



# City of Bay Minette

## Subdivision Plat Application

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

Office Use Only	
Case Number: SD-	24004
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: J Myles Reed Phone: 251-689-3966

Developer: TPQ, LLC Phone: 251-689-3966

Authorized Agent/Application Contact: Timothy Brandon Bailey, PLS

Phone: 251-564-7295 Email: tbbailey@hotmail.com

Mailing Address: 832 Artillery Range West, Spanish Fort, Alabama

Surveyor Name: Timothy Brandon Bailey, PLS APLS Lic#: 31828

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

Phone: 251-564-7295 Email: tbbailey@hotmail.com

Engineer Name: \_\_\_\_\_ 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: Quinley Oaks

Location: Quinley Street and W Railroad Street

Section: 16 Township: 2-S Range: 3-E Instrument# or Slide# of Existing Recorded Plat: IN2094397

Parcel ID/PPIN(s): 05-23-05-16-2-002-015.000, 05-23-05-16-2-002-015.001

Total Acreage: 3.23 Total # Lots: 11 Average Lot Size (sq ft): 12,791

Required Number of Certified Letters: 7 Adjacent Property Owner/Leaseholder Information Attached: ☒ Yes ☐ No

### UTILITY PROVIDERS

Water: NBU

Sewer: NBU

Power: Alabama Power

Gas: NBU

Telephone: \_\_\_\_\_

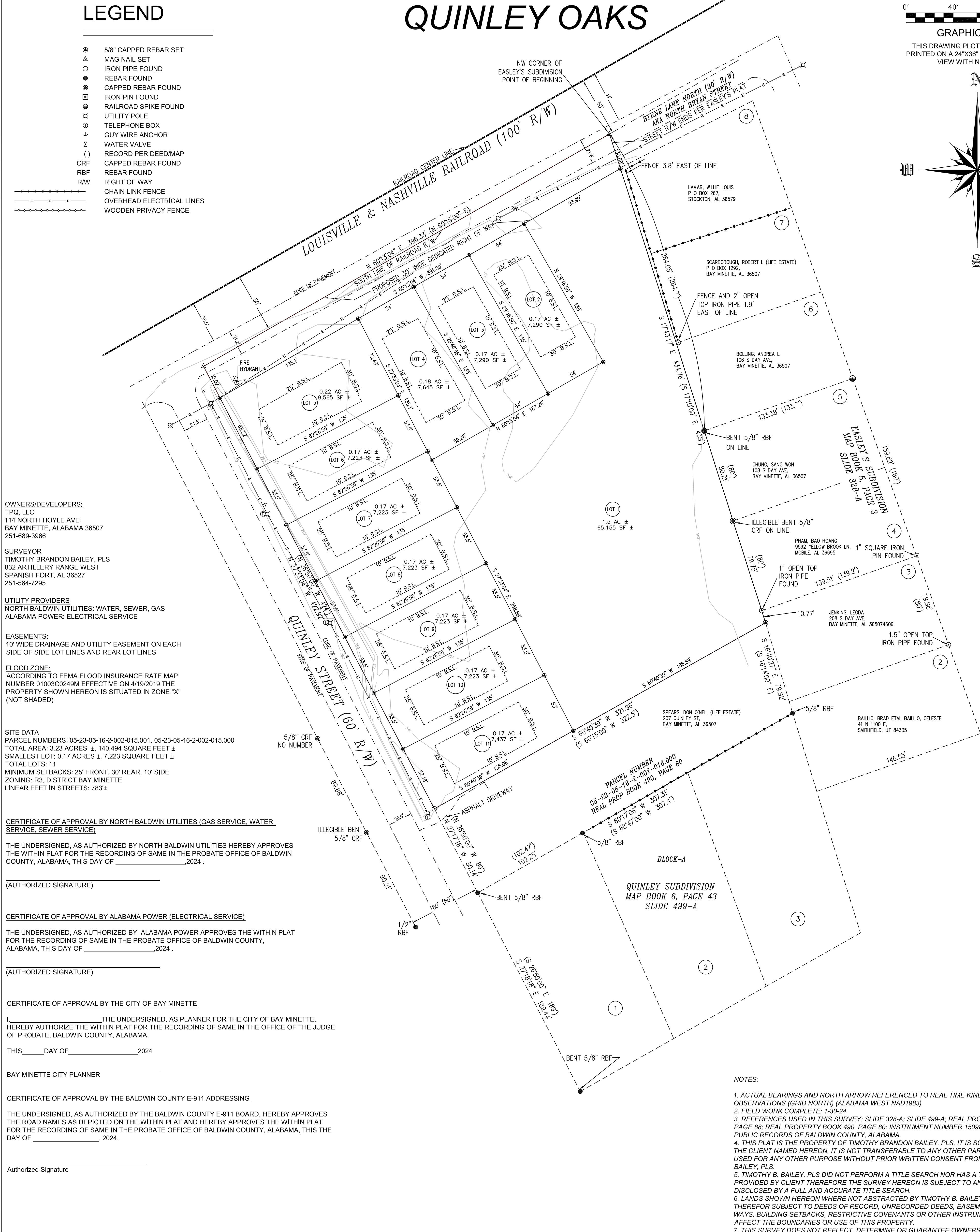
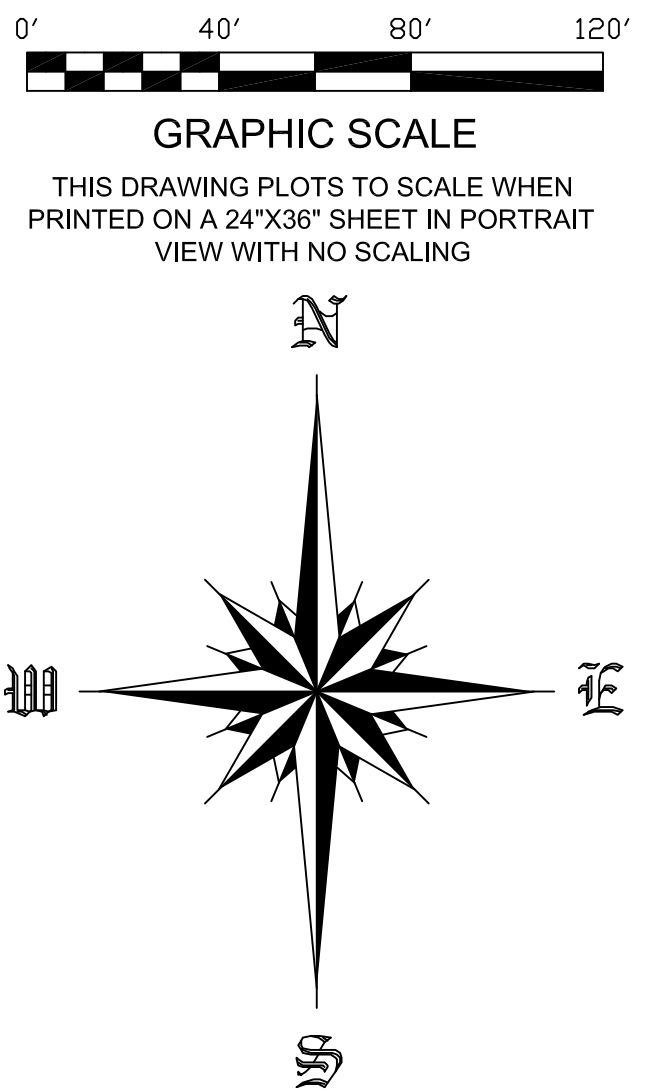
Internet: \_\_\_\_\_



## LEGEND

- |     |                           |
|-----|---------------------------|
| ▲   | 5/8" CAPPED REBAR SET     |
| △   | MAG NAIL SET              |
| ○   | IRON PIPE FOUND           |
| ●   | REBAR FOUND               |
| ⦿   | CAPPED REBAR FOUND        |
| ⊠   | IRON PIN FOUND            |
| ⊞   | RAILROAD SPIKE FOUND      |
| ⌵   | UTILITY POLE              |
| ☎   | TELEPHONE BOX             |
| ⌵   | GUY WIRE ANCHOR           |
| ⌵   | WATER VALVE               |
| ( ) | RECORD PER DEED/MAP       |
| CRF | CAPPED REBAR FOUND        |
| RBF | REBAR FOUND               |
| R/W | RIGHT OF WAY              |
| —   | CHAIN LINK FENCE          |
| —   | OVERHEAD ELECTRICAL LINES |
| —   | WOODEN PRIVACY FENCE      |

