

PROPERTY DESCRIPTION

PARCEL 1

STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-25'-48" WEST A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MICHIGAN AVENUE (80' R/W); THENCE RUN NORTH 89°-56'-22" EAST A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HICKORY STREET (80' R/W); THENCE CONTINUE NORTH 89°-56'-22" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST MICHIGAN AVENUE A DISTANCE OF 400.00 FEET TO A CAPPED REBAR AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN CONTINUE NORTH 89°-56'-22" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE DISTANCE OF 881.47 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE RUN SOUTH 00°-11'-22" WEST ALONG SAID EAST LINE A DISTANCE OF 420.77 FEET; THENCE RUN SOUTH 89°-55'-25" WEST A DISTANCE OF 1,283.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH HICKORY STREET; THENCE RUN NORTH 00°-25'-48" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 21.14 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 89°-56'-22" EAST A DISTANCE OF 400.00 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-25'-48" EAST A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 8.720 ACRES (379,808 SQUARE FEET), MORE OR LESS.

PARCEL 2

STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-25'-48" WEST A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MICHIGAN AVENUE (70' R/W); THENCE RUN NORTH 89°-56'-22" EAST A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HICKORY STREET (80' R/W); THENCE RUN SOUTH 00°-25'-48" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH HICKORY STREET A DISTANCE OF 421.14 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH 89°-55'-25" EAST A DISTANCE OF 1,283.24 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE RUN SOUTH 00°-11'-22" WEST ALONG SAID EAST LINE A DISTANCE OF 811.45 FEET; THENCE RUN SOUTH 89°-53'-36" WEST A DISTANCE OF 1,286.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH HICKORY STREET; THENCE RUN NORTH 00°-25'-48" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 812.15 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 23.946 ACRES (1,042,093 SQUARE FEET), MORE OR LESS.

PARCEL 3

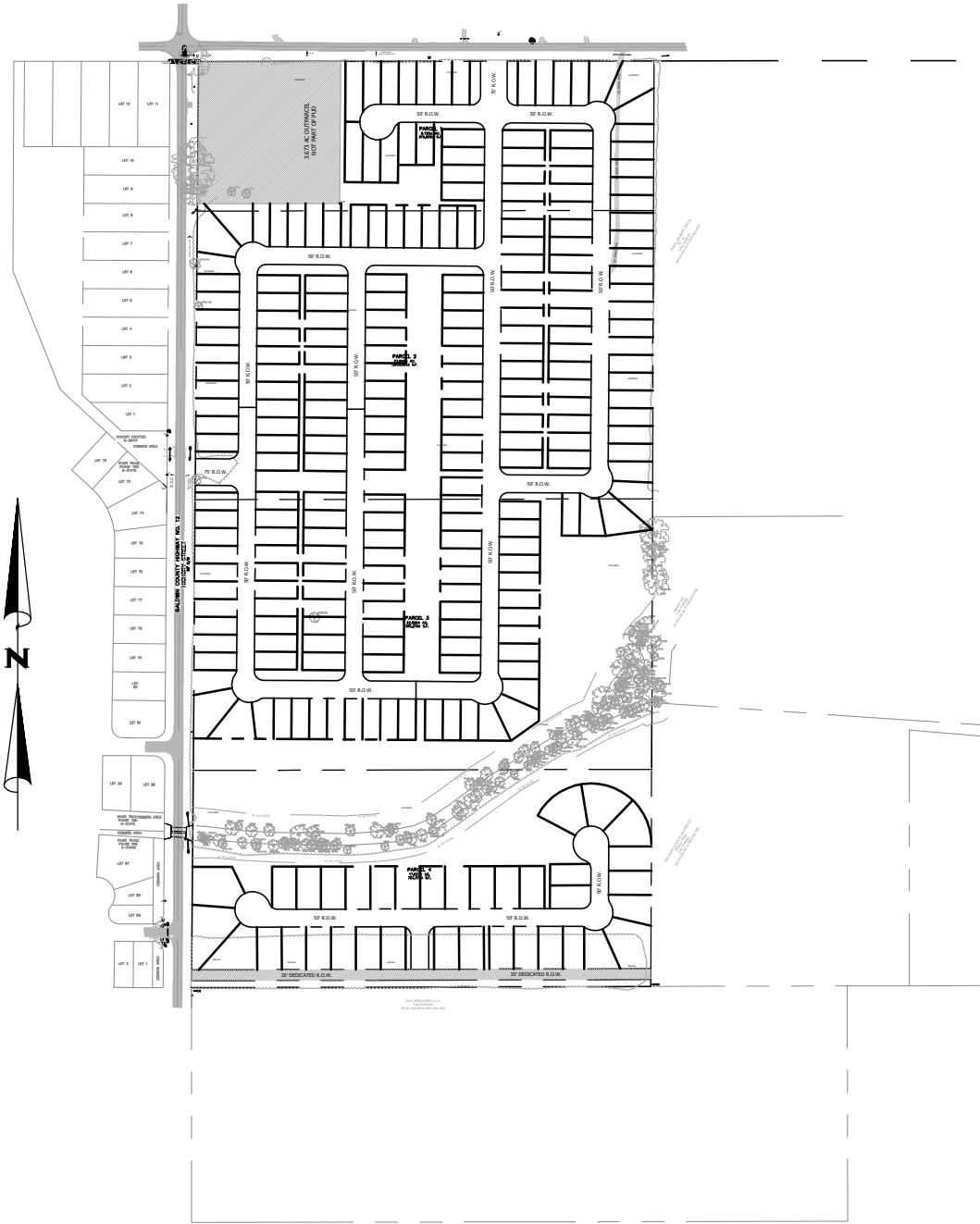
STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-25'-48" WEST A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MICHIGAN AVENUE (80' R/W); THENCE RUN NORTH 89°-56'-22" EAST A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HICKORY STREET (80' R/W); THENCE RUN SOUTH 00°-25'-48" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH HICKORY STREET A DISTANCE OF 1,233.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH 89°-53'-36" EAST A DISTANCE OF 1,286.65 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE RUN SOUTH 00°-11'-22" WEST ALONG SAID EAST LINE A DISTANCE OF 761.36 FEET; THENCE RUN SOUTH 89°-51'-55" WEST A DISTANCE OF 1,289.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH HICKORY STREET; THENCE RUN NORTH 00°-25'-48" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 762.02 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 22.526 ACRES (981,219 SQUARE FEET), MORE OR LESS.

