

Bay Minette Planning Commission Agenda
Conference Room at City Hall
March 8, 2018
8:00 a.m.

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for the March 8, 2018 Regular Meeting
4. Administrative Subdivision Request:
 - Crossroad Church of God located at 10777 County Road 138
 - Timothy Rigby located at 9340 Roland Godwin Road
 - Fail Family Subdivision located at 10221 Green Jordan Road
5. Old Business:
 - None
6. New Business:
 - Application for Restriction Variance—Hurley Rider located at 2706 Bel Aire Circle request to extend carport roof over existing slab that is inside the rear set back line of the property.
7. Reports:
 - a) Mayor/Council
 - b) Attorney
 - c) Commissioner's Comments
8. Adjourn

Bay Minette Planning Commission

Regular Meeting Minutes

Minutes March 8, 2018

Monthly Meeting No. 3

The Bay Minette Planning Commission met in Regular Session on Thursday, March 8, 2018. The meeting was called to order by Chairman Stewart at 8:00 a.m., in the Conference Room located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

IN ATTENDANCE At 8:00 a.m. the following members were present:

Todd Stewart, Chairman
Ed Pepperman, Vice-Chairman
John Biggs, Councilmember
Oscar Waters, Building Official
Clair Dorough, Commission Member
Robert A. "Bob" Wills, Mayor

Absent:

Scotty Langham, Commission Member
David Diehl, Commission Member
Dollie Mims, Commission Member

Other person in regular attendance:

Scotty Lewis, Attorney
Leslie Johnston, SARPC
Rita Diedtrich, City Clerk

GUESTS Mike Phillips, Castle Homes
Richie Nobles

INVOCATION Commission Member Langham gave the invocation and followed by the pledge. Chairman Stewart welcomed everyone to the meeting.

ITEM 3. Approval of Minutes of the February 8, 2018 Regular Meeting. After discussion of the minutes; Commission Member Pepperman moved to approve the minutes with noted corrections. The motion was seconded by Mayor Wills and unanimously carried.

ITEM 4. Chairman Stewart introduced Item 4: Administrative Subdivisions.

- a) Owner-William Dobbins, Jr. Inetta's Place, Subdivision located at corner of West 6th Street and Armstrong Avenue. Mr. Phillips represented the proposed subdivision. After much discussion, Mayor Wills moved to approve the administrative subdivision and authorize Chairman Stewart to sign the plat. The motion was seconded by Commission Member Pepperman and unanimously carried.

ITEM 5. Chairman Stewart introduced Item 5: Old business:

Chairman Stewart provided the following information to the commission that Item 4A on the February 8, 2018 Planning Commission Agenda- the attorney for the Bryars has not Contacted Mr. Lewis therefore this item is on hold.

ITEM 6. Chairman Stewart introduced Item 5: New Business:

None

ITEM 7. Reports:

A. Mayor/Council Report:

- Mayor Wills reported that the bond issue is moving ahead for the new sports complex as well as an update on the round table meeting concerning school safety.

B. Attorney Report

- No Report

C. Commissioner's Report

- Chairman Stewart presented an update on the status of the Bay Minette Elementary School that should open fall of 2019.
- Chairman Stewart asked Mr. Lewis about the status ordinance concerning animal and if the Planning Commission need to start the process of reviewing or changing
- Commission Member Dorough spoke concerning the Brownfield Grant and the need to update the comprehensive plan.

- Chairman Stewart addressed the problem of reader boards.
- Commission Member Pepperman spoke concerning Airbnb properties located in Bay Minette.

ITEM 8.

With no further business, Chairperson Stewart adjourned the meeting at 9:05 a.m.

DONE THIS THE 8th DAY of February 2018

Todd Stewart, Chairman

ATTEST:

Jessica Peed



City of Bay Minette

Application for Administrative Subdivision

Date: 2/15/18

Name of Subdivision: Crossroads Church of God Resubdivision

Name of Owner: Crossroads Church of God

Address: 10777 County Rd 138 Bay Minette, AL 36507

Street / PO Box City State Zip

Name of Agent / Professional Land Surveyor, if other than applicant:
David E Diehl, PLS

Address: 607 Rachel Ct. Bay Minette AL 36507

Street / PO Box City State Zip

Subdivision Location: 10777 County Rd 138 (Hurricane Road)

Total Acreage: 9.29 Acres # of Parcels Existing: 4

Average Lot Size: n/a # of Lots Proposed: 2

Submittal Requirements:

- Application
- Fee
- Survey/Plat showing existing parcel(s)
- Survey showing proposed subdivision in accordance with Subdivision Regulations

Agent / Applicant Name: Richie Noble

Signature: RL

Date: 2/15/18

Total \$ 170.⁰⁰

Cost - \$150.00 plus \$10.00 per parcel

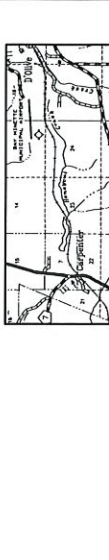
SURVEYORS NOTES:
1. DIMENSIONS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. CASHEMETS, POLE, STAKES OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES WERE LOCATED AND THE EXTENT OF ANY SUB-SURFACE FEATURES, RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL REFERENCE.
3. ALL SURVEYS WERE CONDUCTED JANUARY 2018 AND IS RECORDED AS BEING BASED ON THE ALABAMA STATE PLANE GRID, WEST ZONE.
4. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING AS A PROFESSIONAL SURVEYOR FOR INFORMATIONAL PURPOSES ONLY - NOT AN "AS-BUILT" SURVEY.

FLOOD STATEMENT
PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 15050004025L, COMMUNITY NUMBER 05000, PANEL 0425, SUPRA 'L', DATED JULY 17, 2007.

SETBACKS: (RR Zoning, B.C. Dist. 4)
SIDE: 10 FT.
REAR: 30 FT.
FRONT: 30 FT. (70 Feet as per Highway Construction Setback)

LEGEND
BEAR = BUILDING SETBACK LINE (DISTANCE)
DASH = DASH DO NOT FIND
DOT = DOT DO NOT FIND
SOLID = SOLID FOUND (NO DASH)
DASH = DASH FOUND (NO DOT)
SP = STOP SIGN
SW = SW CORNER
NW = NW CORNER
SE = SE CORNER
NE = NE CORNER

SETBACK NOTE:
PROPERTY THAT EXISTED PRIOR TO THE ESTABLISHMENT OF BALDWIN COUNTY ZONING DISTRICT 4, AS PER THE BALDWIN COUNTY ZONING ORDINANCE, IS SUBJECT TO THE EXISTING LEGISLATION, ARE "GRAND-FATHERED" RELATED TO EXISTING LEGISLATION. ANY EXPANSIONS ON THE PROPERTY MAY BE SUBJECT TO THESE EXISTING LEGISLATION. FURTHER DEVELOPMENT SHOULD BE CONSULTED PRIOR TO ANY FURTHER DEVELOPMENT.

