

CITY OF DAPHNE
1705 MAIN STREET, DAPHNE, AL
CITY COUNCIL BUSINESS MEETING AGENDA
Monday, January 6, 2025 at 6:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

INVOCATION Pastor Andrew Tewell, Shore Light Baptist Church
PLEDGE OF ALLEGIANCE

SWEARING IN: Municipal Judge Warren Harbison

RECOGNITION: Captain Jud Beedy – Retirement

RECOGNITION: Kathryn Bond – GIS Champion Award

3. APPROVE MINUTES: December 16, 2024 regular meeting

4. REPORTS OF STANDING COMMITTEES

A. FINANCE COMMITTEE – Phillips

Review the minutes from the December 16th meeting.
Treasurer’s Report for November 2024: Unrestricted Fund Balance - \$28,145,147;
Total Cash Balance - \$47,626,942
Sales Tax for October 2024: \$2,263,555.39; Lodging Tax for October 2024: \$154,304.17
Debt Summary – November 2024: Warrants - \$30,808,902
Capital Leases: General Fund - \$386,274; Enterprise Fund - \$377,309

B. BUILDINGS & PROPERTY COMMITTEE – Goodlin

C. PUBLIC SAFETY COMMITTEE – Hughes

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE – Olen

E. PUBLIC WORKS COMMITTEE – Conaway

MOTION to appoint Chris Francis to the Environmental Advisory Committee for a two-year term until January 2027.

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS

A. BOARD OF ZONING ADJUSTMENTS – Adrienne Jones

B. DAPHNE PUBLIC SCHOOL COMMISSION – Conaway

C. DOWNTOWN REDEVELOPMENT AUTHORITY – Conaway

D. INDUSTRIAL DEVELOPMENT BOARD – Scott

E. LIBRARY BOARD – Goodlin

F. PLANNING COMMISSION – Olen

Review the minutes from the November 14, 2024 meeting and the report from the December 19, 2024 meeting.

City Council Agenda – January 6, 2025

G. RECREATION BOARD – Hughes

H. UTILITY BOARD – Coleman

6. PUBLIC PARTICIPATION

7. MAYOR’S REPORT

8. CITY ATTORNEY REPORT

9. DEPARTMENT HEAD REPORTS

10. CITY CLERK’S REPORT

MOTION to approve the Jubilee Festival of Arts in Lott Park and the road closure of Main Street from Magnolia Avenue north to Randall Avenue on October 18, 2025 and October 19, 2025 from 10:00am – 5:00pm.

MOTION to approve the publication and set a public hearing on February 17, 2025 for the Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC Pre-Zoning Amendment located Southeast of the intersection of Jonesboro Road and Friendship Road.

MOTION to approve the publication and set a public hearing on February 17, 2025 for the Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC Annexation Petition located Southeast of the intersection of Jonesboro Road and Friendship Road.

MOTION to approve the publication and set a public hearing on February 17, 2025 for the East Fish River, LLC Zoning Amendment located five hundred feet northeast of the intersection of County Road 64 and Dixon Lane.

11. RESOLUTIONS:

2024 – 57 – Resolution to Vacate a Closed Portion of Austin Road Right of Way

2025 – 01 – Declaring Certain Personal Property Surplus and Authorizing the Mayor to Dispose of Such Property – Enclosed Trailer

2025 – 02 – Resolution to Appoint the City Judge

12. 2nd READ ORDINANCES:

2024 – 41 – Ordinance to Adjust Speed Limits and to Post Speed Limit Signs

2024 – 42 – Zoning District Map

2024 – 43 – Ordinance to Pre-Zone Property Located Southeast of Friendship Road and County Road 64 – Bayside Academy, Inc.

2024 – 44 – Ordinance to Annex Property Contiguous to the Corporate Limits of the City of Daphne – Property Located Southeast of Friendship Road and County Road 64 – Bayside Academy, Inc.

City Council Agenda – January 6, 2025

2024 – 45 – Ordinance to Annex Property Contiguous to the Corporate Limits of the City of Daphne – Property Located Southeast of the Intersection of Milton Jones Road and Alabama Highway 181 – Bertolla Properties, LLC, YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni

2024 – 46 – Ordinance to Pre-Zone Property Located Southeast of the Intersection of Austin Road and Alabama Highway 181 – Bertolla Properties, LLC

2024 – 47 – Ordinance to Annex Property Contiguous to the Corporate Limits of the City of Daphne – Property Located Southeast of the Intersection of Austin Road and Alabama Highway 181 – Bertolla Properties, LLC

13. 1st READ ORDINANCES

14. COUNCIL COMMENTS

15. ADJOURN

CITY OF
DAPHNE, ALABAMA

Proclamation

WHEREAS; Judson “Jud” Beedy was hired on to the City of Daphne Police Department on July 14, 1994; he would remain a vital member of the Daphne Police Department for the next 30 years; and

WHEREAS; Captain Beedy graduated the Police Academy on June 1994 which started his long and distinguished career as a Law Enforcement Officer; and

WHEREAS; he received Officer of the Year Award in 2000; and

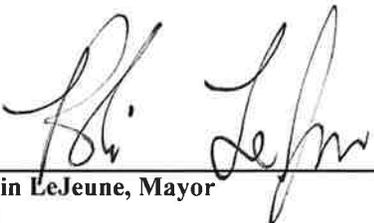
WHEREAS; during his tenure with the Daphne Police Department, Captain Beedy attended many trainings and received certifications such as Traffic Homicide Investigator September 1996, served on the Special Response Team 1999-2003, Polygraph Examiner November 2011, Crisis/Hostage Negotiator 2013, Field Training Officer 1997-2003, served on the Baldwin County Major Crimes Unit 2012-2018, graduated the FBI Academy March 2013 and graduated Leadership Baldwin May 2016; and

WHEREAS; Captain Beedy was promoted to Patrol Corporal on July 1997, Detective Corporal April 1999, Patrol Sergeant July 2003; Detective Lieutenant April 2007, Field Operation Captain February 2015 and Administrative Captain March 2022.

NOW,

THEREFORE; I, Robin LeJeune, as the Mayor of the City of Daphne, Alabama, together with the Daphne City Council, do hereby proclaim appreciation to Jud Beedy for his tireless efforts and over thirty years of service to the City of Daphne, and wish him success and happiness in his retirement.





Robin LeJeune, Mayor

ATTEST: 

Candace G. Antinarella, MMC, City Clerk

December 16, 2024
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.

1. CALL TO ORDER:

There being a quorum present Council President Ron Scott called the meeting to order at 6:00pm.

2. ROLL CALL:

COUNCIL MEMBERS PRESENT: Tommie Conaway, Ron Scott, Steve Olen, Doug Goodlin and Angie Phillips

COUNCIL MEMBERS ABSENT: Joel Coleman and Ben Hughes

Also Present: Patrick Dungan, City Attorney; Candace Antinarella, City Clerk; Chief Tacon, Fire; Chief Gulsby, Police; Adrienne Jones, Planning; Emmie Powell, Library; Vickie Hinman, Human Resources; Andy Bobe, City Engineer; Nathan Adams, Fire Department; Ange Baggett, Marketing/Tourism; Troy Strunk, City Development; Stella Hawks, Junior City Councilmember; Dareon Maynard, Junior City Councilmember; John Wallace Simpson, Junior City Councilmember; Merrill Rigsby, Junior City Councilmember; and Jessica Linne, Assistant City Clerk.

INVOCATION/PLEDGE OF ALLEGIANCE:

Invocation was given by Battalion Chief Lamar Green, Daphne Fire Department.

PROMOTIONS: Chief Tacon and Mayor LeJeune recognized the following promotions in the Fire Department: Deputy Fire Marshal Cornel Onisa, Lieutenant Michael Purvis, Apparatus Engineer Jamison Kenny, Apparatus Engineer Tyler Harrison.

PUBLIC HEARING: Adrienne Jones presented on the Official City of Daphne Zoning Map. Public hearing opened at 6:11pm. No one from the public came forward to speak.

Public hearing closed at 6:13pm.

PUBLIC HEARING: Adrienne Jones presented on the Bayside Academy, Inc Pre-Zoning Amendment located Southeast of Friendship Road and County Road 64. Public hearing opened at 6:13pm. Paul Marcinko, Jade Engineers, spoke about the project as they are representing Bayside Academy.

Public hearing closed at 6:15pm.

PUBLIC HEARING: Adrienne Jones represented on the Bayside Academy, Inc Annexation Petition located Southeast of Friendship Road and County Road 64. Public hearing opened at 6:13pm. No one from the public came forward to speak.

Public hearing closed at 6:15pm.

PUBLIC HEARING: Adrienne Jones presented on the Bertolla Properties, LLC, YOTA Properties, LLC, Frederick G. & Thomas Boni and Sharon and John Christopher Boni Annexation Petition located Southeast of the intersection of Milton Jones Road and Alabama Highway 181. Public hearing opened at 6:16pm. Chloe Kelly, 68Ventures, spoke as the representative for IronGate.

Public hearing closed at 6:18pm.

PUBLIC HEARING: Adrienne Jones presented on the Bertolla Properties, LLC Pre-Zoning Amendment located Southeast of the intersection of Austin Road and Alabama Highway 181. Public hearing opened at 6:18pm. No one from the public came forward to speak.

Public hearing closed at 6:21pm.

**December 16, 2024
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6:00 P.M.**

PUBLIC HEARING: Adrienne Jones presented on the Bertolla Properties, LLC Annexation Petition located Southeast of the intersection of Austin Road and Alabama Highway 181. Public hearing opened at 6:18pm. No one from the public came forward to speak.

Public hearing closed at 6:21pm.

PUBLIC HEARING: Adrienne Jones presented on the Bertolla Properties, LLC Vacation of Right-of-Way located East of the intersection of Austin Road and Alabama Highway 181. Public hearing opened at 6:21pm. Mrs. Jones recommended the Council not take action that evening on the resolution, but to wait until the next Council meeting. Councilman Goodlin asked who was responsible for removing the current road.

Public hearing closed at 6:26pm.

3. APPROVE THE MINUTES:

The minutes from the December 2, 2024 regular meeting were approved.

4. REPORT OF STANDING COMMITTEES:

A. FINANCE COMMITTEE

Councilwoman Phillips said the next meeting is January 21, 2025 at 4:30pm

B. BUILDINGS & PROPERTY COMMITTEE

Councilman Goodlin said the minutes from the November 12th meeting are in the packet as well as the November 2024 new construction and building reports: certificates of occupancy – 12; permits issued – 142; new residential home permits – 6; total fees - \$58,210.

**MOTION by Councilman Goodlin to authorize the Mayor to execute the Main Street Utility Relocation Project State-Sub-recipient Disaster Assistance Agreement. No second was needed.
MOTION CARRIED UNANIMOUSLY.**

C. PUBLIC SAFETY COMMITTEE

Councilman Hughes was absent.

**MOTION by Councilman Scott to authorize the Mayor to execute an agreement with Safe Haven Baby Box, Inc. for placement of baby box at Fire Station 5. No second was needed.
MOTION CARRIED UNANIMOUSLY.**

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE

Councilman Olen said the next meeting is January 6th at 4:30pm.

E. PUBLIC WORKS COMMITTEE

Councilwoman Conaway said the next meeting is January 6th at 5:15pm.

**MOTION by Councilwoman Conaway to authorize the Mayor to sign the contract with ADCNR for the LUDO ADCNR Grant# Daphne-CZM-306-25-1 in the amount of \$50,000. No second was needed.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Conaway to authorize the Mayor to execute the Construction Agreement for TAPP Grant – TAPAA-TA25(927) 100079677 for sidewalks along portions of Park Drive and Pollard Rd. No second was needed.
MOTION CARRIED UNANIMOUSLY.**

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5. REPORTS OF SPECIAL BOARDS & COMMISSIONS:

A. Board of Zoning Adjustments

Mrs. Jones said there is no report.

B. Daphne Public School Commission

Councilwoman Conaway said the next meeting is January 27th at 5:30pm at Daphne East Elementary School.

C. Downtown Redevelopment Authority

Councilwoman Conaway said the next meeting is January 16th at 5:30pm and the minutes from the September meeting are in the packet.

D. Industrial Development Board

Councilman Scott said the next meeting is December 17th at 4:30pm.

E. Library Board

Councilman Goodlin said the next meeting is January 9th at 4:30pm at the Library.

F. Planning Commission

Councilman Olen said the next meeting is December 19th at 5:00pm.

G. Recreation Board

Councilman Hughes was absent.

H. Utility Board

Councilman Coleman was absent. Council President Scott said the minutes from the October meeting are in the packet.

6. PUBLIC PARTICIPATION:

Public participation opened at 6:32pm. No one came forward to speak.

Public participation closed at 6:32pm.

7. MAYOR'S REPORT:

Mayor LeJeune said it's been a busy Christmas season and thanked the Junior Council for volunteering at the Christmas events. He thanked the Council for their motions to approve multiple agreements.

8. CITY ATTORNEY REPORT:

City Attorney said there was no report.

9. DEPARTMENT HEAD COMMENTS:

There were no reports.

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10. **CITY CLERK'S REPORT:**

MOTION by Councilman Olen to amend the agenda to add on Resolution 2024-58 for consideration of adoption. Seconded by Councilwoman Conaway.
City Clerk called roll.

Councilwoman Conaway	Aye
Councilman Olen	Aye
Councilman Coleman	Absent
Councilman Goodlin	Aye
Councilman Hughes	Absent
Councilwoman Phillips	Aye
Council President Scott	Aye

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Goodlin to approve the 020 – Restaurant Retail Liquor to Agincourt Industries LLC dba Maple Street Biscuit Company located at 6869 US Highway 90, Daphne, Alabama. Seconded by Councilman Olen.
MOTION CARRIED UNANIMOUSLY.

11. **RESOLUTIONS:**

- 2024 – 56 – Appropriation for Compliance and Classification and Compensation Plan - \$329,959**
- 2024 – 57 – Resolution to Vacate a Closed Portion of Austin Road Right of Way**
- 2024 – 58 – Authorizing the Submission of an FY 2025 Transportation Alternatives Set – Aside Program Grant to the Alabama Department of Transportation to Construct on Pollard Road and Park Drive**

MOTION by Councilwoman Conaway to waive the reading of Resolutions 2024-56 and 2024-58. Seconded by Councilman Goodlin.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilwoman Conaway to adopt Resolution 2024-56. Seconded by Councilman Olen.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Olen to adopt Resolution 2024-58. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilwoman Phillips to move Resolution 2024-57 to the January 6, 2025 Council meeting. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.

12. **2ND READ ORDINANCES:**

- 2024 – 39 – An Ordinance Adopting Classification and Compensation Plan**
- 2024 – 40 - Ordinance Granting Non-Exclusive Authorization to Baldwin County Sewer Service, LLC for the Purpose of Constructing and Maintaining a Sanitary Sewer System within Certain Public Rights-of-Way within the City of Daphne, Alabama**

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DAPHNE, AL
6:00 P.M.

15. ADJOURN:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED AT 6:45PM.

Respectfully submitted by,

Certification of Presiding Officer,

Candace G. Antinarella, MMC, City Clerk

Ron Scott, Council President

**MOTION by Councilwoman Conaway to waive the reading of Ordinances 2024-39 and 2024-40.
Seconded by Councilman Olen.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Conaway to adopt Ordinance 2024-39. Seconded by Councilman
Olen.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Conaway to adopt Ordinance 2024-40. Seconded by Councilman
Olen.
MOTION CARRIED UNANIMOUSLY.**

13. 1ST READ ORDINANCES:

2024 – 41 – Ordinance to Adjust Speed Limits and to Post Speed Limit Signs

2024 – 42 – Zoning District Map

2024 – 43 – Ordinance to Pre-Zone Property Located Southeast of Friendship Road and County Road 64 – Bayside Academy, Inc.

2024 – 44 – Ordinance to Annex Property Contiguous to the Corporate Limits of the City of Daphne – Property Located Southeast of Friendship Road and County Road 64 – Bayside Academy, Inc.

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14. COUNCIL COMMENTS

Councilwoman Conaway wished everyone a Merry Christmas and a Happy New Year.

Councilman Olen recognized Carolyn Courson for bringing the baby box to the City. He wished everyone a Merry Christmas and a Happy New Year.

Councilman Goodlin wished everyone a Merry Christmas.

Councilwoman Phillips echoed all the previous comments.

Council President Scott wished everyone a Merry Christmas and a Happy New Year.

Mayor LeJeune thanked the Council for their support and wished everyone a Merry Christmas.

CITY OF DAPHNE
FINANCE COMMITTEE MINUTES
DECEMBER 16, 2024
4:30 P.M.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 4:30 p.m.

Present were:

Chairperson Mrs. Angie Phillips

Councilwoman Mrs. Tommie Conaway (arrived at 5:00 p.m.)

Councilman Mr. Steve Olen

Councilman Mr. Ron Scott

Councilman Mr. Doug Goodlin

Also Present: Mayor Robin LeJeune, Finance Director Mrs. Kelli Reid, Accountant III Mrs. Suzâne Henson, Revenue Officer Mrs. Connie Champion, Human Resource Director Mrs. Vickie Hinman, City Clerk Mrs. Candace Antinarella, Executive Director of City Development Mr. Troy Strunk, Fire Chief Mrs. LeAnn Tacon, Director of Events and Marketing Mrs. Ange Baggett, Sales & Tourism Manager Shannon Brannon, City Engineer Andy Bobe, and City Attorney Mr. Patrick Dungan.

Junior City Council – Merrill Rigsby and Dareon Maynard.

II. PUBLIC PARTICIPATION

There was no public participation.

III. APPROVE MINUTES FOR THE PREVIOUS MEETING

The previous meeting minutes were approved.

IV. HUMAN RESOURCES BUSINESS

A. Update on Human Resources Department Activity

Mrs. Vickie Hinman reviewed the Human Resources Report:

- Posted/Reposted Positions – 12
- Reviewing/Testing/Interviewing/Background check - 18
- Promotion/Internal Transfer - 6
- New Hires – 9

Mrs. Hinman noted that the December Employee Spotlight is Katelynn Reid (HR Specialist)

V. BUSINESS LICENSE REPORT

A. Report: New Business Licenses – November, 2024

Mrs. Reid reviewed the following reports and information:

- Code enforcement issued 0 warnings for November.
- New Businesses with a physical location in Daphne - 6
- Simplified Sellers Use Tax collections - \$187,905.83 and YTD collections - \$379,645.29.
- Total Business Licenses issued were 35 new and 10 renewals for a total of 45 in November 2024

VI. SALES & LODGING TAX REPORT

A. Sales and Use Taxes: October, 2024

Mrs. Henson reviewed the Sales & Use Tax Reports: \$2,263,555.39 was collected for October, 2024 which was up \$64,784.15 from October 2023's collections:

- YTD Variance over Budget - \$213,555.39

B. Lodging Tax Collections, October, 2024

Mrs. Henson reviewed the Lodging Tax Collections Report and noted the collections for October, 2024 were \$154,304.17 which is up \$19,990.13 from October 2023's collections.

- YTD Variance over Budget - \$19,990.13

C. Lodging Tax Analysis Report, November, 2024

Mrs. Reid reviewed the Lodging Tax Analysis report:

- Recreation balance for related purchases - \$822,258.77
- Unreserved balance for Bayfront related purchases - \$1,512,087.21
- Reserved balance for Occupancy Fee - \$130,102.50

D. Daphne Hotel Occupancy Report, Jan-Oct, 2024

Mrs. Ange Baggett handed out the quarterly Hotel Revenue Report and discussed community events that related to the spikes in lodging tax revenue for those months. Discussion continued on spikes related to hurricane storm travel through Daphne. Mrs. Shannon Brannon showed a power point presentation highlighting some of the Discover Daphne events including assisting Texas State Troopers find lodging and restaurants in the Daphne area, partnering with the Alabama Scenic River Trail to sponsor the Great Alabama 650 Race, 2D Baseball World Series Tournament and working with the United States Sports Academy and Alabama Tourism Department. Mrs. Brannon noted several upcoming events they will also be involved with in order to promote tourism for Daphne.

