

**Bay Minette Planning Commission
Agenda
Council Chambers
October 8, 2013
5:30 p.m.**

1. Called to Order
2. Invocation and Pledge
3. Call of Roll
4. Approval of Minutes for September 10, 2013 Regular Meeting
5. Approval of Minutes for September 23, 2013 Public Hearing
6. Old Business:
 - A. Discussion: Sign Ordinance
7. New Business:
 - A. Consideration of Request from Joseph Biggs for Re-Zoning Property located at 1011 Highway 31 North from R-2 to B-2
 - B. Consideration of Violation of Non-Permanent Structure located at 310 D'Olive Street
8. Reports:
 - A. Mayor/Council
 - B. Attorney
 - C. Commissioner's Comments
9. Adjourn

Bay Minette Planning Commission Regular Meeting Minutes

Minutes of September 10, 2013

Monthly Meeting No.9

The Bay Minette Planning Commission met in Regular Session on Tuesday, September 10, 2013. The meeting was called to order by Chairman Todd Stewart at 5:30 p.m., in the Council Chambers located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

ROLLCALL During the 5:30 p.m. Roll Call the following members were present:

Todd Stewart, Chairman
Karmen Still, Vice Chairperson
Robert A. "Bob" Wills, Mayor
John Biggs, City Council Member
Oscar Waters, Building Official
John Peavy, Commission Member
Ed Pepperman, Commission Member

Absent were:

Al Thompson, Commission Member
A. C. Ulmer, Commission Member

Other person in regular attendance:

Scotty Lewis, City Attorney
Rita Findley, City Clerk
Rhonda Akins, Building Department
Leslie Johnston, SARPC Representative

GUESTS Guests included:

Kathy Dobbins, City Council Member
Dollie Mims, City Council Member
Robbie Strom, Hutchinson, Moore & Rauch, LLC
John Lewis
Veronica Bradley
Bernice Bradley
Clayton Young

**INVOCATION/
PLEDGE** Chairman Stewart offered the invocation and the pledge.

ITEM 4. Chairman Stewart asked the planning commission to review the minutes of the August 13, 2013 meeting. Mayor Wills made Motion 1 to approve

the minutes for August 13, 2013 meeting. The motion was seconded by Vice-Chairperson Still and the motion carried.

ITEM 5 Chairman Stewart introduced item 5, Old business:

- A. Public Hearing and Consideration Subdivision Request for Steven's Automotive LLC/Charles Stevens for Steven's Subdivision located approximately 350 feet west of intersection of Freeview Avenue and State Highway 59.

Chairman Stewart opened the public hearing at 5:35 p.m. Chairman Stewart asked if anyone had any comments concerning the subdivision; there were no comments. Chairman Stewart closed the public hearing at 5:37 p.m. Chairman Stewart asked for a motion to approve or decline the subdivision. Commission Member Pepperman made Motion Number 2 to approve the preliminary and final subdivision request. The motion was seconded by Mayor Wills and unanimously carried.

ITEM 6. Chairman Stewart introduced item 6: New Business:

- A. Chairman Stewart informed the Commission that the proposed amendments to the Sign Ordinance fail to pass the City Council. After much discussion, Chairman Stewart stated that a public forum would be scheduled. Chairman Stewart recognized Council Member Kathy Dobbins and Business Owner, John Lewis who expressed their concerns.
- B. Chairman Stewart recognized Mr. Waters, Building Official who inquired concerning a request received from Georg Blais, Jr. Mr. Blais requested to have a home occupation, Advantage Wealth Management at 209 Armstrong Avenue and requested a small sign on the building. After much discussion, Chairman Stewart informed Mr. Waters that M. Blais could located his home occupation at this location, however a sign could not be placed at that location.

ITEM 7. Reports:

- A. Mayor/Council Report:
No Report Available
- B. Attorney Report
No Report Available
- B. Commissioner's Report
No Report Available

ITEM 8. Chairman Stewart with no further business adjourned the meeting at 6:04 p.m.

DONE THIS THE 10th DAY OF SEPTEMBER 2013

Todd Stewart
Chairman

ATTEST:

Rita Findley
City Clerk

Bay Minette Planning Commission Public Meeting Concerning Sign Ordinance

Minutes of September 23, 2013

Monthly Meeting No.10

The Bay Minette Planning Commission met in Special Session on Monday, September 23, 2013 concerning the sign ordinance. The meeting was called to order by Chairman Todd Stewart at 5:30 p.m., in the Council Chambers located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

ROLLCALL During the 5:30 p.m. Roll Call the following members were present:

Todd Stewart, Chairman
Karmen Still, Vice Chairperson
Robert A. "Bob" Wills, Mayor
John Biggs, City Council Member
Oscar Waters, Building Official
Al Thompson, Commission Member
Ed Pepperman, Commission Member

Absent were:

John Peavy, Commission Member
A. C. Ulmer, Commission Member

Other person in regular attendance:

Scotty Lewis, City Attorney
Rita Findley, City Clerk

GUESTS Guests included:

Danleigh Corbett, City Council Member
Kathy Dobbins, City Council Member
Dollie Mims, City Council Member
Clarence Crook, Police Chief
John Lewis
Richard Steadman
Liz Duryea
Arlene Pfeffer
Troy Hall
Earl Emmons
Harry Still, III
Chad Bartz
Blaine Chastang
Don Hancock
Betsy Sparks
David Keevan

**INVOCATION/
PLEDGE**

Chairman Stewart offered the invocation and the pledge.

ITEM 3.

Chairman Stewart welcomed attendees and asked that everyone please sign in. Chairman Stewart explained the process of the public with each speaker having three to four minutes to state their issues. Chairman Stewart recognized Commission Member, Al Thompson how the sign ordinance was drafted in connection with South Alabama Regional Planning Commission and the University of North Alabama Continuing Education. Mr. Thompson stated that the ordinance is modeled after the City of Northport that Katherine Ennis wrote. Mr. Thompson stated that the Commission wants an ordinance that citizens and businesses can live with, but that will also enhance the City. Chairman Stewart stated that this ordinance no way can cover all issues; however, it is a blueprint to try. Chairman Stewart stated that the City needs to have the manpower to enforce ordinance.

ITEM 4

Chairman Stewart introduced item 4, City Council Input:

Kathy Dobbins, City Council Representative District 2, 501 McMillan Avenue

Councilmember Dobbins thanked the Planning Commission for their work. Councilmember Dobbins stated that changing a couple of sentences could take care of the problems with the ordinance. She stated that the following sections would need to be amended:

Page 111	Section 16.2.5	Development Signs
Page 113	Section 16.2.20	Window Signs
Page 114	Section 16.3	Prohibited Signs Items E, F, G and M
Page 115	Section 16.3	Prohibited Signs Item X

ITEM 5

Chairman Stewart introduced item 5, Public Input

Arlene Pfeffer, Pfeffer Flooring, 4514 Rabun Road:

Mrs. Pfeffer stated Page 121, Section 16.4.5, Commercial Banner is a problem. The time requested before a banner or sign can be posted is too long and restrictive. She stated that she enjoys beautification but the City trees hinders their business site. She stated she is concerned with wording. Mrs. Pfeffer stated that snap signs or portable signs if nicely done and used correctly would be appreciated.

