



# City of Bay Minette

## Subdivision Plat Application

301 D'Olive Street · Bay Minette, Alabama 36507  
Phone (251) 580-1650 · COBM\_Planning@cityofbayminetteal.gov

<i>Office Use Only</i>	
Case Number: SD-	_____
App Submittal Date:	_____
PC Meeting Date:	_____

Print or Type your responses below and attach additional pages as necessary. If an item is not applicable, mark "X" or "N/A" where appropriate.

### APPLICATION TYPE

Exempt  Pre-App Conference  Sketch Plat  Final - Minor  Preliminary - Major  Final - Major  Master Plan

Pre-Application Conference Preferred Dates/Times: \_\_\_\_\_

### PROJECT CONTACTS

Owner Name: Jason and Lisa Miller Phone: 251-406-2141

Developer: same Phone: same

Authorized Agent/Application Contact: David Lowery

Phone: 251-937-2757 Email: dlsurvey25@hotmail.com

Mailing Address: po box 995 Bay Minette Al 36507

Surveyor Name: David Lowery APLS Lic#: 26623

Surveying Firm Name: David Lowery Surveying LLC City Business Lic#: \_\_\_\_\_

Phone: 251-937-2757 Email: dlsurvey25@hotmail.com

Engineer Name: na Registration #: \_\_\_\_\_

Engineering Firm Name: \_\_\_\_\_ City Business Lic#: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### SITE INFORMATION

Subdivision Type:  Single Family  Two-Family  Multi-Family  Commercial  Industrial  Mixed-Use

Subdivision Name: Re-plat of Lots 7&8 of The Pines

Location: Marks Ave in Bay Minette

Section: 3 Township: 2S Range: 3E Instrument# or Slide# of Existing Recorded Plat: mb 6 pg 148

Parcel ID/PPIN(s): 67377

Total Acreage: 0.79 Total # Lots: 2 Average Lot Size (sq ft) : 0.40

Required Number of Certified Letters: \_\_\_\_\_ Adjacent Property Owner/Leaseholder Information Attached:  Yes  No

### UTILITY PROVIDERS

Water: NBU

Sewer: NBU

Power: Alabama Power

Gas: na

Telephone: na

Internet: na

**ACCESS**

Roadway Name: marks Ave Total Frontage (linear feet): 178.5'

Roadway Access Authority:  City  Baldwin County Highway Dept  Alabama Dept of Transportation (ALDOT)

**SUBMITTAL DOCUMENTATION**

- Legal Description Attached:  Yes  No
- Recorded Warranty Deed(s) Attached:  Yes  No
- Access Authority Approval Attached  Yes  No
- Service Availability Letters Attached:  Yes  No
- Requesting Waivers:  Yes  No
- List and Description of Requested Waivers Attached:  Yes  No
- Covenants or Deed Restrictions:  Yes  No
- Copy of Covenants or Restrictions Attached:  Yes  No

*Refer to the Subdivision Regulations for full submittal requirements and specifications. All plans and application materials are due by the application deadline date. Partial applications will not be processed. Submittal of incomplete applications may delay application review.*

Application is hereby made for approval of the subdivision as described herein and shown in accompanying plans and documentation. The signature below constitutes acknowledgement that all information submitted is true and accurate and that the documentation noted above has been submitted. Further, it is hereby certified that the adjacent property owner list included with this application was obtained from the current records available from the Baldwin County Revenue Commissioner's Office and is a complete and accurate list of all property owners/leaseholders adjacent to the property submitted for subdivision approval. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact or expression of material fact, either with or without intention on the part of this applicant, such as might, or would, operate to cause a refusal of this application, or any material alteration or change in the accompanying plans without the approval of the City Planner and/or Planning Commission, shall constitute sufficient grounds for the revocation of such approval.