VII. FINANCIAL SCHEDULES & REPORTS

A. Financial Reports

1. Treasurer’s Report: November, 2024

Mrs. Reid reviewed the Treasurer’s Report:

TREASURER’S REPORT					
As of November 30, 2024					
Account Type/Title	11/30/2024	10/31/2024	Increase (Decrease) from last Month	11/30/2023	Increase (Decrease) from Last Year
GENERAL FUND & ENTERPRISE FUNDS	\$ 17,229,773	\$ 16,196,103	\$ 1,033,670	\$ 13,115,934	\$ 4,113,839
INVESTMENT FUND	10,915,374	10,847,046	68,328	10,319,682	\$ 595,692
Total Unrestricted Cash Balance	28,145,147	27,043,149	1,101,998	23,435,616	4,709,531
SPECIAL REVENUE FUNDS					
4 CENT GAS TAX	345,853	341,098	4,755	281,377	64,476
7 CENT GAS TAX	357,600	351,567	6,033	258,500	99,100
10 CENT GAS TAX	293,320	275,112	18,209	191,261	102,059
TREE & FLOWER	10,287	10,287	-	22,660	(12,373)
COVID RELIEF FUND	-	-	-	122,600	(122,600)
ANIMAL SHELTER FUND	292,323	236,779	55,544	2,782,785	(2,490,462)
MOBILE INFIRMARY BUILDING	102,084	95,761	6,323	56,739	45,345
FEDERAL DRUG FORFEITURES	275,561	280,381	(4,820)	194,146	81,415
LOCAL DRUG FORFEITURES	99,749	99,749	-	95,435	4,314
LIBRARY	75,515	66,434	9,081	42,803	32,712
COURT TRAINING & EQUIPMENT	41,250	40,884	366	40,973	277
COURT/CORRECTION	500,692	494,939	5,754	524,807	(24,115)
LODGING TAX	2,464,448	2,403,081	61,368	2,588,212	(123,764)
AGENCY FUNDS					
SELF INSURANCE	229,234	232,710	(3,475)	225,198	4,036
OPEB TRUST INVESTMENT FUND	1,638,314	1,606,664	31,649	1,218,535	419,779
	6,726,233	6,535,446	190,786	8,646,031	(1,919,798)
CAPITAL PROJECT FUNDS					
CAPITAL RESERVE	5,626,646	5,627,225	(579)	3,982,166	1,644,480
2023 CONSTRUCTION FUND	6,218,900	6,224,497	(5,597)	9,027,992.00	(2,809,092)
	11,845,546	11,851,722	(6,175)	13,010,158	(1,164,612)
DEBT SERVICE FUNDS					
DEBT SERVICE	910,016	791,956	118,060	1,080,220	(170,204)
Total Restricted Cash Balance	19,481,795	19,179,124	302,671	22,736,409	(3,254,614)
Total City Cash Balance	\$ 47,626,942	\$ 46,222,273	\$ 1,404,669	\$ 46,172,025	\$ 1,454,917
	Encumbrance Total as of		11/30/2024	\$ 313,586.70	

Mrs. Reid noted the restricted cash balance is down \$3.2 million mainly due to spending from the construction fund that was borrowed for the Justice Center renovations and completion of the Animal Shelter.

The Treasurer's Report as of November, 2024 Total Unrestricted Cash Balance - \$28,145,147 and Total City Cash Balance - \$47,626,942 was presented to be filed for audit.

2. Encumbrance Report

- Encumbrance balance - \$313,586.70 as of November, 2024.

Mrs. Reid reviewed the Encumbrance Report and noted the reel mower was just delivered so that line item will be removed on next month's report. Mrs. Reid also noted she would check with Public Works to see when the ADA Transition Plan would be completed.

3. Outstanding Appropriations

Mrs. Reid reviewed the Outstanding Appropriations report.

4. Financial Overview: Debt Summaries & Monthly Financial Statements

Mrs. Reid reviewed the following Financial Statements:

- Debt Summary Schedules (General & Enterprise Funds), November, 2024
 - Outstanding Warrant Balance as of November, 2024: \$30,808,902
 - Outstanding Capital Lease Balance as of November, 2024:
 - General Fund: \$386,274
 - Enterprise Fund: \$377,309
- Overtime Report YTD
- Monthly Financial Statements, October 2024
 - General Fund YTD Budgetary Net Income: \$465,642 which is greater \$211,713 than the prior YTD net income
 - Solid Waste Fund Transfers \$0
 - Civic Center Fund Transfers \$8,307

5. Summary of Budgetary Amendments

There are no budget amendments for FY2025.

6. Unfunded Future Projects Expenditure Summary

Mrs. Reid reviewed the Unfunded Future Projects Expenditure Summary.

B. Bills Paid Reports – November, 2024

The Bills Paid Report was previously presented electronically.

VIII. BIDS & APPROPRIATIONS (Resolution)

There were no bids discussed.

IX. OTHER APPROPRIATION REQUESTS: (Resoluion/Ordinance)

There were no appropriation requests discussed.

X. SURPLUS

A. Surplus: 2005 6 x 10 Enclosed Trailer – EQ#1114

Mrs. Henson noted that a 2006 6 x 10 trailer from the Grounds Department needs approval to be sold as surplus.

***MOTION BY Mr. Goodlin to recommend to Council to declare certain property surplus and authorize the Mayor to dispose of the following surplus property: 2005 6 x 10 Enclosed Trailer – EQ#1114. Seconded by Mr. Olen.
MOTION CARRIED UNANIMOUSLY***

XI. NEW BUSINESS

A. Animal Shelter donations

Mrs. Reid noted that Animal Shelter donations have been coming in and further discussion would be needed concerning what those monies would be used for.

XII. OLD BUSINESS

There was no new business discussed.

XIII. ADJOURN The meeting adjourned at 5:30p.m.

Resume of Chris Francis

Chris Francis was born in Pascagoula, Mississippi, but both parents are originally from Daphne. Parents are Mike and Mary (Green) Francis. Chris currently lives at 1214 Captain O'Neal Drive in Daphne and doesn't plan on moving any time soon. Chris has always had a love for the outdoors and grew up playing on the beach, in the bay, and the surrounding waters. Chris has many outdoor hobbies including sailing, fishing, and a little hunting.

Chris is heavily involved with caring for the homeless and sits on the board for Bump in the Road Ministries, which includes Ryan's Refuge, a first step program currently housing 24 adults in Mobile and setting them up for success in life and a path to stay off the streets.

Chris is a long-time member of the Alabama Urban Forestry Association (AUFA), sits on the council, and is currently the Treasurer for the organization. AUFA plants trees, puts on tree giveaways (including 500 3-gallon trees on 11/08/24 in Daphne at Trione Park), provides education, and funds research in the areas of arboriculture and urban forestry.

Chris graduated from Fairhope High School, attended multiple colleges, finally earning a business degree from University of South Alabama and then went on to earn a master of science in arboriculture and urban forestry from University of Central Lancashire (England). Thesis was done on trunk flare development of nursery trees.

Chris became a Certified Arborist in 2008, achieved the Tree Risk Assessment Qualification in 2015, then became a Board Certified Master Arborist in 2015. Chris is currently the owner and lead arborist of Chris Francis Tree Care, which provides all services related to trees, including pruning, pest control, and preservation. Chris employs the principles of Low Impact Development (LID) in his business as it relates to stormwater runoff.

Chris has many intentional habits that have developed over the years, one of which is to remove at least 3 pieces of litter each day. Many days it is much more. Chris is committed to protecting the environment we all love and enjoy. When we plant a tree, it is often not for our own enjoyment; it is for our children's children.

1214 Captain O'Neal Drive, Daphne, AL 36526 (251)510-0186 Chris@ChrisFrancisTreeCare.com

Professional credentials and education are listed below:

- ISA Board Certified Master Arborist (#so-6157B)
- ISA Tree Risk Assessment Qualification
- Alabama State Licensed:
 - Tree Surgery
 - Landscape Design
 - Setting of Landscape Plants
 - Ornamental & Turf Pest Control Supervisor
- ALNLA Certified Landscape Professional
- AUFA Urban Forestry Certification
- AUFA Utility Vegetation Management Certification
- University of South Alabama, BS Business Administration
- University of Central Lancashire, MS Arboriculture & Urban Forestry

**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**



DATE: December 20, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development 
SUBJECT: Planning Commission Minutes and Report

Attached please find a copy of the approved minutes for the City of Daphne Planning Commission regular meeting of the November 14, 2024 and the report of the regular meeting of December 19, 2024 for placement on the January 6, 2025 City Council agenda for review.

Should you have any questions or comments in this regard, please do not hesitate to call.

ADJ/jv

**The City of Daphne
Planning Commission Minutes
Regular Meeting of November 14, 2024
Council Chamber, City Hall - 5:00 P.M.**

Call to Order:

The Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:00 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Oliver Roberts
John Peterson, Vice Chairman
Andrew Prescott, Chairman
Richard Johnson
Steve Olen
Nathan Jones

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney

The Chairman asked for input regarding the October 24, 2024 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Chairman called for the next order of business: The Resubdivision of Lot 1, Block D, Historic Malbis Preliminary/Final Subdivision Plat Review.

An introductory presentation was given by the agent, Michael Johnson. He provided a summary of the preliminary/final subdivision plat as presented on the meeting agenda and stated that a note has been added to the plat regarding the access and parking easement.

The Chairman opened the floor for the public hearing. The floor was closed after no one came forward to speak.

Hearing no further comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Prescott and seconded by Mr. Johnson to approve the Resubdivision of Lot 1, Block D, Historic Malbis preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried. Mr. Spriggs abstained.

The Chairman called for the next order of business: public participation.

None presented.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of November 14, 2024
Council Chamber, City Hall - 5:00 P.M.**

The Chairman called for the next order of business: attorney's report.

Mr. Dungan had no report.

The Chairman called for the next order of business: commissioner's comments.

None presented.

The Chairman called for the next order of business: director's comments.

Director presented the upcoming meeting dates. Site Preview is December 11, and the Regular Meeting is December 19, 2024. Happy Thanksgiving! She commented about the upcoming City of Daphne Christmas Programs.

There being no further business, the meeting was adjourned at 5:05 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: December 19, 2024


John Peterson, Vice Chairman

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 19, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Report 

1. **CALL TO ORDER:** 5:00 p.m.
2. **CALL OF ROLL:** Steve Olen, John Peterson, Kevin Spriggs, Oliver Roberts, Richard Johnson, Adam Manning and Nathan Jones
3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of November 14, 2024. (**Approved**)
4. **PRESENTATION:**
 - A. **Presentation to be given by Mayor Robin LeJeune** (Certificate of Appreciation presented to Adam Manning)
5. **OLD BUSINESS:**
 - A. **SITE PLAN REVIEW:**
 1. **File SP24-10:** (**Approval shall be contingent upon the developer providing either an aid to construction (based upon an ALDOT-approved estimate) or the developer constructing the turn lane on US Highway 98**)

Site: Taco Bell

Zoning: *B-2, General Business*

Location: Northwest of the intersection of Daphne Avenue and U.S. Highway 98

Area: 1.24 Acres ±

Owner: Klassic Kar Wash, LLC - Kirk Sessions

Developer: PFRH Daphne, LLC - Nicholas Plummer

Agent: BL Companies, Inc. - Stephen Pistorius

Engineer: BL Companies, Inc. - Michelle Carlson
6. **NEW BUSINESS:**
 - A. **SITE PLAN REVIEW:**
 1. **File SP24-11:** (**Approved**)

Site: **Off-Site Car Storage for Kia of Storage**

Zoning: *B-2, General Business*

Location: South of Frederick Boulevard and Renaissance Boulevard due west of Planet Fitness

Area: 1.93 Acres ±

Owner: Daphne Realty, LLC - Tal Vickers

Engineer: Clark, Greer, Latham, and Associates - Thomas Clark or Mark Vereen
 - B. **THE ENCLAVE AT IRONGATE, PHASE 1 PRELIMINARY SUBDIVISION PLAT REVIEW:**
 1. **File SDP24-04:** (**Tabled until the regular meeting of January 23, 2025**)

Subdivision: **The Enclave at Irongate, Phase 1**

Zoning: *PUD, Planned Unit Development*

Location: Northeast of the intersection of Austin Road and Alabama Highway 181

Area: 34.79 Acres ±, (60) lots

Owner: Bertolla Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni

Agent: S. E. Civil - Aaron Collins

Developer: 68 Ventures - Chloe Kelly

Surveyor: S.E. Civil - David Diehl

Engineer: S.E. Civil - Larry Smith

C. EAST FISH RIVER, LLC ZONING AMENDMENT:

1. CPA24-05: Motion to approve Planning Commission Resolution Number 2024-05 failed to obtain a supermajority vote; five in favor and two opposed)

Presentation to be given by Austin Lutz, Engineering Design Group, requesting that the Planning Commission consider an amendment to the Envision Daphne 2042 Comprehensive Plan:

- (a) Land located five hundred feet northeast of the intersection of County Road 64 and Dixon Lane (PPIN# 27122, 26, 252259 and 27121) from:

Present Placetype: Estate Residential, to

Proposed Placetype: Suburban Neighborhood and Natural Areas/
Open Space

2. File ZA24-06: Motion to set forth a favorable recommendation to City Council to rezone the subject property from R-1, Low Density Single Family Residential Alternate, to PUD, Planned Unit Development, failed due to lack of a supermajority vote; five in favor and two opposed.

Applicant: East Fish River, LLC

Present Zoning: R-1, Low Density Single Family Residential

Proposed Zoning: PUD, Planned Unit Development

Location: Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane

Area: 510.17 Acres ±

Agent: Engineering Design Group - Craig Johnson or Austin Lutz

Developer: Gaskin Banks - Todd Malphrus

Owner: East Fish River, LLC - Richard Inge

D. ANN WHITE-SPUNNER, JOHN WHITE-SPUNNER, B CO., LLC, JAY-E LLC, SRW INVESTMENTS, LLC AND O COMPANY, LLC PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-10: (Favorable recommendation to City Council)

Applicant: Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC

Present Zoning: B-3, General Business, Baldwin County District 15

Proposed Zoning: B-2, General Business

Area: 2.92 Acres ±

Location: Southeast of the intersection of Jonesboro Road and Friendship Road

Owners: Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC

Agent: Duplantis Design Group - Evan Geerts or Andrew Leo

2. ANX24-11: (Favorable recommendation to City Council)

A presentation to be given by Evan Geerts or Andrew Leo, Duplantis Design Group, requesting annexation of a two point nine-two acre parcel owned by Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC located southeast of the intersection of Jonesboro Road and Friendship Road. The subject property is currently zoned B-3, General Business, Baldwin County District 15.

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 19, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Report

7. **PUBLIC PARTICIPATION:** Comments presented regarding Short Term Rentals (see minutes).
8. **ATTORNEY'S REPORT:** No report. Merry Christmas and Happy New Year!
9. **COMMISSIONER'S COMMENTS:** Thanked Adam Manning for his service on the Commission. Comments presented regarding Short Term Rentals (see minutes).
10. **DIRECTOR'S COMMENTS:** Thanked the Commission for their service. Merry Christmas and Happy New Year!
11. **ADJOURNMENT:** 7:00 p.m.



City of Daphne Event Permit Application

TYPE OF PERMIT: Special Event/Fundraiser Parade/Run (Streets Use) Walk (Sidewalks Only)
 Athletic Complex/Sporting Event Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: Eastern Shore Chamber of Commerce

APPLICANT NAME: Liz Thomson

STREET: 327 Fairhope Ave. CITY, STATE, ZIP: Fairhope, AL 36532

CONTACT PHONE: 251.422.36339. EMAIL: lroberts@eschamber.com

"ON SITE" CONTACT PERSON DAY OF EVENT: Liz Thomson

CELL PHONE: 251.422.3639 EMAIL: lroberts@eschamber.com

EVENT INFORMATION

EVENT NAME: 37th Annual Jubilee Festival of Arts

TYPE OF/PURPOSE OF EVENT: Art Festival

EVENT DATE: 10/17/25 TIME (START- END): 10 a.m.- 5 p.m.

ASSEMBLY TIME: 10/18/25 10 a.m.- 5p.m. & 10/19. # PARTICIPANTS/VEHICLES: 130 artists/vendors

EVENT LOCATION: Lott Park and Main Street from Magnolia north to Randall

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL

BE USED ON-SITE): wooden city stage, city tent for Kids Art Park, tables and chairs, Portalets

(provided by the Chamber), barricades, artist-provided booths

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: Yes* No *If Yes, please indicate which City Route is requested: Magnolia n

WILL YOUR EVENT REQUIRE BARRICADES: Yes* No *If Yes, please indicate quantity & location: _____

Barricades and Main Street and Magnolia and Barricades at Main Street and Randall

WILL YOUR EVENT REQUIRE ELECTRICITY: Yes* No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: Yes* No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # 1 X \$321.00 10' X 10' # 1 X \$123.00/EACH

TABLES: 8' L # 6 X \$45.00/EACH CHAIRS: # 20 X \$12.00/EACH

OTHER SPECIAL REQUESTS: _____

MARKETING & COMMUNICATIONS

PLEASE NOTE: As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: LRT

Is your event open to the general public? Yes* No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? Yes No

Facebook.com? Yes No Instagram? Yes No LinkedIn? Yes No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: Liz Thomson CONTACT PHONE: 2514223639

OTHER MARKETING REQUESTS: Promotion on city electronic billboard and market on all social platforms

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: Yes** No ** If Yes, please provide your City of Daphne Business License Number here: each artist fills out appropriate tax forms and reports to the city

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

2025 Jubilee Festival

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will result in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: Liz R. Thomson

DATE: 12/17/24

INTERNAL USE ONLY

DATE REC'D: 12/17/2024

CITY CLERK: Candace Antoniou

FIRE DEPT: St. Mary

APPROVED ROUTE: _____

POLICE DEPT: [Signature]

ROUTE MAP ATTACHED: Yes No

PUBLIC WORKS: [Signature]

SPORTS & RECREATION: approved via email

EVENT FEE: Paid \$ _____ CHK# _____

MARKETING & EVENTS: _____

Waived: _____

** REVENUE: _____

PROOF OF INSURANCE REC'D: Yes No



**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**

DATE: December 20, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development 
SUBJECT: Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC

PRESENT ZONING: B-3, General Business, Baldwin County District 15

PROPOSED PRE-ZONING: B-2, General Business

LOCATION: Southeast of the intersection of Jonesboro Road and Friendship Road

RECOMMENDATION: At the December 19, 2024 regular meeting of the City of Daphne Planning Commission, seven members were present, and the motion carried unanimously for a favorable recommendation for the above captioned pre-zoning amendment.

Attached please find the appropriate documentation and action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an ordinance for placement on the City Council agenda to set a public hearing.

Thank you,
ADJ/jv

1. Community Development Report and Supplemental Documents
2. Pre-zoning Application
3. Legal Description (Exhibit A)
4. Boundary Survey (Exhibit B)

ANN WHITE-SPUNNER, JOHN WHITE SPUNNER,
B Co., LLC, JAY-E, LLC, SRW INVESTMENTS LLC, &
O COMPANY, LLC

ZONING AMENDMENT



ANN WHITE-SPUNNER, JOHN WHITE SPUNNER, B CO. LLC, JAY-E, LLC, SRW INVESTMENTS LLC, AND O COMPANY, LLC

PROPOSAL:

The applicant proposes to pre-zone the subject land to B-2, General Business. There are two parcels. The northern lot is developed however the southern lot is not. The Grandfather Clause of Article 9 applies to the northern lot. If pre-zoned and annexed, development on the southern lot would adhere to the regulations of the Land Use and Development Ordinance.

The site is surrounded by other commercial properties except the land to the east is zoned Planned Unit Development. The adjacent planned land use is Faulkner's Place at Rowan Oak, a 66 lot townhouse development. The Planning Commission granted approval of the Preliminary Subdivision design in October, 2024.

