



**COMMUNITY DEVELOPMENT DEPARTMENT**

120 S. MCKENZIE STREET

Foley, Alabama 36535

[www.cityoffoley.org](http://www.cityoffoley.org)

(251) 952-4011

June 26, 2023

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 June 21, 2023 and the following action was taken:

**Next to Last, LLC- Request to Rezone**

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 6 +/- acres. Property is currently zoned B-3 (Local Business District) and RV (Recreation Vehicle Park). Proposed zoning is RV (Recreational Vehicle Park. Property is located S. of County Rd. 20 and E. of James Rd. Applicant is Next to Last, LLC.

**Planning Commission Action:**

Commissioner Swanson 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



**CITY OF FOLEY, ALABAMA  
APPLICATION FOR  
ZONING OF PROPERTY**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, CORPORATION OWNERSHIP INFORMATION, AND AGENT AUTHORIZATION IF REQUIRED): 21200 and 21230 Mifflin Rd (PIN's 54282, 68039 and 93449)
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS: attached
3. APPROXIMATE SIZE OF PROPERTY: 6.28ac +/-
4. PRESENT ZONING OF PROPERTY: B3 and RV - 38 Lots
5. REQUESTED ZONING: RV - 44 Lots
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY: Vacant residential Property
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.) RV Park
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.
9. 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: 5/22/2023

x

Next to last, LLC / Jim Brown  
PROPERTY OWNER/APPLICANT  
P.O. Box 2007, Orange Beach, AL 36561  
PROPERTY OWNER ADDRESS  
251-981-5553  
PHONE NUMBER  
jimbrowning@att.net  
EMAIL ADDRESS

wpd. receipt #  
20261

**Foley**  
CITY OF FOLEY  
AGENT AUTHORIZATION FORM

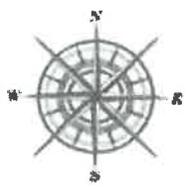
JIM BROWN

I/We authorize and permit \_\_\_\_\_  
to act as My/Our representative and agent in any manner regarding this application which  
relates to property described as tax parcel ID# 05-61-02-10-0-000-004.006  
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): George Kyle Temple  
Name(s) printed 5320 110th AVE  
Address Meridian MS  
City/State 601 479 2937 Kyle@netdoor.com  
Phone 5/18/2025 Email 5/18/2025 Fax  
Signature(s) \_\_\_\_\_ Date

PROPERTY OWNER(S):  
Name(s) printed \_\_\_\_\_  
Address \_\_\_\_\_  
City/State \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_ Fax \_\_\_\_\_  
Signature(s) \_\_\_\_\_ Date \_\_\_\_\_



**ROWE**  
ENGINEERING & SURVEYING

Legal Description for Pin # 54282

Commence at the Northwest corner of Section 10, Township 8 South, Range 4 East, run thence East along the North line of said Section 10 for 1,166.20 feet to the Point of Beginning; run thence South for 287.83 feet; run thence East for 101.3 feet; run thence North 287.83 feet to the North line of Section 10, Township 8 South, Range 4 East; run thence West 101.30 feet along Section line to the Point of Beginning. Said land being in Section 10, Township 8 South Range 4 East, Baldwin County, Alabama.

LESS AND EXCEPT the North 40.00 feet of the above-described property for a right of way of County Road no. 20. Right of Way Deed recorded in the Office of the Judge of Probate, Baldwin County, Alabama at Instrument 1083061.

