

**Bay Minette Planning Commission Agenda**  
**Conference Room at City Hall**  
**September 12, 2019**  
**8:00 a.m.**

1. Called to Order
2. Invocation and Pledge
3. Approval of Minutes for the August 11, 2019 Regular Meeting
4. Old Business:

- None

5. New Business:

Item A: Administrative Subdivision Request

1. Jernigan Family Subdivision--Mary Gentry White—North of Quinley Road—PPIN 16173
2. Lee Avenue Subdivision—Castle Home Builders—North side of Lee Avenue 0.3 miles east of Rockhill Road

6. Reports:

- a) Mayor/Council
- b) Attorney
- c) Commissioner's Comments

7. Adjourn

# Bay Minette Planning Commission Regular Meeting Minutes

Minutes August 11, 2019

Monthly Meeting No. 8

The Bay Minette Planning Commission met in Regular Session on Thursday, August 8, 2019. 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  
Robert A. "Bob" Wills, Mayor  
John Biggs, Councilmember  
Pat Robinson, Building Official  
Clair Dorough, Commission Member  
Scotty Langham, Commission Member  
David Diehl, Commission Member

Other persons in regular attendance:

Scotty Lewis, Attorney  
Rita Diedrich, City Clerk  
Tammy Smith, City Administrator/Finance Director  
Jason Padgett, North Baldwin Utilities

**GUESTS**

Linda Vincent  
Gordon Mothershed  
Sarah Mothershed  
Jerry Cowart  
Kathy Bryars  
John Echols

**INVOCATION**

Commission Member Biggs gave the invocation, followed by the pledge.

**ITEM 3.**

Approval of Minutes of the July 11, 2019 Regular Meeting. After much discussion, Commission Member Dorough made a motion to approve the minutes. The motion was seconded by Commission Member Biggs and unanimously carried.

**ITEM 4.**

Old Business

- Item A: Discussion—Continued from Previous Meeting: Carport Compliance
  1. Chairman Stewart stated that this issue will be tabled until next meeting.
- Item B: Administrative Subdivision Request
  1. Cowart Subdivision-Intersection of Carlee Lane and Ridge Line Drive. Mr. Cowart explained the proposed subdivision. After much discussion, Commission Member Pepperman made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat. The motion was seconded by Commission Member Dorough and unanimously carried.
- Item C: Gordon Mothershed’s request for Portable Carport Setbacks.
  1. Gordon Mothershed presented his request for a setback variance. Chairman Stewart explained the process for a variance and the need for an official survey and an application for the variance. After much discussion, Mr. Mothershed agreed to either get a survey of the property or to install a smaller carport.

**ITEM 5.**

New Business:

- Administrative Subdivisions
  - 1) John W. Hinote—Airport Road, Sec 18, T2D, R3E  
Chairman Stewart stated that the application request that one parcel be subdivided into two parcels. After discussion, Commission Member Diehl made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat. The motion was seconded by Commission Member Langham and unanimously carried.
  - Commission Member Diehl recused himself for this part of the meeting.
  - 2) Hooper’s Commercial Park-Intersection of D’Olive and Hwy 59 just west of Waffle House.  
Chairman Stewart explain that the request is to re-configure the four-lot subdivision with all four lots having ingress and egress. After much discussion, Commission Member Pepperman made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat contingent upon applicant acknowledgement that Lot 4 cannot apply for a variance since a

hardship will be self-imposed. The motion was seconded by Commission Member Langham and unanimously carried.

3) Echols Family -North Side of Old Brady Road.

Chairman Stewart presented the proposal subdivision of one parcel into two parcels. Each lot fronts Old Brady Road and has ingress and egress. After much discussion, Mayor Wills made a motion to approve the administrative subdivision and to authorize the Chairman to sign the plat. The motion was seconded by Commission Member Pepperman and unanimously carried

**ITEM 6.** Reports:

A. Mayor/Council Report:

- Updates on the following were presented:
  1. Improvement to the Mega-Site by CSX and Alabama Power
  2. Dog Park opening
  3. Bay Minette Elementary School construction
  4. Sweet Brew construction
  5. Gulf Packaging expansion
  6. Resurfacing of tennis courts

B. Attorney Report

- No Report

C. Commissioner's Report

- No Report

**ITEM 8.**

WMs. Linda Vincent address the commission concerning obtaining a 911 address for placing a modular home on the Hinote property. Chairman Stewart expanded process. With no further business Chairman Stewart adjourned the meeting at 9:00 a.m.

DONE THIS THE 8<sup>TH</sup> DAY of AUGUST 2019

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Todd Stewart, Chairman

ATTEST:

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Rita Diedrich, City Clerk





**City of Bay Minette**

**Application for Administrative Subdivision**

Date: August 13, 2019

Name of Subdivision: JERNIGAN FAMILY SUBDIVISION

Name of Owner: Mary Gentry White

Address: 11251 QUINLEY RD 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: 880 Holcomb Blvd Fairhope, AL 36532

Street / PO Box City State Zip

Subdivision Location: North of Quinley Road - PPIN 16173

Total Acreage: 5.08 Ac.