PARCEL 4

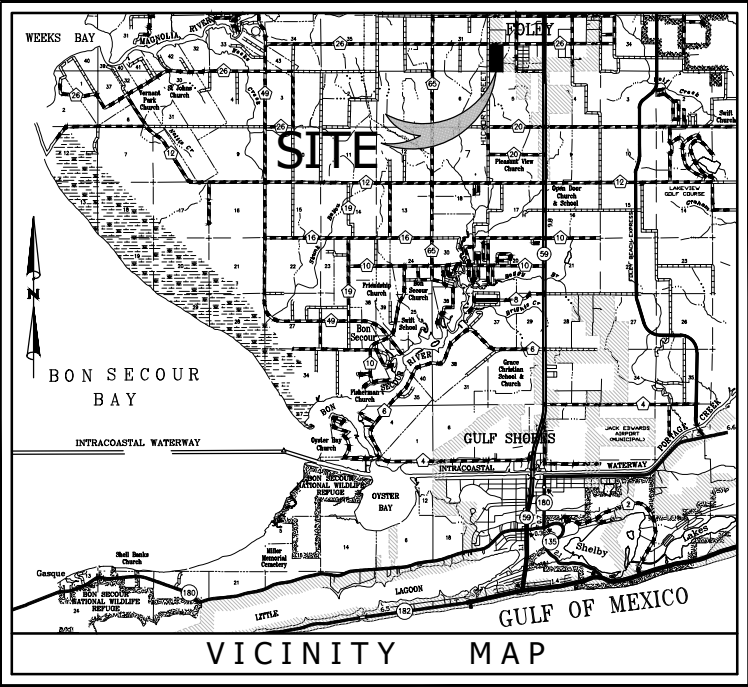
STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-25'-48" WEST A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MICHIGAN AVENUE (80' R/W); THENCE RUN NORTH 89°-56'-22" EAST A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HICKORY STREET (80' R/W); THENCE RUN SOUTH 00°-25'-48" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH HICKORY STREET A DISTANCE OF 1,995.31 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH 89°-51'-55" EAST A DISTANCE OF 1,289.85 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE RUN SOUTH 00°-11'-22" WEST ALONG SAID EAST LINE A DISTANCE OF 591.09 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH LINE OF A 20' UNNAMED PUBLIC RIGHT-OF-WAY; THENCE RUN SOUTH 89°-50'-34" WEST ALONG THE THE NORTH LINE OF SAID UNNAMED PUBLIC RIGHT-OF-WAY A DISTANCE OF 1,292.34 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH HICKORY STREET; THENCE RUN NORTH 00°-25'-48" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 591.62 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 17.527 ACRES (763,471 SQUARE FEET), MORE OR LESS.



SITE DATA TABLE

STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FOLEY	
EXIST. TAX PARCEL ID:	05-54-09-32-3-000-004.000
	05-54-09-32-3-000-004.001
	05-54-09-32-3-000-004.002
	05-54-09-32-3-000-004.003
ZONING(CURRENT):	AO; AGRICULTURAL OPEN SPACE
ZONING(PROPOSED):	PUD



LOCATION MAP
RIVER OAKS
PLANNED UNIT DEVELOPMENT
MICHIGAN AVE & HICKORY STREET
FOLEY, AL