John Lewis, 1313 Bradley Avenue; B-108 North Hoyle:

Mr. Lewis agreed that an ordinance is needed. However, Mr. Lewis stated that his issue is with Page 120, Section 16.4.3 Building (Wall) Signs. Mr. Lewis stated according to ordinance signage is based on front linear footage and he has multiple

space in building (old Hampton Hotel) and needs consideration on the amount of signage. Chairman Stewart explain that this business is located in the historic district and is covered on Page 121 Section 16.4.3 Item C.

David Keevan, Radio Shack, Highway 31 at Overpass

Mr. Keevan stated that his concern is with Page 114 Section 16.3 Item G. Mr. Keevan stated that due to the trees on City right of way his business is not seen and the tethered signs draw people into his business. Mr. Keevan stated that the City needs sign at the entrances of the City so people will know what businesses are in the City.

Earl Emmons, Chuck Stevens Dodge, 311 East 11th Street

Mr. Emmons Stated that his concern is with Page 114 Section 16.3 Items D, E, F and G. Mr. Emmons asked the definition of tethered as related to the ordinance. Mr. Waters stated that anything that is tied by string, rope etc. Mr. Emmons stated that balloons generate hype and income. Mr. Emmons stated that if it is due to safety, these could be moved back further on the property. Mr. Emmons stated that to limit would not allow them to attract business. Mr. Emmons asked for consideration in removing these items. Mr. Emmons asked about the spot light for moonlight madness sales. Mr. Thompson and Mr. Biggs stated that restrictions on the spot light were removed.

Chad Bartz, Chuck Stevens Automotive

Mr. Bartz stated that he also wants the City to look good; however car purchases are impulse purchases. Balloons and signs show that the business is open and keeps employees motivated. This generates more business and taxes.

Don Hancock, BIS, Highway 31/59

Mr. Hancock stated that he has a problem with the twenty five percent limit of signs. Mr. Hancock said that he does not want it to look like Vegas, but if there are no signs then it shows no activity. He stated that Page 115 Section 16.3 Item T has overreaching limitation and Page 115 Section 16.3 Item X is too restrictive.

Harry Still III, 1307 Mixon Avenue

Mr. Still stated that Page 118 Section 16.4 Item C, needs reviewing and to consider a blackout period for digital signs. Mr. Still stated that consideration may want to be given in the part where billboard should not be located closer than 600 feet from resident to 200 yards to 300 yards. Mr. Still stated that consideration should be given to Page 114 Section 16.3 Item D as this could be directional signs or shared off premises signs. Mr. Still stated that he is in agreement with Page 113 Section 16.2.20 because of safety issues.

Rick Steadman, Liberty Tax Service

Mr. Steadman asked for consideration or possible waiver of portable signs/sandwich signs for 3 months during year.

ITEM 6.

Chairman Stewart thanked everyone for their participation and with no further business adjourned the meeting at 6:32 p.m.

DONE THIS THE 23th DAY OF SEPTEMBER 2013

Todd Stewart
Chairman

ATTEST:

Rita Findley
City Clerk

(1)

Mr. Jerry Redmon and Mr. Ross Ryland, on rental agreement for property of, 310 D'Olive St. Bay Minette, AL across from City Hall. Mr. Redmon is the owner of property, and Mr. Ryland is renter of property, Said property is currently for sale, with the understanding between Mr. Redmon and Mr. Ryland, that should the said property sale, Mr. Redmon will give Mr. Ryland a certain amount of time to vacate the said property, The amount of time to vacate is a verbal agreement between Mr. Redmon and Mr. Ryland.

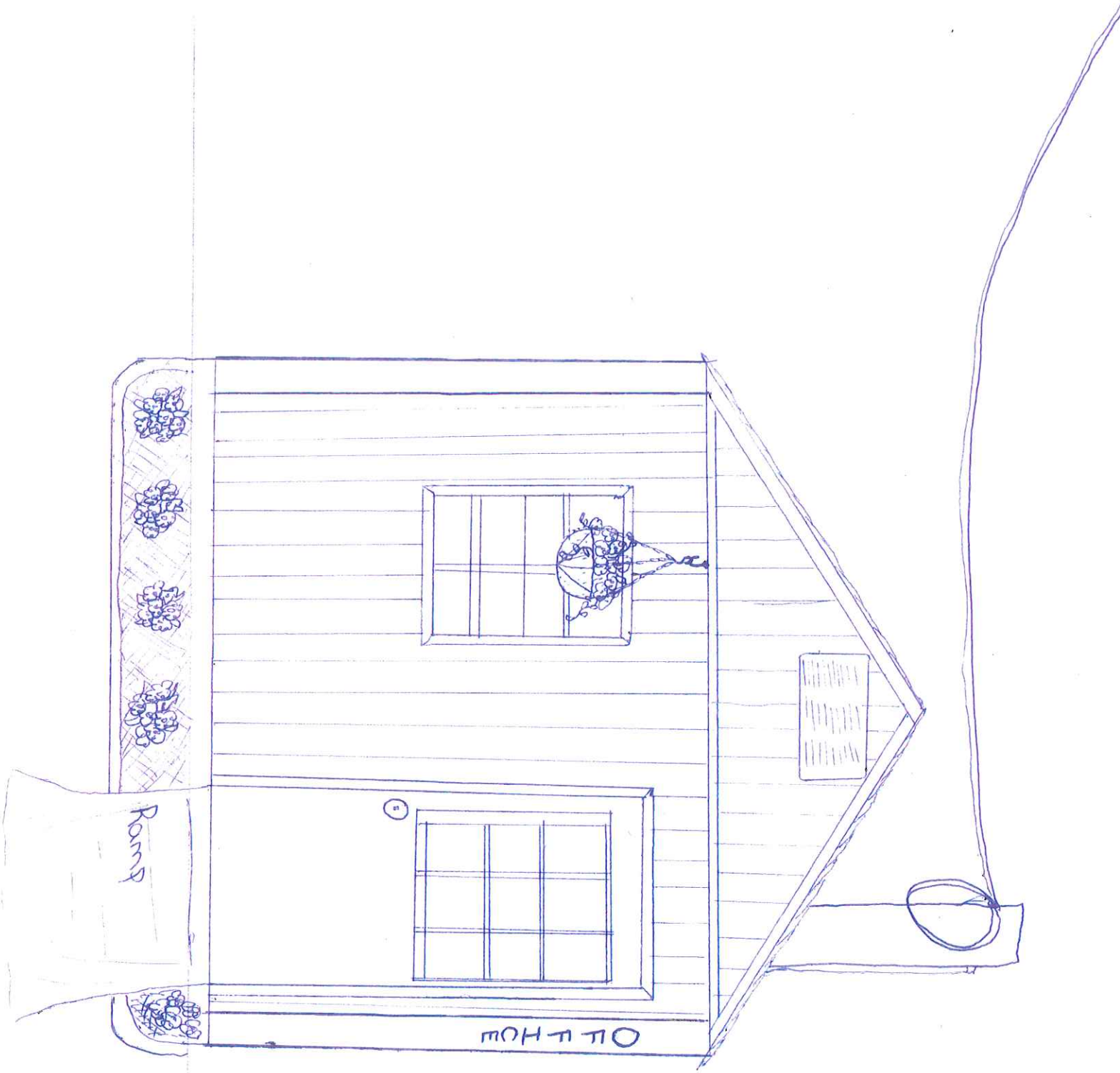
(2.)