# QUINLEY OAKS



## VICINITY MAP - NOT TO SCALE



## NOTES

1. ACTUAL BEARINGS AND NORTH ARROW REFERENCE TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (ALABAMA WEST NAD1983)
2. FIELD WORK COMPLETE: 1-30-24
3. REFERENCES USED IN THIS SURVEY: SLIDE 328-A; SLIDE 499-A; REAL PROPERTY BOOK 357, PAGE 88; REAL PROPERTY BOOK 490, PAGE 80; INSTRUMENT NUMBER 150981; ALL FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, PLS. IT IS SOLELY FOR THE USE OF THE CLIENT AND IT IS NOT TO BE MADE AVAILABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, PLS.
5. TIMOTHY B. BAILEY, PLS DID NOT PERFORM A TITLE SEARCH NOR HAS A TITLE SEARCH BEEN PROVIDED BY CLIENT THEREFORE THE SURVEY HEREON IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
6. LANDS SHOWN HEREON WHERE NOT ABSTRACTED BY TIMOTHY B. BAILEY, PLS AND IS THEREFORE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THIS PROPERTY.
7. THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP.
8. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, SEPTIC DRAIN FIELDS, UNDERGROUND FEATURE LOCATION IS BEYOND THE SCOPE OF THIS SURVEY.
9. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988, ALABAMA DEPARTMENT OF TRANSPORTATION REAL TIME REFERENCE NETWORK UTILIZED AS BENCHMARK.

## SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, TIMOTHY BRANDON BAILEY, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY  
CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF TPQ, LLC, SITUATED IN BALDWIN COUNTY,  
ALABAMA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE NORTHWEST CORNER OF EASLEY'S SUBDIVISION RECORDED IN SLIDE 328-A, THENCE SOUTH 71°43'17" EAST ALONG THE WESTERN LINE OF SAID SUBDIVISION A DISTANCE OF 434.78 FEET TO A CAPPED REBAR SET, THENCE SOUTH 60°40'39" WEST ALONG THE WESTERN LINE OF SAID SUBDIVISION A DISTANCE OF 100.00 FEET TO THE INTERSECTION OF WAY LINE OF QUINLEY STREET, THENCE NORTH 27°33'04" WEST ALONG THE EASTERN RIGHT-OF-WAY LINE OF QUINLEY STREET A DISTANCE OF 422.92 FEET TO A MAG NAIL SET, ON THE SOUTHERN RIGHT-OF-WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD, THENCE NORTH 60°13'04" EAST ALONG THE EASTERN RIGHT-OF-WAY LINE OF THE SOUTHERN RIGHT-OF-WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.5 ACRES MORE OR LESS.

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 CERTAINLY SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY PERMANENT MONUMENTS HAVE BEEN PLACED AT THE CORNERS OF THE HEREIN SHOWN, I FURTHER CERTIFY THAT ALL THE PARTS OF THE 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 TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS DAY OF \_\_\_\_\_ 2024.

SURVEYOR \_\_\_\_\_  
ALABAMA LICENSE # 31828

*Survey Prepared By:*

*Timothy Brandon Bailey, PLS*

832 Artillery Range West  
Spanish Fort, Alabama 36527

Telephone: 251-564-7295  
tbbailey@hotmail.com

Scale: 1" = 40'

File No.: 43-23

THIS DRAWING DOES NOT  
REFLECT ANY TITLE OR  
EASEMENT RESEARCH  
OTHER THAN WHAT IS  
VISIBLE ON THE GROUND  
OR PROVIDED BY THE  
CLIENT'S CONVEYANCE.