Signature of Applicant/Authorized Agent:  Date: 9-2-24

**INTERNAL USE ONLY**

<p><b>FEES &amp; PAYMENT DETAILS</b></p> <p>Application Fee: \$ _____</p> <p>Total # of Lots _____  x \$10 = \$ _____</p> <p>Total # Certified Letters: _____  x \$10 = \$ _____</p> <p><b>TOTAL DUE \$</b> _____</p> <p><input type="checkbox"/> Cash <input type="checkbox"/> Card* 3.99% Fee</p> <p><input type="checkbox"/> Check #: _____</p> <p>Date Paid: _____</p>	<p>Zoning: _____ FEMA: _____ Potential Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Printed Set <input type="checkbox"/> Yes <input type="checkbox"/> No PDF Plat <input type="checkbox"/> Yes <input type="checkbox"/> No Digital .SHP or .DWG <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Owner Permission <input type="checkbox"/> Deed <input type="checkbox"/> Legal Description <input type="checkbox"/> Adjacent Property List</p> <p><input type="checkbox"/> Service Availability <input type="checkbox"/> Access <input type="checkbox"/> Waiver <input type="checkbox"/> Covenants</p> <p>Completeness Review Date: _____ <input type="checkbox"/> Complete <input type="checkbox"/> Incomplete</p> <p>Deficiencies: _____</p> <p>_____</p> <p>_____</p> <p>PC Meeting Date: _____ Public Notice Deadline Date: _____</p>
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# City of Bay Minette Agent Authorization Form

**Office Use Only**  
Case No.: \_\_\_\_\_

I/We hereby appoint and designate David Lowery ("Agent") to act as my/our-agent in all matters concerning this application/permit which relates to property described as tax parcel PPIN# 05-23-02-03-3-000-015,000. I/We understand that the scope of the agency designation granted herein is general in nature and includes, without limitation, all decision-making authority relating to submittals, status, conditions, or withdrawal of this application/permit. To the fullest extent permitted under Alabama law, I/we release and agree to hold the City of Bay Minette harmless from and against any liability resulting from acts or omissions of our Agent. I/We warrant and certify to the City of Bay Minette that I/we are the owner(s) of the real property identified herein, and that I/we have fully authority to make the agency designation herein. I/We further certify that the information stated on and submitted with this application/permit is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application/permit and any work performed will be at the risk of the applicant. I understand further that any changes which vary from the approved plans will result in the requirement of a new application/permit.

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

**PROPERTY OWNER(S)**

Name(s) - Printed Jason M and Lisa J Miller

Mailing Address 1303 Rosalind Ave

City/State Bay Minette, AL 36507

Phone 251-406-2141 Email jasonlisamiller@bellsouth.net

Signature(s) Jason M Miller Lisa J Miller Date 2/28/24

**AUTHORIZED AGENT**

Name(s) - Printed David Lowery

Mailing Address Po Box 995

City/State Bay Minette, AL 36507

Phone 251-937-2757 Email dlsurvey25@hotmail.com

Signature(s) [Signature] Date 9-1-24

1091

BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 6/14/2022 3:14 PM  
DEED TAX \$ 237.50  
TOTAL \$ 262.50  
4 Pages

2005361



REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code, Section 40-22-1, and is verified by the signature of Grantor below:

Grantor's Name: David E. Lindsey, Gaye P. Lindsey, as Trustee of the Gaye P. Lindsey Trust dated August 2, 1999, and Donald R. Lindsey, as Trustee of The Revocable Living Trust Agreement of Donald R. Lindsey dated December 29, 1995

Grantee's Name: Jason M. Miller and Lisa J. Miller

Mailing Address: 29473 Oakstone Dr  
Dophine AL 36526

Mailing Address: 1303 Rosalind Ave  
Bay Minette AL 36507

Property Address: Vacant

Date of Sale: 6-13-22  
Purchase Price: \$237,500.00  
Loan Amount: \$ \_\_\_\_\_  
Equity: \$ \_\_\_\_\_  
Tax Assessor Market Value: \$ \_\_\_\_\_

WARRANTY DEED WITH SURVIVORSHIP CLAUSE

STATE OF ALABAMA )

\*

COUNTY OF BALDWIN )

THIS INDENTURE, made and entered into on this the 13<sup>th</sup> day of June, 2022, by and between DAVID E. LINDSEY, a married man, (undivided 1/3 interest), GAYE P. LINDSEY, as Trustee of the Gaye P. Lindsey Trust dated August 2, 1999 (undivided 1/3 interest), and DONALD R. LINDSEY, as Trustee of The Revocable Living Trust Agreement of Donald R. Lindsey dated December 29, 1995 (undivided 1/3 interest), hereinafter referred to as the parties of the first part, and JASON M. MILLER and LISA J. MILLER, hereinafter referred to as the parties of the second part,