# of Parcels Existing: 1

Average Lot Size: 1 ac & 4 ac

# of Lots Proposed: 2

Submittal Requirements:

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

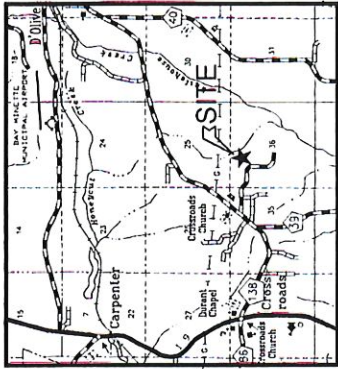
Agent / Applicant Name: Mary Gentry White

Signature: Mary Gentry White

Date: August 13, 2019

Total \$ 170.00 paid - cash

**Cost - \$150.00 plus \$10.00 per parcel**



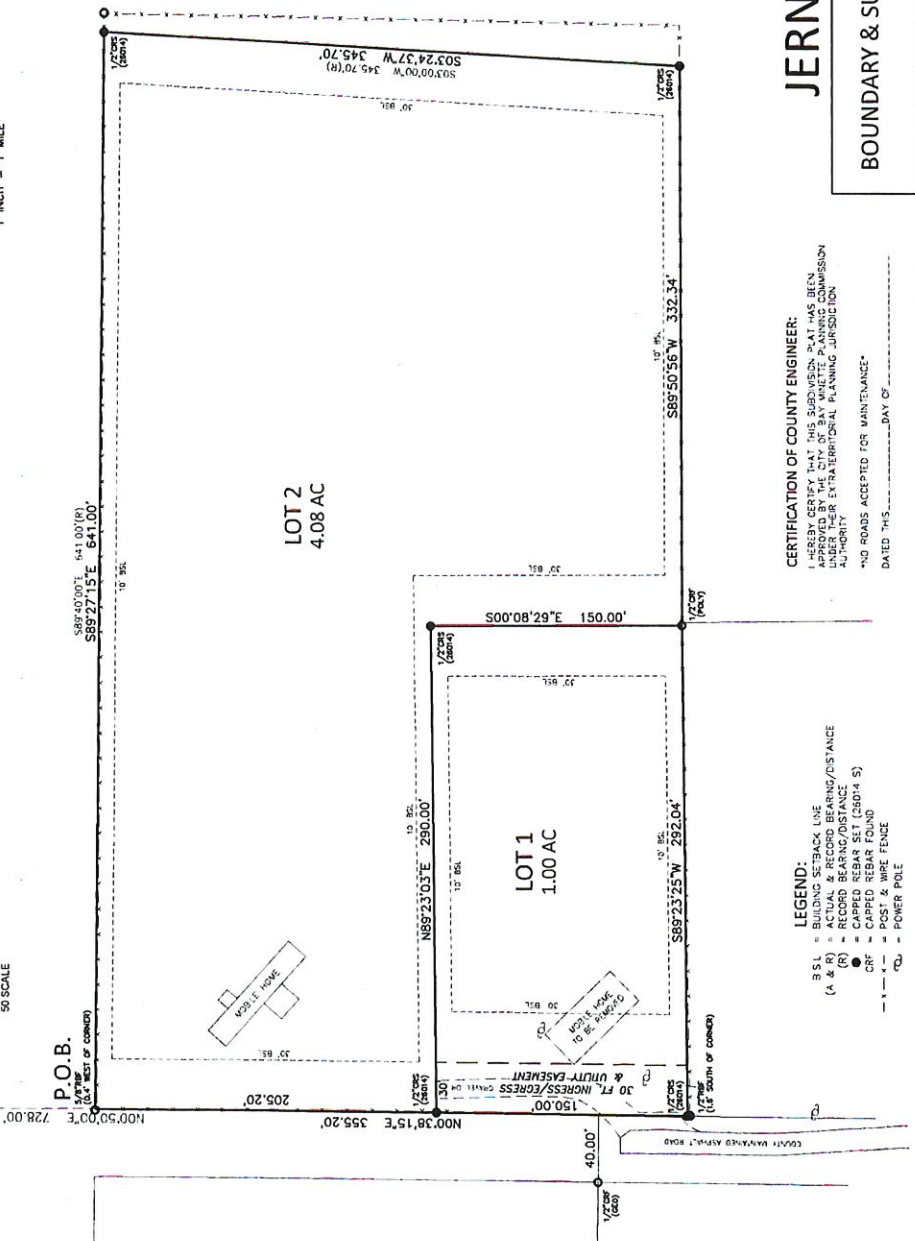
VICINITY MAP  
1 INCH = 1 MILE

**SURVEYOR'S NOTES:**

1. THERE MAY BE UNRECORDED EASEMENTS, EASEMENTS, ENCUMBRANCES OR INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR CHARACTER OF ANY UNRECORDED EASEMENTS OR ENCUMBRANCES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED.
4. SURVEY POINTS WERE ESTABLISHED BY MEANS OF AN ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM THE SURVEY DATA AND WERE CHECKED BY MEANS OF A STATE PLANE GRID.
6. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

**P.O.C.**  
THE NORTHWEST CORNER OF LOT 5, PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 EAST.

**P.O.B.**  
641.00' (R)  
641.00' (R)



**LEGEND:**

- 3-1-1 = BUILDING SETBACK LINE
- (A) & (R) = RECORD BEARING/DISTANCE
- (R) = RECORD BEARING/DISTANCE
- = CAPPED REBAR SET (20014 S)
- CRF = CAPPED REBAR FOUND
- - - - - = POST & WIRE FENCE
- = POWER POLE

**CERTIFICATION OF COUNTY ENGINEER:**

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE CITY OF BAY MINETTE PLANNING COMMISSION AUTHORITY.