That being said, Mr. Redmon states he has no problem with any improvements Mr. Ryland does to said property, such as landscaping, flowerbeds, etc. Mr. Redmon only states he would prefer not to have anything built on said property at this time in case it should sale in the next year or so. Mr. Redmon has no problem with making permanent the existing office already on said property, as long as it can be removed at a later date should said property sale. Mr. Redmon states he has no problem pouring concrete for existing office to make it

(3.)

permanent and to look
acceptable to the City of
Bay Minette.

Owner... *Gladel E. Redman*
Renter... *Ross Ryland*

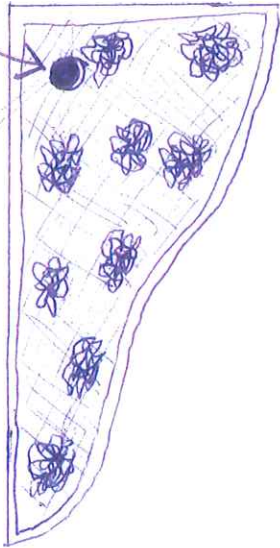


Ramp

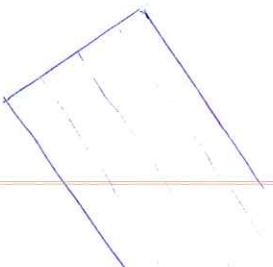
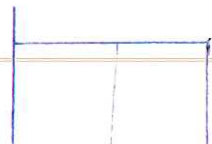
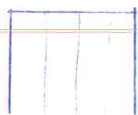
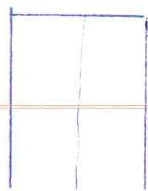
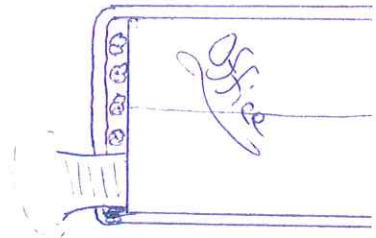
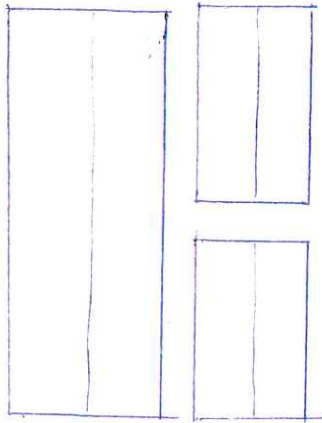
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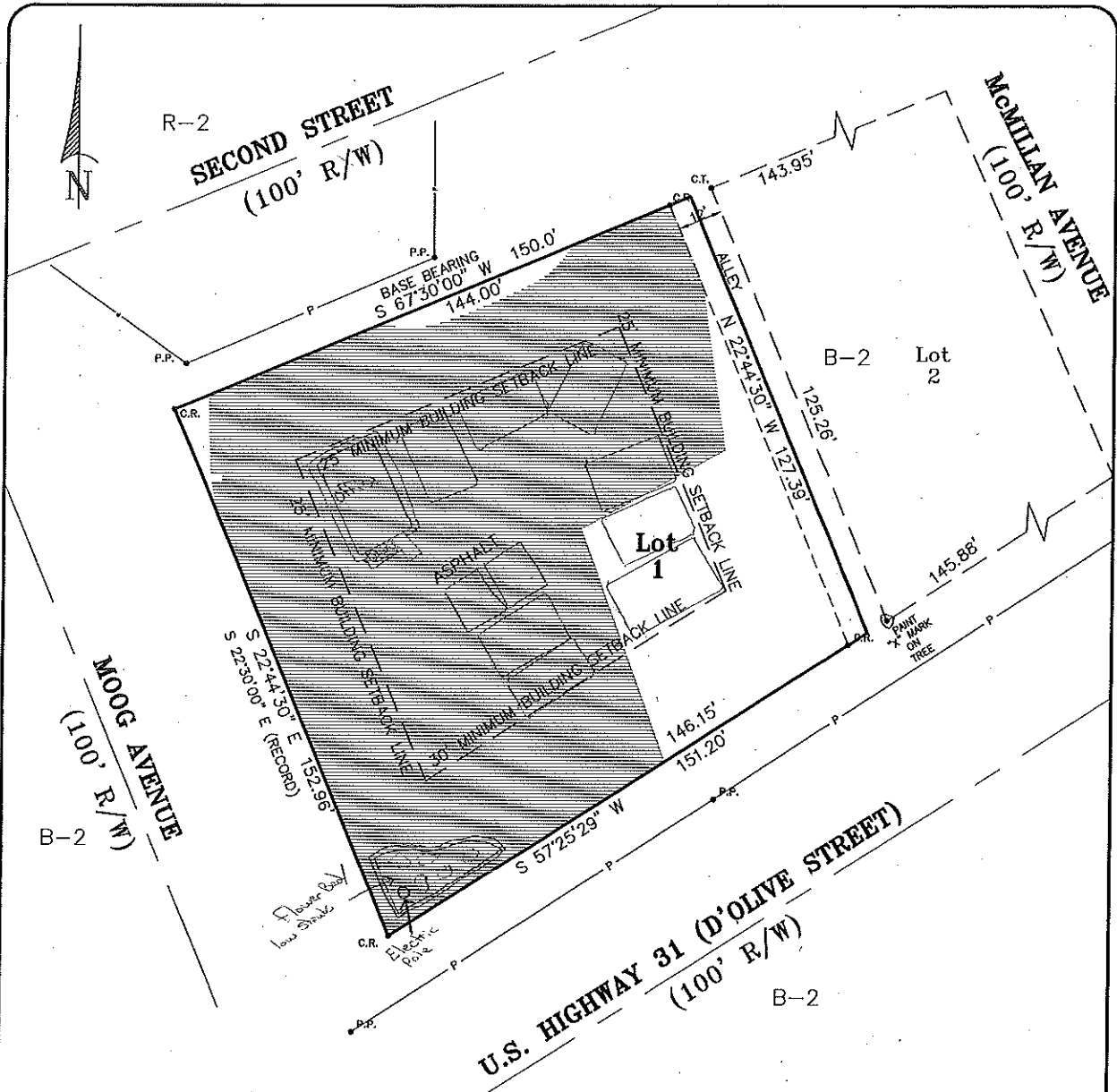
Moog Ave

Electric Pole



August 31





DESCRIPTION

LOT 1, BLOCK 132 HAND LAND ADDITION TO BAY MINETTE
 AS RECORDED IN DEED BOOK 4 N.S. PAGE 158-162 IN THE
 OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA;