Zoning Classification:

B-3, General Business (Baldwin County zoning)

Existing Utility Service

Providers: Riviera Utilities, AT&T, Belforest Water, Baldwin County Sewer, Fairhope Gas

Affected City Service

Providers: Fire Station 1 or 5, Police Beat 1 Public Works

Surrounding Zonings/Uses:

- North-County B-3
- South-County B-3
- East-Rowan Oak PUD
- West-County B-3

Proposed Zoning:

B-2(General Business)

Development Concept:

Commercial

Comprehensive Plan Place

type: Employment – Industrial/Service Commercial

Staff Recommendation to PC:

Favorable

Council District: 4

Existing Conditions:

2.92 acres

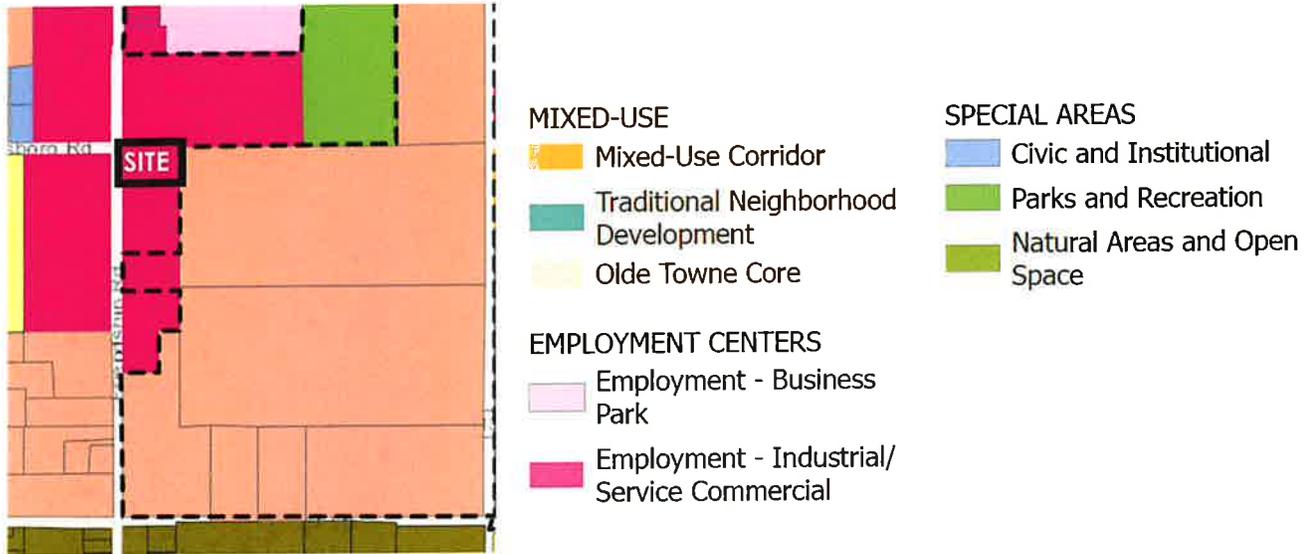
Planning Commission

Recommendation:

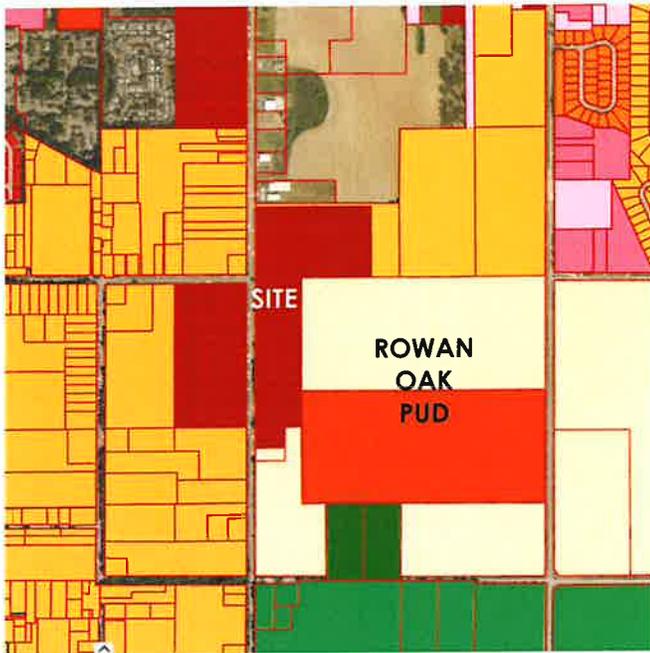
Unanimously Favorable

RECOMMENDATION:

The Envision Daphne 2042 Comprehensive Plan designates these parcels as Employment – Industrial/Service Commercial. B-2, General Business permissible uses would be consistent with this placetype. Therefore staff recommends that the Planning Commission set forth a favorable recommendation to prezone the site as requested.

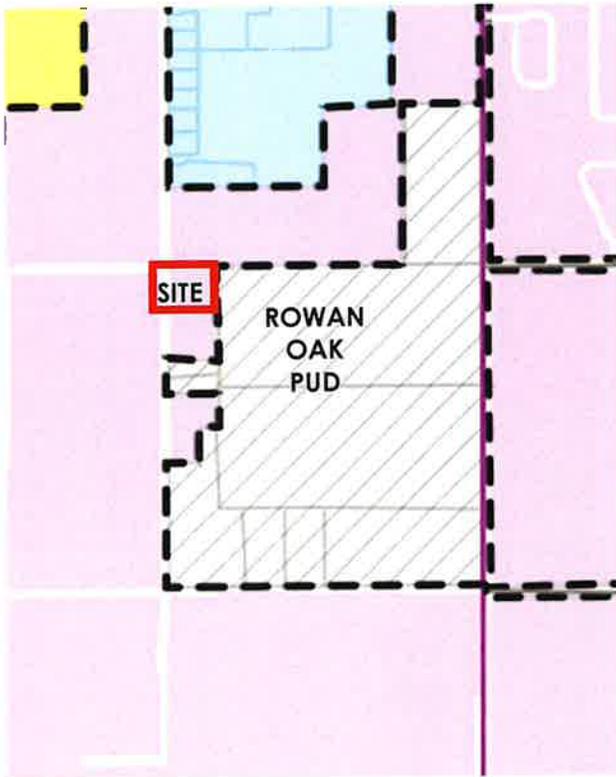


Excerpt from County's Map on ISV



- County Zoning
- Rural District (RR)
- Rural Agricultural District (RA)
- Conservation Resource District (CR)
- Residential Single Family Estate District (RSF-E)
- Residential Single Family District (RSF-1)
- Residential Single Family District (RSF-2)
- Residential Single Family District (RSF-3)
- Residential Single Family District (RSF-4)
- Residential Two Family District (RTF-4)
- Residential Single Family District (RSF-6)
- Residential Two Family District (RTF-6)
- Residential Multiple Family District (RMF-6)
- High Density Residential District (HDR)
- Residential Manufactured Housing Park District (RMH)
- Base Community Zoning District (BCZ)
- Marine Recreation District (MR)
- Outdoor Recreation District (OR)
- Tourist Resort District (TR)
- Recreational Vehicle Park District (RV-1)
- Recreational Vehicle Park District (RV-2)
- Professional Business District (B-1)
- Neighborhood Business District (B-2)
- General Business District (B-3)
- Major Commercial District (B-4)
- Limited Business District (LB)
- Light Industrial District (M-1)
- General Industrial District (M-2)

Excerpt from Daphne Zoning Map



Zoning Key

-  Daphne City limits
-  R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL
-  R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
-  R-3 HIGH DENSITY SINGLE FAMILY RESIDENTIAL
-  R-4 HIGH DENSITY SINGLE MULTI-FAMILY RESIDENTIAL
-  R-5 MOBILE HOME RESIDENTIAL
-  R-6(D) DUPLEX - TWO FAMILY
-  R-6(G) GARDEN OR PATIO HOME
-  R-7(A) APARTMENT
-  R-7(M) MID-RISE CONDOMINIUM
-  R-7(T) TOWNHOUSE
-  B-1 LOCAL BUSINESS
-  B-2 GENERAL BUSINESS
-  B-2(a) GENERAL BUSINESS ALTERNATE
-  B-3 PROFESSIONAL BUSINESS
-  C/1 COMMERCIAL/INDUSTRIAL
-  MU MIXED USE
-  PUD PLANNED UNIT DEVELOPMENT
-  C-2 OUTDOOR AMUSEMENT
-  GC GOLF COURSE
-  ET JURISDICTION

COMMUNITY DEVELOPMENT



December 6, 2024

Dear Sir/Ma'am,

NOTICE OF PUBLIC HEARING

A petition for PRE-ZONING will be considered by the Daphne Planning Commission for Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC containing 2.92 acres +/- located southeast of the intersection of Jonesboro Road and Friendship Road to be pre-zoned to B-2, General Business. A petition to annex said property has also been submitted.

Said petition will also be considered by the Daphne City Council pursuant to Alabama Code 11-52-85. The application is available for review at City Hall in the Department of Community Development, 1705 Main Street, during regular business hours. An informal site preview meeting will be held on Wednesday, December 11, 2024 at 8:30 a.m. in the Council Chambers of City Hall. The public is invited to attend: limited participation may be allowed by the chairman.

The public hearing will be held by the Daphne Planning Commission on Thursday, December 19, 2024 at 5:00 p.m. in the Council Chambers of City Hall. You may submit your views in writing, in person, or by representation.

Sincerely,
Adrienne D. Jones, AICP,
Director of Community Development

Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC

KIM, JOHN C ETAL KIM, DEBORAH L	25478-B FRIENDSHIP RD	Daphne	AL	36527
HINKLEY, CHRIS ETAL HINKLEY, SUZAN	7175 HURRICANE RD	BAY MINETTE	AL	36507
JOHNSON, KATHLEEN	930 GLENWOOD TER	ANNISTON	AL	36207
PEACH TREE HOLDINGS L L C	P O BOX 1203	FAIRHOPE	AL	36533
BONI, SHARON O ETAL BONI, JOHN C	1365 ORCHARD AVE	NEW KENSINGTON	PA	15068
Duplantis Design Group, PC	3703 Old Shell Rd	Mobile	AL	36608
LANGENBACH CONSTRUCTION COMP	8119 MCGOWIN DR STE A	FAIRHOPE	AL	36532
SRW INVESTMENTS L L C	3201 DAUPHIN ST STE A	MOBILE	AL	36606
O CO AND MPANY L L C	3201 DAUPHIN ST STE A	MOBILE	AL	36606
WHITE-SPUNNER, ANN	3201 DAUPHIN ST STE A	MOBILE	AL	36606
WHITE-SPUNNER, JOHN	3201 DAUPHIN ST STE A	MOBILE	AL	36606
B CO L L C	3201 DAUPHIN ST STE A	MOBILE	AL	36606
JAY-E L L C	3201 DAUPHIN ST STE A	MOBILE	AL	36606

APPLICATION
&
SUPPLEMENTAL INFORMATION

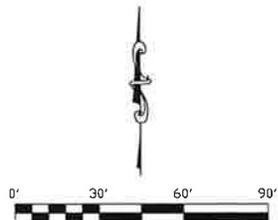
Exhibit A

Ann White-Spunner, John White Spinner, B Co., LLC, Jay-E, LLC,

SRW Investments, LLC, O Company, LLC

Legal Description

**LOTS 1 & 2, BUSINESS CENTER OF FRIENDSHIP ROAD, AS RECORDED ON
SLIDES 2090-X AND 2090-D IN THE OFFICE OF THE JUDGE OF PROBATE,
BALDWIN COUNTY, ALABAMA.**



- LEGEND**
- △ CRF CAPPED IRON ROD FOUND
 - △ CTF CRAMPED TOP PIPE FOUND
 - △ OIF OPEN TOP IRON PIPE FOUND
 - △ RBF REBAR IRON FOUND
 - △ IPF IRON PIN FOUND
 - CRS CAPPED IRON ROD SET RECORD
 - (R) OBSERVED
 - (O) RECORD
 - R.O.W. RIGHT OF WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CHAIN LINK FENCE
 - WIDE FENCE
 - WOOD FENCE
 - LIGHT POLE
 - LP LIGHT POLE
 - PP POWER POLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER VALVE
 - ELECTRICAL TRANSFORMER
 - GAS METER
 - WM WATER METER
 - WW WATER VALVE
 - FH FIRE HYDRANT
 - TFP TELEPHONE FEDESTAL
 - BL BOLLARD
 - FO FIBER OPTIC MARKER

- COMMENT: FILE NO. 21-001064
- THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS ARE NOT COVERED BY THIS SURVEY:
- ITEM 1 - DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS
 - ITEM 2 - RIGHTS OF PARTIES IN POSSESSION
 - ITEM 4 - LIENS
 - ITEM 5 - TAXES
 - ITEM 6 - EASEMENTS OR CLAIMS NOT IN THE PUBLIC RECORDS
 - ITEM 7 - UTILITIES
 - ITEM 8 - TAXES
 - ITEM 9 - TAXES
- THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS CONTAIN BLANKET STATEMENTS OR COVER THE ENTIRE PROPERTY AND ARE NOT GRAPHICALLY DEPICTED ON THIS SURVEY:
- ITEM 11 - SHOWN ON SURVEY
- THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS ARE UNPLOTTABLE AND ARE NOT GRAPHICALLY DEPICTED ON THIS SURVEY:
- ITEM 3 - NONE OBSERVED DURING SURVEY
 - ITEM 10 - SHOWN ON SURVEY
- NONE
- THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS ARE GRAPHICALLY DEPICTED ON THIS SURVEY:
- ITEM 1 - SHOWN ON SURVEY
 - ITEM 2 - LABELED ON SURVEY
 - ITEM 3 - SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE X, AREAS DETERMINED TO BE OUTSIDE OZM ANNUAL CHWKL FLOODPLAIN, ON FLOOD INSURANCE RATE MAP NO. 0100000326, DATED 4/19/2015.
 - ITEM 4 - SHOWN ON SURVEY
 - ITEM 8 - ZONING REFERT NOT PROVIDED
 - ITEM 10 - SHOWN ON SURVEY
 - ITEM 11 - SHOWN AND/OR LABELED ON SURVEY
 - ITEM 9 - SHOWN ON SURVEY
 - ITEM 11a - LABELED ON SURVEY
 - ITEM 16 - NONE OBSERVED

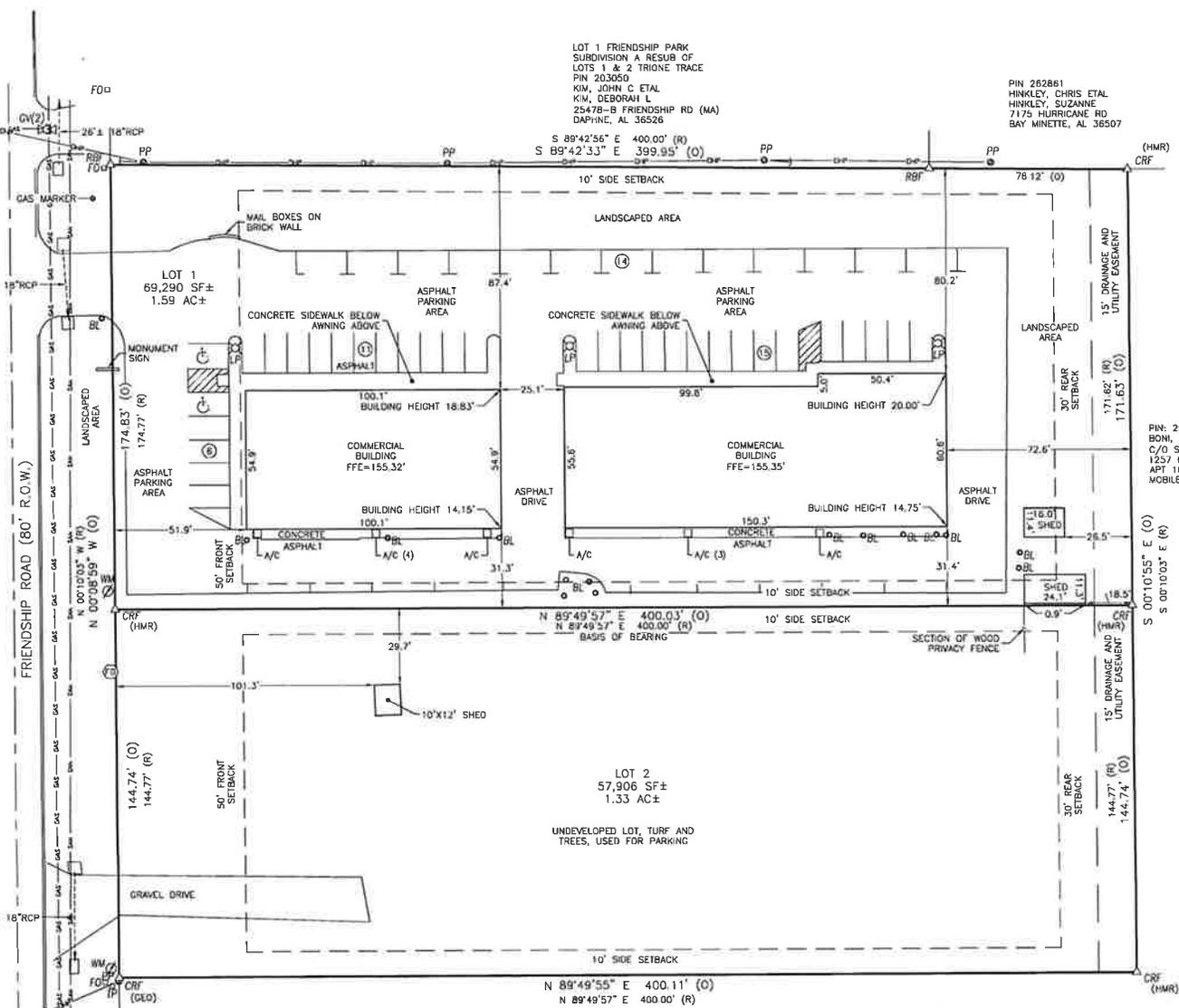
BALDWIN COUNTY
ALABAMA

LOTS 1 & 2, BUSINESS CENTER OF FRIENDSHIP ROAD, AS RECORDED ON SLIDES 2000-C AND 2000-D IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

TO WHITE-SPUNNER INVESTMENTS, LLC, AND ITS SUCCESSORS AND ASSIGNS, ALTON R. PHILLIPS, SHIRLEY A. PHILLIPS, COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11a, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 1, 2021.

Daniel Clark
ALABAMA LICENSE # 27720
2021.06.16 17:42:46-05'00'



LOT 1 FRIENDSHIP PARK
SUBDIVISION A RESUB OF
LOTS 1 & 2 TRIGNE TRACE
PIN 203050
KIM, JOHN C ETAL
KIM, DEBORAH L
25478-B FRIENDSHIP RD (MA)
DAPHNE, AL 36526

S 89°42'56" E 400.00' (R)
S 89°42'33" E 399.95' (O)

PIN 262861
HINKLEY, CHRIS ETAL
HINKLEY, SUZANNE
7175 HURRICANE RD
BAY MINETTE, AL 36507

(HMR)

PIN: 256846
BDNI, LOUIS JR
C/O SHARON O BDNI
1257 GOVERNMENT ST
APT 109
MOBILE, AL 36604

S 00°10'55" E (O)
S 00°10'03" E (R)

N 89°49'57" E 400.03' (O)
N 89°49'57" E 400.00' (R)
BASIS OF BEARING

LOT 2
57,906 SF ±
1.33 AC ±

UNDEVELOPED LOT, TURF AND
TREES, USED FOR PARKING

N 89°49'55" E 400.11' (O)
N 89°49'57" E 400.00' (R)

LOT 3
PIN: 250363
LANGENBACH CONSTRUCTION
COMPANY
P O BOX 1275
POINT CLEAR, AL 36564

- NOTES:**
1. TYPE OF SURVEY: ALTA/NSPS LAND TITLE
 2. RECORD DIMENSIONS BASED ON PLAT OF SUBDIVISION RECORDED ON SLIDES 2000-C AND 2000-D IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
 3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SURVEY LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
 4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY. IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
 5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 1824 PAPER IN LANDSCAPE VIEW WITH NO SCALING.

Exhibit B

<table border="1"> <tr> <td>PLAT</td> <td>CS</td> <td>TS</td> <td>BAG</td> <td>DATE</td> </tr> <tr> <td>DATE:</td> <td>6/1/21</td> <td>SCALE:</td> <td>1"=30'</td> <td></td> </tr> <tr> <td>DRAWING NUMBER:</td> <td>21-320</td> <td>DATE:</td> <td>7/6/20</td> <td></td> </tr> </table>	PLAT	CS	TS	BAG	DATE	DATE:	6/1/21	SCALE:	1"=30'		DRAWING NUMBER:	21-320	DATE:	7/6/20		<p>WHITE SPUNNER REALTY</p> <p>ALTA/NSPS LAND TITLE SURVEY</p> <p>25476 FRIENDSHIP ROAD</p> <p>DAPHNE, ALABAMA</p>		
PLAT	CS	TS	BAG	DATE														
DATE:	6/1/21	SCALE:	1"=30'															
DRAWING NUMBER:	21-320	DATE:	7/6/20															

Exhibit A

**Ann White-Spunner, John White Spinner, B Co., LLC, Jay-E, LLC,
SRW Investments, LLC, O Company, LLC**

Legal Description

LOTS 1 & 2, BUSINESS CENTER OF FRIENDSHIP ROAD, AS RECORDED ON
SLIDES 2090-X AND 2090-D IN THE OFFICE OF THE JUDGE OF PROBATE,
BALDWIN COUNTY, ALABAMA.

**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**



DATE: December 20, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development 
SUBJECT: Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC Annexation Petition

PRESENT ZONING: B-3, General Business, Baldwin County District 15
LOCATION: Southeast of the intersection of Jonesboro Road and Friendship Road
RECOMMENDATION: At the December 19, 2024 regular meeting of the City of Daphne Planning Commission, seven members were present and the motion carried unanimously for a favorable recommendation for the above mentioned annexation petition.