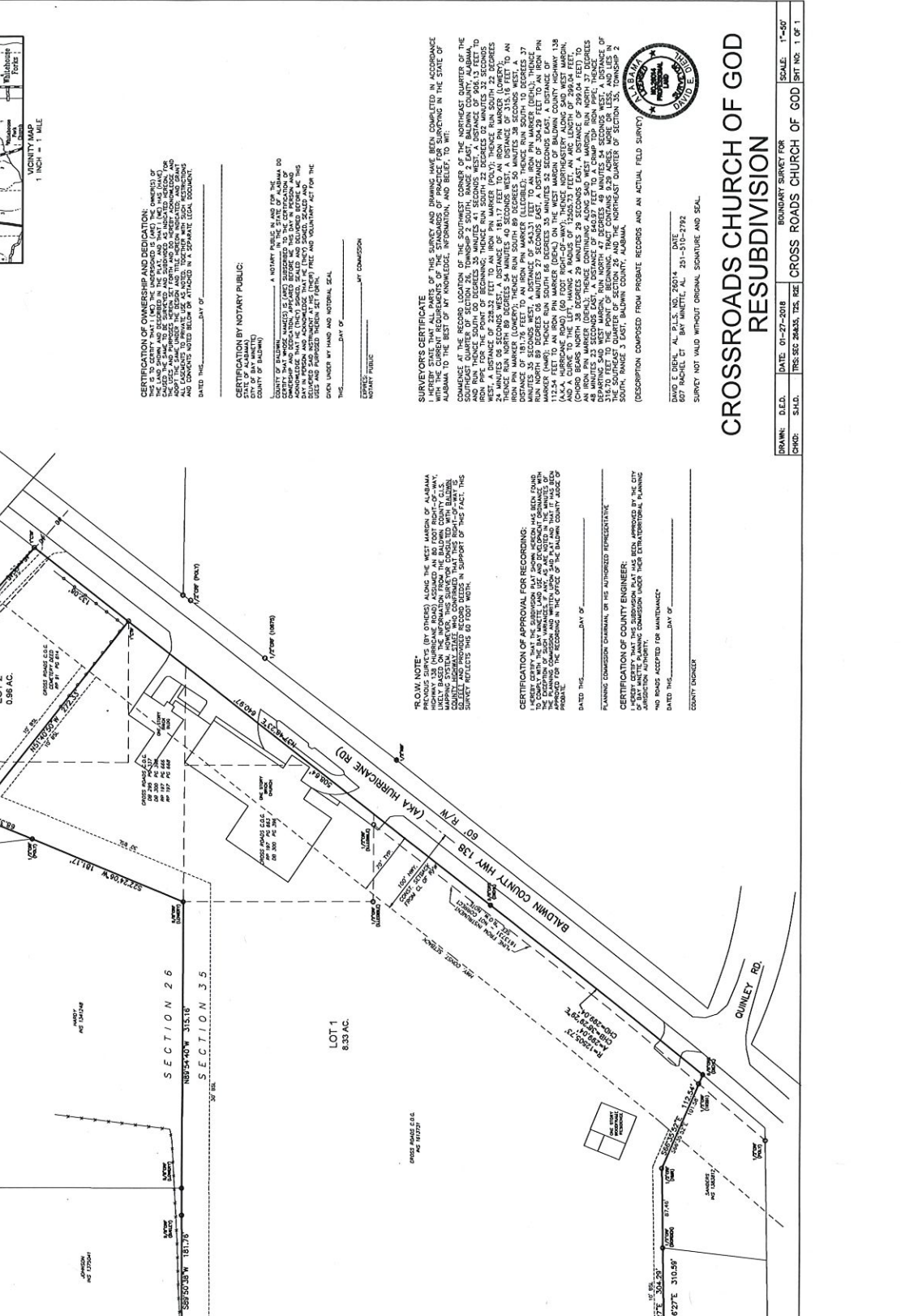


CERTIFICATION OF OWNERSHIP AND REPRESENTATION:
THIS IS TO CERTIFY THAT I (AND THE UNDERSIGNED) (AND THE OWNERS) OF THE PROPERTY DESCRIBED HEREIN, HAVE READ AND UNDERSTOOD THE ENTIRE CONTENTS OF THIS SURVEY AND HAVE GIVEN MY FREE AND VOLUNTARY CONSENT TO THE SAME TO BE SURVEYED AND TO HAVE THE SAME RECORDED FOR THE PURPOSES OF THIS SURVEY. I HAVE READ AND UNDERSTOOD THE ENTIRE CONTENTS OF THIS SURVEY AND HAVE GIVEN MY FREE AND VOLUNTARY CONSENT TO THE SAME TO BE SURVEYED AND TO HAVE THE SAME RECORDED FOR THE PURPOSES OF THIS SURVEY. I HAVE READ AND UNDERSTOOD THE ENTIRE CONTENTS OF THIS SURVEY AND HAVE GIVEN MY FREE AND VOLUNTARY CONSENT TO THE SAME TO BE SURVEYED AND TO HAVE THE SAME RECORDED FOR THE PURPOSES OF THIS SURVEY.

CERTIFICATION BY NOTARY PUBLIC:
I, _____, NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, ALABAMA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARTY HAS BEEN DULY IDENTIFIED TO ME AND THAT HE OR SHE HAS PERSONALLY APPEARED BEFORE ME AND HAS REQUESTED THAT I EXECUTE AND AFFIX MY SEAL AND SIGNATURE TO THIS INSTRUMENT AND THAT HE OR SHE HAS PERSONALLY APPEARED BEFORE ME AND HAS REQUESTED THAT I EXECUTE AND AFFIX MY SEAL AND SIGNATURE TO THIS INSTRUMENT.

CERTIFICATION OF COUNTY ENGINEER:
I, _____, COUNTY ENGINEER, DO HEREBY CERTIFY THAT THIS SURVEY HAS BEEN APPROVED BY THE CITY ENGINEER AND THE PLANNING COMMISSION UNDER THEIR EXTRA-TERRITORIAL PLANNING JURISDICTION.