WITNESSETH:

The parties of the first part, for and in consideration of the sum of Two Hundred Thirty-Seven Thousand Five Hundred Dollars (\$237,500.00) and other good and valuable consideration to them this day in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, have and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto the said parties of the second part during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, forever, the following described property situated in Baldwin County, Alabama, to-wit:

Parcel 1:

Commence at the Southwest corner of the Southwest Quarter of Section 3, Township 2 South, Range 3 East, Baldwin County, Alabama, run thence East 40 feet to a point; run thence North 995 feet to a point; run thence West 12 feet, more or less, to the East right-of-way of Marks Avenue for a point of beginning; run thence Northwest along the East right-of-way of Marks Avenue 175 feet to a point; run thence East 170 feet to a point; run thence South 165 feet to a point; run thence West 160 feet, more or less, to the point of beginning.

Meaning and intending to convey, by Parcels 3(a), 3(b) and 3(c) described above, all of that part of the Southwest Quarter of Section 3, Township 2 South, Range 3 East lying South of Marks Avenue and previously owned by Eloise E. Lindsey.

Parcel 2:

From the Southwest corner of the Southwest Quarter of Section 3, Township 2 South, Range 3 East, Baldwin County, Alabama, run thence East 396 feet to a point; run thence North 150 feet for a point of beginning; continue North 180 feet to a point; run thence West 218 feet to a point; run thence North 305 feet to a point; run thence Northeast 171 feet to a point; run thence Northwest 150 feet to a point; run thence Southwest 40 feet, more or less, to the East right-of-way of Marks Avenue; run thence Northerly along the Eastern right-of-way of Marks Avenue 279 feet to a point; run thence East 160 feet to a point; run thence South 218 feet to a point; run thence Southeast 343 feet to a point; run thence North 323 feet to a point; run thence East 280 feet to the South right-of-way of Marks Avenue; run thence Southeastwardly along the South right-of-way of Marks Avenue 620 feet to a point; run thence South 414 feet to a point; run thence West 764 feet to a point; run thence South 184 feet to a point; run thence West 160 feet to the point of beginning, containing 15 acres, more or less, and located in the Southwest Quarter of Section 3, Township 2 South, Range 3 East, Baldwin County, Alabama.

Parcel 3:

Lots of 7 and 8, The Pines, according to the map or plat thereof recorded in Map Book 6, Page 148 in the Office of the Judge of Probate of Baldwin County, Alabama.

Parcel 4:

Commence at the Southwest corner of the Southwest Quarter of Section 3, Township 2 South, Range 3 East, Baldwin County, Alabama, run thence East 40 feet to a point; run thence North 1,170 feet, more or less, to the South right-of-way of Marks Avenue; run thence Southeastwardly along the South right-of-way of Marks Avenue 500 feet for a point of beginning; continue thence Southeastwardly 305 feet to a point; run thence West 280 feet to a point; run thence North 112 feet, more or less, to the point of beginning.

Parcel 5:

That part of the Southeast Quarter of the Southwest Quarter of Section 3, Township 2 South, Range 3 East, lying South of the South right-of-way of Marks Avenue, LESS AND EXCEPT the following described property: Begin at the Southwest corner of the said Southeast Quarter of the Southwest Quarter of Section 3, Township 2 South, Range 3 East, and run North 3.5 yards; run thence East 840 yards; run thence South 315 yards; run thence West 840 yards to the point of beginning.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Oil, Gas and Minerals Conveyances in Instrument Number 559347 and Instrument Number 559348 (All).
2. Oil, Gas and Minerals Reservation in Instrument Number 679188 (Parcels 1, 2, 4 & 5).
3. Building setback lines, drainage and utility easements, terms, conditions and restrictions as set out on recorded plat of said subdivision in Map Book 6, Page 148 (Parcel 3).
4. Easement in Alabama Power Company in Deed Book 75, Page 173 and Deed Book 174, Page 175.