**LEGAL DESCRIPTION**

**PIN # 093449-** 5 AC(C) FR NW COR SEC 10 RUN E 425'(S) S287.83' TO POB TH E 849 S 256.5' W 851.6' N 256.5 TO POB SEC 10 T8S R4E (QCD) (SURVEY) IN#1401692

**PIN # 68039-** 135' X 230'(S) COM AT THE NW COR OF SEC 10 TH RUN E 1031'(S) , TH S 60'(S) FOR THE POB TH RUN S 230'(S), TH E 135', TH N 230'(S), TH W 135' TO THE POB 4 SEC 10-T8S-R4E (WD)

REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975).  
The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name Estate of Virginia Totsch, et al  
Mailing Address 1503 Old County rd  
Daphne AL 36526  
Property Address 21200 Michoud Rd  
Daley AL 36535

Grantee's Name Next to Last LLC  
Mailing Address PO Box 916  
Gulf Shores AL 36547  
Date of Sale 9/15/22  
Total Purchase Price \$ 695,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

70119

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required) \_\_\_\_\_ Bill of Sale; \_\_\_\_\_ Appraisal;  Sales Contract;  
\_\_\_\_\_ Closing Statement; \_\_\_\_\_ Other \_\_\_\_\_

STATE OF ALABAMA :  
COUNTY OF BALDWIN :

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THIS DEED made the 15 day of Sept, 2022, between LINDA GOODMAN, acting in her capacity as Personal Representative of the ESTATE OF VIRGINIA TOTSCH, deceased, LINDA GOODMAN, a(n) married woman, JEFFREY E. TOTSCH, a(n) married man, DONNA ATKINS, a(n) married woman, PAUL TIMOTHY TOTSCH, a(n) married man, GENE TOTSCH, a(n) unmarried man, (being the heirs at law and next of kin of under the Last Will and Testament of VIRGINIA TOTSCH, deceased) and BEVERLY J. MOORE, a(n) unmarried woman ("Grantors") and NEXT TO LAST, L.L.C., a Limited Liability Company, ("Grantee");

WITNESSETH THAT:

Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has by these presents BARGAIN, SELL AND CONVEY unto the said Grantee, in fee simple, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

PARCEL A:

Commencing at the Northwest corner of Section 10, Township 8 South, Range 4 East, Baldwin County, Alabama; thence North 89° 43' 50" East, along the North line of said Section 10 for 1031.20 feet to a point; thence South 00° 16' 10" East, for 40.00 feet to a pin and cap #18393 located on the South right of way line of County Road #20 (80 foot right of way) and the Point of Beginning; thence continue South 00° 16' 10" East for 247.83 feet to a pin and cap #18393; thence North 89° 43' 50" East for 135.00 feet to a pin and cap #18393; thence North 00° 16' 10" West for 247.83 feet to a pin and cap #18393 located on said South right of way line; thence South 89° 43' 50" West along said right of way for 135.00 feet to the Point of Beginning.

PARCEL B:

Commence at the Northwest corner of Section 10, being located in Township 8 South, Range 4 East, Baldwin County, Alabama, run thence East along the centerline of County Road 20 a distance of 1267.5 feet to a point; run thence South a distance of 40 feet to an iron pin on the South margin of said road; run thence South along a row of posts a distance of 247.8 feet to an iron pin for the Point of Beginning; run thence South 256.5

feet to an iron pin; run thence West 851.6 feet to an iron pin; run thence North 256.5 feet to an iron pin; run thence East 849 feet to an iron pin, the Point of Beginning.

LESS AND EXCEPT such oil, gas and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

Grantors, LINDA GOODMAN, JEFFREY E. TOTSCH, DONNA ATKINS, PAUL TIMOTHY TOTSCH, GENE TOTSCH, and BEVERLY J. MOORE, hereby states that the above described property does not constitute part of their homestead, nor does it constitute part of the homestead of their spouse.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED HEREIN ARE MADE SUBJECT TO THE FOLLOWING:

1. Reservation of one-half interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from Annie Cook to Hoyt James and Dorothy James, dated January 8, 1952, and recorded in Deed Book 173, page 327.
2. Reservation of one-half interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from Annie Cook to Robert D. James and Flossy James, dated January 8, 1952, and recorded in Deed Book 173, page 328.
3. Reservation of three-fourths remaining interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from Robert D. James and Flossie James to James E. Messenger, dated May 22, 1981, and recorded in Real Property Book 91, page 1220.
4. Oil, Gas and Mineral Lease and all rights in connection therewith from Hoyt James, et. al. to Joe D. Edwards, dated November 7, 1968, and recorded in Deed Book 380, page 775, as assigned to Allied Chemical Company, by assignment recorded in Real Property Book 3, page 553.
5. Right-of-Way Deed from Beverly J. Moore and Virginia Totsch to City of Foley, Alabama, dated November 13, 2006, and recorded at Instrument 1014666.
6. Reservation of one-half interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from Robert D. James, Sr. and Flossie Y. James, dated July 19, 1985, and recorded in Real Property Book 230, page 699.
7. Reservation of all remaining interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from Joseph S. Crain and Helen J. Crain to Pipe Dreams, Inc., dated July 29, 1988, and recorded in Real Property Book 328, page 229.
8. Covenants, conditions and restrictions appearing of record in the Deed from Joseph S. Crain and Helen J. Crain to Pipe Dreams, Inc., dated July 29, 1988, and recorded in Real Property Book 328, page 229, as corrected in Real Property Book 328, page 1503.

The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

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

TO HAVE AND TO HOLD the said above described property unto the said Grantee, and to the successors and assigns of Grantee, in fee simple, FOREVER.

AND, GRANTORS DO HEREBY COVENANT with the Grantee, except as above-noted, and taxes hereinafter falling due, which are assumed by the Grantee, that, at the time of the delivery of this Deed, Grantors are duly appointed, qualified and acting in the fiduciary capacity described in the deed; Grantors are duly authorized to make and enter into the sale and conveyance of the real estate; in all the proceedings relating to the sale and conveyance, Grantors have complied with the requirements of all relevant statutes relating to fiduciaries concerning any required public or private notice, court hearings and court permission or orders obtained; the premises were free from all encumbrances made by Grantors; and that Grantors will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under them, but against none other.

IN WITNESS WHEREOF, the undersigned, constituting all of the Grantors, hereby execute this Statutory Warranty Deed (which may be executed in multiple counterparts, which, if so-executed, when taken together shall constitute one and the same instrument), effective as of the 15 day of September, 2022.

[Signature] (SEAL)  
LINDA GOODMAN as Personal  
Representative of the ESTATE OF  
VIRGINIA TOTSCH, deceased

[Signature] (SEAL)  
LINDA GOODMAN

STATE OF al  
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LINDA GOODMAN, acting in her capacity as Personal Representative of the ESTATE OF VIRGINIA TOTSCH, deceased, whose name 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 said conveyance, she, in her capacity as such Personal Representative, has executed the same voluntarily for and on behalf of said Estate.

Given under my hand and seal this the 15 day of Sept, 2022.

[Signature]  
NOTARY PUBLIC  
My Commission Expires:

Kathie Rachelle Wickware  
Notary Public  
Alabama State At Large  
My Commission Expires: July 2, 2025

STATE OF al  
COUNTY OF Baldwin

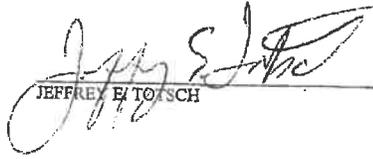
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LINDA GOODMAN, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15 day of Sept, 2022.

[Signature]  
NOTARY PUBLIC  
My Commission Expires:

Kathie Rachelle Wickware  
Notary Public  
Alabama State At Large  
My Commission Expires: July 2, 2025

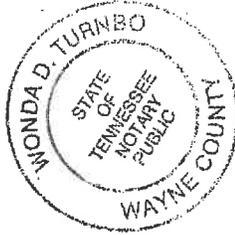
*{Additional Signatures and Notary Acknowledgments on Following Pages}*

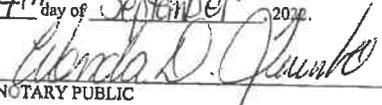
  
JEFFREY E. TOTSCH (SEAL)

STATE OF Tennessee  
COUNTY OF Wayne

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JEFFREY E. TOTSCH, whose name 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 said conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14th day of September, 2020.