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SURVEYORS CERTIFICATE:
I, _____, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

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CROSSROADS CHURCH OF GOD RESUBDIVISION

DRAWN: D.E.D. DATE: 01-27-2018 BOUNDARY SURVEY FOR
CHECKED: S.H.D. THIS SET 2023S, THIS SET CROSS ROADS CHURCH OF GOD [SHEET NO. 1 OF 1]

DAVID E. DUBIN, AL 0115, ILS 26254 DATE: 01-27-2018
827 RACHEL CT, BAY MINNIE, AL 36510-7792
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

DRAWN: D.E.D. DATE: 01-27-2018 BOUNDARY SURVEY FOR
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SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



City of Bay Minette

Application for Administrative Subdivision

Date: 2-26-18

Name of Subdivision: Rigby

Name of Owner: Timothy Rigby

Address: 9340 Roland Godwin Rd Bay Minette AL 36507

Street / PO Box

City

State

Zip

Name of Agent / Professional Land Surveyor, if other than applicant:

HAJDT LAND SURVEYING

Address: 3965 Rainbow Dr. N. Mobile AL 36693

Street / PO Box

City

State

Zip

Subdivision Location: 9340 Roland Godwin Rd Bay Minette, AL 36507

Total Acreage: 9.2

of Parcels Existing: 2

Average Lot Size: 4.14 & 5.07

of Lots Proposed: 2

Submittal Requirements:

- Application
- Fee
- Survey/Plat showing existing parcel(s)
- Survey showing proposed subdivision in accordance with Subdivision Regulations

Agent / Applicant Name: Timothy Rigby

Signature: [Signature]

Date: 2-26-18

Total \$ 170.00

Cost - \$150.00 plus \$10.00 per parcel



BALDWIN COUNTY
HIGHWAY DEPARTMENT
P.O. Box 220
SILVERHILL, ALABAMA 36576
TELEPHONE: (251) 937-0371
FAX (251) 937-0201

CAL MARKERT, P.E.
COUNTY ENGINEER

December 22, 2014

Tim Rigby
9340 Roland Godwin Road
Bay Minette, AL 36507

Subject: Exempt Subdivision Parcel ID: 05-22-06-07-0-000-002.009
SEC. 07, T2S, R2E (District 4, Zoned RR)

Dear Mr. Rigby:

This letter is in response to your request for an exemption from the *Baldwin County Subdivision Regulations* as provided in Section 4.2(c) which states the following:

§4.2 Exceptions to Required Approval.

(c) Sale, deed or transfer of land by the owner to an immediate family member, except that, in the event that there is any sale, deed, or transfer of land by the owner or an immediate family member to someone other than an immediate family member, these regulations shall apply. Each parcel shall have its own ingress/egress and utility access of not less than 30 feet in width;

Exemption from the requirement for approval to subdivide does not constitute exemption from the requirements of other applicable regulations including but not limited to zoning ordinance, Health Department requirements, highway construction setbacks, or, if located within the extraterritorial jurisdiction of a municipality, the regulations of that municipal planning commission. Any subdivider who is circumventing the intent and substance of the *Baldwin County Subdivision Regulations* shall be required to submit a plat for review and approval by the Baldwin County Planning and Zoning Commission and shall be subject to the penalties under *Section 13.3: Enforcement of the Baldwin County Subdivision Regulations*.

Based upon your request for an exemption, the proposed division of this parcel into four (4) parcels as shown on the attached drawing is **Exempt** from the *Baldwin County Subdivision Regulations*.

This property is located within the extraterritorial jurisdiction of the City of Bay Minette and as such you are required to contact their Planning Department to verify compliance with their regulations.

If you have any questions please feel free to call me.

Sincerely,

CAL MARKERT, P.E.
COUNTY ENGINEER

By: Seth Peterson
Seth Peterson, E.I.
Permit / Subdivision Manager

Cc: Mike Howell; Building Official (via interoffice mail)
Annette Lubertozzi; E911 Addressing (via interoffice mail)
City of Bay Minette Planning Department
File

LEGAL DESCRIPTION
 STATE OF ALABAMA
 COUNTY OF BALDWIN

PARCEL 1

Commencing at the Southwest corner of Lot 13, Honeycutt Oaks according to the map recorded in Slide No. 1326-A and Slide No. 1347-A of the Office of the Judge of Probate, Baldwin County, Alabama; Run thence South 00° 11' 00" East a distance of 145.60 feet to a capped rod found (Arnold); Thence run North 89° 37' 37" West a distance of 707.08 feet to a capped rod found (Arnold); Thence run North 00° 09' 17" West a distance of 469.02 feet to a capped rod found (Arnold); Thence run North 00° 12' 53" West a distance of 208.34 feet to a capped rod found (Arnold); Thence run North 00° 01' 35" West a distance of 209.00 feet to a capped rod found (Arnold); Thence continue North 89° 37' 37" West a distance of 595.40 feet to a capped rod found (Arnold); Thence run North 00° 09' 17" West a distance of 44' 59" East along said East right of way a distance of 469.02 feet to a capped rod found (Haidt CA-869-LS); Thence run South 75° 40' 29" East a distance of 214.22 feet to a capped rod found (Haidt CA-869-LS); Thence run North 53° 48' 16" East a distance of 469.02 feet to a capped rod found (Arnold); Thence run South 02° 59' 52" East a distance of 579.13 feet to the Point of Beginning; Containing 5.07 acres more or less.

PARCEL 2

Commencing at the Southwest corner of Lot 13, Honeycutt Oaks according to the map recorded in Slide No. 1326-A and Slide No. 1347-A of the Office of the Judge of Probate, Baldwin County, Alabama; Run thence South 00° 11' 00" East a distance of 145.60 feet to a capped rod found (Arnold); Thence run North 89° 37' 37" West a distance of 707.08 feet to a capped rod found (Arnold); Thence run North 00° 09' 17" West a distance of 469.02 feet to a capped rod found (Arnold); Thence run North 00° 12' 53" West a distance of 208.34 feet to a capped rod found (Arnold); Thence run North 00° 01' 35" West a distance of 209.00 feet to a capped rod found (Arnold); Thence continue North 89° 37' 37" West a distance of 595.40 feet to a capped rod found (Arnold); Thence run North 00° 09' 17" West a distance of 44' 59" East along said East right of way a distance of 469.02 feet to a capped rod found (Haidt CA-869-LS); Thence run South 75° 40' 29" East a distance of 214.22 feet to a capped rod found (Haidt CA-869-LS); Thence run North 53° 48' 16" East a distance of 469.02 feet to a capped rod found (Arnold); Thence run South 02° 59' 52" East a distance of 579.13 feet to the Point of Beginning; Containing 4.14 acres more or less.

PARCEL 3

Commencing at the Southwest corner of Lot 13, Honeycutt Oaks according to the map recorded in Slide No. 1326-A and Slide No. 1347-A of the Office of the Judge of Probate, Baldwin County, Alabama; Run thence South 00° 11' 00" East a distance of 145.60 feet to a capped rod found (Arnold); Thence run North 89° 37' 37" West a distance of 707.08 feet to a capped rod found (Arnold); Thence run North 00° 09' 17" West a distance of 469.02 feet to a capped rod found (Arnold); Thence run North 00° 12' 53" West a distance of 208.34 feet to a capped rod found (Arnold); Thence run North 00° 01' 35" West a distance of 209.00 feet to a capped rod found (Arnold); Thence continue North 89° 37' 37" West a distance of 595.40 feet to a capped rod found (Arnold); Thence run North 00° 09' 17" West a distance of 44' 59" East along said East right of way a distance of 469.02 feet to a capped rod found (Haidt CA-869-LS); Thence run South 75° 40' 29" East a distance of 214.22 feet to a capped rod found (Haidt CA-869-LS); Thence run North 53° 48' 16" East a distance of 469.02 feet to a capped rod found (Arnold); Thence run South 02° 59' 52" East a distance of 579.13 feet to the Point of Beginning; Containing 7.09 acres more or less.