"NO ROADS ACCEPTED FOR MAINTENANCE"

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

COUNTY ENGINEER \_\_\_\_\_

**CERTIFICATION BY OWNERSHIP AND DEDICATION:**

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS (SHE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES SET FORTH IN THE PLAT, AND I (WE) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

OWNER OF LEGAL REPRESENTATIVE \_\_\_\_\_

**CERTIFICATION BY NOTARY PUBLIC:**

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY, IN PERSON AND ACKNOWLEDGE THAT HE (SHE) IS (ARE) THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE SAME, AND THAT HE (SHE) VOLUNTARILY ACTS FOR THE USES AND PURPOSES SET FORTH IN THE PLAT, AND THAT HE (SHE) HAS GIVEN UNDER MY HAND AND NOTORIAL SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATION OF APPROVAL FOR RECORDING:**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BAY MINETTE LAND USE AND DEVELOPMENT ORDINANCE AND THAT IT HAS BEEN REVIEWED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY CLERK OF PROBATE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**LEGAL DESCRIPTION - OVERALL TRACT**

COMMENCE AT THE NORTHWEST CORNER OF LOT 5, ROGERS SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 EAST, ACCORDING TO MAP RECORDED IN MAP BOOK 6, PAGE 191, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 38 MINUTES 15 SECONDS WEST, A DISTANCE OF 352.80 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 851.00 FEET TO A CAPPED REBAR (28014 S); THENCE RUN SOUTH 00 DEGREES 38 MINUTES 15 SECONDS WEST, A DISTANCE OF 332.34 FEET TO A CAPPED REBAR (28014 S); THENCE RUN SOUTH 89 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 292.04 FEET TO A CAPPED REBAR (28014 S); THENCE RUN NORTH 00 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 355.20 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 5.08 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I 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.



DAVID E. DIEHL, AL PLS NO 25014 DATE \_\_\_\_\_

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

# JERNIGAN FAMILY SUBDIVISION

**BOUNDARY & SUBDIVISION**

**SHANE JERNIGAN**

**S.E. Civil Engineering & Surveying**  
800 HOLLYCOMB BLVD  
FULTON, AL 36832  
(205) 796-1456

DRAWN	DED
CHMD	DED
PROJGR	DED
SCALE	1"=50'
PROJECT	20190622
FILE	20186525UB
SHEET	1 OF 1



**P.O.C.**

THE NORTHWEST CORNER OF LOT 5, THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 EAST