  
NOTARY PUBLIC  
My Commission Expires **MY COMMISSION EXPIRES JUNE 24, 2025**

*(Additional Signatures and Notary Acknowledgments on Following Pages)*

Donna Atkins (SEAL)  
DONNA ATKINS

STATE OF Al  
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DONNA ATKINS, whose name 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 said conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15 day of Sept, 2022.

Kathie Rae  
NOTARY PUBLIC  
My Commission Expires:

Kathie Rachelle Wickware  
Notary Public  
Alabama State Exchange  
My Commission Expires: July 7, 2025

*{Additional Signatures and Notary Acknowledgments on Following Pages}*

Paul Timothy Totsch  
PAUL TIMOTHY TOTSCH

STATE OF Tennessee  
COUNTY OF Wayne

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that PAUL TIMOTHY TOTSCH, whose name 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 said conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14<sup>th</sup> day of September, 2022.



Wonda D. Turnbo  
NOTARY PUBLIC

My Commission Expires: **MY COMMISSION EXPIRES JUNE 24, 2025**

*(Additional Signatures and Notary Acknowledgments on Following Pages)*

Gene Totsch (SEAL)  
GENE TOTSCH

STATE OF Tennessee  
COUNTY OF Wayne

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GENE TOTSCH, whose name 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 said conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14th day of September, 2022.

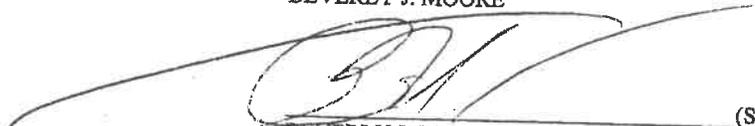


Wonda D. Turnbo  
NOTARY PUBLIC  
My Commission Expires: MY COMMISSION EXPIRES JUNE 24, 2025

*{Additional Signatures and Notary Acknowledgment on Following Page}*

 (SEAL)

T. DEVEN MOORE  
acting in his capacity as Attorney-in-Fact for  
BEVERLY J. MOORE

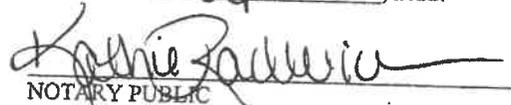
 (SEAL)

BEVERLY J. MOORE  
by her Attorney-in-Fact,  
T. DEVEN MOORE

STATE OF Al  
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that T. DEVEN MOORE, acting in his capacity as Attorney-in-Fact for BEVERLY J. MOORE, whose name 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 said conveyance, he, in his capacity as such Attorney-in-Fact, has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14 day of Sept, 2022.

  
NOTARY PUBLIC  
My Commission Expires:

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER  
GRANTOR NOR GRANTEE AND RECOMMENDS  
EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL  
TO REVIEW SAID DOCUMENT.

Kathie Rachelle Wickware  
Notary Public  
Alabama State At Large  
My Commission Expires: July 2, 2025

THIS INSTRUMENT PREPARED BY:  
HERBERT RICE, III, ESQ.  
Rice Law, LLC  
Post Office Box 2235  
Foley, Alabama 36536  
File #00130

2023-0163

STATE OF ALABAMA)

COUNTY OF BALDWIN)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that RUBEN CRUZ, the Devisee under the last Will and Testament of Alice Marquez Cruz, dated March 24, 2014, Baldwin County, Alabama, a married man, conveying property not a part of his homestead nor that of his spouse, the Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration hereby acknowledged to have been paid to the said Grantor by TEMPLE INTEREST, LLC, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows:

Commence at the Northwest corner of Section 10, Township 8 South, Range 4 East, run thence East along the North line of said Section 10 for 1,166.20 feet to the Point of Beginning; run thence South for 287.83 feet; run thence East for 101.3 feet; run thence North 287.83 feet to the North line of Section 10, Township 8 South, Range 4 East; run thence West 101.30 feet along Section line to the Point of Beginning. Said land being in Section 10, Township 8 South Range 4 East, Baldwin County, Alabama.