Together with a 30 foot Ingress and Egress Easement along said West property line.

PARCEL 3

Beginning at the Southwest corner of Lot 13, Honeycutt Oaks according to the map recorded in Slide No. 1326-A and Slide No. 1347-A of the Office of the Judge of Probate, Baldwin County, Alabama; Run thence South 00° 11' 00" East a distance of 145.60 feet to a capped rod found (Arnold); Thence run North 89° 37' 37" West a distance of 707.08 feet to a capped rod found (Arnold); Thence run North 00° 09' 17" West a distance of 469.02 feet to a capped rod found (Arnold); Thence run North 00° 12' 53" West a distance of 208.34 feet to a capped rod found (Arnold); Thence run North 00° 01' 35" West a distance of 209.00 feet to a capped rod found (Arnold); Thence continue North 89° 37' 37" West a distance of 595.40 feet to a capped rod found (Arnold); Thence run North 00° 09' 17" West a distance of 44' 59" East along said East right of way a distance of 469.02 feet to a capped rod found (Haidt CA-869-LS); Thence run South 75° 40' 29" East a distance of 214.22 feet to a capped rod found (Haidt CA-869-LS); Thence run North 53° 48' 16" East a distance of 469.02 feet to a capped rod found (Arnold); Thence run South 02° 59' 52" East a distance of 579.13 feet to the Point of Beginning; Containing 7.09 acres more or less.



I, Frederick H. Haidt III, a Registered Land Surveyor in the State of Alabama, 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 Surveying in the State of Alabama to the best of my knowledge, information and belief.

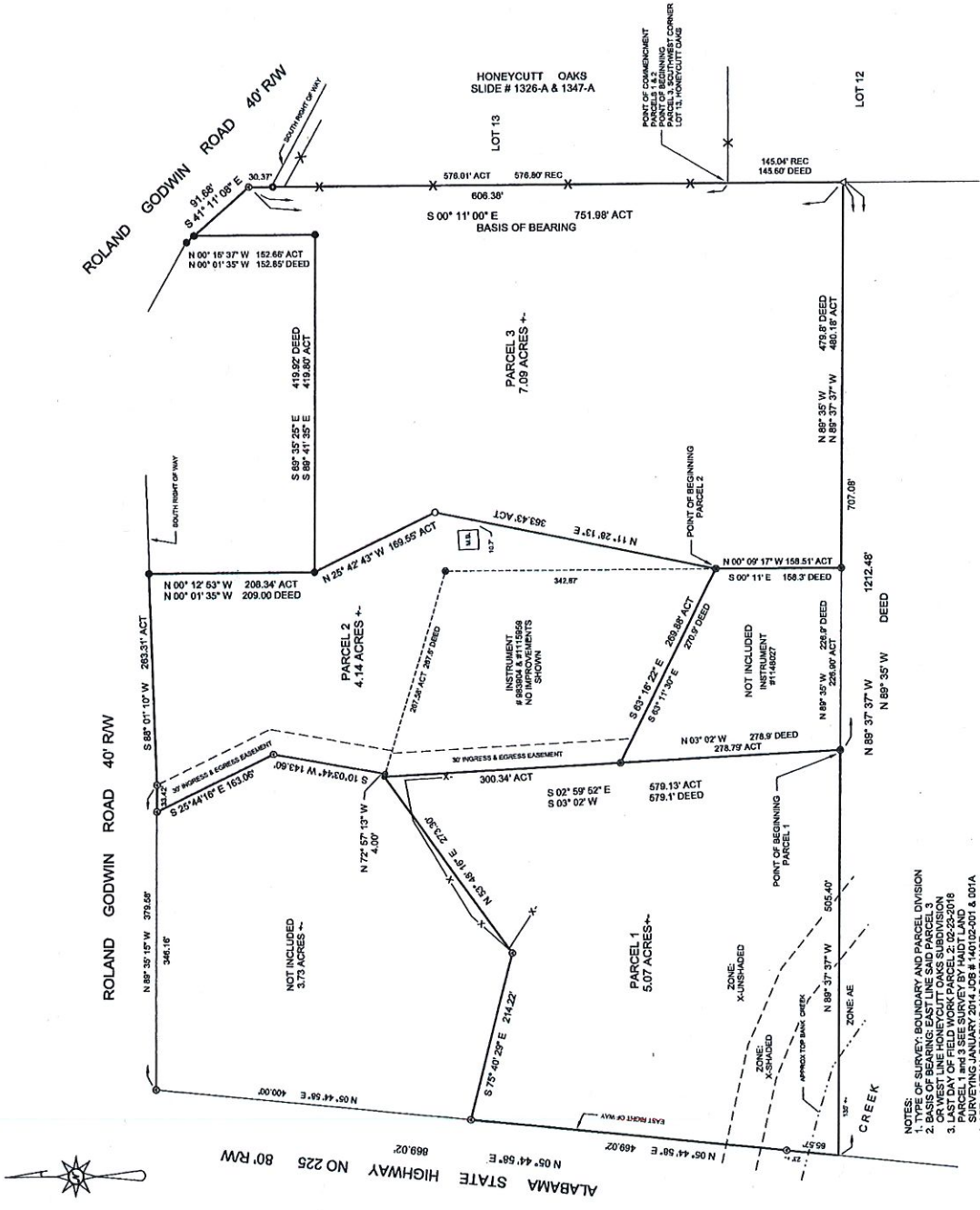
Frederick H. Haidt III
 Alabama Licensed Professional Land Surveyor
 Registration No. 27724-S
 The Survey Not Valid Without Seal

Date: 02/26/2018

SURVEY FOR: TIM RIGBY

REVISED: 02-26-2018 DISTANCE CALL WEST LINE PARCEL 1

LEGEND	DESCRIPTION
○	CRIMP TOP IRON PIPE FOUND
△	CAPPED ROD SET (HAIDT CA-869-LS)
●	CAPPED ROD FOUND (POLYSURVEYING)
○	CAPPED ROD FOUND (HAIDT CA-869-LS)
●	CAPPED ROD FOUND (ARNOLD)
○	CAPPED ROD FOUND (R08523)



- NOTES:
- TYPE OF SURVEY, BOUNDARY AND PARCEL DIVISION
 - BASIS OF BEARING: EAST LINE SAID PARCEL 3
 - CRIMP TOP IRON PIPE FOUND
 - CAPPED ROD SET (HAIDT CA-869-LS)
 - CAPPED ROD FOUND (POLYSURVEYING)
 - CAPPED ROD FOUND (HAIDT CA-869-LS)
 - CAPPED ROD FOUND (ARNOLD)
 - CAPPED ROD FOUND (R08523)
 - INSURANCE RATE MAP NO. 010030426L, DATED: JULY 17, 2007
 - THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FEMA FLOOD ZONE: AE, X-SHADED AND X-UNSHADED