Attached please find the appropriate documentation and action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an ordinance for placement on the City Council agenda to set a public hearing.

Thank you,
ADJ/jv

1. Community Development Report and Supplemental Documents
2. Petition for Annexation
3. Legal Description (Exhibit A)
4. Boundary Survey (Exhibit B)

ANN WHITE-SPUNNER, JOHN WHITE SPUNNER,
B Co., LLC, JAY-E, LLC, SRW INVESTMENTS LLC, &
O COMPANY, LLC
ANNEXATION PETITION

ANN WHITE-SPUNNER, JOHN WHITE SPUNNER, B CO. LLC, JAY-E, LLC, SRW INVESTMENTS LLC, AND O COMPANY, LLC ANNEXATION REQUEST

The applicants proposes to annex the subject property into the corporate limits. The site meets the contiguity requirement because the land abuts the Rowan Oak PUD property which is inside the Daphne corporate limits.

RECOMMENDATION

The Comprehensive Plan encourages expansion and annexation of land contiguous to the existing corporate limits. The land is in Priority Expansion Area 1. Thus, staff recommends approval of the request to annex this property into the City of Daphne. On December 19, 2024 at the Regular Planning Commission meeting, the Commission set forth a unanimously favorable recommendation to City Council to annex the land into the corporate limits.

Excerpt from Article 23-1 Procedure [for Annexation Requests]

The application shall be reviewed by the Planning Commission at its next regular meeting and said Commission shall have thirty (30) calendar days from said regular meeting within which to submit a recommendation to the City Council. If the Commission fails to submit a recommendation to the City Council within the thirty (30) calendar day period, it shall be deemed to have approved the proposed amendment...Before enacting any amendment to this Ordinance, a public hearing thereon shall be held by the City Council with proper notice as required by law. Said public hearing shall be held at the earliest possible time to consider the proposed annexation, and the Council shall take action on said proposed annexation within forty-five (45) calendar days from the date of the public hearing except in the case where the tentative action is not in accordance with the Planning Commission's certified recommendation.

23-2 PROCEDURE FOR ZONING NEWLY ANNEXED LAND

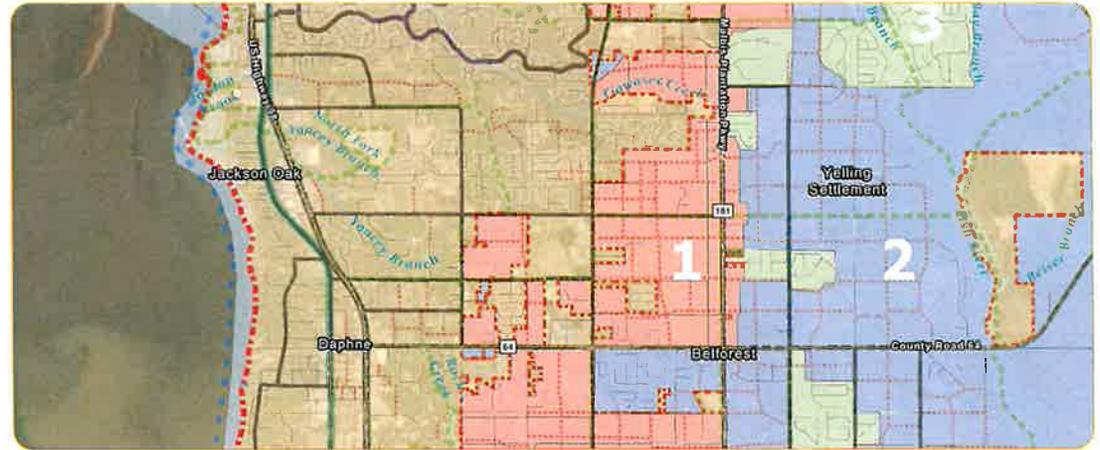
Any land annexed to the City of Daphne hereafter shall be classified as an R-1, Low Density Single Family Residential District unless otherwise recommended by the Planning Commission through the zoning amendment procedure provided in Article 22-1, Zoning Amendment Procedures. In such case, City Council may consider, after due process of publication and hearing as required by law, specific applications to zone newly annexed land into one or more existing or proposed new zoning classifications recommended by the Planning Commission.

EXPANSION PRIORITIES

Envision Daphne 2042 includes detailed study and planning for areas not currently in the City Limits. Based on the cumulative results of planning study, community engagement, and Daphne's planning vision and themes, expansion is required to fully achieve Daphne's envisioned future. This section illustrates the prioritized expansion of Daphne's City Limits and outlines options for achieving that expansion.

Author: *Stuart, Francis, and Associates, Inc.*
 Opposed by: *Paradigm Group*

Methods of Extending Municipal Corporate Limits



Annexation Options

Growing cities must expand their boundaries to accommodate continued growth. Rapid growth in Daphne's planning area has led to a demonstrated need for expansion to achieve the purposes of Envision Daphne 2042. Alabama offers three options for annexation as summarized below. A report entitled "Methods of Extending Municipal Corporate Limits" produced by the The Alabama League of Municipalities and revised in 2017 provides details of Alabama's annexation options. The three options are summarized below.

1. Annexation by Local Act of the Legislature

Section 104(18) of the Constitution of Alabama of 1901 specifically allows the extension of municipal boundaries by local act of the legislature. The Alabama Municipal League recommends that once a city has discussed the proposed annexation with its legislative delegation, the city should seek approval to work with Legislative Reference Service (LRS) to prepare the annexation bill.

2. Annexation by Referendum

Sections 11-42-1 through 11-42-4 of the Code of Alabama provide for an annexation referendum. Essential requirements include: written assent of at least 2 electors and property owners of 60 percent of the acreage, a map or plat of area, Council resolution, and Certification of Mayor to Probate Judge (no election required if unanimous consent). Probate Judge orders election, notice published, and election conducted. Probate Judge determines and records election results, and issues final resolution reciting results.

Annexation by Petition of 100% of Property Owners

Sections 11-42-20 through 11-42-24 of the Alabama Code allows annexation upon unanimous consent of the persons owning property in the area. The area to be considered for annexation must actually be contiguous to the corporate limits of the municipality.

Priority Expansion Areas

Priority Expansion Area 1

Priority Expansion Area 1 includes territory immediately east of and adjacent to the current City Limits of Daphne. This area includes the important intersections along the Highway 181 corridor.

Priority Expansion Area 2

Priority Expansion Area 2 consists of land to the east of the Highway 181 corridor and lands south of the Belleforest neighborhood. This expansive area extends eastward to the limits of the planning area.

Priority Expansion Area 3

Priority Expansion Area 3 constitutes the balance of the land in the planning area. These areas are characterized by mature development.

APPLICATION & SUPPLEMENTAL INFORMATION

STATE OF ALABAMA
COUNTY OF BALDWIN

**PETITION FOR ANNEXATION OF CERTAIN PROPERTY
INTO THE CORPORATE LIMITS OF THE MUNICIPALITY
OF THE CITY OF DAPHNE, ALABAMA**

(_____)

The undersigned, Ann White-Spunner, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, Business Center of Friendship Road (Pin#250361 & #250362), to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of its petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein (**the "Property"**).

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, Ann White-Spunner, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall specifically include the conditions requested below upon annexing the property into the corporate limits of the City of Daphne.

Requested zoning, if other than R-1: B2

Any other conditions which may apply upon annexation: _____

5. **Code:** This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

DATED this 18th day of November, 2024

Respectfully submitted by,

Name of Owner (Print) Ann White-Spunner

Name of Owner (Signature) 

STATE OF ALABAMA
COUNTY OF ~~BAWDWIN~~ Mobile

I, Nancy Therrell, the undersigned Notary Public in and for said county and state, hereby certify that Ann white-Spunner has signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of November, 2024

NOTARY PUBLIC Nancy Therrell
My commission expires: 06/16/2027

Owner's Address

3201 Dauphin St Ste A
Mobile, AL 36606



ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file this written petition asking and requesting that our property as described be annexed to the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975. Initials: AD

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached. Initials: AD

We certify that the property is a single or multiple parcels under single or multiple ownership. Initials: AD

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne. Initials: AD

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): B2, and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition. Initials: AD

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential. Initials: _____

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 18th day of November 2024.

Legal Description Attached (Exhibit A)? x Map or Survey Attached (Exhibit B)? x
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission Attached (Exhibit C)? x Acreage 2.92
Subdivision Name _____ Lot Number(s) _____

Names and Signature of ALL property owners:

Signature: [Signature] Signature: _____

Printed Name: Ann White-Sawner Printed Name: _____

Mailing Address: 3201 Daphne St. Ste A. Mailing Address: _____
Mobile, AL 36606

STATE OF ALABAMA

COUNTY OF BALDWIN

**PETITION FOR ANNEXATION OF CERTAIN PROPERTY
INTO THE CORPORATE LIMITS OF THE MUNICIPALITY
OF THE CITY OF DAPHNE, ALABAMA**

(_____)

The undersigned, John White-Spunner, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, Business Center of Friendship Road (Pin#250361 & #250362), to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of its petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein (**the "Property"**).

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, John White-Spunner, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall specifically include the conditions requested below upon annexing the property into the corporate limits of the City of Daphne.

Requested zoning, if other than R-1: B2

Any other conditions which may apply upon annexation:

5. **Code:** This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

DATED this 18th day of November, 2024

Respectfully submitted by,

John White-Spunner

Name of Owner (Print)


Name of Owner (Signature)

STATE OF ALABAMA
COUNTY OF ~~BALDWIN~~ Mobile

I, Nancy Therrell, the undersigned Notary Public in and for said county and state, hereby certify that John White-Spunner has signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

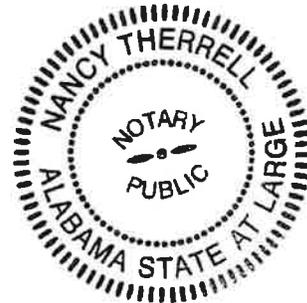
Given under my hand and official seal this the 18th day of November, 2024


NOTARY PUBLIC

My commission expires: 06/16/2027

Owner's Address

3201 Dauphin St Ste A
Mobile, AL 36606



ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file this written petition asking and requesting that our property as described be annexed to the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975. Initials: JS

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached. Initials: JS

We certify that the property is a single or multiple parcels under single or multiple ownership. Initials: JS

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne. Initials: JS

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): B2, and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition. Initials: JS

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential. Initials: _____

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 18th day of November 2024.

Legal Description Attached (Exhibit A)? x Map or Survey Attached (Exhibit B)? x
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission Attached (Exhibit C)? x Acreage 2.92
Subdivision Name _____ Lot Number(s) _____

Names and Signature of ALL property owners:

Signature: JS Signature: _____

Printed Name: JOHN WHITE-SPANNER Printed Name: _____

Mailing Address: 3201 Daphne St Sk A Mailing Address: _____
Mobile, AL 36606

**PETITION FOR ANNEXATION OF CERTAIN PROPERTY
INTO THE CORPORATE LIMITS OF THE MUNICIPALITY
OF THE CITY OF DAPHNE, ALABAMA**

(_____)

The undersigned corporation, _____ B Co., LLC _____, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, Business Center of Friendship Road (Pin#250361 & #250362), to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of the petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein (**the "Property"**).

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, _____ B Co., LLC _____, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall include specifically the conditions requested below upon annexing the said property into the corporate limits of the City of Daphne.

Requested zoning, if other than R-1: B2 _____

Any other conditions which may apply upon annexation: _____

5. **Code:** This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

DATED this 18th day of November, 2024

Respectfully submitted,

B Co., LLC

Name of Corporation

By:

Its:

[Signature]
member manager

STATE OF ALABAMA
COUNTY OF ~~BALDWIN~~ Mobile

I, Nancy Therrell, the undersigned Notary Public in and for said county and state, hereby certify that John-White-Spinner whose name as member manager B.Co., LLC, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of November, 2024.

Nancy Therrell
NOTARY PUBLIC

My commission expires: 06/16/2027

Corporation's Address

3201 Dauphin St Suite A
Mobile, AL 36606



ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of the described real property do hereby execute and file this written petition asking and requesting that our property be annexed into the corporate limits of the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975. Initials: JS

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached. Initials: JS

We certify that the property is a single or multiple parcels under single or multiple ownership. Circle appropriate response: Initials: JS

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne. Initials: JS

SELECT ONE OF THE FOLLOWING OPTIONS

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): B2, and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition. Initials: JS

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential. Initials: _____

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 18th day of November, 2024.

Legal Description Attached (Exhibit A)? x Map or Survey Attached (Exhibit B)? x
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission Attached (Exhibit C)? x Acreage 2.92
Subdivision Name _____ Lot Number(s) _____

Names and Signature of ALL property owners OR principle of corporation's designee:

Signature: [Signature] Signature: Member Manager of BCLCC
Printed Name: John White-Spinner Printed Name: _____
Mailing Address: 3201 Daphne St. Ste A Mailing Address: _____
Mobile, AL 36606

**PETITION FOR ANNEXATION OF CERTAIN PROPERTY
INTO THE CORPORATE LIMITS OF THE MUNICIPALITY
OF THE CITY OF DAPHNE, ALABAMA**

(_____)

The undersigned corporation, Jay-E, LLC, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, Business Center of Friendship Road (Pin#250361 & #250362), to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of the petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein (**the "Property"**).

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, Jay-E, LLC, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall include specifically the conditions requested below upon annexing the said property into the corporate limits of the City of Daphne.

Requested zoning, if other than R-1: B2

Any other conditions which may apply upon annexation: _____

5. **Code:** This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

DATED this 15th day of November, 2024

Respectfully submitted,

Jay-E, LLC

Name of Corporation

By: _____

Its: Manager

STATE OF ALABAMA
COUNTY OF ~~BALDWIN~~ Mobile

I, Nancy Therrell the undersigned Notary Public in and for said county and state, hereby certify that John White-Spunner whose name as manager of Jay E, LLC, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2024.

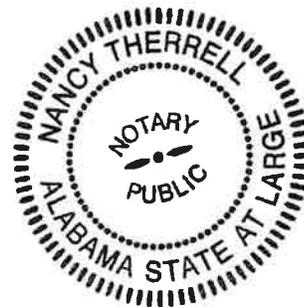
Nancy Therrell

NOTARY PUBLIC

My commission expires: 06/16/2027

Corporation's Address

3201 Dauphin St Suite A
Mobile, AL 36606



ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of the described real property do hereby execute and file this written petition asking and requesting that our property be annexed into the corporate limits of the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975. Initials: JS _____

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached. Initials: JS _____

We certify that the property is a single or multiple parcels under single or multiple ownership. Circle appropriate response: Initials: JS _____

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne. Initials: JS _____

SELECT ONE OF THE FOLLOWING OPTIONS

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): B2, and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition. Initials: JS _____

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential. Initials: _____

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 15th day of November, 2024.

Legal Description Attached (Exhibit A)? x Map or Survey Attached (Exhibit B)? x
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission Attached (Exhibit C)? x Acreage 2.92
Subdivision Name _____ Lot Number(s) _____

Names and Signature of ALL property owners OR principle of corporation's designee:

Signature: [Signature] Signature: Member Manager Jay-E, LLC
Printed Name: John White-Spinner Printed Name: _____
Mailing Address: 3201 Daphne St Ste A Mailing Address: _____
Mobile, AL 36606

**PETITION FOR ANNEXATION OF CERTAIN PROPERTY
INTO THE CORPORATE LIMITS OF THE MUNICIPALITY
OF THE CITY OF DAPHNE, ALABAMA**

(_____)

The undersigned corporation, SRW Investments, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, Business Center of Friendship Road (Pin#250361 & #250362), to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of the petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein (**the "Property"**).

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, SRW Investments, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall include specifically the conditions requested below upon annexing the said property into the corporate limits of the City of Daphne.

Requested zoning, if other than R-1: B2

Any other conditions which may apply upon annexation:

5. **Code:** This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

DATED this 18th day of Nov., 2024

Respectfully submitted,

SRW Investments

Name of Corporation

By: _____

Its: member manager

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Nancy Therrell, the undersigned Notary Public in and for said county and state, hereby certify that Sharon Wright whose name as Member manager of SRW Investments an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of November, 2024.

Nancy Therrell

NOTARY PUBLIC

My commission expires: 06/16/2027

Corporation's Address

22 PARMA DR.

DAPHNE AL 36526



ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of the described real property do hereby execute and file this written petition asking and requesting that our property be annexed into the corporate limits of the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975. Initials: gr _____

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached. Initials: gr _____

We certify that the property is a single or multiple parcels under single or multiple ownership. Circle appropriate response: Initials: gr _____

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne. Initials: gr _____

SELECT ONE OF THE FOLLOWING OPTIONS

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): B2, and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition. Initials: gr _____

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential. Initials: _____

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 18th day of Nov, 2024.

Legal Description Attached (Exhibit A)? x Map or Survey Attached (Exhibit B)? x
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission
Attached (Exhibit C)? x Acreage 2.92
Subdivision Name _____ Lot Number(s): _____

Names and Signature of ALL property owners OR principle of corporation's designee:

Signature: [Signature] Signature: _____
Printed Name: SHARON R. WZIGHE Printed Name: _____
Mailing Address: 22 P. Azina Dr. Mailing Address: _____
DAPHNE, AL 36526
SRW Investments, LLC

**PETITION FOR ANNEXATION OF CERTAIN PROPERTY
INTO THE CORPORATE LIMITS OF THE MUNICIPALITY
OF THE CITY OF DAPHNE, ALABAMA**

(_____)

The undersigned corporation, _____ O Company, LLC _____, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, Business Center of Friendship Road (Pin#250361 & #250362), to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of the petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein (**the "Property"**).

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, _____ O Company, LLC _____, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall include specifically the conditions requested below upon annexing the said property into the corporate limits of the City of Daphne.

Requested zoning, if other than R-1: B2 _____

Any other conditions which may apply upon annexation: _____

ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of the described real property do hereby execute and file this written petition asking and requesting that our property be annexed into the corporate limits of the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975. Initials: SB

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached. Initials: SB

We certify that the property is a single or multiple parcels under single or multiple ownership. Circle appropriate response: Initials: SB

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne. Initials: SB

SELECT ONE OF THE FOLLOWING OPTIONS

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): B2, and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition. Initials: SB

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential. Initials: _____

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 15th day of November, 2024.

Legal Description Attached (Exhibit A)? x Map or Survey Attached (Exhibit B)? x
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission Attached (Exhibit C)? x Acreage 2.92
Subdivision Name _____ Lot Number(s) _____

Names and Signature of ALL property owners OR principle of corporation's designee:

Signature: O Company, LLC Signature: J Benson O Connor, Member Manager
Printed Name: _____ Printed Name: J Benson O Connor
Mailing Address: _____ Mailing Address: 4522 Kings Wood Dr. Mobile, AL 36608

5. Code: This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

DATED this 18th day of November, 2024

Respectfully submitted,

O Company, LLC

Name of Corporation

By:

[Signature]

Its:

Member Manager

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Nancy Therrell, the undersigned Notary Public in and for said county and state, hereby certify that J. Benson O'Connor whose name as member manager of O' Company, LLC an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of November, 2024.