5. A Non-Exclusive easement for utilities 10 feet wide as contained in Deed recorded in Real Property Book 568, Page 349 and rights of others thereto.

6. Right of Way in Baldwin County in Deed Book 282, Page 411.

7. No mobile homes shall be permitted on the subject property.

8. There shall be a 1400 square foot minimum for any residential construction on the subject property and include at least a one-car garage. The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

GRANTOR, DAVID E. LINDSEY, HEREBY AFFIRMS THAT THE SAID PROPERTY IS NOT HIS HOMESTEAD NOR THAT OF HIS SPOUSE.

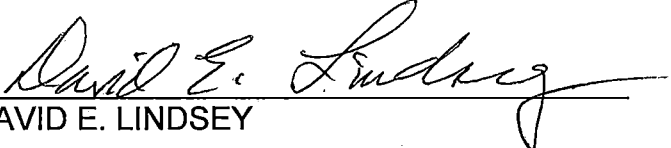
TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging or in anywise appertaining;

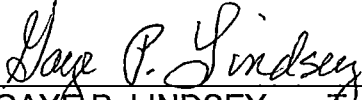
TO HAVE AND TO HOLD unto the said JASON M. MILLER and LISA J. MILLER, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor, forever.


This conveyance is made subject to restrictive covenants, easements and reservations, if any, applicable to said property of record in the Probate Court records of Baldwin County, Alabama.

The parties of the first part for themselves, their successors and assigns, hereby covenant and warrant to and with the said parties of the second part, their heirs and assigns, that they are seized of an indefeasible estate in and to the said property; that they have a good right to convey the same as herein contained; that they will guarantee the peaceable possession thereof; that the said property is free from all liens and encumbrances, and that they will, and their successors and assigns will forever warrant and defend the same unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals on this the day and year first above written.

  
\_\_\_\_\_  
DAVID E. LINDSEY

  
\_\_\_\_\_  
GAYE P. LINDSEY, as Trustee of the  
Gaye P. Lindsey Trust dated August 2, 1999

  
\_\_\_\_\_  
DONALD R. LINDSEY, as Trustee of The  
Revocable Living Trust Agreement of Donald  
R. Lindsey dated December 29, 1995

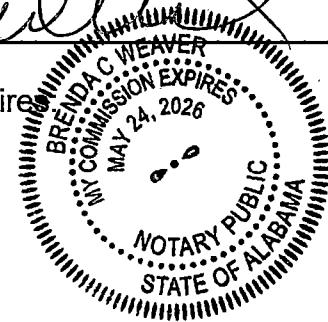
STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public, within and for said County and State, hereby certify that DAVID E. LINDSEY, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 13<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:



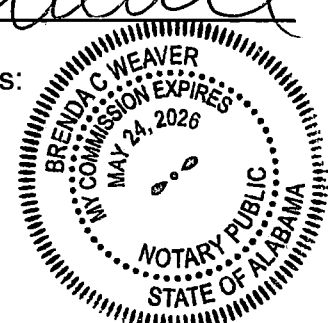
STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public, within and for said County and State, hereby certify that GAYE P. LINDSEY, whose name as Trustee of the Gaye P. Lindsey Trust dated August 2, 1999, 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, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

Given under my hand and seal on this the 13<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

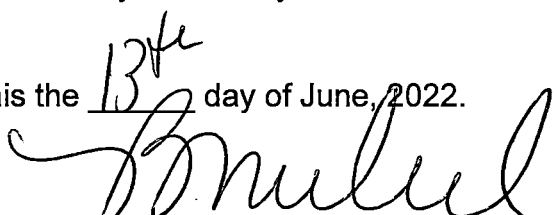


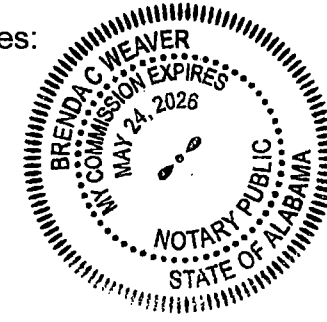
STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public, within and for said County and State, hereby certify that DONALD R. LINDSEY, whose name as Trustee of The Revocable Living Trust Agreement of Donald R. Lindsey dated December 29, 1995, 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, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

Given under my hand and seal on this the 13<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:



THIS INSTRUMENT PREPARED BY:  
L. D. OWEN, III  
Attorney at Law  
135 Hand Avenue  
Bay Minette, Alabama 36507

600 D'Olive St.

Bay Minette Al, 36507

1-251-694-2584

09/06/24

Miller Plat

Bay Minette Al. 36507

David Lowery Surveying,

This is to confirm that Alabama Power Company will provide permanent electric service to the proposed development located at 05-23-02-03-3-000-015.000. Customer participation in the form of aid-to-construction costs and/or installation of underground duct systems may be required.