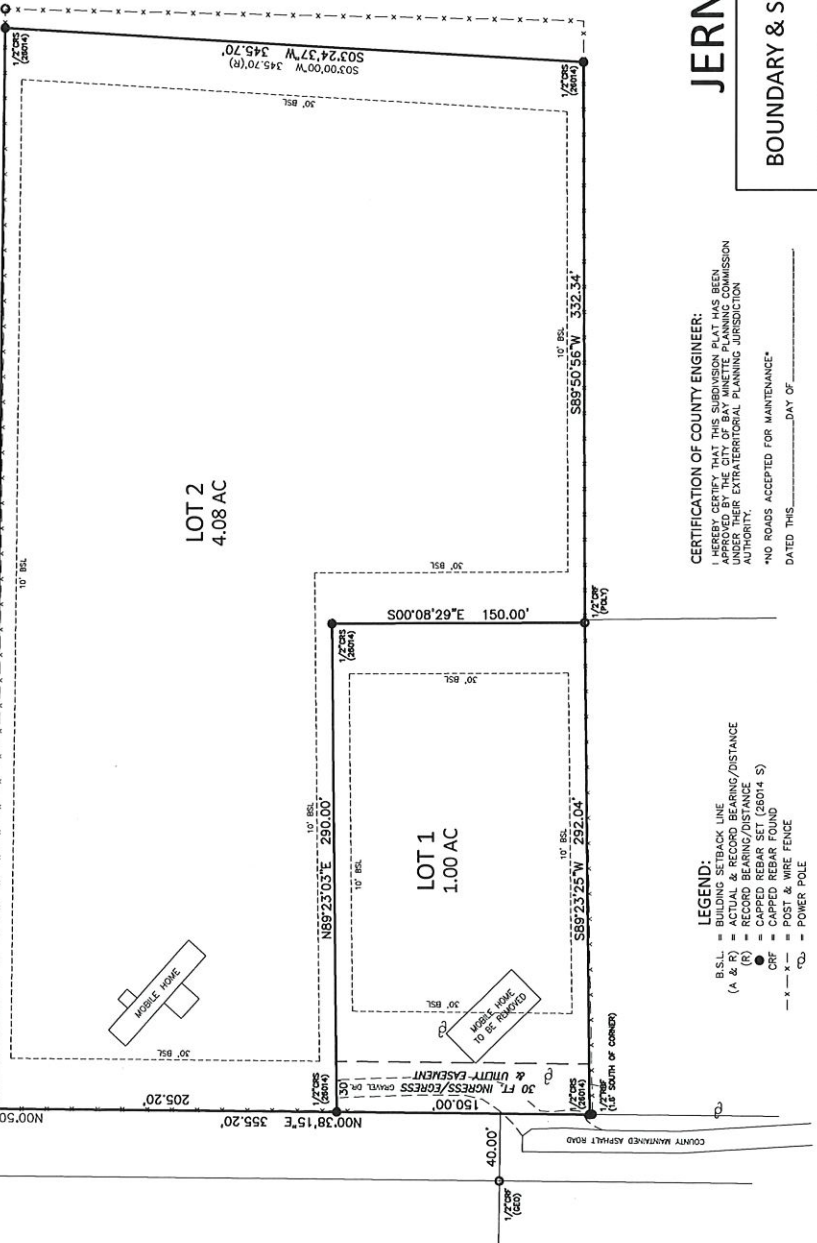
**SURVEYOR'S NOTES:**

1. THESE WAYS BE RECORDED UNRECORDED DEEDS, EASEMENTS, RIGHTS, AND INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY UNRECORDED EASEMENTS OR RIGHTS.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED.
4. THIS SURVEY WAS CONDUCTED ON JULY 31, 2019, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. ALL MEASUREMENTS SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE (GEO) ALABAMA WEST ZONE USING GPS OBSERVATIONS.
6. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.



**P.O.B.**  
1/2 CORNER (26014)  
1/2 CORNER (26014)

S89°40'00"E 641.00'(R)  
S89°27'15"E 641.00'



**LEGEND:**

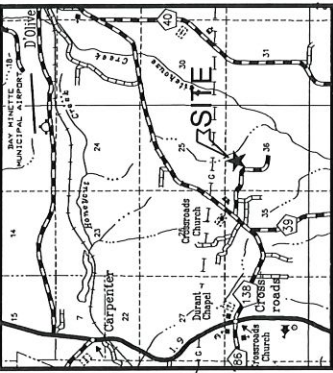
- B.S.L. = BUILDING SETBACK LINE (A & B)
- = RECORD BEARING/DISTANCE
- = CAPPED REAR SET (26014 S)
- CRF = CAPPED REAR FOUND
- x — = POST & WIRE FENCE
- = POWER POLE

**CERTIFICATION OF COUNTY ENGINEER:**

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE CITY OF BAY MINETTE PLANNING COMMISSION UNDER THEIR EXTRATERRITORIAL PLANNING JURISDICTION.

\*NO ROADS ACCEPTED FOR MAINTENANCE\*  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

COUNTY ENGINEER \_\_\_\_\_



**VICINITY MAP**  
1 INCH = 1 MILE

**CERTIFICATION BY OWNERSHIP AND DEDICATION:**

THIS IS TO CERTIFY THAT (WE) THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES SET FORTH HEREIN, AND I DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

OWNER OF LEGAL REPRESENTATIVE \_\_\_\_\_

**CERTIFICATION BY NOTARY PUBLIC:**

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) REQUESTED THAT I ACT AS A NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_ AND THAT HE (THEY) SOON, SEALED, SIGNED AND DELIVERED SAID INSTRUMENT AT HIS (THEY) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATION OF APPROVAL FOR RECORDING:**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BAY MINETTE LAND USE AND DEVELOPMENT ORDINANCE AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**LEGAL DESCRIPTION - OVERALL TRACT**

COMMENCE AT THE NORTHWEST CORNER OF LOT 5, ROGERS SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 EAST, ACCORDING TO MAP RECORDED IN MAP BOOK 6, PAGE 191, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 38 MINUTES 15 SECONDS WEST, A DISTANCE OF 352.80 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 89 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 641.00 FEET TO A CAPPED REAR (26014); THENCE RUN SOUTH 03 DEGREES 24 MINUTES 37 SECONDS WEST; A DISTANCE OF 345.70 FEET TO A CAPPED REAR (26014); THENCE RUN SOUTH 89 DEGREES 50 MINUTES 56 SECONDS WEST, A DISTANCE OF 332.34 FEET TO A CAPPED REAR (POLY); THENCE RUN SOUTH 89 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 292.04 FEET TO A CAPPED REAR (26014); THENCE RUN NORTH 00 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 355.20 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 5.08 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I 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.