Nancy Therrell
NOTARY PUBLIC

My commission expires: 06/16/2027

Corporation's Address

4522 Kingswood Dr.
Mobile, AL 36608

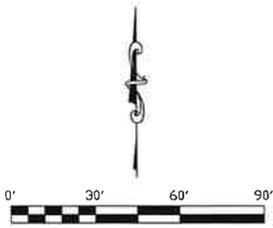


Exhibit A

**Ann White-Spunner, John White Spinner, B Co., LLC, Jay-E, LLC,
SRW Investments, LLC, O Company, LLC**

Legal Description

**LOTS 1 & 2, BUSINESS CENTER OF FRIENDSHIP ROAD, AS RECORDED ON
SLIDES 2090-X AND 2090-D IN THE OFFICE OF THE JUDGE OF PROBATE,
BALDWIN COUNTY, ALABAMA.**



- LEGEND**
- △ CRF CAPPED IRON ROD FOUND
 - △ CTF CRAMPED TOP PIPE FOUND
 - △ OTF OPEN TOP IRON PIPE FOUND
 - △ RBF REBAR IRON FOUND
 - △ PF IRON PIN FOUND
 - CRS CAPPED IRON ROD SET
 - (R) RECORD
 - (O) OBSERVED
 - R.O.W. RIGHT OF WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WOOD FENCE
 - ⊙ LP LIGHT POLE
 - ⊙ PP POWER POLE
 - ⊙ SV SANDIARY SEWER MANHOLE
 - ⊙ SV SANDIARY SEWER VALVE
 - ⊙ ET ELECTRICAL TRANSFORMER
 - ⊙ GW GAS METER
 - ⊙ WM WATER METER
 - ⊙ W/W WATER WALK
 - ⊙ FH FIRE HYDRANT
 - ⊙ TP TELEPHONE PEDestal
 - ⊙ BL BOLLARD
 - ⊙ FM FIBER OPTIC MARKER

COMMITMENT FILE NO. 21-001064

THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS ARE NOT COVERED BY THIS SURVEY:

- ITEM 1 - DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS
- ITEM 2 - RIGHTS OF PARTIES IN POSSESSION
- ITEM 4 - LIENS
- ITEM 5 - TAXES
- ITEM 6 - EASEMENTS OR CLAIMS NOT IN THE PUBLIC RECORDS
- ITEM 7 - MINERALS
- ITEM 8 - TAXES
- ITEM 9 - TAXES

THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS CONTAIN BLANKET STATEMENTS OR COVER THE ENTIRE PROPERTY AND ARE NOT GRAPHICALLY DEPICTED ON THIS SURVEY:

- ITEM 11 - SHOWN ON SURVEY

THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS ARE UNPLOTTABLE AND ARE NOT GRAPHICALLY DEPICTED ON THIS SURVEY:

NONE

THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS ARE GRAPHICALLY DEPICTED ON THIS SURVEY:

- ITEM 3 - NONE OBSERVED DURING SURVEY
- ITEM 10 - SHOWN ON SURVEY

TABLE A - ITEMS

- ITEM 1 - SHOWN ON SURVEY
- ITEM 2 - LABELED ON SURVEY
- ITEM 3 - SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE X, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, ON FLOOD INSURANCE RATE MAP NO. 01003000324, DATED 4/19/2019.
- ITEM 4 - SHOWN ON SURVEY
- ITEM 5 - ZONING REPORT NOT PROVIDED
- ITEM 7a - SHOWN ON SURVEY
- ITEM 8 - SHOWN AND/OR LABELED ON SURVEY
- ITEM 9 - SHOWN ON SURVEY
- ITEM 11a - LABELED ON SURVEY
- ITEM 16 - NONE OBSERVED

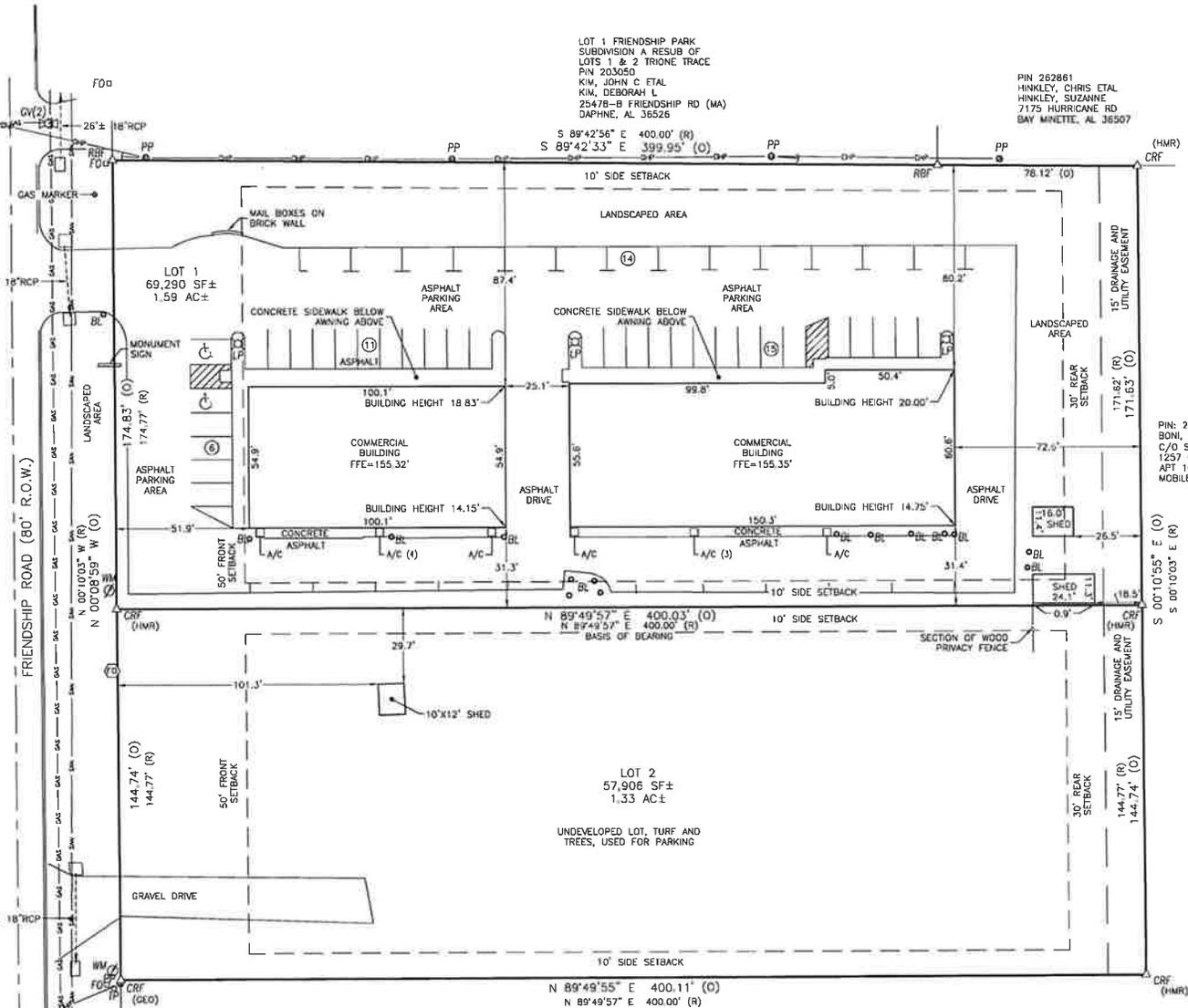
BALDWIN COUNTY
ALABAMA

LOTS 1 & 2, BUSINESS CENTER OF FRIENDSHIP ROAD, AS RECORDED ON SLIDES 2090-C AND 2090-D IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

TO WHITE-SPINNER INVESTMENTS, LLC, AND ITS SUCCESSORS AND ASSIGNS; ALTON R. PHILLIPS, SHIRLEY A. PHILLIPS; COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11a, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 1, 2021.

Daniel Clark
ALABAMA LICENSE # 27720
2021.06.16 17:42:46-05'00'



LOT 1 FRIENDSHIP PARK
SUBDIVISION A RESUB OF
LOTS 1 & 2 TRIONE TRACE
PIN 203050
KIM, JOHN C ETAL
KIM, DEBORAH L
25478-B FRIENDSHIP RD (MA)
DAPHNE, AL 36526

PIN 262861
HINKLEY, CHRIS ETAL
HINKLEY, SUZANNE
7175 HURRICANE RD
BAY MINETTE, AL 36507

PIN: 256846
BONI, LOUIS JR
C/O SHARON O BONI
1257 GOVERNMENT ST
APT 109
MOBILE, AL 36604

- NOTES:**
1. TYPE OF SURVEY: ALTA/NSPS LAND TITLE
 2. RECORD DIMENSIONS BASED ON PLAT OF SUBDIVISION RECORDED ON SLIDES 2090-C AND 2090-D IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
 3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
 4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY. IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
 5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 18X24 PAPER IN LANDSCAPE VIEW WITH NO SCALING.

LOT 3
PIN: 250363
LANGENBACH CONSTRUCTION
COMPANY
P O BOX 1275
POINT CLEAR, AL 36564

Exhibit B

PLAT/DEED	DATE	DECEAL	CLASS
CS	IS	BAG	
DATE:	SCALE:	DATE:	
6/1/21	1"=30'		
DRAWING NUMBER:	FIG/PC		
21-320	132/73		

WHITE SPUNNER REALTY
ALTA/NSPS LAND TITLE SURVEY
25476 FRIENDSHIP ROAD
DAPHNE, ALABAMA





COMMUNITY DEVELOPMENT INTERNAL MEMORANDUM

DATE: December 20, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development
SUBJECT: East Fish River, LLC Zoning Amendment

ADJ
(3)

PRESENT ZONING: R-1, Low Density Single Family Residential

PROPOSED PRE-ZONING: PUD, Planned Unit Development

LOCATION: Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane

RECOMMENDATION: At the December 19, 2024 regular meeting of the City of Daphne Planning Commission, seven members were present, and the motion failed for a favorable recommendation for the above captioned zoning amendment.

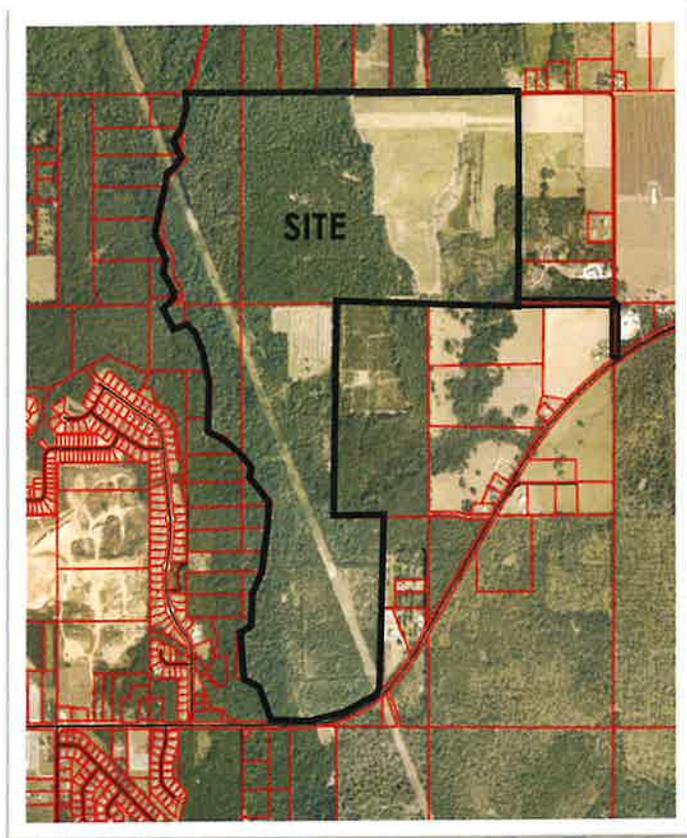
Five affirmative votes and two dissensions.

Attached please find the appropriate documentation and action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an ordinance for placement on the City Council agenda to set a public hearing.

Thank you,
ADJ/jv

1. Community Development Report and Supplemental Documents
2. Zoning Application
3. Legal Description (Exhibit A)
4. Boundary Survey (Exhibit B)



EAST FISH RIVER, LLC ZONING AMENDMENT
Zoning Amendment

PROPOSAL:

The applicant proposes to rezone the subject property from R-1, Low Density Single Family Residential, to PUD, Planned Unit Development, in order to develop a residential subdivision that proposes to offer substantial public benefits that align with the Comprehensive Plan. The site is located east of the Reserve Subdivision. A full description of the proposal is provided in the PUD Narrative-Fish River Tract attached hereto.

Zoning Classification:

R-1, Low Density Single Family Residential

Existing Utility Service Providers:

Riviera Utilities, Loxley Water, Baldwin County Sewer, and Brightspeed

Affected City Service Providers: Fire Station 5, Police Beat 4, Public Works

Council District: 4

Surrounding Zonings/Uses:

- **North-**Unzoned District 7 Baldwin County
- **South-** RA, Rural Agricultural District
- **East-** RA, Rural Agricultural District
- **West-** RA, Rural Agricultural District

Proposed Zoning: PUD, Planned Unit Development

Development Concept: Single Family Residential

Comprehensive Plan Placetype: Estate Residential and Natural Areas and Open Space

Existing Conditions: 510.17 acres

Staff Recommendation to PC: Contingent on Comp Plan Amendment

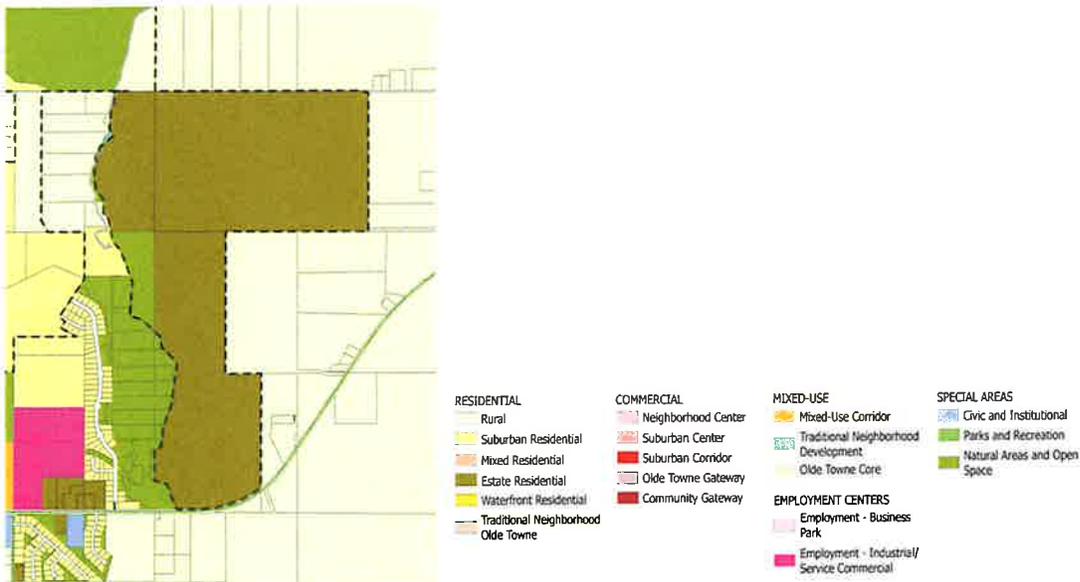
Planning Commission Recommendation Motion to approve failed to receive a supermajority vote (5 aye/2 nay)

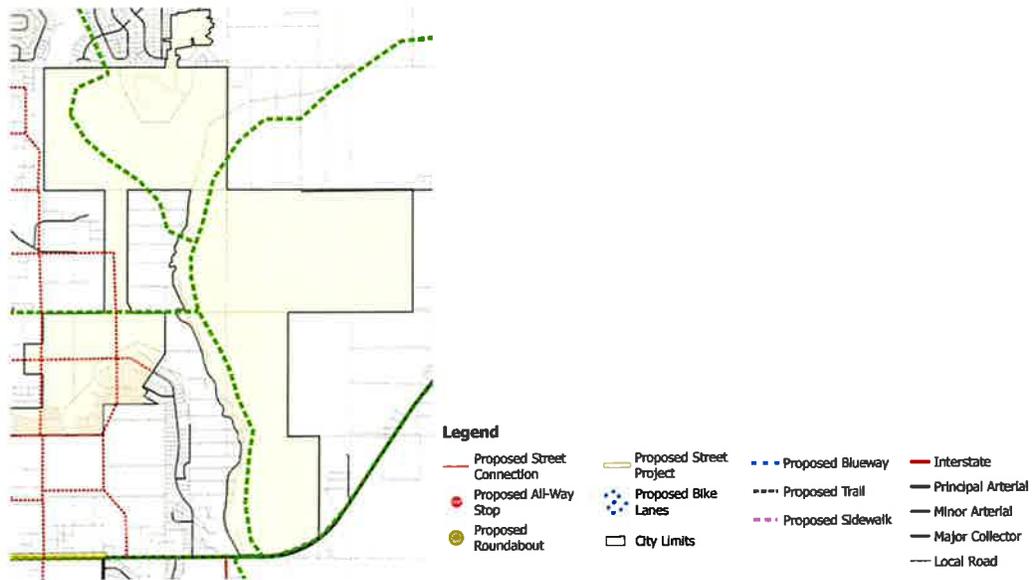
Envision Daphne 2042 Comprehensive Plan

The Envision Daphne 2042 Comprehensive Plan future placetype designation is Estate Residential placetype which calls for lots that are consistent with the R-1, Low Density Single Family Residential zoning classification. The proposed project presents a trail system and recreational opportunities that are consistent with the Comprehensive Plan.

The overall density of the proposed PUD is 1.47 units/acre (if wetland areas are deducted the overall density would be 1.82 units/acre). R-1 density is 2.0 units/acre. In terms of Intensity Range provided in the Comprehensive Plan, the Estate Residential place type indicates ¾ to 1 acre per dwelling unit. *It further states that sewer service availability would yield higher density with conversion to other placetypes.*

The applicant submitted a request for the Planning Commission to amend the Comprehensive Plan from Estate Residential to Suburban Residential; however, the motion to approve the Plan Amendment failed to receive a supermajority vote (5 aye/2 nay).





STAFF RECOMMENDATION:

Overall, staff is in favor of the proposed PUD in terms of the proposed layout, amenities, public benefits, and land use.

If a motion passes to amend the Comprehensive plan, staff would recommend the Planning Commission set forth a favorable recommendation to Council to approve the PUD zoning.

If a motion fails to amend the Comprehensive plan, staff would recommend that the Planning Commission set forth an unfavorable recommendation to Council because the PUD zoning (conceptual plan and standards) would be inconsistent with the Envision Daphne Comprehensive plan.

SIDE-BY-SIDE COMPARISON

LAND USE & DEVELOPMENT ORDINANCE

MINIMUM LOT REQUIREMENTS

	Minimum Lot Area Square feet (sq ft)	Minimum Lot Width at Setback Line (ft)	Maximum Lot Coverage Percent (%) ¹	Maximum Density ² (units/acre)	Maximum Height ³ (ft)
R-1, Low Density Single Family	20,000	100	25	2.0	2.5 stories 35 ft
R-2, Medium Density Residential	15,000	90	25	2.5	2.5 stories 35 ft
R-3, High Density Single Family	12,000	80	30	3.5	2.5 stories 35 ft
R-4, High Density					

SETBACKS

Zoning District	Front Yard				Rear Yard	Side Yard	Corner Lot Side Yard	
	Arterial & Collector Streets	Local Streets & Service Roads	U.S. Highway 99 ⁴	U.S., State or County Roads			Arterial & Collector Streets	Local Streets & Service Roads
R-1	40	40	50	e	40	15	40	25
R-2	35	35	50	e	35	10	35	20
R-3	30	30	50	e	30	10	30	20
R-4SF & R6(G)	25	25	50	e	25	6	30	20
R-4 TF	30	30	50	e	30	a	30	20
R-4 MF	30	30	50	e	30	a	30	20
R-5	See Article	25	e					
New MF Districts	See Section 13-9, Minimum Requirements for Fixed Dwellings			e				
Innovative Design SF	25	25	50	e	25	6	30	20
ET SF*	30	30	50	e	30	10	30	20
B-1, B-1(a)	30	20	50	e	20	b,d	30	25
B-2	30	20	50	e	b,d	b,d	30	25
B-3	30	20	50	e	b,d	b,d	30	25
C/I	50	30	50	e	c, d	c, d	30	20
MU	30	30	n/a	n/a	30	a	30	25

EAST FISH RIVER PUD PROPOSED STANDARDS

PROPOSED # OF LOTS

100' LOTS: 100' X 150'-175': 100' X 183': 100' X 200'-210': 100' X 220'-300': 100' X 300'-350':	119 TOTAL LOTS (57.08 AC) 15 LOTS 27 LOTS 61 LOTS 5 LOTS 11 LOTS
75' LOTS: 75' X 120'-140': 75' X 250'-300':	34 TOTAL LOTS (17.74 AC) 4 LOTS 30 LOTS
72' LOTS: 72' X 130': 72' X 155': 72' X 160'-200':	154 TOTAL LOTS (40.31 AC) 111 LOTS 25 LOTS 18 LOTS
70' LOTS: 70' X 140':	25 TOTAL LOTS (6.16 AC) 25 LOTS
62' LOTS: 62' X 125'-135': 62' X 150'-155': 62' X 170'-280':	418 TOTAL LOTS (94.88 AC) 246 LOTS 184 LOTS 8 LOTS
TOTAL OVERALL LOTS:	750 LOTS (225.97 AC)

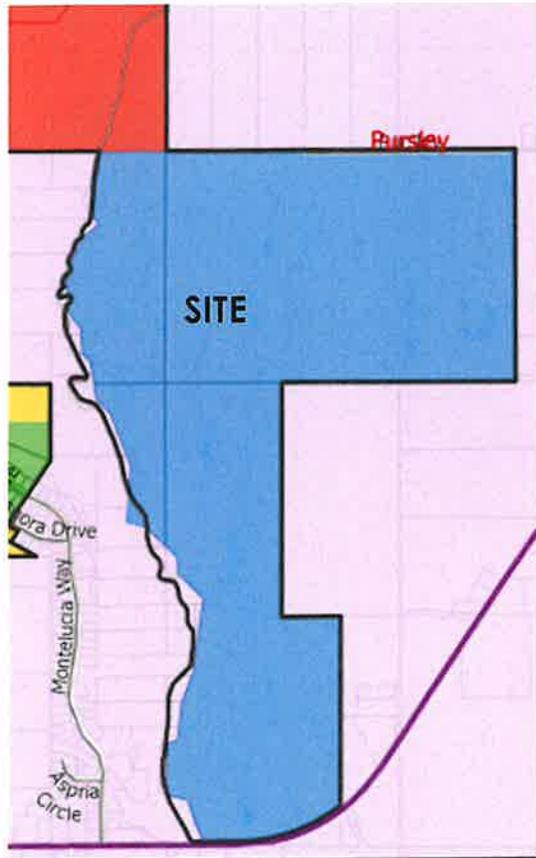
***DUE TO MULTIPLE IRREGULARITIES OF LOT BOUNDARIES (CUL-DE-SAC LOTS, PIE SHARED LOTS AND PROPERTIES ABUTTING FISH RIVER) THE LOTS ABOVE ARE GENERAL CATEGORIES OF LOT SIZES WITHIN THE PUD. REFER TO EXHIBIT A WITHIN THE PUD NARRATIVE FOR ACTUAL LOT AREA.