The ability of Alabama Power to provide this service is contingent upon obtaining all necessary rights-of-way from appropriate landowners. As plans are finalized for each portion of the project, please provide site plans and expected electrical load requirements in order that our Engineering Department can begin the design of the system.

All plans and inquiries regarding service to the commercial and residential developments should be forwarded to:

Thomas E. Sheffield Jr.

Alabama Power Company

Bay Minette Al. / Engineering Dept.

600 D'Olive St.

Bay Minette Al., 36507

Should you have any questions, please feel free to contact this office.

Sincerely,

Alabama Power



Thomas E. Sheffield Jr.

Distribution Specialist Sr.

Engineering

1-251-694-2584



# NORTH BALDWIN UTILITIES

25 Hand Ave | Bay Minette, AL 36507  
251.937.0345 fax | 251.580.1626 phone  
www.northbaldwinutilities.com

PROVIDING QUALITY SERVICES SINCE 1945 - NATURAL GAS • WATER • WASTEWATER

September 5, 2024

David Lowery Surveying, L.L.C.  
Attn: David Lowery  
55284 Martin Lane  
Stockton, AL 36579  
dlsurvey25@hotmail.com

Re: The Pines - Residential Subdivision  
Marks Ave. Bay Minette, AL 36507  
Lots 7 & 8  
Parcel #: 05-23-02-03-3-000-015.000  
PIN: 67377

Dear David,

At your request, this letter is to confirm that the above referenced development is in North Baldwin Utilities' service territory for water, wastewater and natural gas. We have received a copy of the preliminary plat map for The Pines Subdivision.

North Baldwin Utilities (NBU) is willing and able to provide water, wastewater and natural gas service to the above referenced location, subject to the applicant paying all fees required for this service.

All new or modified utility infrastructure shall be in accordance with NBU specifications. The developer shall coordinate with NBU throughout the planning, design and construction of the development to ensure conformity with NBU protocols and requirements.

I am available to further discuss your project and welcome any inquiries regarding NBU services and requirements regarding this development.

Sincerely,

Jeffrey L. Donald  
Chief Operations Officer

JLD/alr

# REPLAT OF LOTS 7 & 8, THE PINES

- NOTES**
- All bearings shown hereon are relative to GRID NORTH, GRID NORTH was obtained by G.P.S. observations.
  - Corner monuments shown as set iron pins are are 5/8" reinforcing bars with a diameter of 1/2" and a length of 24".
  - Only Select Fixed Interior Improvements shown hereon.
  - This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from the surveyor.
  - No monuments of record reflecting easements, right of ways, and/or ownership were furnished the surveyor, except as shown or noted.
  - No underground installations or improvements have been located, except as shown or noted.
  - This survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgment rendered on one property.
  - Liability of the undersigned for the survey shown shall not exceed the amount paid for the survey.

CERTIFICATE OF APPROVAL BY THE CITY OF BAY MINETTE PLANNING COMMISSION CHAIRMAN

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

BALDWIN COUNTY E-911 AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY ALABAMA POWER POWERS STATE OF ALABAMA COUNTY OF BALDWIN

THE UNDERSIGNED, AS AUTHORIZED BY ALABAMA POWER, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY NORTH BALDWIN UTILITIES, SOWER & WATER STATE OF ALABAMA COUNTY OF BALDWIN

THE UNDERSIGNED, AS AUTHORIZED BY NORTH BALDWIN UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED SIGNATURE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA COUNTY OF BALDWIN