LEGEND

- C.T. = CRIMP TOP IRON PIPE FOUND
- O.T. = OPEN TOP IRON PIPE FOUND
- CR. = 1/2" CAPPED REBAR IRON FOUND
(POLYSUR CA00101LS)
- P.P. = POWER POLE
- RBR. = 1/2" REBAR IRON FOUND
- I.S. = 1/2" CAPPED REBAR IRON SET
(POLYSUR CA00101LS)
- R/W = RIGHT-OF-WAY
- X--X-- = FENCE
- P-- = POWER LINE

NOTE:

PROPERTY IS LOCATED
 IN ZONE "X"
 BY ELEVATION FROM
 FEDERAL FLOOD HAZARD
 BOUNDARY MAP
 PANEL NO. 01097C 0244 K
 DATED: JULY 06, 1998

DRIVE: DO1	FIELD BK: #06	SEAL:
	DXF: 0605-192	
FILE NAME: 0605-192	S-(41)	

POLYSURVEYING
 ENGINEERING-LAND SURVEYING
 5588 JACKSON RD.
 MOBILE, AL 36619
 (251)866-2010
 E-Mail: mail@polysurveying.com
 InterNet: www.Polysurveying.Com
 FAX (251)866-1792

SCALE 1" = 30'	DRAWN BY: T.D.F.
DATE: 05/26/2006	CHECKED BY: S.M.O.

City of Bay Minette

Application for Zoning Amendment
State of Alabama
County of Baldwin
City of Bay Minette

This is to certify that I (we) the undersigned do hereby request the City of Bay Minette to grant a zoning amendment for the property and reasons identified below:

1- Description of property for which the amendment is requested:

- a) Address 1011 Hwy 31 North
- b) Name of Subdivision plat: Hand Land Co.
- c) Lot numbers involved in change: 2
- d) Total acreage of change: 3/4
- e) Recorded in Plat Book Number: Deed Book 4 N.S.
Page Number: 160
- f) Owned in whole by the undersigned: Joseph L. Biggs
- g) If owned in part, list name(s) of the co-owner(s):

2- Zoning change requested _____

- a) Present Classification of property: A-2
- b) Reclassification desired: B-2
- c) Character of neighborhood: Business

3- Reasons for requesting change (a site plan must accompany this request):

For my Business Joe's Upholstery

4- The following attachments must accompany the request for zoning amendment:

- a) Two copies of a list of the names and addresses of the owners of all properties lying within 100' (one hundred feet) of any part of the property proposed to be rezoned.
- b) Two copies of a plat, drawn to scale showing the existing and proposed zoning reclassification and other pertinent information
- c) Two copies of the legal description of the property to be rezoned
- d) A check for the required fees in compliance with the City of Bay Minette Land Use and Development Ordinance.

5) Certifications:

a) Applicants

Name: Joseph L. Biggs

b)

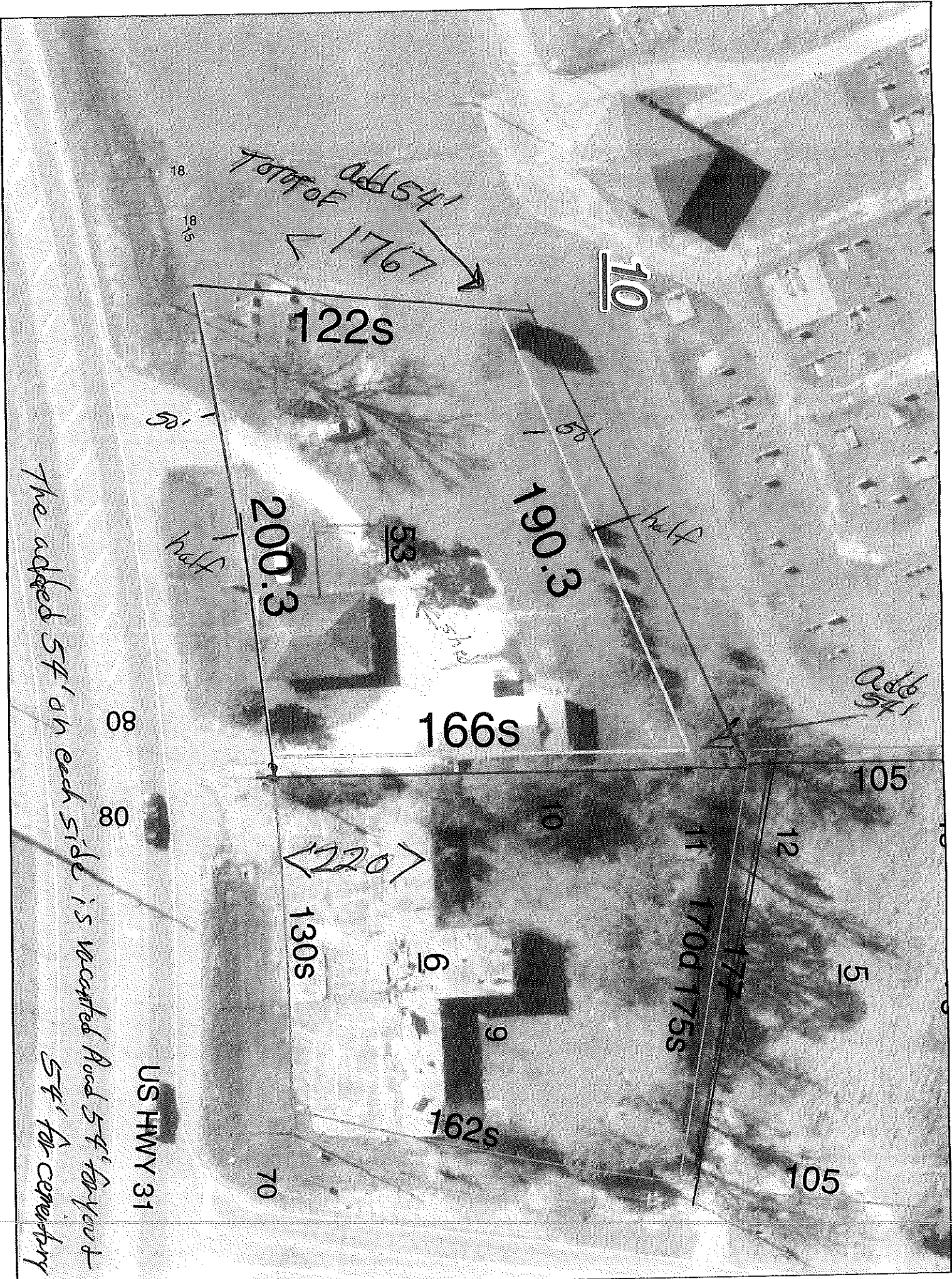
Address: 1011 Hwy 31 N.