Revisions	
No.	Date

TYPE OF SURVEY:

QUINLEY OAKS  
SUBDIVISION

CLIENT:

TPQ LLC

Plat Not Valid Without  
Original Seal &  
Signature

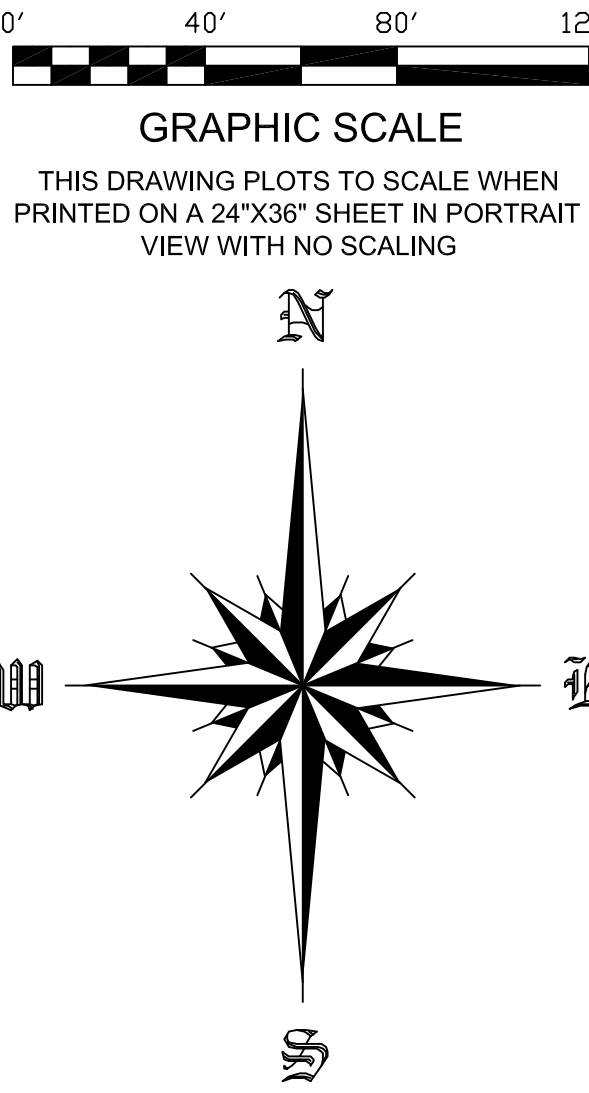




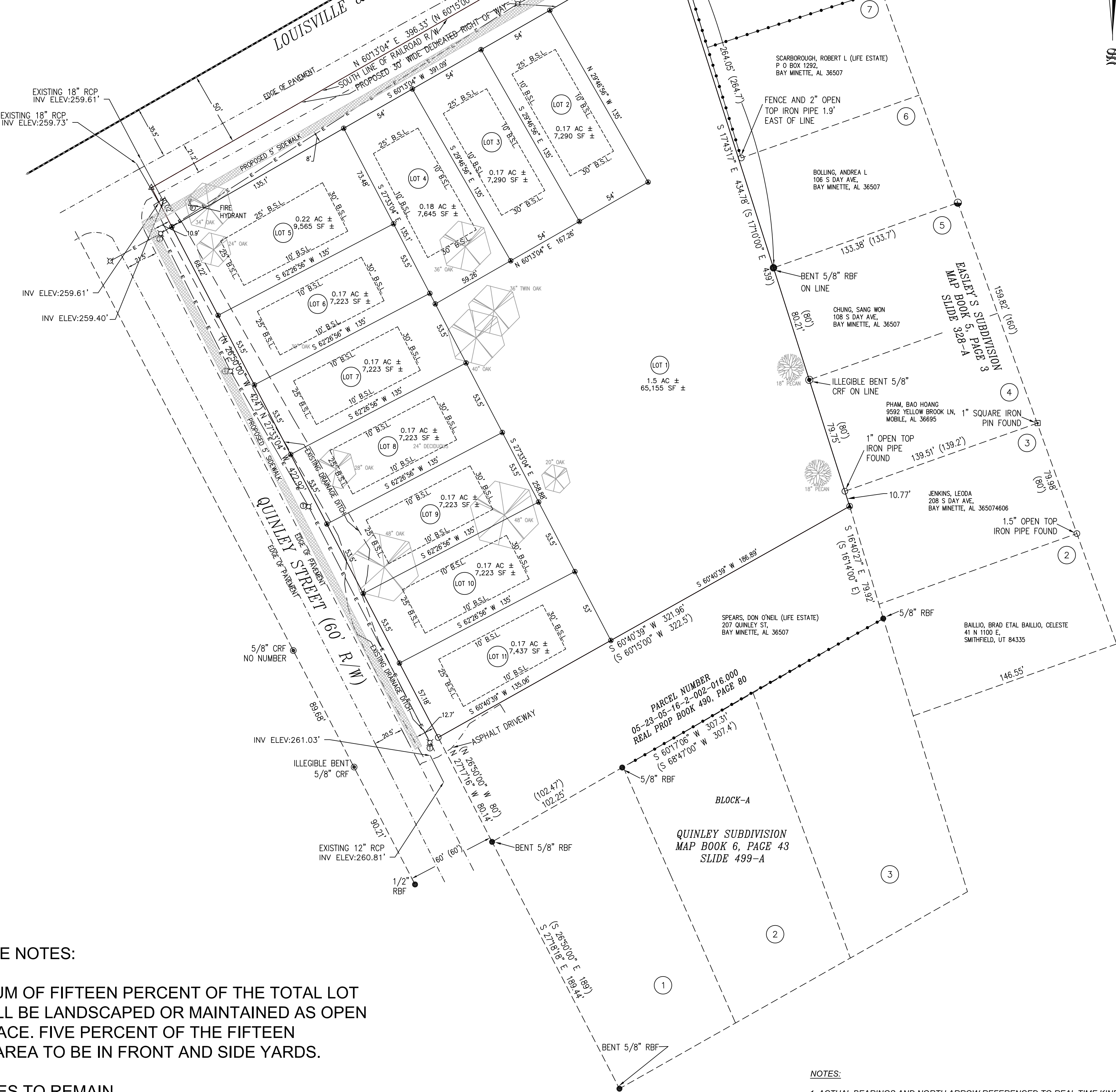


LEGEND

QUINLEY OAKS  
LANDSCAPE PLAN



- 5/8" CAPPED REBAR SET
- MAG NAIL SET
- IRON PIPE FOUND
- REBAR FOUND
- CAPPED REBAR FOUND
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- UTILITY POLE
- TELEPHONE BOX
- GUY WIRE ANCHOR
- WATER VALVE
- RECORD PER DEED/MAP
- CAPPED REBAR FOUND
- REBAR FOUND
- RIGHT OF WAY
- CHAIN LINK FENCE
- OVERHEAD ELECTRICAL LINES
- WOODEN PRIVACY FENCE



LANDSCAPE NOTES:

1. A MINIMUM OF FIFTEEN PERCENT OF THE TOTAL LOT AREA SHALL BE LANDSCAPED OR MAINTAINED AS OPEN GREEN SPACE. FIVE PERCENT OF THE FIFTEEN PERCENT AREA TO BE IN FRONT AND SIDE YARDS.