DAVID E DIEHL, AL. P.L.S. NO. 26014 DATE \_\_\_\_\_

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

**JERNIGAN FAMILY SUBDIVISION**

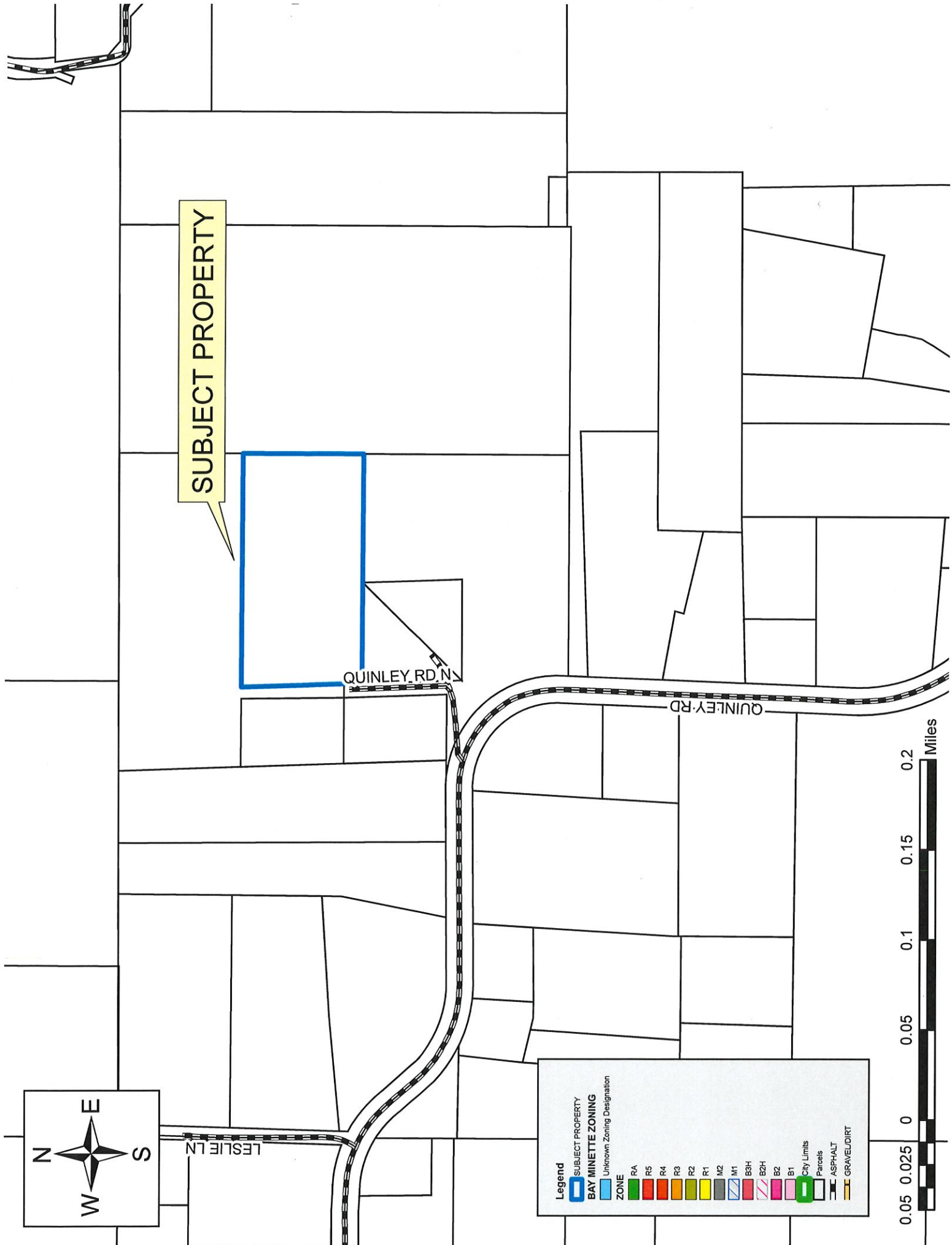
**BOUNDARY & SUBDIVISION**

**SHANE JERNIGAN**



DRAWN	DED
CHKO.	DED
PROJ. MGR	DED
SCALE	1"=50'
PROJECT	2018622
FILE	20180228UB
SHEET	1 OF 1



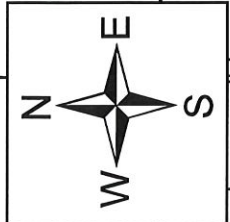


SUBJECT PROPERTY

QUINLEY RD. N

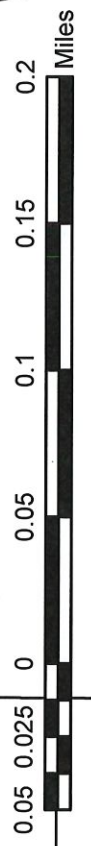
QUINLEY RD.