119	SMALLEST LOT SIZE:	10,500 S.F.
	LARGEST LOT SIZE:	94,700 S.F.
	AVERAGE LOT SIZE:	24,554 S.F.
34	SMALLEST LOT SIZE:	9,888 S.F.
	LARGEST LOT SIZE:	42,721 S.F.
	AVERAGE LOT SIZE:	22,729 S.F.
154	SMALLEST LOT SIZE:	8,747 S.F.
	LARGEST LOT SIZE:	24,760 S.F.
	AVERAGE LOT SIZE:	11,402 S.F.
25	SMALLEST LOT SIZE:	0,643 S.F.
	LARGEST LOT SIZE:	24,292 S.F.
	AVERAGE LOT SIZE:	10,740 S.F.
418	SMALLEST LOT SIZE:	3,000 S.F.
	LARGEST LOT SIZE:	39,033 S.F.
	AVERAGE LOT SIZE:	9,876 S.F.

750 LOTS

DENSITY:	1.47 / AC
PROPOSED IMPERVIOUS COVERAGE:	273.92 AC
PROPOSED OPEN SPACE:	236.08 AC
PROPOSED FIRE DEPARTMENT:	1.4 AC
PROPOSED WALKING TRAIL:	2.50 AC
PROPOSED SETBACKS:	
FRONT:	25 FT
REAR:	15 FT
SITE:	6 FT
CORNER FACING SECONDARY ROAD:	15 FT
PROPOSED PARKING:	2 SPACES PER HOUSEHOLD (180)
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING STORIES:	2.5 STORIES
MAX BUILDING COVERAGE:	35% (LOT)

Excerpt from Daphne Zoning Map



Zoning Key

-  Daphne City limits
-  R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL
-  R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
-  R-3 HIGH DENSITY SINGLE FAMILY RESIDENTIAL
-  R-4 HIGH DENSITY SINGLE MULTI-FAMILY RESIDENTIAL
-  R-5 MOBILE HOME RESIDENTIAL
-  R-6(D) DUPLEX - TWO FAMILY
-  R-6(G) GARDEN OR PATIO HOME
-  R-7(A) APARTMENT
-  R-7(M) MID-RISE CONDOMINIUM
-  R-7(T) TOWNHOUSE
-  B-1 LOCAL BUSINESS
-  B-2 GENERAL BUSINESS
-  B-2(a) GENERAL BUSINESS ALTERNATE
-  B-3 PROFESSIONAL BUSINESS
-  C/I COMMERCIAL/INDUSTRIAL
-  MU MIXED USE
-  PUD PLANNED UNIT DEVELOPMENT
-  C-2 OUTDOOR AMUSEMENT
-  GC GOLF COURSE
-  ET JURISDICTION

Excerpt from County's Online map



- County Zoning
- Rural District (RR)
- Rural Agricultural District (RA)
- Conservation Resource District (CR)
- Residential Single Family Estate District (RSF-E)
- Residential Single Family District (RSF-1)
- Residential Single Family District (RSF-2)
- Residential Single Family District (RSF-3)
- Residential Single Family District (RSF-4)
- Residential Two Family District (RTF-4)
- Residential Single Family District (RSF-6)
- Residential Two Family District (RTF-6)
- Residential Multiple Family District (RMF-6)
- High Density Residential District (HDR)
- Residential Manufactured Housing Park District (RMH)
- Base Community Zoning District (BCZ)
- Marine Recreation District (MR)
- Outdoor Recreation District (OR)
- Tourist Resort District (TR)
- Recreational Vehicle Park District (RV-1)
- Recreational Vehicle Park District (RV-2)
- Professional Business District (B-1)
- Neighborhood Business District (B-2)
- General Business District (B-3)
- Major Commercial District (B-4)
- Limited Business District (LB)
- Light Industrial District (M-1)
- General Industrial District (M-2)

COMMUNITY DEVELOPMENT



December 6, 2024

Dear Sir/Ma'am,

NOTICE OF PUBLIC HEARING

A petition for REZONING will be considered by the Daphne Planning Commission. East Fish River, LLC proposes to rezone 510.17 acres +/- located five hundred feet northeast of the intersection of County Road 64 and Dixon Lane from R-1, Low Density Single Family Residential, to a PUD, Planned Unit Development.

Said petition will also be considered by the Daphne City Council pursuant to Alabama Code 11-52-85. The application is available for review at City Hall in the Department of Community Development, 1705 Main Street, during regular business hours. An informal site preview meeting will be held on Wednesday, December 11, 2024 at 8:30 a.m. in the Council Chambers of City Hall. The public is invited to attend: limited participation may be allowed by the chairman.

The public hearing will be held by the Daphne Planning Commission on Thursday, December 19, 2024 at 5:00 p.m. in the Council Chambers of City Hall. You may submit your views in writing, in person, or by representation.

Sincerely,
Adrienne D. Jones, AICP,
Director of Community Development

East Fish River, LLC Zoning Amendment

EAST FISH RIVER LLC REZONE ADJACENT PROPERTY OWNERS

Parcel Number	Pin	Owner Name	Address	City	Sta	
05-42-04-18-0-000-003.009	229763	TRIONE, ANGELO PAUL	12480 CO RD 64	LOXLEY	AL	36551
05-42-04-18-0-000-003.003	101021	JMYOUNG L L C	715 RIVER RT	MAGNOLIA S	AL	36555
05-42-04-17-0-000-001.002	119028	GEX LOXLEY PROPERTIES L L C	6508 COLLEYVILLE BLVD STI	COLLEYVILLE	TX	76034
05-42-04-18-0-000-003.012	263612	BBM & J L L C	4504 KINGSWAY CT	MOBILE	AL	36608
05-42-04-18-0-000-001.005	300045	EAST FISH RIVER L L C	118 N ROYAL ST STE 700	MOBILE	AL	36602
05-42-04-19-0-000-003.000	10056	DAVIS, LARRY AND S ETAL	DAVIS, JC P O BOX 235	LOXLEY	AL	36551
05-43-06-13-0-000-001.013	351286	TATE, JENNIFER TRUSTEE OF THE HI	8820 BAINBRIDGE DR	DAPHNE	AL	36526
05-42-04-19-0-000-003.003	58297	BROWN, VIRGINIA D	22500 PATTERSON RD	LOXLEY	AL	36551
05-43-06-13-0-000-001.004	229933	TRIONE LUKE WELLS AND TRIONE L	685 CALIBRE ST	FAIRHOPE	AL	36532
05-43-06-13-0-000-001.005	252257	EAST FISH RIVER L L C	118 N ROYAL ST STE 700	MOBILE	AL	36602
05-42-04-18-0-000-003.014	351290	TRIONE, ANELO PAUL AKA TRIONE,	12480 CO RD 64	LOXLEY	AL	36551
05-42-04-18-0-000-003.018	359539	TRIONE, ARTHUR MARK	890 LEWIS RD	CANADA V1	AL	36551
05-42-04-18-0-000-001.000	67265	LAZZARI, JOHN DAVID	12751 CO RD 64	LOXLEY	AL	36551
05-42-04-18-0-000-003.005	213369	TRIONE, MARYNELL	PO BOX 1339	ROBERTSDAL	AL	36567
05-42-03-07-0-000-006.004	385883	SPOTSWOOD'S TREE SERVICE INC	12891 CO RD 1	FAIRHOPE	AL	36532
05-42-03-07-0-000-006.000	72801	LAZZARI, LOUIS H JR	27695 CO RD 66 N	LOXLEY	AL	36551
05-42-04-17-0-000-001.000	40320	STAPLETON FAMILY LIMITED PARTN	13600 CO RD 64	LOXLEY	AL	36551
05-43-01-12-0-000-024.009	356644	STEPHENS, MARIA ANNETTE A/K/A	16270 SOUTH BLVD	SILVERHILL	AL	36576
05-42-03-07-0-000-001.000	34938	MALBIS PLANTATION INC	29470 STATE HIGHWAY 181	DAPHNE	AL	36526
05-42-04-18-0-000-001.009	377416	WALKER, SHARON LAZZARI	1816 MOUNTAINBROOK DR	HUNTSVILLE	AL	35801
05-42-03-07-0-000-004.004	79027	BARNHILL, WENDELL ALLEN	111 INGLESIDE ST N	FAIRHOPE	AL	36532
05-43-06-13-0-000-001.008	273437	GONTAR, EVELYN CATHY TRIONE	8124 GREEN ST	NEW ORLEAN	LA	70118
05-42-03-07-0-000-004.003	78742	BARNHILL, DEWEY W	111 INGLESIDE ST N	FAIRHOPE	AL	36532
05-42-03-07-0-000-004.002	80701	HARRELL LOUANNE BARNHILL	320 VOLANAT AVE C3	FAIRHOPE	AL	36532
05-42-04-18-0-000-002.000	49037	LAZZARI, ERIC VICTOR	25568 AUSTIN ROAD	DAPHNE	AL	36526
05-43-01-12-0-000-024.007	356639	GONTAR, EVELYN CATHY TRIONE AI	8124 GREEN ST	NEW ORLEAN	LA	70118
05-42-03-07-0-000-004.001	78741	BARNHILL, BENJAMIN C	PO BOX 928	FAIRHOPE	AL	36533
05-43-01-12-0-000-024.008	356640	CRAWFORD, ANGELA T AKA CRAWF	11773 CO RD 64	DAPHNE	AL	36526
05-43-01-12-0-000-001.002	618233	CITY OF DAPHNE	1705 MAIN ST	DAPHNE	AL	36526
05-43-06-13-0-000-001.109	358019	RESERVE AT DAPHNE OWNERS ASSI	25366 PROFIT DR	DAPHNE	AL	36526

APPLICATION
&
SUPPLEMENTAL INFORMATION



APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816	Date Submitted: <u>November 19, 2024</u>
Application Number: <u>ZA-24-06</u> or <u>PZA-</u>	Planning Commission Public Hearing Date: <u>December 19, 2024</u>

Legibly print or type responses below. Indicate N/A or an "X" where item is not applicable.

SITE DATA	
Site Location (Address or General Proximity to Nearest Intersection): <u>500 FT East of the intersection of County Rd 64 and Dixon LN.</u>	PPIN#(s): <u>27122, 26, 252259, 27121</u>
Gross Site Area (acreage): <u>510.17</u>	Requested Zoning or Pre-Zoning: <u>PUD</u>
Current Zoning Designation(s): <u>R-1</u>	Amended Request: <u>N/A</u>
	Initials: <u>N/A</u> Date: <u>N/A</u>
Current Land Use: <u>Undeveloped</u>	Anticipated Land Use: <u>Residential PUD</u>
Provide Legal Description (if necessary attach separate page entitled "Legal Description for [Name of Applicant]":	

Specify other recently approved or pending requests related to the subject property. Circle the answer(s).

Annexation
 Subdivision
 Site Plan
 Special Exception
 Variance
 Specify Other

APPLICANT & AGENT INFORMATION	
<i>*If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent and provide a copy of Articles of Incorporation.</i>	
Name of Current Owner: <u>East Fish River LLC</u>	
Mailing Address: <u>118 North Royal St Ste 20 Mobile</u>	Phone/Fax: E-mail:
Name of Authorized Agent: <u>Engineering Design Group, LLC</u>	
Mailing Address: <u>1000 E Laurel Ave, Foley, AL 36535</u>	Phone/Fax: <u>251-943-8960</u> E-mail: <u>lutz@edgalabama.com</u>
Name of Developer*: <u>Gaskin Banks, LLC. Todd Malphrus, Signator</u>	Phone/Fax: E-mail:
Other:	Phone/Fax: E-mail:

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Daphne to post a sign on the subject property notifying the general public of this request.

Applicant's Signature:	Date: <u>11/18/24</u>
Agent's Signature: <u>Clay Moore</u>	Date:

Digitally signed by Clay Moore
DN: cn=US, email=cmoore@edgalabama.com, cn=Clay Moore
Date: 2024.08.13 14:04:44-0500

East Fish River, LLC- PUD Rezoning

Exhibit "A"

PARCEL 1:

BEGINNING AT A CAPPED REBAR MARKER IN AN OLD FENCE CORNER AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP

5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS EAST, ALONG THE LINE OF AN OLD FENCE, 1342.93 FEET TO A CAPPED REBAR MARKER IN AN OLD FENCE CORNER; RUN THENCE SOUTH 00 DEGREES 28 MINUTES 39 SECONDS WEST, ALONG THE LINE OF AN OLD FENCE, 2647.30 FEET TO A CAPPED REBAR MARKER; RUN THENCE NORTH 89 DEGREES 51 MINUTES 26 SECONDS EAST, ALONG THE LINE OF AN OLD FENCE, 697.40 FEET TO A CAPPED REBAR MARKER; RUN THENCE SOUTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, ALONG THE LINE OF AN OLD FENCE 2191.34 FEET TO A CAPPED REBAR MARKER ON THE NORTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY NO. 64, (80 FOOT RIGHT-OF-WAY); RUN THENCE SOUTHWESTWARDLY, ALONG SAID RIGHT-OF-WAY LINE, FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF

1853.82 FEET, AN ARC DISTANCE OF 1226.33 FEET (CHORD: SOUTH 70 DEGREES 54 MINUTES 35 SECONDS WEST, 1204.09 FEET) TO A CAPPED REBAR MARKER; RUN THENCE SOUTH 89 DEGREES 49 MINUTES 59 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 470.53 FEET TO A POINT ON THE CENTERLINE OF FISH RIVER; RUN THENCE NORTHWARDLY, ALONG SAID CENTERLINE OF FISH RIVER AND FOLLOWING THE MEANDERS THEREOF, FOR A DISTANCE OF 12,236 FEET, MORE OR LESS, TO A POINT ON THE WESTWARD EXTENSION OF THE LINE OF AN OLD FENCE; RUN THENCE NORTH 87 DEGREES 10 MINUTES 45 SECONDS EAST, ALONG THE LINE OF SAID OLD FENCE, 815.97 FEET TO A CAPPED REBAR MARKER; RUN THENCE SOUTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG THE LINE OF AN OLD FENCE 2646.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE "LOCALLY ACCEPTED" NORTHWEST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST, A DISTANCE OF 675.29 FEET TO A POINT ON THE NORTH MARGIN OF BALDWIN COUNTY HIGHWAY NUMBER 64; RUN THENCE NORTH 72 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 62.87 FEET TO A POINT ON SAID HIGHWAY #64; RUN THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 656.13 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE SOUTH 60.0 FEET OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN.

PARCEL 4:

A STRIP OF LAND 60-FEET WIDE, WITHIN THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, EXTENDING FROM THE END OF THE COUNTY MAINTAINED PURSLEY ROAD, WESTWARDLY TO THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST

QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA. SAID STRIP OF LAND BEING 60-FEET WIDE AND APPROXIMATELY 40-FEET LONG, MORE OR LESS.

PARCEL 5:

THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST.

PARCEL 6:

COMMENCE AT THE "LOCALLY ACCEPTED" SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 89 DEGREES 39 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 60.0 FEET; RUN THENCE NORTH 44 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 84.85 FEET; RUN THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

COMMENCE AT THE "LOCALLY ACCEPTED" NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 25.25 FEET; RUN THENCE NORTH 44 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 35.70 FEET; RUN THENCE SOUTH 89 DEGREES 39 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S COMMENTS ON EXCEPTIONS TO TITLE AS LISTED IN SCHEDULE B SECTION 8 OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 185559-00 COMMITMENT DATE MARCH 22, 2022**
- Any defect, encumbrance, adverse claim or other matter that appears for the first time in the Public Records or is discovered at a distance or is discovered between the Commitment Date and the date on which any of the Schedule B, Part I - Requirements are met. Not addressed by surveyor.
 - Taxes and assessments for the year 2022 and subsequent years 2023 not yet due and payable. Not addressed by surveyor.
 - (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that have an issue of assessment or that are not shown by the Public Records. (b) Proceedings by a public agency that may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Not addressed by surveyor.
 - Any facts, rights, interests, or claims that are not shown by the Public Records but that could be asserted by an objection of the Land or that may be asserted by persons in possession of the Land. Not addressed by surveyor.
 - Equipment, rents or encumbrances, or claims thereof, not shown by the Public Record. Not addressed by surveyor.
 - Any encumbrance, easement, reservation, or adverse claim affecting the Title that would be established by an accurate and complete land survey of the Land and not shown by the Public Records. Survey follows.
 - Any lien or right to a lien for services, labor or materials in connection with improvements, repairs or replacements on the land, or on other basis of priority, not shown by the Public Records. Not addressed by surveyor.
 - Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to, iron, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in or on the Land or produced from the Land, including ownership of or rights to any lease, grant, easement, conveyance, reservation, or otherwise, and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights, excepting in (a) or (b) appear in the Public Records, are shown in Schedule B. Not addressed by surveyor.
 - Parties in possession. Not addressed by surveyor.
 - Rights of the United States of America, the State of Alabama or other parties, in and to the shore, seabed or ocean rights to the subject property located on Fish River. Not addressed by surveyor.
 - Any claim stated against the estate that some portion of the property described hereon belongs in fee or in part, and has been covered by judicial means or has been returned to each party as ordered. Not addressed by surveyor.
 - This policy does not release any claim or claims arising by reason of any person of the subject property being delinquent on records by a governmental agency or adjoining landowner over same. Not addressed by surveyor.
 - Terms, conditions, provisions and restrictions of all permits and licenses of federal, state or local government, including applicable agencies and department and quasi and quasi governmental agencies having jurisdiction over the subject property, including but not limited to regulations on construction of any areas indicated by encumbrances, are shown in Schedule B. Not addressed by surveyor.
 - City of Daphne Resolution 2019-28 recorded on September 10, 2019 as Instrument No. 1782303 Annexes all of the subject property except Parcel 6 and 7 into the City of Daphne Alabama
 - Easement granted Alabama Power Company by Arthur M. Hill, et al. and Angelo F. Trone, et al., dated June 11, 1975, and recorded in Deed Book 479, Page 67. (Parcel 1) Describes Alabama Power easement running through subject property and is shown on the survey.
 - Right of Way Deed recorded in Deed Book 23, Page 38. (Parcel 2) Document describes a right of way in another Section and not the Sections the subject property is located in.
 - Tenant's Lease recorded in Deed Book 41, Page 523. (Parcel 2) Describes property to the west of subject property.
 - Oil, Gas and Mineral Lease recorded in Deed Book 74, Page 38. (Parcel 2) Describes all of Parcel 2 and is shown on the survey.
 - Reservation of interests in deed recorded in Real Property Book 213, Page 174. (Parcel 2) Describes property to the south of subject property.
 - Reservation of interests in deed recorded in Real Property Book 213, Page 176. (Parcel 2) Describes property to the south of subject property.
 - Reservation of interests in deed recorded in Real Property Book 213, Page 182. (Parcel 2) Describes property to the south of subject property.
 - Reservation of interests in deed recorded in Real Property Book 213, Page 184. (Parcel 2) Describes property to the south of subject property.
 - Oil, Gas and Mineral Lease recorded in Deed Book 179, Page 167. (Parcel 2) Describes all of Parcel 2 and is shown on the survey.
 - Right of Way recorded in Deed Book 107, Page 8. (Parcel 2) Describes the ROW of Baldwin County Highway 64 and is located inside of the ROW of said highway.
 - County maintained Right of Way recorded in Deed recorded as Instrument No. 725601. (Parcel 2) References Purley Road that is inside of Parcel 2 and is a prescriptive ROW and is shown on the survey.
 - Notice of Reservations recorded as Instrument No. 855736. (Parcel 2) Describes property to the east of subject property.
 - Reservation of interests in deed recorded in Real Property Book 117, Page 106. (Parcel 3) Describes all of Parcel 3 and is shown on survey.
 - Oil, Gas and Mineral Lease recorded in Deed Book 294, Page 4 along with assignments recorded in Deed Book 413, Page 411, Deed Book 416, Page 315, Deed Book 416, Page 416 and Deed Book 428, Page 889. (Parcel 3) Deed Book 416, Page 4, Deed describes all of Parcel 6 and 7 and a Deed on the survey, 895 416 411, DE 416 416, DE 416 416 describes all of the subject property. DE 416 416, DE 416 416 does not have a description of the area and no comment can be made.
 - Easement granted Baldwin County Electric Membership recorded as Instrument No. 1165789. (Parcel 3) Describes all of Parcel 3 and is shown on survey.
 - Easement granted Baldwin County Electric Membership recorded as Instrument No. 1153937. (Parcel 3) Describes all of Parcel 3 and is shown on survey.
 - Easement for Audubon Plover Campground as recorded in Real Property Book 606, Page 99. (Parcels 4 and 5) Describes easement across Parcel 4 and Parcel 5 and is shown on the survey.
 - (Default)
 - Reservation of oil, gas and mineral rights as recorded in Deed Book 528, Page 494, as corrected by that certain Correction Deed recorded in Real Property Book 132, Page 816 (Parcels 4 and 5) describes all of Parcel 5 but not Parcel 4.
 - Reservation of oil, gas and mineral rights as recorded in Real Property Book 272, Page 913 (Parcel 4 and 5) Describes all of Parcel 5 but not Parcel 4.
 - Oil, Gas and Mineral Lease recorded in Deed Book 176, Page 283. (Parcels 6 and 7) Describes all of Parcel 7 and is shown on survey.
 - Oil, Gas and Mineral Lease recorded in Deed Book 374, Page 4 along with assignments recorded in Deed Book 413, Page 411, Deed Book 416, Page 315, Deed Book 416, Page 416 and Deed Book 428, Page 889. (Parcels 6 and 7) Deed Book 374, Page 4 describes all of Parcel 6 and 7, Deed Book 413, Page 411, Deed Book 416, Page 315, Deed Book 416, Page 416 describes all of the subject property. Deed Book 428, Page 889 does not have a description of the area and no comment can be made.
 - Easement granted Audubon Plover Campground as recorded in Real Property Book 627, Page 198. (Parcel 6) Describes easement to the east of subject property.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 185559-00 COMMITMENT DATE MARCH 22, 2022