LESS AND EXCEPT the North 40.00 feet of the above-described property for a right of way of County Road no. 20. Right of Way Deed recorded in the Office of the Judge of Probate, Baldwin County, Alabama at Instrument 1083061.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Reservation of 1/2 oil, gas and other minerals and all rights in connection therewith, as contained in deed from Annie Cook to Robert D. James and Flossie James,

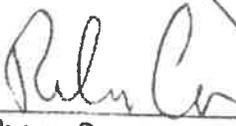
- dated January 8, 1952, and recorded in Deed Book 173, Page 328.
2. Reservation of 1/2 oil, gas and other minerals and all rights in connection therewith, as contained in deed from Annie Cook to Hoyt James, et ux, dated January 8, 1952, and recorded in Deed Book 173, Page 327.
  3. Reservation of 3/4 oil, gas and other minerals and all rights in connection therewith, as contained in Deed from Robert D, James, et ux, to James E Messenger, dated May 22, 1981, and recorded in Real Property Book 91, Page 1220.
  4. Oil, gas and minerals lease and all right in connection therewith, by James E Messenger, to Joe D Edwards, dated November 7, 1978, and recorded in Deed Book 380, Page 775.
  5. Right of Way Deed between Alice Cruz and the City of Foley, Alabama, recorded in the Office of the Judge of Probate, Baldwin County, Alabama at Instrument 1083061.
  6. Right of Way Easement between Annie Cook and Baldwin County Electrical Membership Corporation recorded March 20, 2014 in the Office of the Judge of Probate, Baldwin County, Alabama at Instrument 1446832.
  7. Right of Deed for Public Road between Hoyt James and Dorothy James and Baldwin County recorded November 27, 1990 in the Office of the Judge of Probate, Baldwin County, Alabama in real Property Book 407, Page 1088-1089.
  8. Ordinance Amending Ordinance No 387-87 for Initial Zoning of the Properties Annexed Via Legislative Act recorded September 27, 2019 in the Office of the Judge of Probate, Baldwin County, Alabama at Instrument 178647.3.
  9. All zoning, planning, subdivision, wetlands and other environmental areas, construction and other setback requirements, covenants, reservations, restrictions, regulations, rules and all other limitations on the use of said realty presently of record and as may hereafter be imposed by the State of Alabama, United States of America, Corp of Engineers, EPA, ADEM or any other municipal environmental or governmental agency, department or authority having jurisdiction over said realty as contained in any prior deeds in the chain of title to subject property.

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, and to its heirs and assigns, forever.

This conveyance is made subject to restrictive covenants and easements applicable to said property of record in the said Probate Court records.

And, except as to the above, and the taxes hereafter falling due, the said Grantor, for himself and for his heirs and assigns, hereby covenant with the Grantee that its is seized of an indefeasible estate in fee simple in and to said property, that said property is free and clear of all encumbrances and that does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee, its heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this the 10th day of May, 2023.

  
\_\_\_\_\_  
Ruben Cruz (SEAL)

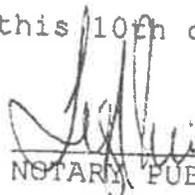
STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, the undersigned Notary Public, in and for said State and County, hereby certify that Ruben Cruz, the Grantor herein, whose name 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 executed the same voluntarily on the day same bears date.

Given under my hand and seal this 10th day of May, 2023.