I, JASON M MILLER, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT, AND PLATTED TO BE KNOWN AS REPLAT OF LOTS 7 & 8, THE PINES, A PART OF SECTION 5, T-2-S, R-3-E, BALDWIN COUNTY, AL, AND THAT THE STREETS SHOWN HEREON ARE HEREBY NOT DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

JASON M MILLER, OWNER

CERTIFICATE OF NOTARY PUBLIC

STATE OF ALABAMA COUNTY OF BALDWIN

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT JASON M MILLER, WHOSE NAME AS OWNER, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, HE, AS OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PHYSICAL ADDRESS:

0 MARKS AVE  
BAY MINETTE AL 36507

**BUILDING SETBACKS:**

FRONT: 30'  
REAR: 30'  
SIDE: 15'

PARCEL IS ZONED: R-1

**SITE DATA:**

SMALLEST LOT: 0.38 Acres  
LARGEST LOT: 0.40 Acres  
TOTAL # OF LOTS: 2  
TOTAL AREA: 0.79 Acres  
LINEAR FT. STREETS: 0  
Parcel ID: 67377

**OWNER & DEVELOPER**

JASON M MILLER  
LISA J MILLER  
1303 ROSALIND AVE  
BAY MINETTE, AL 36507

**SURVEYOR**

DAVID LOWERY SURVEYING LLC  
55284 MARTIN LN.  
STOCKTON, AL 36579  
DAVID LOWERY, PLS. LIC. NO 26623

**NOTE:**

THERE IS A DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE R-O-W AND A 10 FOOT UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED.

All lots shall comply with applicable utility and fire protection requirements, including without limitation, the Zoning Ordinance of the City of Bay Minette, the Subdivision Regulations of the City of Bay Minette, and the 2010 International Residential Code and 2021 International Fire Code, as adopted by the City of Bay Minette. No lot shall be eligible for a certificate of occupancy until all utility and fire protection requirements have been satisfied in connection therewith.

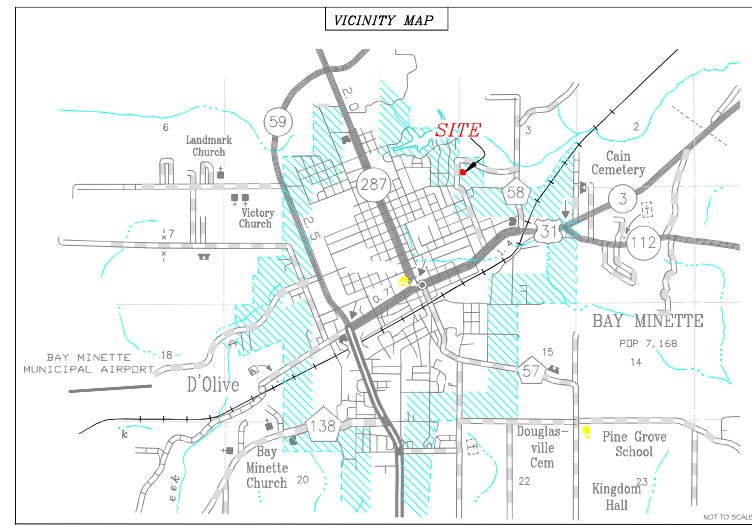
FINAL PLAT PREPARED FOR

**JASON AND LISA MILLER BAY MINETTE, AL**

**DAVID LOWERY SURVEYING, L.L.C.**

55284 MARTIN LN.  
STOCKTON, AL 36579  
251-937-2757 ph, 251-937-2756 fax  
dlsurvey25@hotmail.com

- LEGEND AND SYMBOLS**
- (\*) RECORD BEARING/DISTANCE
  - OE OVERHEAD ELECTRIC
  - SET IRON PIN
  - FOUND IRON PIN
  - △ PIN NOT SET
  - P.O.C. POINT OF COMMENCEMENT
  - P.G.B. POINT OF BEGINNING
  - NOT TO SCALE
  - FENCE
  - FENCE CORNER POST
  - CONCRETE MONUMENT



**LOT 6**

Parcel Number: 05-23-02-04-4-000-084.000  
PIN: 4629  
Owner Name: ALLEN, KELLY S  
Address: 1213 MARKS AVE  
City: BAY MINETTE  
State: AL  
Zip: 36507