EXHIBIT A

The Land referred to herein below is situated in the County of BALDWIN State of ALABAMA and is bounded as follows:

PARCEL 1

BEGINNING AT A CAPPED REBAR MARKER IN AN OLD FENCE CORNER AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, RUN THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS EAST, ALONG THE LINE OF AN OLD FENCE 542.87 FEET TO A CAPPED REBAR MARKER IN AN OLD FENCE CORNER, THENCE SOUTH 89 DEGREES 39 MINUTES 28 SECONDS WEST, ALONG THE LINE OF AN OLD FENCE 2647.92 FEET TO A CAPPED REBAR MARKER, RUN THENCE NORTH 89 DEGREES 51 MINUTES 2 SECONDS EAST, ALONG THE LINE OF AN OLD FENCE 457.8 FEET TO A CAPPED REBAR MARKER, RUN THENCE SOUTH 90 DEGREES 59 MINUTES 59 SECONDS WEST, ALONG THE LINE OF AN OLD FENCE 219.34 FEET TO A CAPPED REBAR MARKER ON THE RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY NO. 64 (90 FOOT RIGHT-OF-WAY) RUN THENCE SOUTHWESTWARD, ALONG SAID RIGHT-OF-WAY LINE, FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 1653.82 FEET, AN ARC DISTANCE OF 129.11 FEET (CHORD SOUTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 1204.89 FEET) TO A CAPPED REBAR MARKER, RUN THENCE SOUTH 89 DEGREES 48 MINUTES 58 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 479.53 FEET TO A POINT ON THE CENTERLINE OF FISH RIVER, RUN THENCE NORTHWARD, ALONG SAID CENTERLINE OF FISH RIVER AND FOLLOWING THE MEANDERS THEREOF, FOR A DISTANCE OF 12,231.61, MORE OR LESS, TO A POINT ON THE WESTWARD EXTENSION OF THE LINE OF AN OLD FENCE, RUN THENCE NORTH 87 DEGREES 10 MINUTES 15 SECONDS EAST, ALONG THE LINE OF SAID OLD FENCE, 816.97 FEET TO A CAPPED REBAR MARKER, RUN THENCE SOUTH 90 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG THE LINE OF AN OLD FENCE 184.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCE AT THE "LOCALLY ACCEPTED" NORTHWEST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING, RUN THENCE SOUTH 90 DEGREES 01 MINUTES 06 SECONDS EAST, A DISTANCE OF 675.29 FEET TO A POINT ON THE NORTH MARSH OF BALDWIN COUNTY HIGHWAY NUMBER 14, RUN THENCE NORTH 72 DEGREES 35 MINUTES 15 SECONDS EAST, A DISTANCE OF 62.87 FEET TO A POINT ON SAID HIGHWAY, RUN THENCE NORTH 90 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 184.32 FEET, RUN THENCE NORTH 89 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

PARCEL 3

THE SOUTH 90 FEET OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN

PARCEL 4

A STRIP OF LAND 50 FEET WIDE, WITHIN THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, EXTENDING FROM THE END OF THE COUNTY MAINTAINED PURLEY ROAD WESTWARD TO THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA, SAID STRIP OF LAND BEING 50 FEET WIDE AND APPROXIMATELY 30 FEET LONG, MORE OR LESS.

PARCEL 5

THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST

PARCEL 6

COMMENCE AT THE "LOCALLY ACCEPTED" SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING, RUN THENCE SOUTH 89 DEGREES 39 MINUTES 28 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 80.87 FEET, RUN THENCE NORTH 44 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 48.48 FEET, RUN THENCE SOUTH 89 DEGREES 02 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 669 FEET TO THE POINT OF BEGINNING.

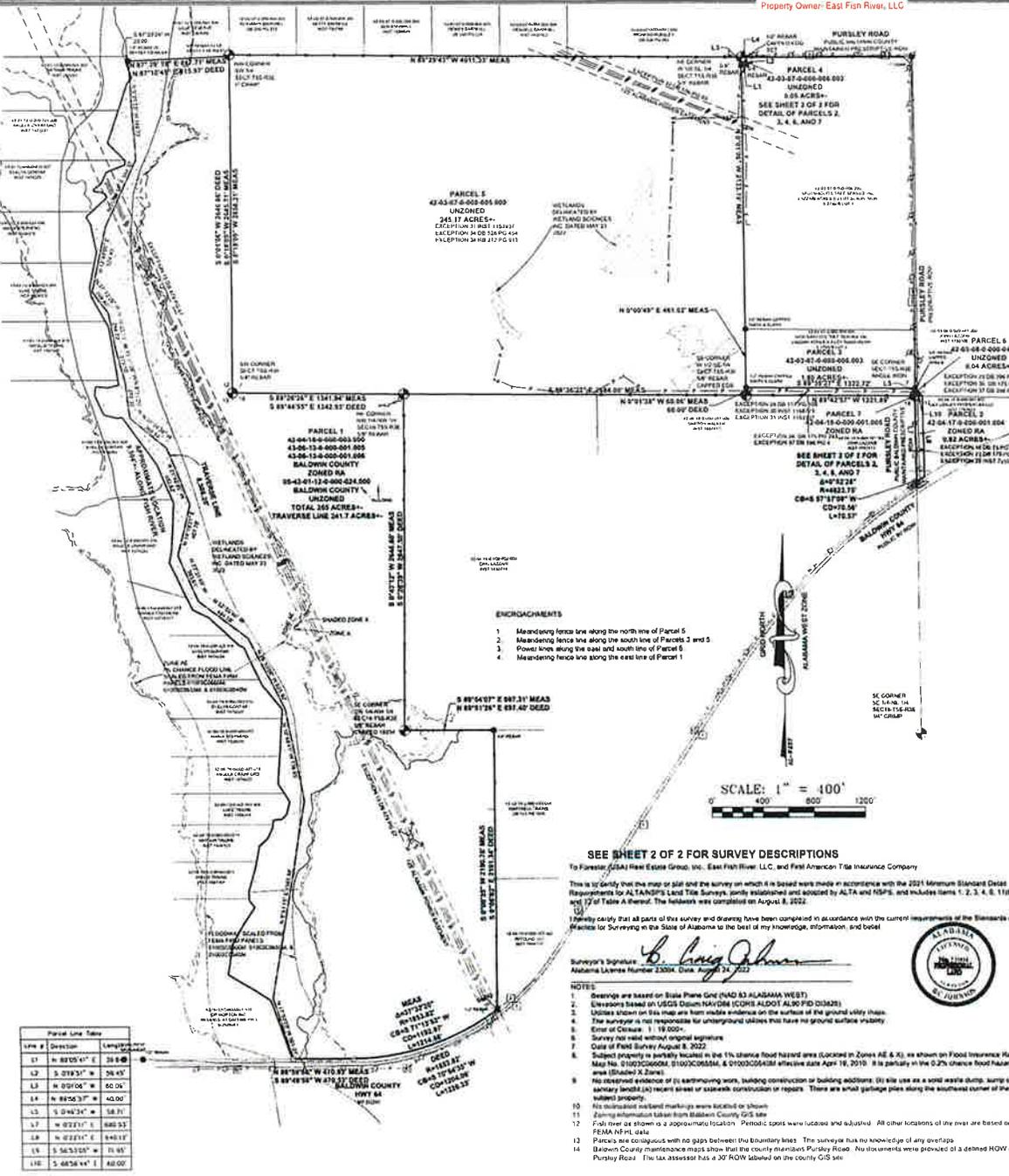
PARCEL 7

COMMENCE AT THE "LOCALLY ACCEPTED" NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING, RUN THENCE SOUTH 90 DEGREES 01 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 20.25 FEET, RUN THENCE NORTH 44 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 35.10 FEET, RUN THENCE SOUTH 89 DEGREES 39 MINUTES 45 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING.

VICINITY MAP

LEGEND

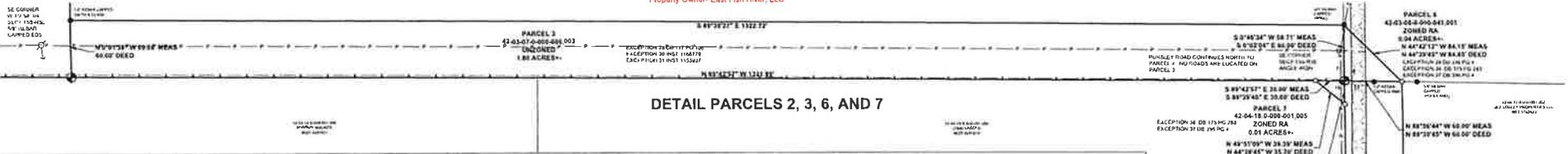
UTILITY POLE	1" = 120' - 1" = 120' - 1" = 120'	1" = 120' - 1" = 120' - 1" = 120'	1" = 120' - 1" = 120' - 1" = 120'
LIGHT POLE	RCP	CONCRETE	CONCRETE
GLY WRE	CONCRETE	CONCRETE	CONCRETE
ELECTRIC BOX	CONCRETE	CONCRETE	CONCRETE
ELECTRICAL MANHOLE	UP	UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
FIRE HYDRANT	UP	OVERHEAD TELEPHONE LINE	OVERHEAD TELEPHONE LINE
WATER VALVE	UP	FIBER OPTIC LINE	FIBER OPTIC LINE
WATER METER	UP	WATER LINE	WATER LINE
TELEPHONE PEDESTAL	G	GAS LINE	GAS LINE
GAS VALVE	UP	SANitary LINE	SANitary LINE
GAS METER	UP	FENCE	FENCE
STORM MANHOLE	UP	UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
SANITARY MANHOLE	UP	ASPHALT	ASPHALT
CLEANOUT	UP	CONCRETE	CONCRETE
SIGN	UP	CONCRETE	CONCRETE
DOLLARD	UP	STORM SEWER PIPE	STORM SEWER PIPE



120 BISHOP CIRCLE, SUITE 300
 PELLIHAM, AL 36524
 TEL - (205) 403-9158
 FAX - (205) 403-9175

EDG
 EAST FISH RIVER LAND SURVEYING, LLC
 1000 BALDWIN COUNTY ROAD 1000
 BALDWIN COUNTY, ALABAMA 36505
 (205) 403-9158

1 OF 2



DETAIL PARCELS 2, 3, 6, AND 7

AS SURVEYED DESCRIPTION

Parcel of land situated in Sections 7, 8, 17 and 18 Township 5 South, Range 3 East, Baldwin County, Alabama, being more particularly described as follows:

PARCEL 1

BEGIN at a 5/8" rebar at the NW corner of Section 18 Township 5 South, Range 3 East, Baldwin County, Alabama, thence S 09°26'36" E along the north line of the NW 1/4 of the NW 1/4 of said section a distance of 1241.94 feet to a 5/8" rebar at the NE corner of said 1/4 section, thence S 00°43'12" W along the west line of the west 1/2 of the NW 1/4 of said section a distance of 246.60 feet to a 5/8" rebar capped EDG at the SE corner of the SW 1/4 of the NW 1/4 of said section, thence S 89°05'07" E a distance of 697.31 feet to a 5/8" rebar, thence S 00°07'35" W a distance of 2190.10 feet to a 1/2" rebar being a point on a non-tangent curve to the right having a central angle of 37°32'00" and a radius of 1852.00 feet, said curve subtended by a chord bearing S 71°13'57" W and a chord distance of 1192.97 feet, said point also being a point on the northerly right of way of Baldwin County Highway 64, thence along the arc of said curve and along said right of way a distance of 121.56 feet to a 1/2" rebar capped EDG, thence N 89°53'58" W a distance of 470.23 feet to a point at the intersection of said right of way and the centerline of Fish River, said centerline measuring northerly for approximately 3504 feet said survey traverse line for closure as listed, thence N 17°53'22" W along said right of way along said traverse line a distance of 501.01 feet to a point, thence N 09°51'12" E along said traverse line a distance of 1854.86 feet to a point, thence N 10°48'41" W along said traverse line a distance of 738.65 feet to a point, thence N 76°53'00" W along said traverse line a distance of 625.87 feet to a point, thence N 52°55'40" W along said traverse line a distance of 436.58 feet to a point, thence N 23°14'48" W along said traverse line a distance of 393.61 feet to a point, thence N 14°19'21" E along said traverse line a distance of 407.78 feet to a point, thence N 31°42'35" W along said traverse line a distance of 483.82 feet to a point, thence N 50°04'36" W along said traverse line a distance of 369.84 feet to a point, thence N 06°11'20" W along said traverse line a distance of 277.37 feet to a point, thence N 15°21'20" W along said traverse line a distance of 279.10 feet to a point, thence N 10°21'12" W along said traverse line a distance of 294.72 feet to a point, thence N 27°14'25" W along said traverse line a distance of 209.46 feet to a point, thence N 17°48'06" E along said traverse line a distance of 524.49 feet to a point, thence N 25°14'19" E along said traverse line a distance of 534.37 feet to a point, thence N 03°21'22" W along said traverse line a distance of 786.72 feet to a 1/2" rebar, 20 feet from the centerline of Fish River, thence S 87°32'00" W along said traverse line a distance of 20.90 feet to the centerline of Fish River, thence N 87°29'28" E bearing said centerline a distance of 617.71 feet through a 5/8" rebar to a point on the east line of Section 12, Township 5 South, Range 2 East, Baldwin County, Alabama, thence S 00°18'09" W along the east line of said section a distance of 2645.71 feet to the POINT OF BEGINNING. Said parcel of land contains approximately 765 acres, more or less.

PARCEL 2

BEGIN at an angle iron at the NW corner of Section 17, Township 5 South, Range 3 East, Baldwin County, Alabama, thence S 00°15'09" E along the west line of said section a distance of 683.87 feet to a 1/2" rebar capped EDG and being a point on a non-tangent curve to the right having a central angle of 00°52'28" and a radius of 4623.75 feet, said curve subtended by a chord bearing N 57°57'59" E and a chord distance of 175.96 feet, said point also being on the northerly right of way of Baldwin County Highway 64, thence along the arc of said curve and along said right of way a distance of 70.57 feet to a 1/2" rebar capped EDG, thence N 00°15'09" W bearing said right of way a distance of 645.34 feet to a 1/2" rebar capped EDG on the north line of said section, thence N 88°56'44" W along the north line of said section a distance of 18.00 feet to the POINT OF BEGINNING. Said parcel of land contains 0.92 acres, more or less.

PARCEL 3

BEGIN at a 5/8" rebar capped EDG at the SW corner of the SE 1/4 of the SE 1/4 of Section 7, Township 5 South, Range 3 East Baldwin County, Alabama, thence N 00°13'37" W along the west line of said 1/4 section a distance of 60.06 feet to a 1/2" rebar capped Smith & Clark, thence S 89°37'27" E a distance of 1322.72 feet to a 5/8" rebar capped EDG on the east line of said 1/4 section, thence S 00°45'34" W along the east line of said 1/4 section a distance of 59.71 feet to an angle iron at the SE corner of said Section 7, thence N 89°42'57" W along the south line of said 1/4 section a distance of 1221.89 feet to the POINT OF BEGINNING. Said parcel of land contains 1.80 acres, more or less.

PARCEL 4

BEGIN at a 5/8" rebar at the NW corner of the NE 1/4 of the SE 1/4 of Section 7, Township 5 South, Range 3 East Baldwin County, Alabama, thence S 00°51'00" E along the west line of said 1/4 section a distance of 60.06 feet to a 5/8" rebar, thence N 88°04'41" E a distance of 38.46 feet to a 5/8" rebar, thence N 00°15'13" E a distance of 58.65 feet to a 1/2" rebar capped EDG on the north line of said 1/4 section a distance of 440.00 feet to the POINT OF BEGINNING. Said parcel of land contains 0.09 acres, more or less.

PARCEL 5

BEGIN at a 5/8" rebar at the SW corner of Section 7, Township 5 South, Range 3 East Baldwin County, Alabama, thence S 89°36'44" E along the south line of said section a distance of 1241.94 feet to a 5/8" rebar at the SE corner of the SW 1/4 of the SW 1/4 of said section, thence S 89°37'27" E along the south line of said section a distance of 2464.00 feet to a 5/8" rebar capped EDG at the SE corner of the W 1/2 of the SW 1/4 of said section, thence N 00°13'37" W along the east line of said W 1/2 a distance of 60.06 feet to a 1/2" rebar capped Smith & Clark, thence N 88°04'41" E along the east line of said W 1/2 a distance of 60.06 feet to a 1/2" rebar capped Smith & Clark, thence N 00°01'00" W along the east line of said W 1/2 a distance of 2133.15 feet to a 5/8" rebar at the NE corner of said W 1/2, thence N 89°29'43" W along the north line of said section a distance of 401.13 feet to a 1" ring at the NW corner of the SW 1/4 of said section, thence S 00°18'09" W along the west line of said section a distance of 2668.21 feet to the POINT OF BEGINNING. Said parcel of land contains 245.17 acres, more or less.

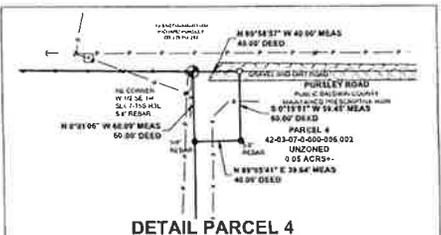
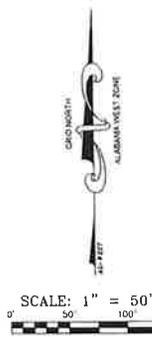
PARCEL 6

BEGIN at an angle iron at the SW corner of Section 8, Township 5 South, Range 3 East, Baldwin County, Alabama, thence S 89°36'44" E along the south line of said section a distance of 83.02 feet to a 1/2" rebar capped EDG, thence N 44°12'12" W a distance of 84.33 feet to a 5/8" rebar capped EDG on the west line of said section, thence S 89°42'57" E along the west line of said section a distance of 58.71 feet to the POINT OF BEGINNING. Said parcel of land contains 0.04 acres, more or less.