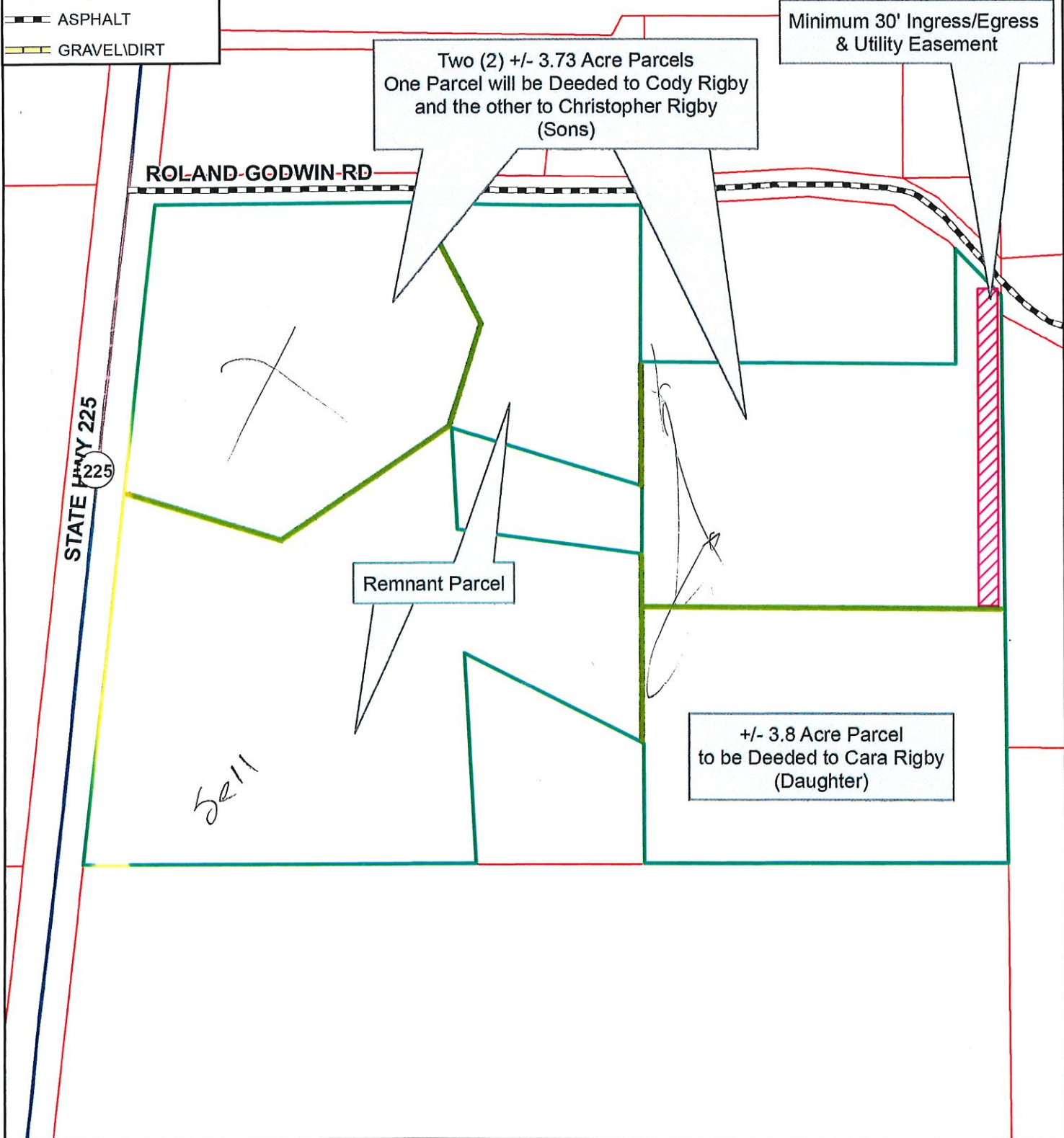


Rigby Exemption Site Map



Legend

- Tax Parcels
- 911 STREETS
- MAINTAINED ROADS**
- ASPHALT
- GRAVEL/DIRT



LAW OFFICES OF

BLACKBURN & CONNER, P.C.

DANIEL G. BLACKBURN
DAVID J. CONNER
REBECCA A. GAINES
GRANT BLACKBURN

110 COURTHOUSE SQUARE
BAY MINETTE, AL 36507
TELEPHONE (251) 937-1750
FAX (251) 937-1785

MAILING ADDRESS
POST OFFICE BOX 458
BAY MINETTE, AL 36507

ORANGE BEACH OFFICE
25299 CANAL ROAD, SUITE A-6
ORANGE BEACH, AL 36561

December 6, 2017

VIA: HAND DELIVERY

Bay Minette Planning Commission
Bay Minette, AL 36507

RE: Fail Family Subdivision

Dear Sir or Madam:

Attached is an application for a two lot subdivision submitted by Kenneth A. Fail, Julia C. Corley and J. M. Fail. Also enclosed is our check payable to the City of Bay Minette in the amount of \$260.00 to cover the expense of this application.

As of today, we have not yet received a copy of the survey plat from our surveyor, David Lowery. We expect to receive the survey shortly, and we will deliver copies of the same to the City immediately upon receipt. If possible, we ask that this application remain on the agenda for the December Planning Commission meeting.

Yours very truly,



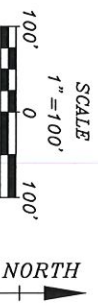
DANIEL G. BLACKBURN
For the Firm

DGB/aw

Attachments

NOTES:

- 1. All distances shown herein are in feet and inches (FPS) UNLESS OTHERWISE INDICATED.
- 2. All bearings are given as true bearings unless otherwise indicated.
- 3. The survey was performed under the supervision and control of the principal surveyor, David Lowery, who was duly sworn and qualified in the State of Alabama on 05/25/2017.
- 4. The survey was performed under the supervision and control of the principal surveyor, David Lowery, who was duly sworn and qualified in the State of Alabama on 05/25/2017.
- 5. The survey was performed under the supervision and control of the principal surveyor, David Lowery, who was duly sworn and qualified in the State of Alabama on 05/25/2017.
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- 9. The survey was performed under the supervision and control of the principal surveyor, David Lowery, who was duly sworn and qualified in the State of Alabama on 05/25/2017.
- 10. The survey was performed under the supervision and control of the principal surveyor, David Lowery, who was duly sworn and qualified in the State of Alabama on 05/25/2017.