2. ALL TREES TO REMAIN.
3. CITY MUST RELOCATE DITCH ALONG QUINLEY STREET TO CONSTRUCT SIDEWALK.
2. DEVELOPER REQUEST TO CONTRIBUTE TO CITY SIDEWALK FUND INSTEAD OF CONSTRUCTING SIDEWALKS.

VICINITY MAP - NOT TO SCALE



OWNERS/DEVELOPERS:  
TPQ, LLC  
114 NORTH HOYLE AVE  
BAY MINETTE, ALABAMA 36507  
251-689-3966

SURVEYOR  
TIMOTHY BRANDON BAILEY, PLS  
832 ARTILLERY RANGE WEST  
SPANISH FORT, AL 36527  
251-564-7295

UTILITY PROVIDERS  
NORTH BALDWIN UTILITIES: WATER, SEWER, GAS  
ALABAMA POWER: ELECTRICAL SERVICE

EASEMENTS:  
10' WIDE DRAINAGE AND UTILITY EASEMENT ON EACH  
SIDE OF SIDE LOT LINES AND REAR LOT LINES

FLOOD ZONE:  
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP  
NUMBER 01003C0249M EFFECTIVE ON 4/19/2019 THE  
PROPERTY SHOWN HEREON IS SITUATED IN ZONE "X"  
(NOT SHADED)