Telephone Number: 251-937-2263

Owner
Date: 9/25/13 Joseph L. Biggs

Owner
Date: _____

Rezoning Fee \$100.00



Total of Add 541
 1767

10

122s

190.3

200.3

53

166s

Add 541

105

220

130s

11 170d 175s

12

5

9

162s

105

70

US HWY 31

The added 54' on each side is vacated Road 54' for you + 54' for cemetery

18

18.5

18

88

80

10

18
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Total of add 54'

1767

10

122s

55

50

190.3

half

200.3

half

53

166s

Add 54'

08

00

105

12

220

130s

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170d
175s

177

5

6

9

162s

105

70

US HWY 31

The added 54' on each side is vacated Aoad 54' for you & 54' for cemetery

Bay Minette Cemetary
P.O. Box 267
Bay Minette, AL. 36507

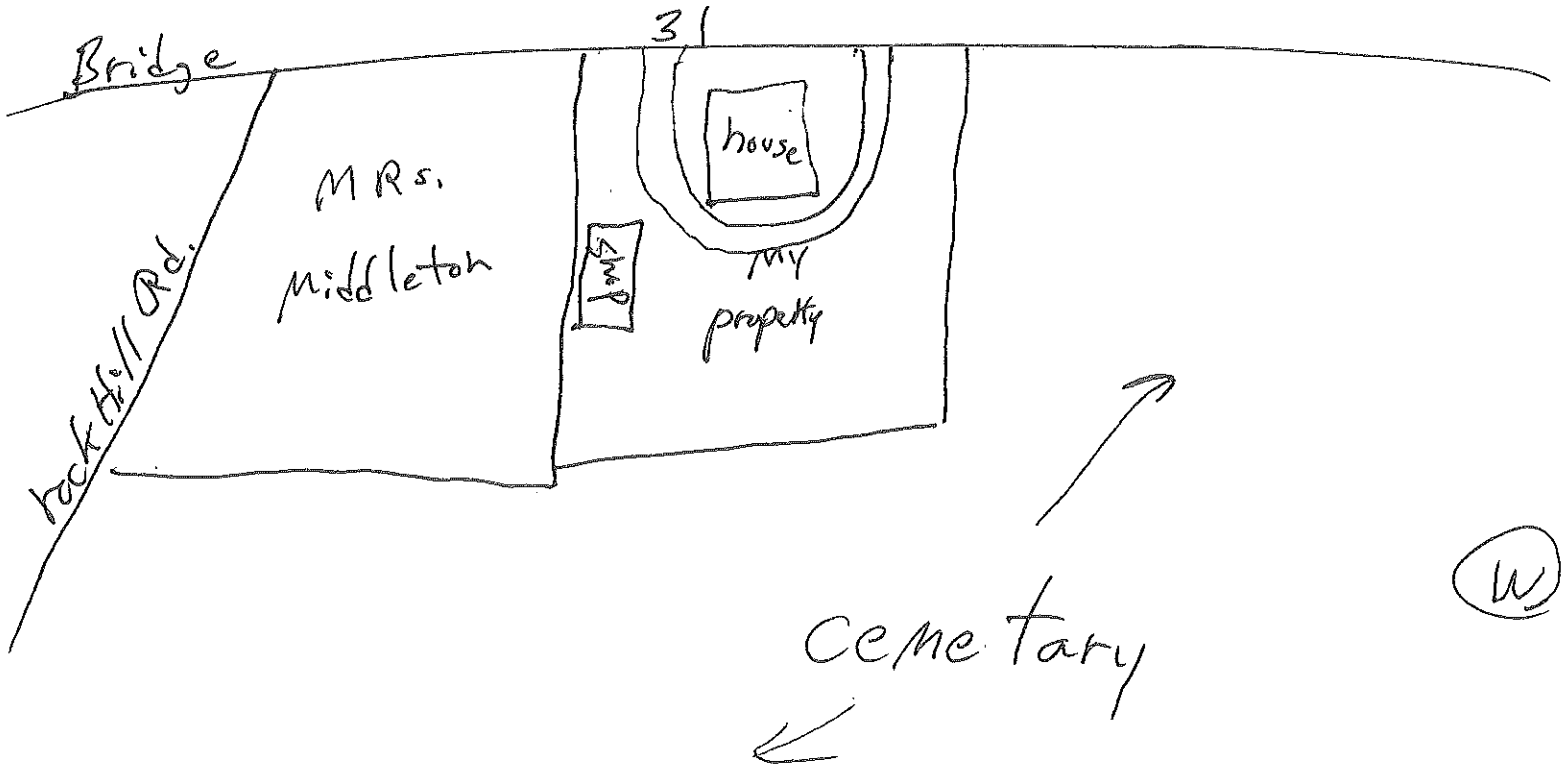
M. LTON
MR. Wilson
© 680-6672

MRS. Middleton
46775 Rock Hill Rd. Ext.
Bay Minette, AL. 36507

phone
937-8650

(S)

(N)



(N)

(W)