PARCEL A
 5.10 ACRES

PARCEL B
 13.57 ACRES

PARCEL C
 13.57 ACRES

PARCEL D
 13.57 ACRES

PARCEL E
 13.57 ACRES

PARCEL F
 13.57 ACRES

PARCEL G
 13.57 ACRES

PARCEL H
 13.57 ACRES

PARCEL I
 13.57 ACRES

PARCEL J
 13.57 ACRES

PARCEL K
 13.57 ACRES

PARCEL L
 13.57 ACRES

PARCEL M
 13.57 ACRES

PARCEL N
 13.57 ACRES

PARCEL O
 13.57 ACRES

PARCEL P
 13.57 ACRES

PARCEL Q
 13.57 ACRES

PARCEL R
 13.57 ACRES

PARCEL S
 13.57 ACRES

PARCEL T
 13.57 ACRES

PARCEL U
 13.57 ACRES

PARCEL V
 13.57 ACRES

PARCEL W
 13.57 ACRES

PARCEL X
 13.57 ACRES

PARCEL Y
 13.57 ACRES

PARCEL Z
 13.57 ACRES

EXHIBIT A
 LOCAL DESCRIPTION

As shown on the attached plan, the parcel described in this instrument is bounded by the following described corners:

Corner 1: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 2: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 3: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 4: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 5: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 6: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 7: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 8: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 9: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 10: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 11: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 12: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 13: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 14: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 15: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 16: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 17: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 18: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 19: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 20: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 21: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 22: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 23: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 24: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 25: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 26: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 27: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 28: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 29: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 30: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 31: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 32: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 33: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 34: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 35: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 36: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 37: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 38: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 39: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 40: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 41: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 42: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 43: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 44: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 45: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 46: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 47: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 48: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 49: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 50: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 51: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 52: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 53: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 54: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 55: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 56: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 57: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 58: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 59: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 60: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 61: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 62: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 63: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 64: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 65: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 66: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 67: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 68: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 69: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 70: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 71: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 72: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 73: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 74: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 75: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 76: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 77: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 78: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 79: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 80: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 81: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 82: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 83: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 84: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 85: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 86: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 87: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 88: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 89: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 90: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 91: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 92: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 93: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 94: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 95: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 96: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 97: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 98: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 99: 1/2" REBAR 2'-11" SOUTH OF LINE

Corner 100: 1/2" REBAR 2'-11" SOUTH OF LINE

MIXON ESTATE
BALDWIN COUNTY, AL.

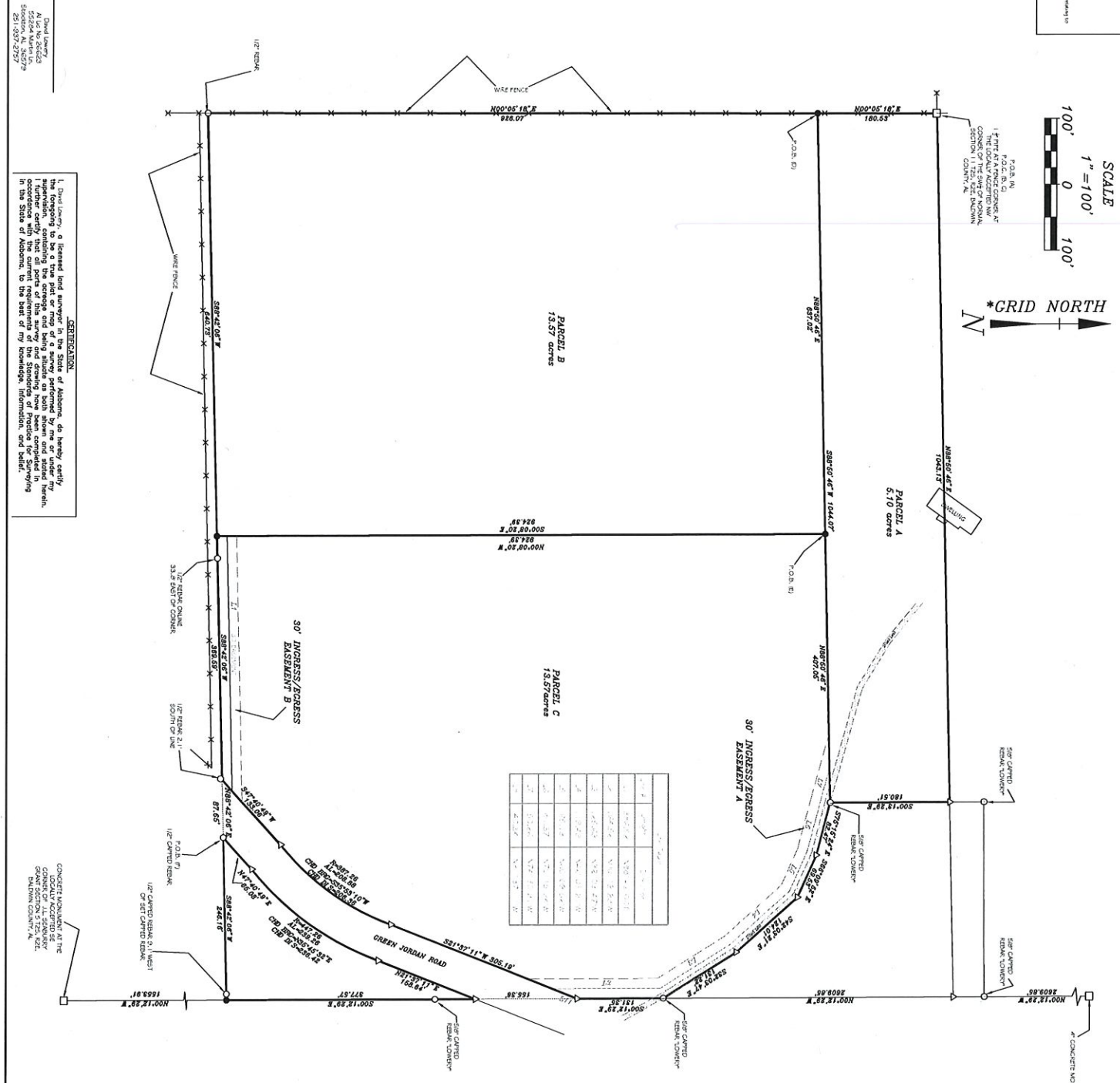
DAVID LOWERY
SURVEYING, L.L.C.

5524 MARTIN LN
 SHELTON, AL 36576
 251-987-2233
 dlw@dlwllc.com

LEGEND AND SYMBOLS

- RECORD BENCHMARK
- OVERHEAD ELECTRIC
- FOUND IRON PIN
- △ PIN NOT SET
- △ PIN NOT SET - MANAGEMENT
- ▽ POINT OF BEGINNING
- ▽ POINT OF BEGINNING
- ▽ POINT OF BEGINNING
- FENCE CORNER POST
- CONCRETE MONUMENT

PLAY OF A BOUNDARY LINE SURETY
 PREPARED FOR



ACKNOWLEDGMENT

I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify that this is a true and correct copy of the original survey and drawing. I further certify that all parts of this survey and drawing have been completed in the State of Alabama, to the best of my knowledge, information, and belief.

David Lowery
 A.L.S. No. 25223
 Shelton, AL 36576
 251-987-2233

City of Bay Minette

Planning Commission Application for Preliminary Subdivision Plat (PUD) approval

Date December 5, 2017

Name of Subdivision (PUD)
Fail Family Subdivision

Name of applicant/owner See attached.