**LOT 5**

Parcel Number: 05-23-02-04-4-000-083.000  
PIN: 6378  
Owner Name: SUTTON-YOUNG, TINA LOUISE ET/VR YOUNG, J AND EFREY ALLEN  
Address: 14171 HOLLAND PLACE  
City: BAY MINETTE  
State: AL  
Zip: 36507

**LOT 4**

Parcel Number: 05-23-02-04-4-000-082.000  
PIN: 9180  
Owner Name: MAY, GREGORY S ET/UX CHARLOTTE L  
Address: 1109 MARKS AVE  
City: BAY MINETTE  
State: AL  
Zip: 36507

**LOT 3**

Parcel Number: 05-23-02-03-3-000-005.000  
PIN: 67376  
Owner Name: MILLER, JASON M ET/AL MILLER, LISA J  
Address: 1303 ROSALIND AVE  
City: BAY MINETTE  
State: AL  
Zip: 36507

**LOT 2**

Parcel Number: 05-23-02-03-3-000-005.001  
PIN: 118728  
Owner Name: FUELLA, JOHN R JR ET/AL FUELLA, LORIN  
Address: 1304 MARKS AVE  
City: BAY MINETTE  
State: AL  
Zip: 36507

**LOT 1**

Parcel Number: 05-23-02-03-3-000-014.000  
PIN: 121  
Owner Name: ADAMS, DALLAS B  
Address: 10301 CIRC LN  
City: GRAND BAY  
State: AL  
Zip: 36541

**LOT 7**

17,122 SqFt  
0.39 Acres ±

**LOT 8**

17,524 SqFt  
0.40 Acres ±

**LOT 9**

**THE PINES MAP BOOK 6, PAGE 148**

**SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY**

STATE OF ALABAMA COUNTY OF BALDWIN

I, David Lowery, a licensed Surveyor of Baldwin County, Alabama, hereby certify that I have surveyed the property of JASON AND LISA MILLER, owners, situated in Baldwin County, Alabama and described as follows:

LOT 7 AND LOT 8 OF THE PINES AS SHOWN IN MAP BOOK 6, ON PAGE 148, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR BALDWIN COUNTY, AL

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and easement and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and names of the streets, said map further shows the relation of the lot so platred to the Government Survey, and that permanent monuments have been placed at points marked thus (o) as hereon shown. I further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice of land surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Surveyor

Alabama License # 26623

Parcel Number: 05-23-02-04-4-000-084.000  
PIN: 4629  
Owner Name: ALLEN, KELLY S  
Address: 1213 MARKS AVE  
City: BAY MINETTE  
State: AL  
Zip: 36507

Parcel Number: 05-23-02-04-4-000-083.000  
PIN: 6378  
Owner Name: SUTTON-YOUNG, TINA LOUISE ET/VR YOUNG, J AND EFREY ALLEN  
Address: 14171 HOLLAND PLACE  
City: BAY MINETTE  
State: AL  
Zip: 36507

Parcel Number: 05-23-02-04-4-000-082.000  
PIN: 9180  
Owner Name: MAY, GREGORY S ET/UX CHARLOTTE L  
Address: 1109 MARKS AVE  
City: BAY MINETTE  
State: AL  
Zip: 36507