Bay Minette Cemetery
P.O. Box 267
Bay Minette, AL. 36507

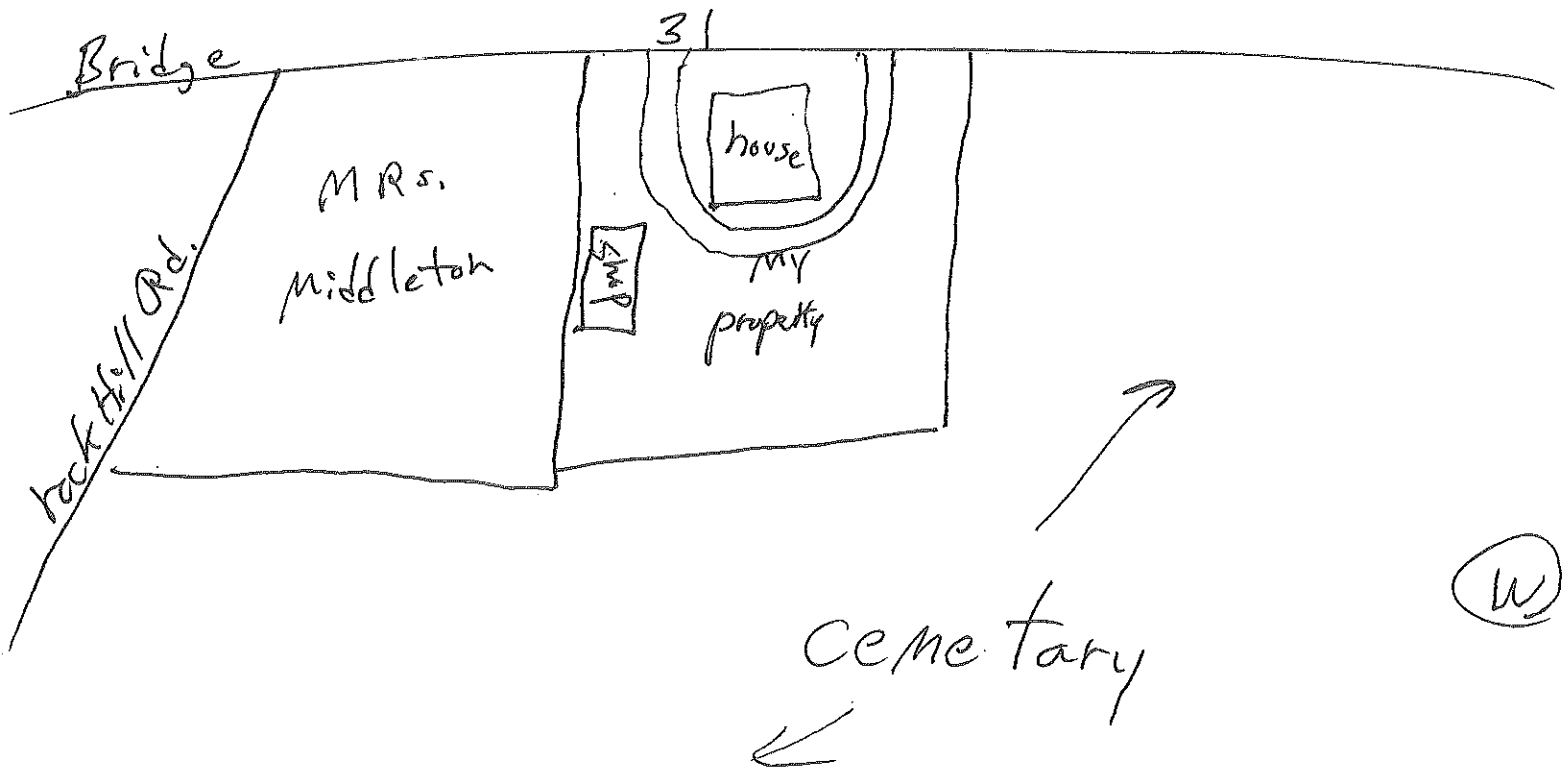
M. LTON
M.R. Wilson
© 680-6672

Mrs. Middleton
46775 Rock Hill Rd. Ext.
Bay Minette, AL. 36507

phone
937-8650

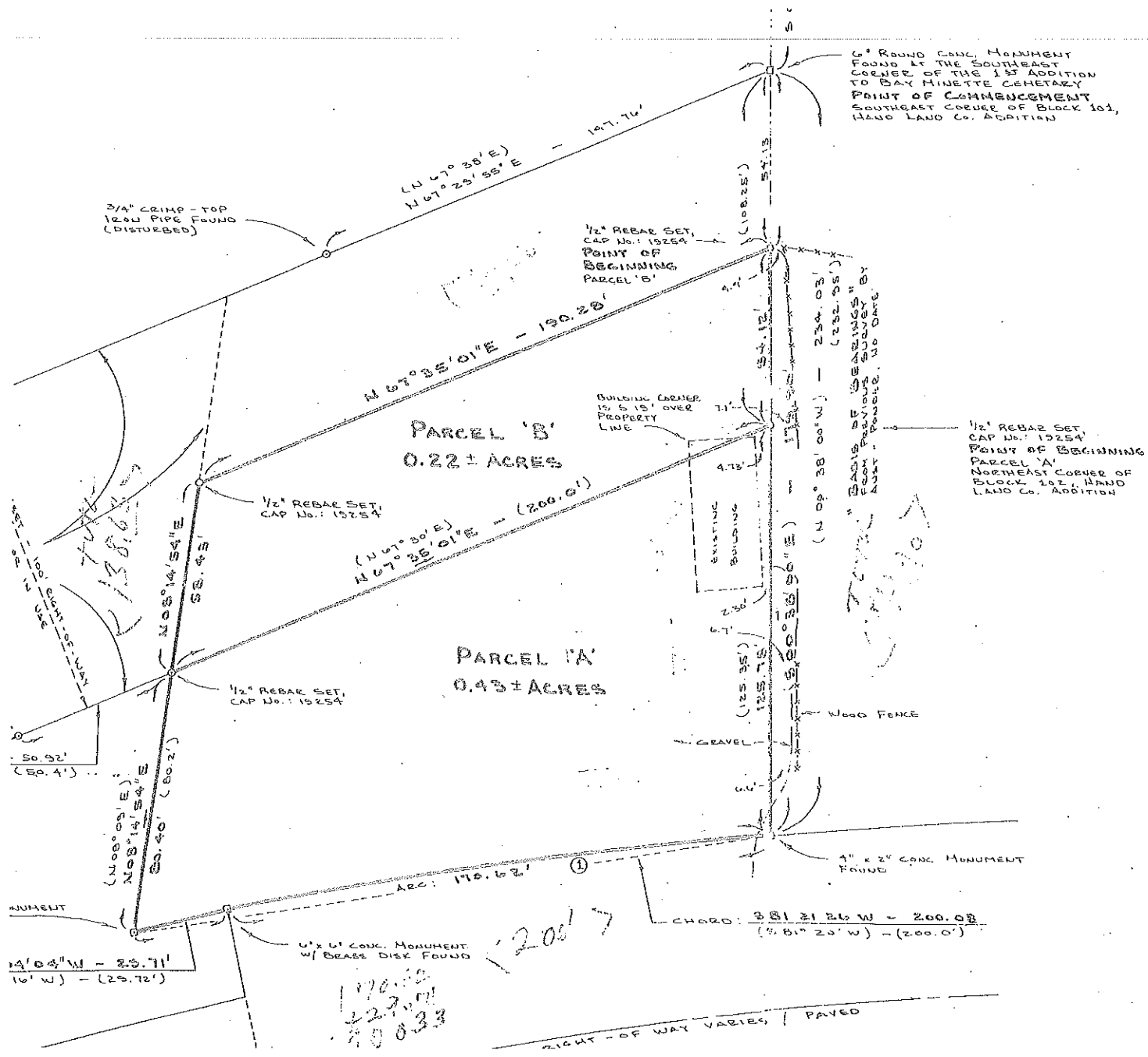
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6" ROUND CONC. MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE 1ST ADDITION TO BAY MINETTE CEMETERY POINT OF COMMENCEMENT SOUTHEAST CORNER OF BLOCK 101, HAWO LAND CO. ADDITION