LESLIE LN

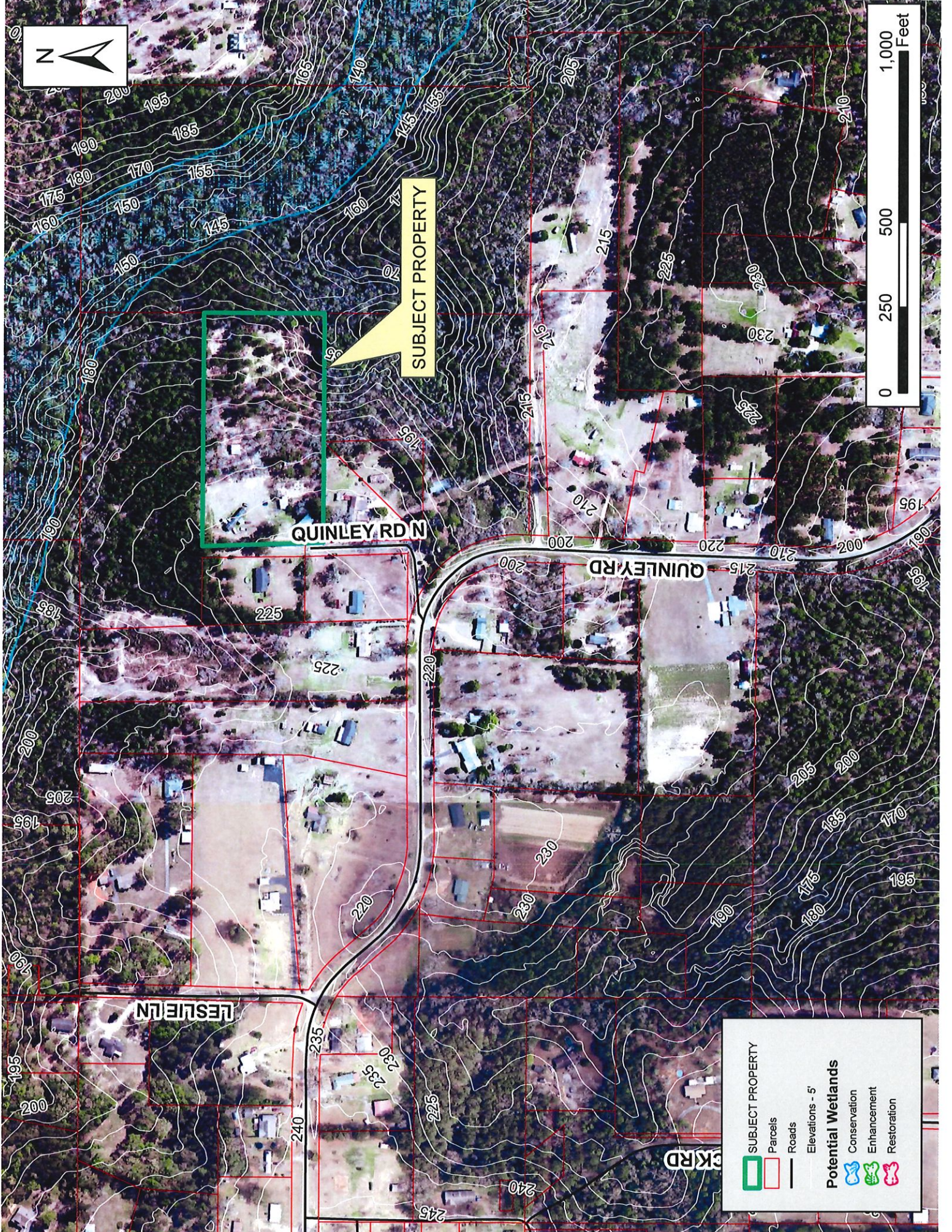


**Legend**

- SUBJECT PROPERTY
- BAY MINETTE ZONING
- Unknown Zoning Designation
- ZONE
- RA
- R5
- R4
- R3
- R2
- R1
- M2
- M1
- B3H
- B2H
- B2
- B1
- City Limits
- Parcels
- ASPHALT
- GRAVEL/DIRT







SUBJECT PROPERTY

QUINLEY RD N

QUINLEY RD

RESLIEN LN

BARK RD

**SUBJECT PROPERTY**

- Parcels
- Roads
- Elevations - 5'

**Potential Wetlands**

- Conservation
- Enhancement
- Restoration







**City of Bay Minette**

**Application for Administrative Subdivision**

Date: \_\_\_\_\_

Name of Subdivision: LEE AVENUE SUBDIVISION

Name of Owner: CASTLE HOME BUILDERS INC.

Address: 860 D'OLIVE ST. 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: 880 Holcomb Blvd Fairhope, AL 36532  
Street / PO Box City State Zip

Subdivision Location: North side of Lee Ave. 0.3 miles east of Rockhill Road

Total Acreage: 1.97 AC # of Parcels Existing: 1

Average Lot Size: 1 acre # 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: Castle Home Builders, Inc

Signature: [Handwritten Signature]

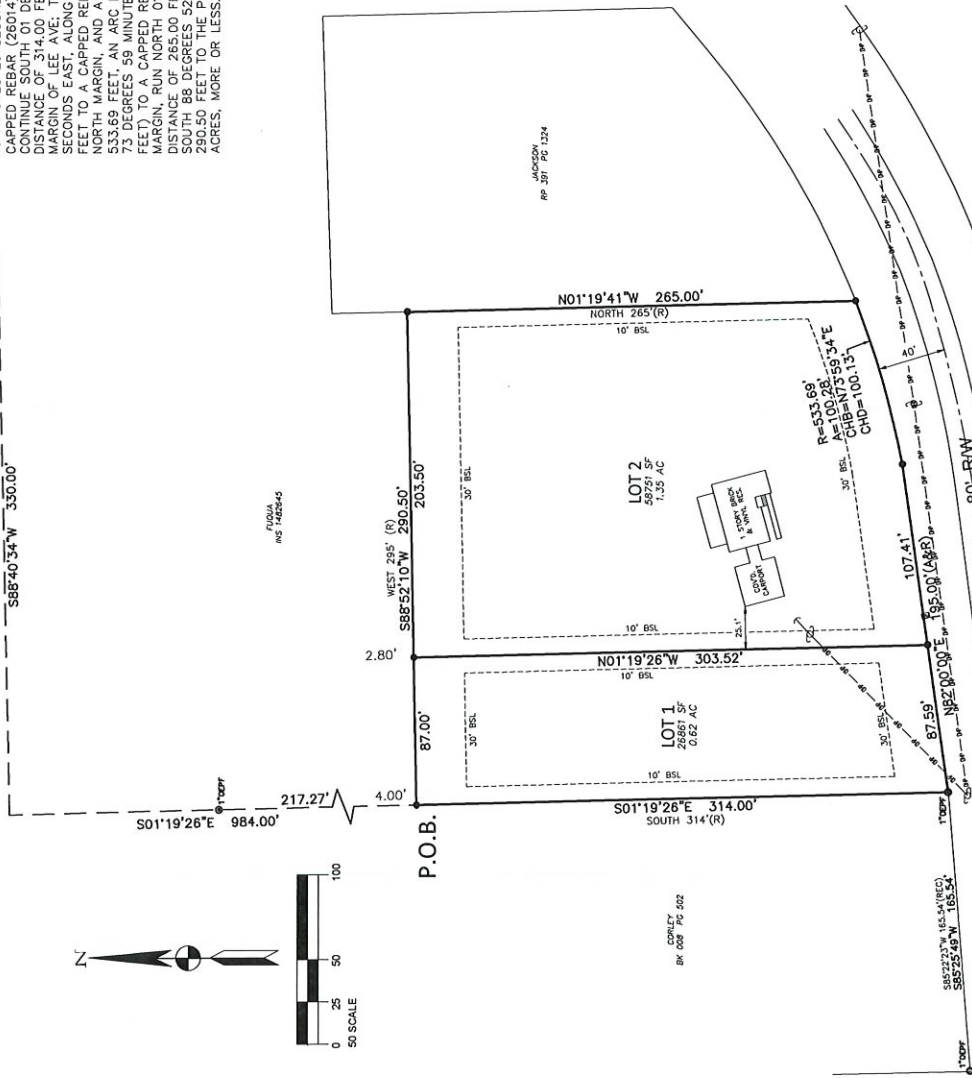
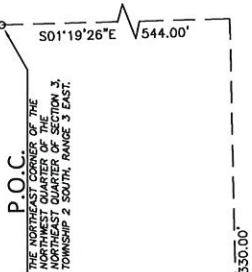
Date: 8-8-19