Address See attached.
Street or PO Box City State zip

Daniel G. Blackburn, Attorney for Applicants
Name of Local Agent/ Engineer, if other than Applicant

Address: P. O. Box 458, Bay Minette, AL 36507
Street or PO Box City State zip

Subdivision (PUD) Location: 10221 Green Jordan Road, Bay Minette, AL 36507

Total Acreage 36 # of Lots (units) 73

Average Lot Size See attached.

Water Source private well (city water availability expected December 2016)

Sewer Source Septic

Owners of land 100' adjacent or opposite:

Name	Address
1 <u>See attached.</u>	<u></u>
2 <u></u>	<u></u>
3 <u></u>	<u></u>
4 <u></u>	<u></u>
5 <u></u>	<u></u>

Applicant Name: Julia C. Corley

Signature: Julia C. Corley

Date Dec. 5, 2017

Total \$

Cost- **\$150.00** plus **\$10.00** per lot certified letters **\$10.00 ea** (certified letters and advertising cost must be paid in advance)

City of Bay Minette

Planning Commission Application for Preliminary Subdivision Plat (PUD) approval

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Daniel G. Blackburn, Attorney for Applicants
Name of Local Agent/ Engineer, if other than Applicant

Address: P. O. Box 458, Bay Minette, AL 36507
Street or PO Box City State zip

Subdivision (PUD) Location: 10221 Green Jordan Road, Bay Minette, AL 36507

Total Acreage 36 # of Lots (units) 23

Average Lot Size See attached.

Water Source private well (city water availability expected December 2016)

Sewer Source Septic

Owners of land 100' adjacent or opposite:

	Name	Address
1	<u>See attached.</u>	<u></u>
2	<u></u>	<u></u>
3	<u></u>	<u></u>
4	<u></u>	<u></u>
5	<u></u>	<u></u>

Applicant Name: Kenneth A. Fail

Signature: *Kenneth A. Fail*

Date 11/5/17

Total \$

Cost- **\$150.00** plus **\$10.00** per lot certified letters **\$10.00 ea** (certified letters and advertising cost must be paid in advance)

City of Bay Minette

Planning Commission Application for Preliminary Subdivision Plat (PUD) approval

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Water Source private well (city water availability expected December 2016)

Sewer Source Septic

Owners of land 100' adjacent or opposite:

Name	Address
1 <u>See attached.</u>	
2	
3	
4	
5	

Applicant Name: J. M. Fail

Signature: J. M. Fail "Johnson M. Fail" 11

Date 12/5/17

Total \$ _____

Cost- **\$150.00** plus **\$10.00** per lot certified letters **\$10.00 ea** (certified letters and advertising cost must be paid in advance)

Attachment to Baldwin County Planning and Zoning
Exempt Subdivision Zoning Application

Fail Family Subdivision

Names of Applicants/Owners:

KENNETH A. FAIL
6872 Campbell Drive
Salem, VA 24153

JULIA C. CORLEY
10321A Green Jordan Road
Bay Minette, AL 36507

J. M. FAIL
P. O. Box 396
Bay Minette, AL 36507

OWNERS OF LAND 100 FEET ADJACENT OR OPPOSITE PROPOSED FAIL FAMILY SUBDIVISION

Parcel Number	Pin	Owner Name	Address	City	State	Zip
05-22-01-05-0-000-012.006	243012	COOK, JON D	10242 GREEN JORDAN RD	BAY MINETTE	AL	36507
05-22-01-05-0-000-012.004	275013	COOK, JON D	10242 GREEN JORDAN RD	BAY MINETTE	AL	36507
05-22-01-05-0-000-011.004	243007	PHILLIPS, GEORGE W ETAL PHILLIPS, LORI	10105 GREEN JORDAN RD	BAY MINETTE	AL	36507
05-22-01-11-0-000-001.000	75092	ATCHISON INVESTMENTS L L C ETAL ATCHISON	62 CROYDON RD	MOBILE	AL	36608
05-22-01-11-0-000-001.001	252538	ATCHISON INVESTMENTS L L C	62 CROYDON RD	MOBILE	AL	36608
05-22-01-05-0-000-012.003	209269	HOILES-SHIVER, PHYLLIS A ETAL SHIVER, CH	10191 GREEN JORDON RD	BAY MINETTE	AL	36507
05-22-02-47-0-000-003.005	111520	BROWN, NORMAN H & JOHNETTE L	45779 ST HWY 225	BAY MINETTE	AL	36507
05-22-02-47-0-000-005.002	106888	JORDAN, JAMES LOUIS ETUX MARY B	P O BOX 515	BAY MINETTE	AL	36507
05-22-01-05-0-000-012.002	203438	FANCHER, WILLIAM T ETAL FANCHER, LAURA P	117 DONETTE LOOP	DAPHNE	AL	36526
05-22-01-05-0-000-011.001	78546	KOEN, CHARLES E ETAL KOEN, CYNTHIA D AKA	P O BOX 7435	SPANISH FORT	AL	36577
05-22-01-05-0-000-011.005	374300	STAPLETON, CAROL K	10049-A GREEN JORDAN RD	BAY MINETTE	AL	36507

December 2017



**Baldwin County
Revenue Commissioner**

**Property Link
BALDWIN COUNTY, AL**

Current Date 12/ 5/2017

Tax Year 2017
Valuation Date October 1, 2016
Records Last Updated 12/ 4/2017

PROPERTY DETAIL

OWNER MIXON, RUBY FAIL **ACRES : 36.00**
10221 GREEN JORDAN RD

BAY MINETTE, AL 36507 **APPRAISED VALUE: 109840**
ASSESSED : 11000

PARCEL 22-01-05-0-000-009.000
ADDRESS 10221 GREEN JORDAN RD

TAX INFORMATION

YEAR 2017	TAX DUE	PAID	BALANCE
	333.50	0.00	333.50

[Pay Tax](#)

LAST PAYMENT DATE **NA**

MISCELLANEOUS INFORMATION

EXEMPT CODES **DESCRIPTION** 36 AC(C) COM AT THE SW COR OF
GR SEC 5 RUN TH N 1548'(S) FOR
TAX DISTRICT 02H POB TH CONT N 1274'(S), TH E
PPIN 030065 Entry 00 1339'(S), TH S 102'(S), TH W 2
ESCAPE YEAR 95.2', TH S 240', TH SE 324.8'
ACCOUNT NUMBER016441 , TH S 684'(S), TH W 370'(S),

TAX HISTORY

<u>Year</u>	<u>Owner</u>	<u>Total Tax</u>	<u>Paid(Y/N)</u>	<u>Appraised</u>	<u>Assessed</u>
2016	MIXON, RUBY FAIL	310.10	Y 1/ 3/2017	102260	10220
2015	MIXON, RUBY FAIL	0.00	Y	96545	9660
2014	MIXON, RUBY FAIL	0.00	Y	92665	9260
2013	MIXON, RUBY FAIL	0.00	Y	92105	9220
2012	MIXON, RUBY FAIL	0.00	Y	92105	9220
2011	MIXON, RUBY FAIL	0.00	Y	93390	9340
2010	MIXON, RUBY FAIL	0.00	Y	99722	9980
2009	MIXON, RUBY FAIL	0.00	Y	129397	12940
2008	MIXON, RUBY FAIL	0.00	Y	129397	12940
2007	MIXON, RUBY FAIL	0.00	Y	121797	12180

TAX SALES

[PURCHASE COUNTY TAX SALE FILES](#)

City of Bay Minette

Application for Restrictions Variance

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 Board of Adjustment to grant a variance from the restriction of the Land Use and Development Ordinance as indicated below, and for the reasons stated.