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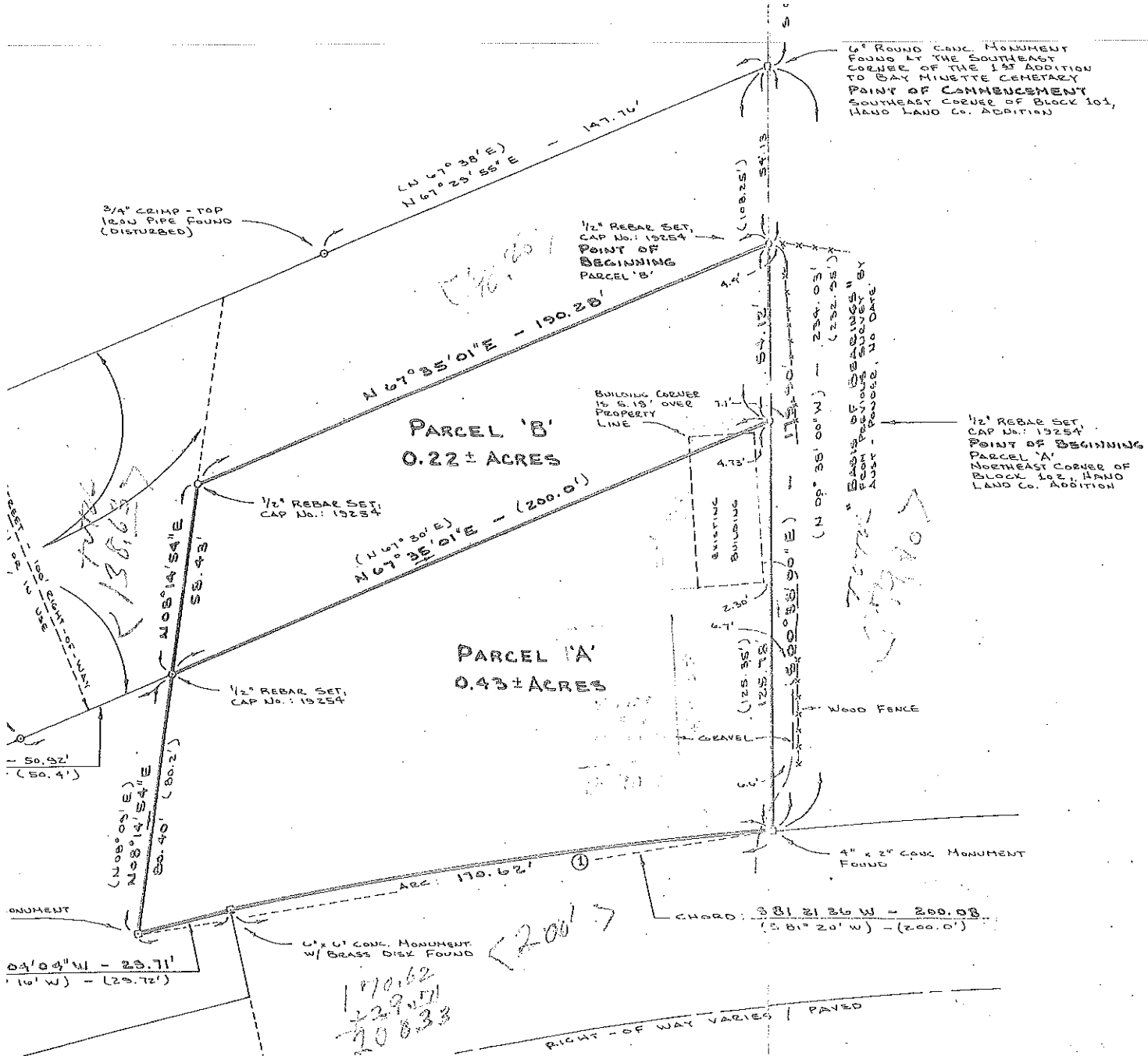
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PETER G.
ALA. REG

170.53
+ 27.57
= 200.33

RIGHT-OF-WAY VARIES, PAVED



6" ROUND CONC. MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE 1ST ADDITION TO BAY MINETTE CEMETARY POINT OF COMMENCEMENT SOUTHEAST CORNER OF BLOCK 101, HANNO LAND CO. ADDITION

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[Signature]
PETER G.
ALA. REC

ROUND CORNER MONUMENT
 182' TO THE SOUTH EAST
 BAY MINETTE CEMETERY
 AT OF COMMENCEMENT
 NEAR CORNER OF BLOCK 101,
 O LAHO Co. ADDITION

1st REBAR SET
 CAP UNIT TO BE
 POINT OF BEGINNING
 PARCEL 'A' BEGINNING
 NORTHEAST CORNER OF
 BLOCK 102, LAHO
 LAHO Co. ADDITION

182' MONUMENT

FENCE

BY CORNER MONUMENT

1 - 200.00
 - (200.00)

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE
 1ST ADDITION TO BAY MINETTE CEMETARY; RUN THENCE SOUTH 00-38-
 00 EAST, 109.25 FEET TO A CAPPED REBAR; FOR THE POINT OF BEGINNING
 OF THE PROPERTY HEREIN DESCRIBED; CONTINUE THENCE SOUTH 00-39-
 00 EAST, 125.78 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT-
 OF-WAY LINE OF U.S. HIGHWAY NO. 31 (RIGHT-OF-WAY VARIES); RUN
 THENCE SOUTHWESTWARDLY, ALONG SAID NORTH RIGHT-OF-WAY LINE,
 FOLLOWING A CURVE TO THE LEFT, HAVING A RADIUS OF 1520.95 FEET,
 AN ARC DISTANCE OF 170.62 FEET (CHORD: SOUTH 82-16-39 WEST,
 170.52 FEET) TO A CONCRETE MONUMENT; RUN THENCE SOUTH 76-04-
 04 WEST, 29.71 FEET TO A CONCRETE MONUMENT; RUN THENCE NORTH
 08-14-54 EAST, 80.40 FEET TO A CAPPED REBAR; RUN THENCE NORTH
 67-35-01 EAST, 200.00 FEET TO THE POINT OF BEGINNING; CONTAINING
 0.43 ACRES, MORE OR LESS.

PARCEL B:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE
 1ST ADDITION TO BAY MINETTE CEMETARY; RUN THENCE SOUTH 00-38-
 00 EAST, 54-13 FEET TO A CAPPED REBAR; FOR THE POINT OF BEGINNING
 OF THE PROPERTY HEREIN DESCRIBED; CONTINUE THENCE SOUTH 00-39-
 00 EAST, 54-12 FEET TO A CAPPED REBAR; RUN THENCE SOUTH 67-35-
 01 WEST, 200.00 FEET TO A CAPPED REBAR; RUN THENCE NORTH 08-
 14-54 EAST, 52.43 FEET TO A CAPPED REBAR; RUN THENCE NORTH 67-
 35-01 EAST, 190.28 FEET TO THE POINT OF BEGINNING; CONTAINING
 0.22 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING
 HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE
 MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING
 IN THE STATE OF ALABAMA.