Total \$ 170<sup>00</sup>

**Cost - \$150.00 plus \$10.00 per parcel**

**SURVEYOR'S NOTES:**

1. THESE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES. ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
2. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
3. SURVEY WAS CONDUCTED ON JULY 29, 2019, AND IS RECORDED IN AN UNRECORDED INSTRUMENT.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING NAD 83 DATUM. THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.



**LEGAL DESCRIPTION - OVERALL TRACT**

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 3 EAST, AND RUN THENCE SOUTH 01 DEGREES 19 MINUTES 26 SECONDS EAST, A DISTANCE OF 544.00 FEET; THENCE RUN SOUTH 88 DEGREES 40 MINUTES 34 SECONDS WEST, A DISTANCE OF 330.00 FEET; THENCE RUN SOUTH 01 DEGREES 19 MINUTES 26 SECONDS EAST, A DISTANCE OF 984.00 FEET TO A CAPPED REBAR (26014) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 19 MINUTES 26 SECONDS EAST, A DISTANCE OF 314.00 FEET TO AN OPEN END PIPE ON THE NORTH MARGIN OF LEE AVE.; THENCE RUN NORTH 82 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTH MARGIN, A DISTANCE OF 195.00 FEET TO A CAPPED REBAR (26014); THENCE CONTINUING ALONG SAID NORTH MARGIN, AN ARC LENGTH OF 100.28 FEET (CHORD BEARS NORTH 73 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 100.13 FEET) TO A CAPPED REBAR (26014); THENCE DEPARTING SAID NORTH MARGIN, RUN NORTH 01 DEGREES 19 MINUTES 41 SECONDS WEST, A DISTANCE OF 265.00 FEET TO A CAPPED REBAR (26014); THENCE RUN SOUTH 88 DEGREES 52 MINUTES 10 SECONDS WEST, A DISTANCE OF 290.50 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.97 ACRES, MORE OR LESS.

**LEGEND:**

- B.S.L. = BUILDING SETBACK LINE
- (A & R) = ACTUAL & RECORD BEARING/DISTANCE
- (R) = RECORD BEARING/DISTANCE
- CR = CRIMP TOP IRON FOUND
- CRF = CRIMP TOP IRON FOUND
- CTIF = CRIMP TOP IRON FOUND
- CMF = CONCRETE MONUMENT FOUND
- CEPF = OPEN END PIPE FOUND
- - - - - = OVERHEAD POWER LINE

**CERTIFICATION OF APPROVAL FOR RECORDING:**

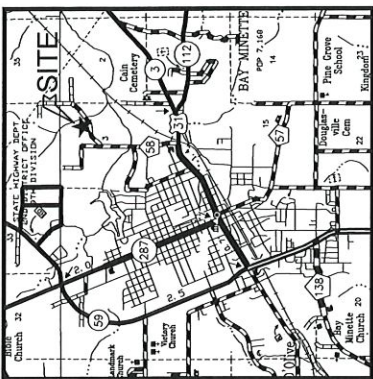
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BAY COUNTY PLANNING AND ZONING ORDINANCES AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014  
 PLANNING COMMISSION CHAIRMAN, OR HIS AUTHORIZED REPRESENTATIVE

**CERTIFICATION OF COUNTY ENGINEER:**

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE PLANNING AND ZONING AUTHORITY.

\*NO ROADS ACCEPTED FOR MAINTENANCE\*  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014  
 COUNTY ENGINEER



VICINITY MAP  
 1 INCH = 1 MILE

**CERTIFICATION BY OWNERSHIP AND DEDICATION:**  
**CASTLE HOME BUILDERS, INC.**

THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAS (HAVE) THE AUTHORITY TO EXECUTE THIS INSTRUMENT AND TO CONVEY THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREIN INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014  
 OWNER OF LEGAL REPRESENTATIVE

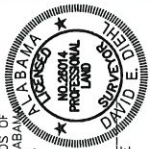
**CERTIFICATION BY NOTARY PUBLIC:**

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_, STATE OF ALABAMA, DO HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I 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. I AM A MEMBER IN GOOD STANDING OF THE ALABAMA SURVEYORS ASSOCIATION AND BELIEVE.