1- Article(s) and Section(s) for which Variance is requested:

Article VIII

Section 8.3.7.2/8.12

2-Nature of Variance requested:

Request to extend carport (roof) over existing slab that is
inside of the rear setback line of my property.

3-Reason for Request:

Due to the shape of my lot, I could not cover the second half
of my carport slab during construction. I wish to cover it now to
add use + value to my home.

Dated this 13th day of March, 2018

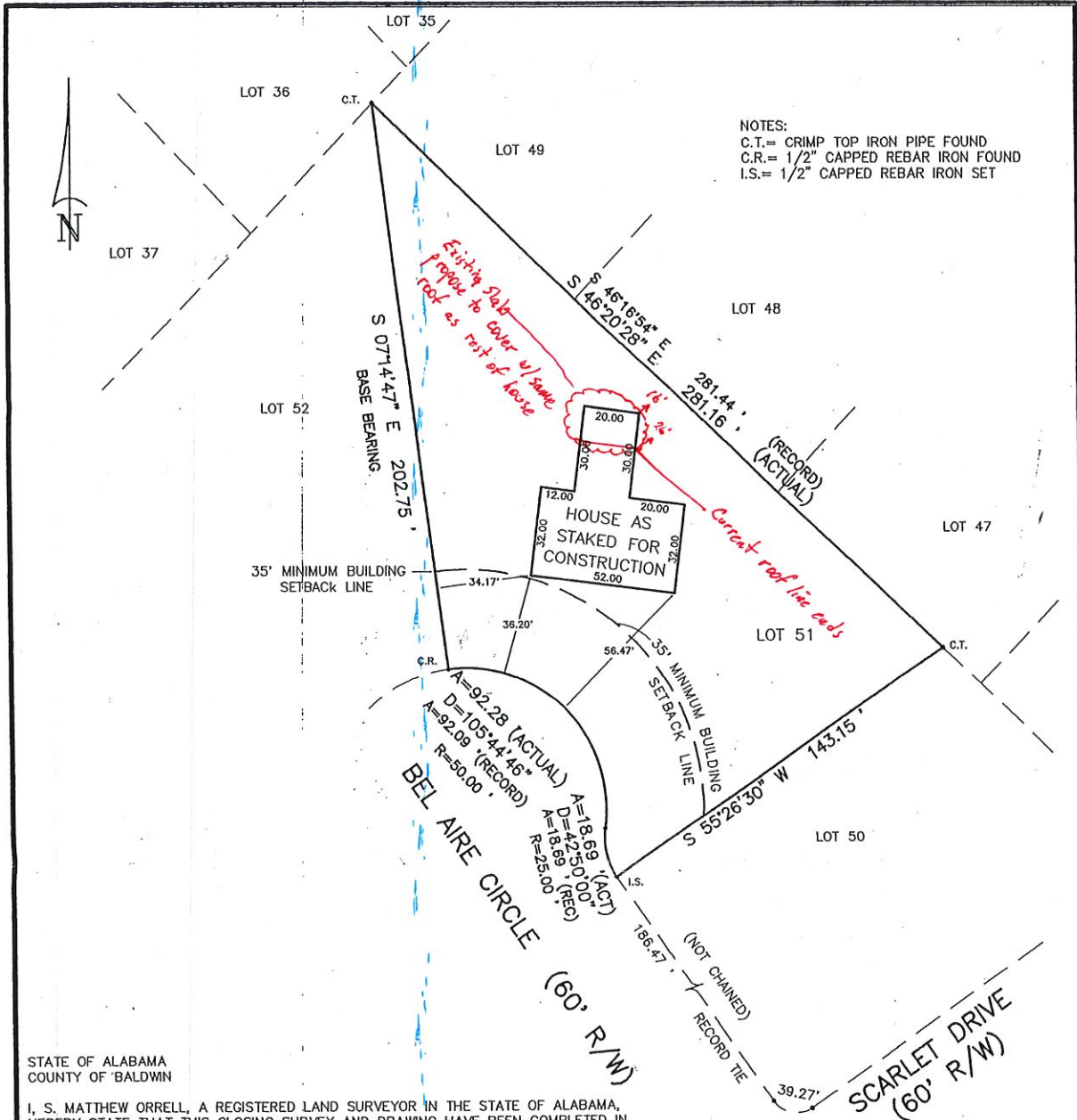
Husley Rider

Owner or Authorized Representative

Application fee \$25.00

paid 3/13/18

10/2007



STATE OF ALABAMA
COUNTY OF BALDWIN

I, S. MATTHEW ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THAT THIS CLOSING 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, AND THE FOREGOING IS A PLAT OF THE FOLLOWING DESCRIBED PROPERTY TO THE BEST OF MY KNOWLEDGE, TO WIT:

LOT 51, SCARLET HILLS SUBDIVISION

AS RECORDED ON SLIDE NO. 809A IN THE OFFICE OF JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THAT THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN, THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREFOR INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THIS DRAWING ALSO DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE; AND THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCE EXAGGERATED FOR THE PURPOSE OF DETAIL, ALSO THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND IN MY OPINION FOUND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN (ZONE "C") OF THE SPECIAL FLOOD HAZARD AREA. REFERENCE BEARINGS BASED ON RECORDED SUBDIVISION. AND THE MAILING STREET ADDRESS AS ORDERED AND NOT VERIFIED BY THIS FIRM IS: 2706 BEL AIRE CIRCLE

ACCORDING TO MY SURVEY THIS, THE 5TH DAY OF SEPTEMBER, 1995.

S. Matthew Orrell
ALA. REG. NO. 17259

Hurley Rider
2706 Belaire Circle
Bay Minette, AL 36507
251-331-5232

FIELD BK 388 DATE 9508-157 FILE NAME: 9508-157 S-(41)N	SEALS N/A	POLYSURVEYING OF MOBILE ENGINEERS - LAND SURVEYORS 5588 JACKSON ROAD MOBILE, AL 36619 (334) 666-2010 (334) 666-1792 FAX	SCALE: 1" = 40' DATE: 09/05/95 DRAWN BY: M.D.N.
	CHECKED BY: S.M.O.		

THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL
W.P. # 9508-157