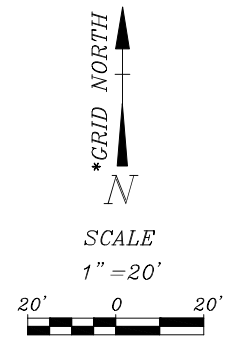
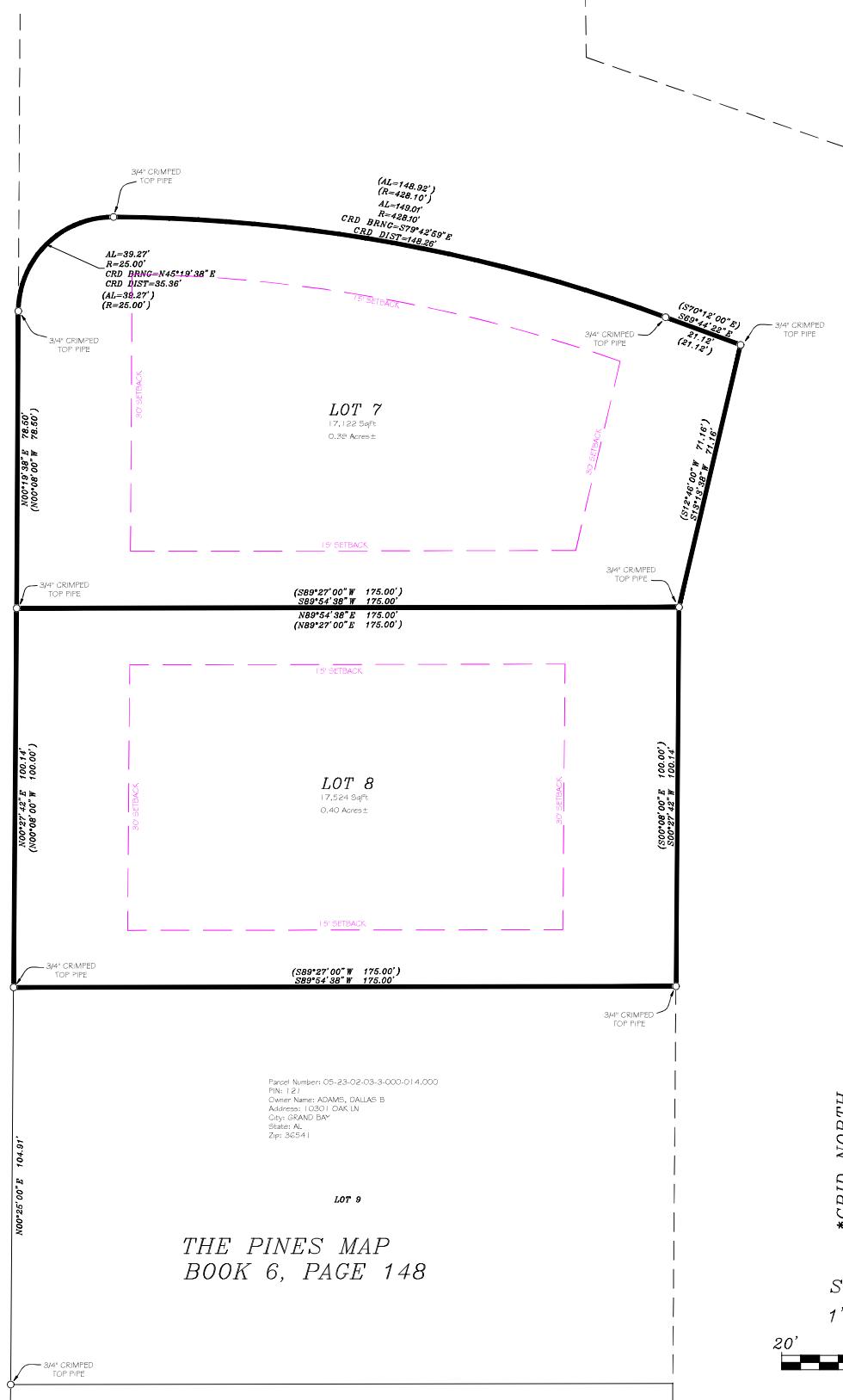
Parcel Number: 05-23-02-03-3-000-005.000  
PIN: 67376  
Owner Name: MILLER, JASON M ET/AL MILLER, LISA J  
Address: 1303 ROSALIND AVE  
City: BAY MINETTE  
State: AL  
Zip: 36507

Parcel Number: 05-23-02-03-3-000-005.001  
PIN: 118728  
Owner Name: FUELLA, JOHN R JR ET/AL FUELLA, LORIN  
Address: 1304 MARKS AVE  
City: BAY MINETTE  
State: AL  
Zip: 36507

Parcel Number: 05-23-02-03-3-000-014.000  
PIN: 121  
Owner Name: ADAMS, DALLAS B  
Address: 10301 CIRC LN  
City: GRAND BAY  
State: AL  
Zip: 36541

75' R-O-W

MARKS AVE



DAVID LOWERY SURVEYING, L.L.C.