SITE DATA  
PARCEL NUMBERS: 05-23-05-16-2-002-015.001, 05-23-05-16-2-002-015.000  
TOTAL AREA: 3.23 ACRES ±, 140,494 SQUARE FEET ±  
SMALLEST LOT: 0.17 ACRES ±, 7,223 SQUARE FEET ±  
TOTAL LOTS: 11  
MINIMUM SETBACKS: 25' FRONT, 30' REAR, 10' SIDE  
ZONING: R3, DISTRICT BAY MINETTE  
LINEAR FEET IN STREETS: 783±

- NOTES:
1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (ALABAMA WEST NAD1983)
  2. FIELD WORK COMPLETE: 1-30-24
  3. REFERENCES USED IN THIS SURVEY: SLIDE 328-A; SLIDE 499-A; REAL PROPERTY BOOK 357, PAGE 88; REAL PROPERTY BOOK 490, PAGE 80; INSTRUMENT NUMBER 150981; ALL FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
  4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, PLS, IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON. IT IS NOT TRANSFERABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, PLS.
  5. TIMOTHY B. BAILEY, PLS DID NOT PERFORM A TITLE SEARCH NOR HAS A TITLE SEARCH BEEN PROVIDED BY CLIENT THEREFORE THE SURVEY HEREON IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  6. LANDS SHOWN HEREON WHERE NOT ABSTRACTED BY TIMOTHY B. BAILEY, PLS AND IS THEREFOR SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THIS PROPERTY.
  7. THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP.
  8. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, SEPTIC DRAIN FIELDS, UNDERGROUND FEATURE LOCATION IS BEYOND THE SCOPE OF THIS SURVEY.
  9. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988, ALABAMA DEPARTMENT OF TRANSPORTATION REAL TIME REFERENCE NETWORK UTILIZED AS BENCHMARK.

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY

STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, TIMOTHY BRANDON BAILEY, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF TPQ, LLC, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE NORTHWEST CORNER OF EASLEY'S SUBDIVISION RECORDED IN SLIDE 328-A, THENCE SOUTH 17°43'17" EAST ALONG THE WESTERN LINE OF SAID SUBDIVISION A DISTANCE OF 434.78 FEET TO A CAPPED REBAR SET, THENCE SOUTH 60°40'39" WEST A DISTANCE OF 321.96 FEET TO A CRIMPED IRON PIPE FOUND ON THE EASTERN RIGHT OF WAY LINE OF QUINLEY STREET, THENCE NORTH 27°33'04" WEST ALONG THE EASTERN RIGHT OF WAY LINE OF QUINLEY STREET A DISTANCE OF 422.92 FEET TO A MAG NAIL SET ON THE SOUTHERN RIGHT OF WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD, THENCE NORTH 80°13'04" EAST A DISTANCE OF 396.33 FEET ALONG THE SOUTHERN RIGHT OF WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.5 ACRES MORE OR LESS.

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 LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS AS HEREON SHOWN. 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 TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.  
WITNESS MY HAND THIS THE DAY OF \_\_\_\_\_ 2024 .

SURVEYOR  
ALABAMA LICENSE # 31828

Survey Prepared By:

**Timothy Brandon Bailey, PLS**

832 Artillery Range West Telephone: 251-564-7295  
Spanish Fort, Alabama 36527 tbbailey@hotmail.com

Scale: 1" = 40'

THIS DRAWING DOES NOT  
REFLECT ANY TITLE OR  
EASEMENT RESEARCH  
OTHER THAN WHAT IS  
VISIBLE ON THE GROUND  
OR PROVIDED BY THE  
CLIENT'S CONVEYANCE.

No. Date

Revisions

TYPE OF SURVEY:

QUINLEY OAKS  
LANDSCAPE PLAN

CLIENT:

TPQ LLC

Plat Not Valid Without  
Original Seal &  
Signature