DAVID E. DIEHL, AL. P.L.S. NO. 20194 DATE \_\_\_\_\_  
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

**LEE AVENUE SUBDIVISION**

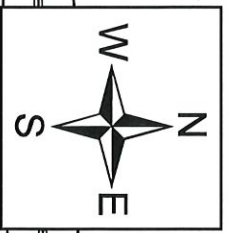
BOUNDARY & SUBDIVISION

CASTLE HOME BUILDERS, INC.



DRAWN	DEB
CHECKED	DEB
PROJECT MGR	DEB
SCALE	1"=50'
PROJECT	20190524
FILE	20190524SUB
SHEET	1 OF 1





**Legend**

- SUBJECT PROPERTY
- BAY MINNETTE ZONING
- Unknown Zoning Designation
- ZONE
- RA
- R5
- R4
- R3
- R2
- R1
- M2
- M1
- B3H
- B2H
- B2
- B1
- City Limits
- Parcels
- ASPHALT
- GRAVEL/DIRT

ROCKHILL RD

DOGWOOD RUN

SUBJECT PROPERTY

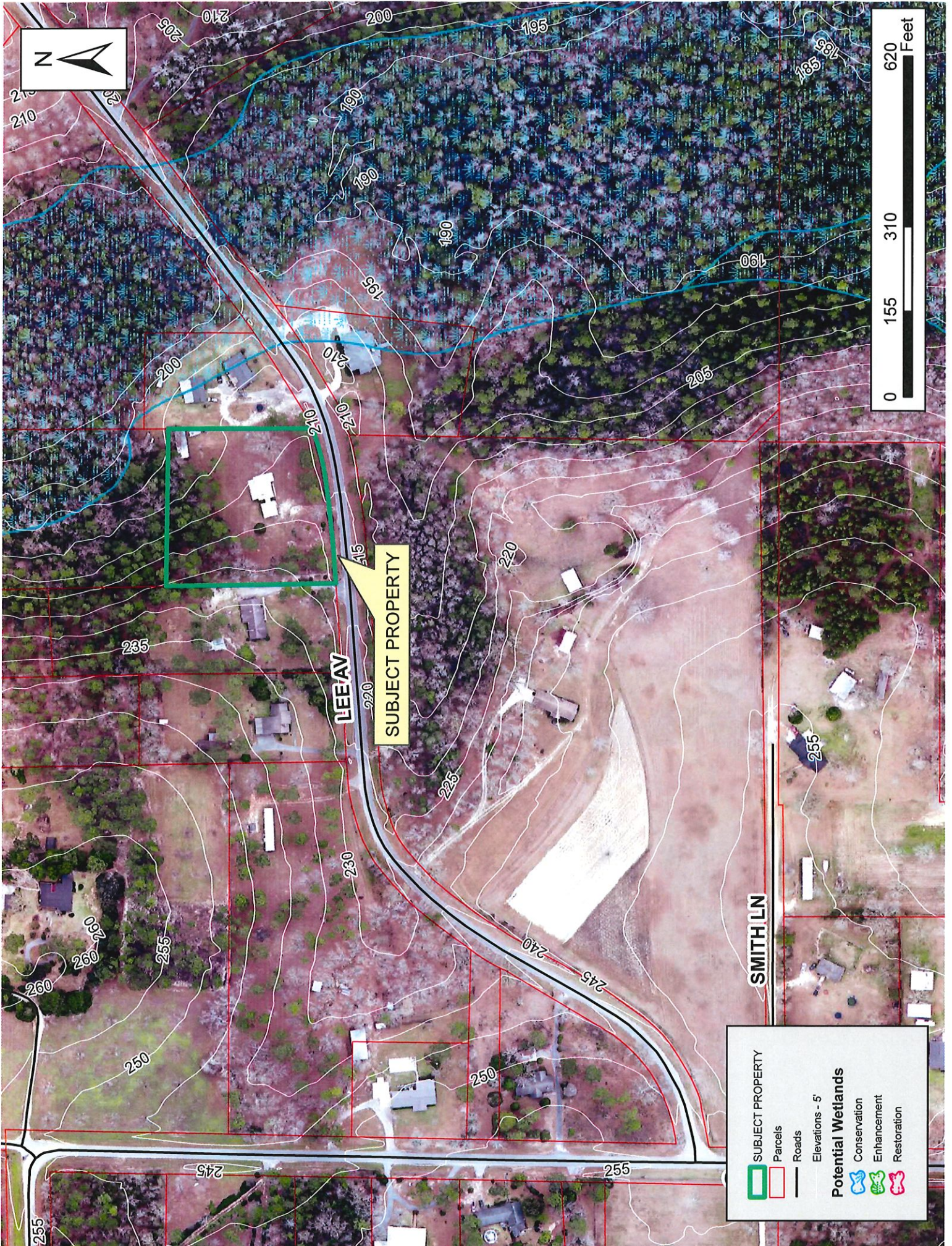
LEE AV

SMITH LN



BAY MINNETTE





**SUBJECT PROPERTY**

LEE BAY

SMITH LN

**SUBJECT PROPERTY**

- Parcels
- Roads
- Elevations - 5'

**Potential Wetlands**

- Conservation
- Enhancement
- Restoration