS 10, 11 & 12 OF THE SUMMIT ADDITION TO FOLEY, A
DIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF
SECTION 21, TOWNSHIP 7 SOUTH, RANGE 4 EAST
(MAP BOOK 1, PAGE 30)

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED HEREON, 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 CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____, 20

CITY OF FOLEY
PO BOX 1750
FOLEY, AL 36536

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF _____
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20

NOTARY PUBLIC

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 _____ DAY OF _____, 20

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 THE _____ DAY OF _____, 20

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____, 20

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____, 20

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____, 20

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (GAS)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____, 20

(AUTHORIZED SIGNATURE)

**REPLAT
PRELIMINARY/FINAL**

sheet 1 of 2

**CITY OF FOLEY
BERRY STREET**
TAX PARCEL 05-54-05-21-3-000-014.004

SEC. 21 - T7S - R4E

**GMC Project #
CMOB210050**

ISSUE	DATE
DRAWN BY: SLS	
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