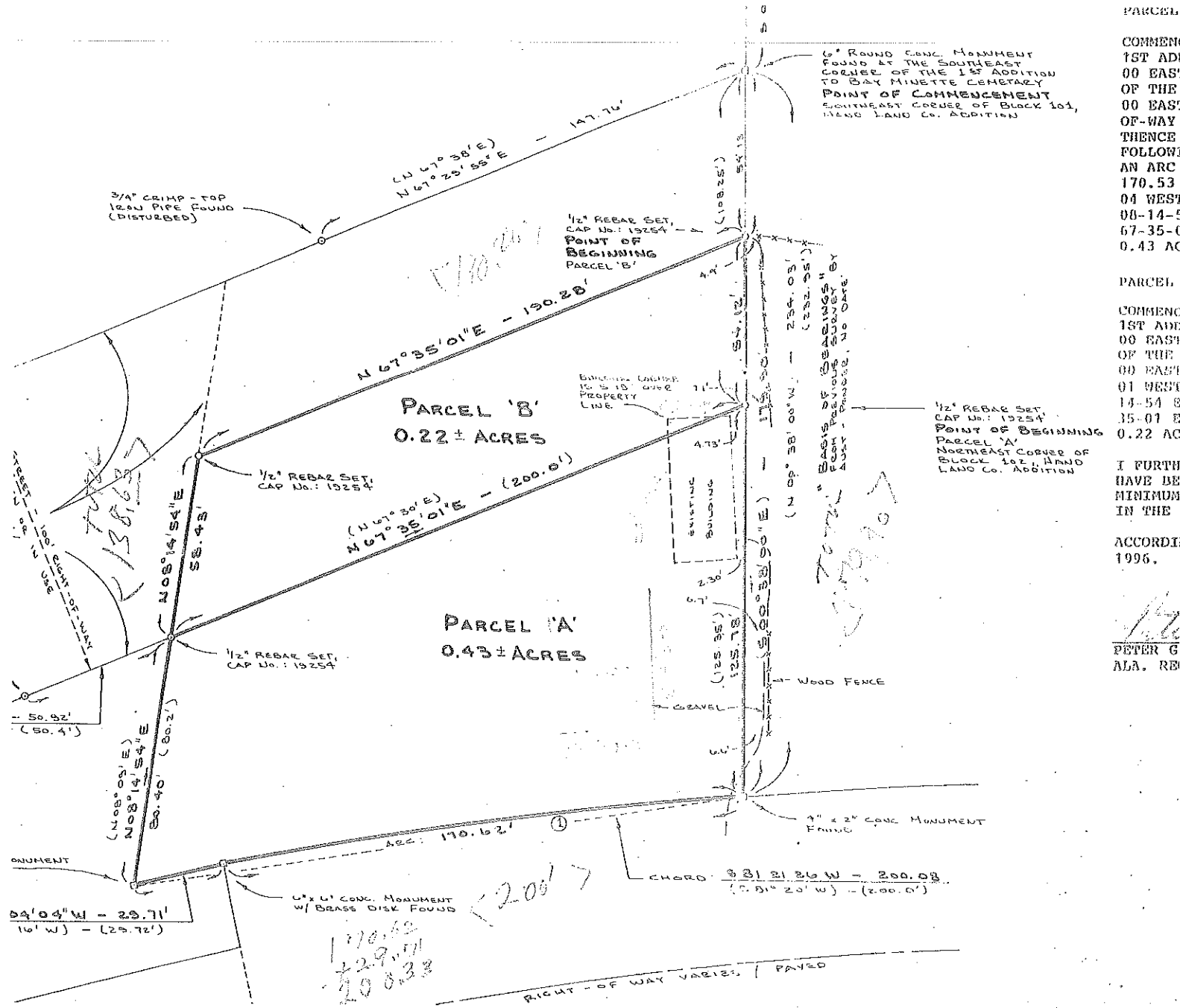
ACCORDING TO THE SURVEY COMPLETED BY ME ON THE 18TH DAY OF JUNE,
 1996.

Handwritten signature of Peter G. Garsted

PETER G. GARSTED, P.L.S.
 ALA. REG. NO. 19254

NOT VALID WITHOUT
 EMBOSSED SEAL

A BOUNDARY SURVEY FOR JOSEPH L. BIGGS		SURVEY DATE: 18 JUNE 96	PLAT DATE: 19 JUNE 96
GARSED LAND SURVEY 21422 Co. Highway No. 21 P.O. Box 1263 FAIRHOPE, AL. 36533 (334) 328-6657		SCALE: 1" = 30'	DRAWN BY: H.E.W.
		REVISIONS: None	DRAW. NO.: S-220



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[Signature]
 PETER G
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1ST ADDITION TO BAY MINETTE CEMETARY
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OF THE PROPERTY HERIN DESCRIBED;
CONTINUE THENCE SOUTH 00-38-
00 EAST, 125.70 FEET TO A CONCRETE
MONUMENT ON THE NORTH RIGHT-
OF-WAY LINE OF U.S. HIGHWAY NO. 31
(RIGHT-OF-WAY VARIES); RUN
THENCE SOUTHWESTWARDLY, ALONG SAID
NORTH RIGHT-OF-WAY LINE, FOLLOWING
A CURVE TO THE LEFT, HAVING A RADIUS
OF 1520.95 FEET, AN ARC DISTANCE OF
170.62 FEET (CHORD: SOUTH 82-16-39
WEST, 170.53 FEET) TO A CONCRETE
MONUMENT; RUN THENCE SOUTH 76-04-
04 WEST, 29.71 FEET TO A CONCRETE
MONUMENT; RUN THENCE SOUTH 08-14-
54 EAST, 80.40 FEET TO A CAPPED
REBAR; RUN THENCE NORTH 67-35-01
EAST, 200.00 FEET TO THE POINT OF
BEGINNING, CONTAINING 0.43 ACRES,
MORE OR LESS.

PARCEL B:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE
1ST ADDITION TO BAY MINETTE CEMETARY; RUN THENCE SOUTH 00-38-
00 EAST, 54.13 FEET TO A CAPPED REBAR; RUN THENCE SOUTH 00-38-
00 EAST, 54.12 FEET TO A CAPPED REBAR; CONTINUE THENCE SOUTH 00-38-
00 WEST, 200.00 FEET TO A CAPPED REBAR; RUN THENCE SOUTH 07-35-
14-54 EAST, 58.43 FEET TO A CAPPED REBAR; RUN THENCE NORTH 67-
35-01 EAST, 190.26 FEET TO THE POINT OF BEGINNING, CONTAINING
0.22 ACRES, MORE OR LESS.

1/2" REBAR SET
CAP NO. 15254
POINT OF BEGINNING
PARCEL A,
SOUTHEAST CORNER OF
1ST ADDITION
TO BAY MINETTE CEMETARY
200 Co. Addition

170.62

FENCE

20" CONCRETE MONUMENT

1" 200.00
-(200.00)

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE
1ST ADDITION TO BAY MINETTE CEMETARY; RUN THENCE SOUTH 00-38-
00 EAST, 108.25 FEET TO A CAPPED REBAR FOR THE POINT OF BEGINNING
OF THE PROPERTY HERIN DESCRIBED; CONTINUE THENCE SOUTH 00-38-
00 EAST, 125.70 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT-
OF-WAY LINE OF U.S. HIGHWAY NO. 31 (RIGHT-OF-WAY VARIES); RUN
THENCE SOUTHWESTWARDLY, ALONG SAID NORTH RIGHT-OF-WAY LINE,
FOLLOWING A CURVE TO THE LEFT, HAVING A RADIUS OF 1520.95 FEET,
AN ARC DISTANCE OF 170.62 FEET (CHORD: SOUTH 82-16-39 WEST,
170.53 FEET) TO A CONCRETE MONUMENT; RUN THENCE SOUTH 76-04-
04 WEST, 29.71 FEET TO A CONCRETE MONUMENT; RUN THENCE SOUTH
08-14-54 EAST, 80.40 FEET TO A CAPPED REBAR; RUN THENCE NORTH
67-35-01 EAST, 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING
0.43 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING
HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE
MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING
IN THE STATE OF ALABAMA.

ACCORDING TO THE SURVEY COMPLETED BY ME ON THE 19TH DAY OF JUNE,
1996.

Peter G. Garsed
PETER G. Garsed, P.L.S.
ALA. REG. NO. 19254

NOT VALID WITHOUT
EMBOSSED SEAL

A BOUNDARY SURVEY
FOR
JOSEPH L. BIGGS

GARSED LAND SURVEY

21422 Co. Highway No. 27
P.O. Box 1263
FAIRHOPE AL. 36535
(334) 328-6667

SURVEY DATE:	19 JUNE 96	PLAT DATE:	19 JUNE 96
SCALE:	1" = 30'	DRAWN BY:	H.S.W.
REVISIONS:		DEMO. NO.:	SU-220