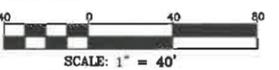
  
NOTARY PUBLIC, STATE AT LARGE

My Commission Expires \_\_\_\_\_

The within instrument prepared by:  
Kopesky & Britt, LLC  
455 Magnolia Street  
Suite C-1  
Fairhope, AL 36532

**LEGEND**

- R/W RIGHT-OF-WAY
- (REC.) RECORD
- (ACT.) ACTUAL
- FORESHORTENED LINE
- RPB REAL PROPERTY BOOK
- DB DEED BOOK
- PB PLAT BOOK
- MB MAP BOOK
- PG PAGE
- RCP REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE
- SET ROD & CAP
- SET 1/2" REBAR & CAP CA-00033-LS
- SIGN
- FENCE LINE (AS NOTED)
- TREE W/ SIZE & TYPE
- REMAIN WOODED
- PP POWER POLE
- SP SERVICE POLE
- GUY WIRE
- LP LIGHT POLE
- OP OVERHEAD POWER LINE
- OT OVERHEAD TELEPHONE LINE
- CTV OVERHEAD CABLE TV LINE
- TPC TELEPHONE PEDIESTAL
- GM GAS METER
- GV GAS VALVE
- GM GAS LINE
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT

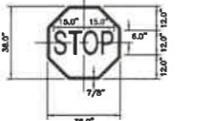


**TREES**

REQUIRED TREES (COMMON AREA) 10  
 TREE CREDITS 6  
 TOTAL REQUIRED TREES 13 TREES  
 HERITAGE TREE TO BE REMOVED 1 32" OAK  
 REQUIRED PLANTINGS 2 TREES  
 PROVIDED TREE PLANTINGS 15 TREES

**NOTES:**

- 1) ALL UNPAVED AREAS WITHIN THE RIGHT-OF-WAY, AND ALL AREAS THAT HAVE BEEN GRADED, CUT, OR FILLED SHALL BE TREATED WITH AT LEAST 1,500 LBS. PER ACRE OF A SUITABLE COMMERCIAL FERTILIZER AND SEEDING WITH A MIXTURE TO SUIT THE SEASON. A FIRM STAND OF PERMANENT GRASS WILL BE REQUIRED.
- 2) TREE PLANTINGS SHALL MEASURE 3" AT DBH WITH A MINIMUM OF 8' OF CLEAR TRUNK. MAINTENANCE OF REQUIRED PLANTINGS SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. PLANTINGS WILL NOT BE REQUIRED IF EXISTING TREES OF THE REQUIRED DIAMETER ARE IDENTIFIED AND SAVED DURING THE CONSTRUCTION PROCESS.



DIAMOND GRADE R1-1 STOP SIGN  
NOT TO SCALE

LAST RESORT SITE DATA			
CURRENT ZONING	RV & B-3	SMALLEST LOT SIZE	2780 SF, (0.064 AC)
TOTAL NUMBER OF LOTS	44	LARGEST LOT SIZE	3140 SF, (0.072 AC)
ACREAGE IN TOTAL TRACT	273511 SF, (6.28 AC)	LINEAR FEET IN STREETS	1235 LF
IMPERVIOUS COVERAGE	105992 SF, (38.75%)	BUFFERS:	
OPEN SPACE:		PARENT TRACT BUFFERS:	
REQ'D:	41034 SF, (15.00%)	FRONT	30'
PROVIDED:	84544 SF, (30.91%)	REAR	30'
LANDSCAPING:	105951 SF, (38.74%)	SIDE	Varies see plan

ID	TYPE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
1	ARC	28.57	25.00	90.0000	N 44°44'36" W	30.30
2	ARC	23.56	15.00	90.0000	N 49°15'34" W	21.21
3	ARC	23.56	15.00	90.0000	N 45°15'34" W	21.21
4	ARC	23.56	15.00	90.0000	S 44°44'36" W	30.30
5	ARC	5.01	24.50	114°42'19"	N 60°06'43" W	5.00