PARCEL 7

BEGIN at an angle iron at the NW corner of Section 18, Township 5 South, Range 3 East Baldwin County, Alabama, thence S 00°15'09" E along the west line of said section a distance of 15.25 feet to a 1/2" rebar capped EDG, thence N 43°51'09" W a distance of 79.32 feet to a 1/2" rebar capped EDG on the north line of said section, thence S 89°42'57" E along the north line of said section a distance of 39.00 feet to the POINT OF BEGINNING. Said parcel of land contains 0.01 acres, more or less.

Property described by surveyed description is and the same as the property described by the used abstracts shown in the title commitment FBX American Title Insurance Company commitment number 155222-00 commitment date March 22, 2022.



DETAIL PARCEL 4

LEGEND			
○	UTILITY POLE	○	Rebar Capped EDG CAROL set
○	LIGHT POLE	○	REINFORCED CONCRETE PIPE
○	CUT WIRE	○	CORRUGATED METAL PIPE
○	ELECTRIC BOX	○	OVERHEAD ELECTRIC
○	ELECTRICAL MANHOLE	○	UNDERGROUND ELECTRIC
○	FIRE HYDRANT	○	OVERHEAD TELEPHONE LINE
○	WATER VALVE	○	FIBER OPTIC LINE
○	WATER METER	○	WATER LINE
○	TELEPHONE PEDestal	○	GAS LINE
○	GAS VALVE	○	SANITARY LINE
○	GAS METER	○	FENCE
○	STORM MANHOLE	○	UNDERGROUND TELEPHONE
○	SANITARY MANHOLE	○	ASPHALT
○	CLEANOUT	○	CONCRETE
○	SIGN	○	STORM SEWER PIPE
○	ROLL-UP		

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING SURVEYING
10000 WOODBRIDGE DRIVE, SUITE 100
DUBLIN, GA 30144
(770) 476-0000

ALABAMA TITLE SURVEY FOR
FORESTAR REAL ESTATE
GROIP INC.

RES
CHECKED BY: J. FOREGOOD
DATE: 03/25/2022
DRAWN BY: J. FOREGOOD
DATE: 03/25/2022

PARCEL 1
42-04-18-000-001-005
ZONED RA
0.01 ACRES

PARCEL 2
42-04-18-000-001-004
ZONED RA
0.34 ACRES

PARCEL 3
42-03-07-000-000-002
UNZONED
1.81 ACRES

PARCEL 4
42-03-07-000-000-005
UNZONED
0.34 ACRES

PARCEL 5
42-03-07-000-000-001
UNZONED
0.01 ACRES

PARCEL 6
42-03-07-000-001-001
ZONED RA
0.34 ACRES

PARCEL 7
42-03-07-000-001-002
UNZONED
0.01 ACRES

SECTION 7, 8, 17 & 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA

DATE: 03/25/2022
TIME: 10:00 AM

PROJECT NO: 2022-001

SCALE: 1" = 50'

77

PUD NARRATIVE

PUD Narrative- East Fish River Tract

Project Summary

The East Fish River PUD is an approximately 510 acres and it is located on the Eastern limits of the City of Daphne. The property is adjacent along the East side of Fish River and North of County Road 64. Access to the site is provided by connection to Pursley Rd. and County Rd. 64. This development will consist of single-family residential lots. The PUD is categorized in lots sizes of 62', 70', 72', 75' and 100'. The PUD provides ample amount of open spaces, parks, walking trails and other amenities, which will be utilized by residents of the community. The walking trail and trail head is an amenity that is intended to serve not only community residents, but also City of Daphne residents. The trail will connect from County Rd. 64 to the Northwest corner of the PUD property. The trails intention, based on the Envision Daphne 2042, is to connect the trail to a future City of Daphne Park located on an adjacent parcel North West of the PUD. As part of the PUD, 5 acres will be dedicated to The City of Daphne for the use of a fire station along with a public park that will include a trailhead.

Intent

The intent of this PUD is to create a community that is consistent with the City of Daphne's Comprehensive Plan that people from all over Baldwin County want to be a part of because of the community's character and the amenities offered.

Public / Private Benefits

Public benefits:

1. Nearly 2 miles of a 12' wide paved walking trail through the property that will meet the vision of Envision Daphne 2042.
2. Donating a total of 5 acres to the City of Daphne for a fire station and a public park that will include the trailhead.

Private benefits:

1. Five Amenity Areas including a clubhouse, pool, play-space, dog parks, sports courts, fishing ponds, picnic area, dog parks, walking trails and a trailhead.
2. Multiple common areas throughout the site that will provide greenspace for outdoor activities and walking trails.

Land Use Summary

The PUD is approximately 510 ac that consist of approximately 100 acres of wetlands and 410 ac of uplands. The PUD proposes 750 lots with lot sizes varying from 62', 70', 72', 75' and 100'.

Below is an average lot size table that groups lots sizes into general categories (Ex. If a corner lot is 77' wide it will be considered a 62' lot since the buildable area is equivalent to that of a "standard" 62' lot. This also applies for lots that are within cul-de-sacs, pie shape lots, or along the varying wetland buffer along of Fish River). We have provided a lot matrix attached in the rear of this document as "Exhibit A" that provides the Lot #, bearings and distances along the lot lines and a total area of each lot.

Average Lot Size Table:

Average Lot Size	Number of Lots	Total Area of Lots
<u>100' Lots</u>	<u>119 Lots (Total)</u>	<u>67.08 ac</u>
100'x 150'-175'	15 Lots	
100'x183'	27 Lots	
100'x 200'-210'	61 Lots	
100'x 220'-300'	5 Lots	
100'x 300'-350'	11 Lots	
<u>75' Lots</u>	<u>34 Lots (Total)</u>	<u>17.74 ac</u>
75'x 120'-140'	4 Lots	
75'x 250'-300'	30 Lots	
<u>72' Lots</u>	<u>154 Lots (Total)</u>	<u>40.31 ac</u>
72'x130'	111 Lots	
72'x155'	25 Lots	
72'x 160'-200'	18 Lots	
<u>70' Lots</u>	<u>25 Lots (Total)</u>	<u>6.16 ac</u>
70'x 140'	25 Lots	
<u>62' Lots</u>	<u>418 Lots (Total)</u>	<u>94.68 ac</u>
62'x125'-135'	246 Lots	
62'x150-155'	164 Lots	
62'x 170'-280'	8 Lots	
<u>62'-100' Lots</u>	<u>750 Lots</u>	<u>225.97 ac</u>

The following site data table list information related to the property and the PUD (*Smallest, Largest, and Average Lot sizes listed in the table below are calculated based on actual lot sizes within the PUD. Reference Exhibit A for the smallest, largest and actual lot areas):

Site Data Table:

Parcel Numbers		<i>05-42-04-18-0-000-003.000</i>	
		<i>05-43-06-13-0-000-001.006</i>	
		<i>05-43-01-12-0-000-024.000</i>	
		<i>05-42-03-07-0-000-005.000</i>	
Current Zoning		<i>R-1</i>	
Proposed Zoning		<i>PUD</i>	
Total Acreage		<i>+/- 510 ac</i>	
Total Wetlands		<i>+/- 100 ac</i>	
Lot Size	Number of Lots	Lot Size	Lot Area
<i>100' Lots</i>	<i>119 Lots</i>	<i>Smallest</i>	<i>19,499 SF</i>
		<i>Largest</i>	<i>94,796 SF</i>
		<i>Average</i>	<i>24,554 SF</i>
<i>75' Lots</i>	<i>34 Lots</i>	<i>Smallest</i>	<i>9,688 SF</i>
		<i>Largest</i>	<i>41,721 SF</i>
		<i>Average</i>	<i>22,729 SF</i>
<i>72' Lots</i>	<i>154 Lots</i>	<i>Smallest</i>	<i>8,747 SF</i>
		<i>Largest</i>	<i>24,760 SF</i>
		<i>Average</i>	<i>11,402 SF</i>
<i>70' Lots</i>	<i>25 Lots</i>	<i>Smallest</i>	<i>9,643 SF</i>
		<i>Largest</i>	<i>24,292 SF</i>
		<i>Average</i>	<i>10,740 SF</i>
<i>62' Lots</i>	<i>418 Lots</i>	<i>Smallest</i>	<i>7,060 SF</i>
		<i>Largest</i>	<i>39,033 SF</i>
		<i>Average</i>	<i>9,876 SF</i>
Total Lots		<i>750 Lots</i>	
R-1 Zoning Density		<i>2.00 units/acre</i>	
PUD Density		<i>1.47 units/acre</i>	
Proposed Impervious Coverage		<i>273.92 ac</i>	
Proposed Open Space		<i>236.08</i>	
Proposed Fire Department & Trailhead Park		<i>5.00 ac</i>	
Proposed Walking Trail		<i>2.50 ac</i>	
Proposed Setbacks			
<i>62-72' Lots</i>	<i>Front</i>	<i>25'</i>	
	<i>Rear</i>	<i>25'</i>	
	<i>Side</i>	<i>7.5'</i>	
	<i>Corner Lot Side Yard</i>	<i>20'</i>	
<i>75' Lots</i>	<i>Front</i>	<i>25'</i>	
	<i>Rear</i>	<i>25'</i>	
	<i>Side</i>	<i>10'</i>	
	<i>Corner Lot Side Yard</i>	<i>20'</i>	

<i>100' Lots</i>	<i>Front</i>	<i>30'</i>
	<i>Rear</i>	<i>40'</i>
	<i>Side</i>	<i>15'</i>
	<i>Corner Lot Side Yard</i>	<i>25'</i>
Minimum Proposed Parking	<i>2 Spaces Per Household</i>	
Maximum Building Height	<i>35'</i>	
Maximum Building Stories	<i>2.5 Stories</i>	
Maximum Building Coverage	<i>35% (Lot)</i>	

Below is a list of the Amenities provided in the PUD:

- Amenity 1: Clubhouse, Pool, Play Space, Mail Kiosk, Dog Park and Sports Courts
- Amenity 2: Active Open Space with sitting areas
- Amenity 3: Passive Park with covered sitting space
- Amenity 4: Dog Park and Connection to Greenway and Fish River
- Amenity 5: Trailhead

Streets, Drainage and Utilities

There will be no deviations or variances requested. The streets and drainage systems will be designed to the current standards of the City of Daphne Land Use Ordinance. Traffic calming provisions will be implemented as needed, such as stop signs and speed tables. Town of Loxley (sewer), Town of Loxley (water), and Baldwin EMC (power) will provide utilities.

Parking

All parking will be designed to the current standards of the City of Daphne. All Single-Family homes will provide a minimum of two parking spaces per a household.

Zoning Relaxations & Variances

The overall intent of the PUD is for lot sizes 62'-75' to meet the current R-4 zoning regulations and 100' lots to meet current R-1 zoning regulations. However, we are asking for variances on the following three items from the Land Use Ordinance:

- Construction of wooden fences to replace vegetative buffers where they are required along the exterior property lines.
- Lot #'s 310, 311, 312, 313, 314, 319, 320, 321 and 322 are all 100' lot widths that do not meet the current R-1 lot area requirements, which is 20,000 SF. The lots range in size from 19,499 SF to 19,680 SF. As part of the PUD we would like to ask for a variance for these 9 lots that fall just short of the current R-1 lot size. Please refer to Exhibit A for exact lot area for each of the lots mentioned.
- Reducing front setbacks for 100' lots from 40' to 30'. This will allow houses that are along Fish River to be closer to the streets to prevent steeper slopes in the rear of the

lots. It will also promote a more consistent look with the remainder of the subdivision's 25' front setback and it will enhanced privacy in lot owner's back yards.

Architectural Themes

The architectural themes listed below are copied directly from The City of Daphne Architectural Ordinance. See the architectural themes for the PUD below:

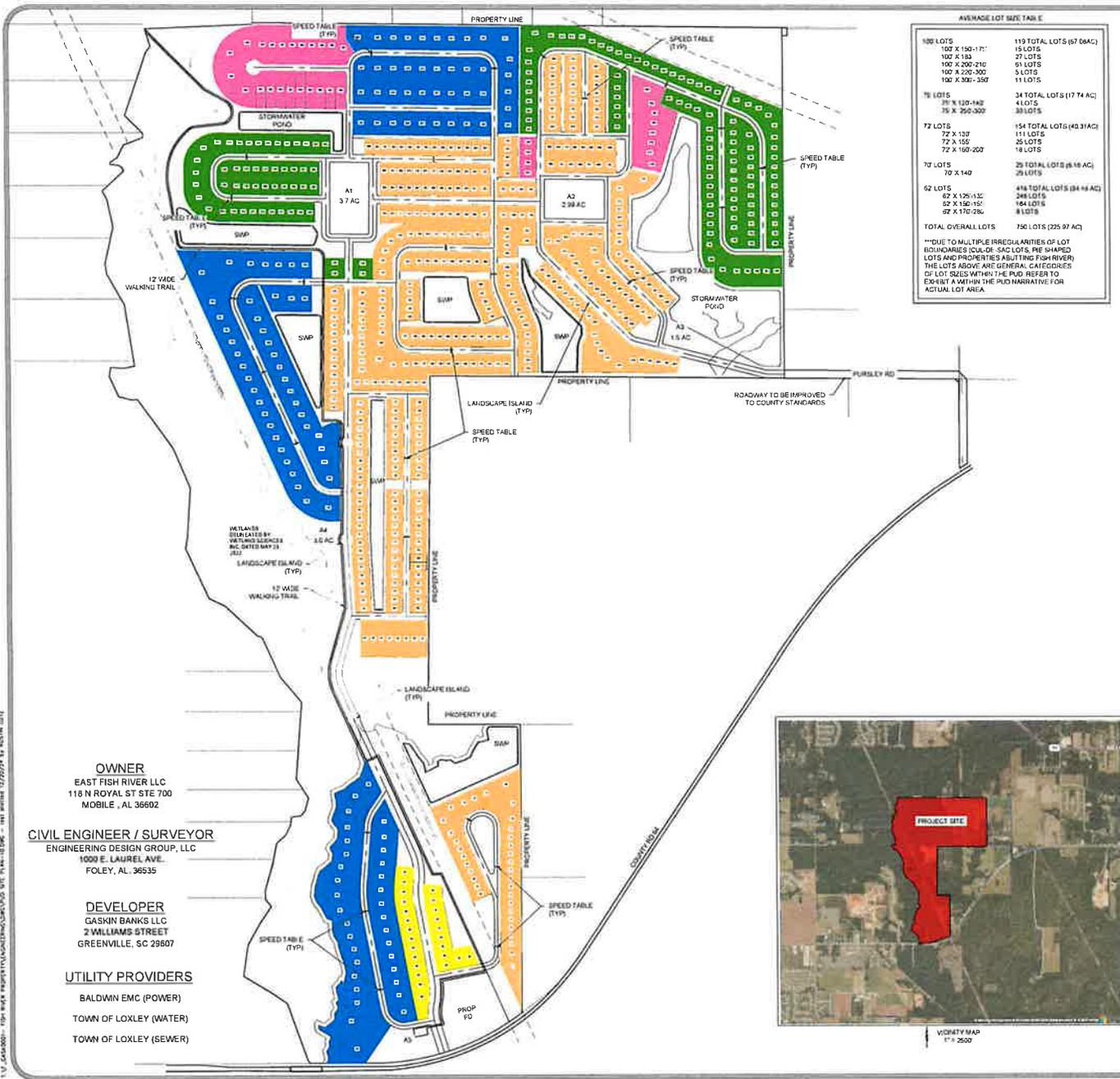
- I. Building materials including brick, stone, textured traditional cement stucco (i.e., real stucco) and cement siding are required as the primary veneer on new dwellings.
- II. Roofs must be varied in roofline treatments.
- III. The front facing garage (i.e., garage fronts) on single family homes shall be recessed and constitute not more than forty-two percent (42%) of the residential facade (as measured from the outside edge of garage doors, not including the frame).
- IV. Recessed garage doors oriented toward the front property line shall be as follows:
 - a. Garage doors must be positioned between five (5) feet and twenty (20) feet behind the front wall plane of the house. The front wall plane is defined as the principal building façade facing the primary street right of way.
 - b. The minimum front yard setback for said garage shall be forty (40) feet.
 - c. The minimum front yard setback for the principal structure may be reduced to twenty (20) feet.
- V. The side-street facing garage setback shall be a minimum of twenty-two (22) feet from the sidewalk and recessed three (3) feet behind the side façade.
- VI. Where the garage is located at the rear of the primary structure, the front yard setback shall be reduced to fifteen (15) feet, or ten (10) feet with an open air front porch.
- VII. Colored elevations shall illustrate that a minimum of three (3) different elevations are provided in each block face.
- VIII. Developments of thirty-five (35) dwelling units or more should offer a minimum of five (5) different elevations and ten percent (10%) of each respective elevation shall be provided in each block face.

Additional Stipulations

- I. Access points and unit density are limited to counts provided in the proposed plan.
- II. Developer reserved the right to alter the proposed phasing plan and change the order of construction from the proposed plan at a later date.

PUD CONCEPTUAL PLAN

1:10,000 - 10' MAG. PROJECT LOCATION/STATUS SITE PLAN/SCALE - NOT INTEND 12/22/24 BY AUSTIN LUTZ



AVERAGE LOT SIZE TABLE

100 LOTS 102 X 150-171' 102 X 183' 102 X 200-210' 102 X 220-300' 102 X 300-350'	119 TOTAL LOTS (67 DAC) 15 LOTS 27 LOTS 61 LOTS 5 LOTS 11 LOTS
75 LOTS 75 X 120-142' 75 X 250-300'	34 TOTAL LOTS (17.4 AC) 4 LOTS 30 LOTS
72 LOTS 72 X 137' 72 X 155' 72 X 160-200'	154 TOTAL LOTS (43.31 AC) 11 LOTS 25 LOTS 18 LOTS
70 LOTS 70 X 140'	29 TOTAL LOTS (8.18 AC) 28 LOTS
62 LOTS 62 X 125-132' 62 X 150-155' 62 X 170-206'	414 TOTAL LOTS (84.18 AC) 248 LOTS 164 LOTS 8 LOTS
TOTAL OVERALL LOTS	750 LOTS (225.97 AC)

---DUE TO MULTIPLE IRREGULARITIES OF LOT BOUNDARIES (SOME OF 540 LOTS, PIE SHAPED LOTS AND PROPERTIES ABUTTING FISH RIVER) THE LOTS ABOVE ARE GENERAL CATEGORIES OF LOT SIZES WITHIN THE PUD REFER TO EXHIBIT A WITHIN THE PUD REFERRER FOR ACTUAL LOT AREA

SITE DATA TABLE

PARCEL NUMBERS	05-42-04-150-000-001-000 05-43-06-13-010-001-000 05-43-06-13-020-001-000 05-42-04-07-0-004-006-000
CURRENT ZONING	R-1
PROPOSED ZONING	PUD
TOTAL ACERAGE	251.0 ACRES
TOTAL WETLANDS	110.0 ACRES
PROPOSED # OF LOTS	750 LOTS
100 LOTS	119
75 LOTS	34
72 LOTS	154
70 LOTS	29
62 LOTS	414
TOTAL LOTS	750 LOTS
R-1 DENSITY	2.00 UNITS/AC
PUD DENSITY	1.47 UNIT/AC
PROPOSED IMPERVIOUS COVERAGE	273.03 AC
PROPOSED OPEN SPACE	236.06 AC
PROPOSED FIRE DEPARTMENT & WALKING TRAIL HEAD	5.00 AC
PROPOSED WALKING TRAIL	2.50 AC
PROPOSED SETBACKS	
62-72 LOTS	
FRONT	25 FT
REAR	25 FT
SIDE	7.5 FT
CORNER LOT SIDE YARD	20 FT
75 LOTS	
FRONT	25 FT
REAR	25 FT
SIDE	10 FT
CORNER LOT SIDE YARD	20 FT
100 LOTS	
FRONT	30 FT
REAR	40 FT
SIDE	15 FT
CORNER LOT SIDE YARD	25 FT
MINIMUM PROPOSED PARKING	2 SPACES PER HOUSEHOLD (100 SPACES)
MAX BUILDING HEIGHT	35 FT
MAX BUILDING STORES	3.5 STORES
MAX BUILDING COVERAGE	35% (B.D.T)

NOTES

1. DETAILED LANDSCAPING PLANS WILL BE PROVIDED FOR EACH PLAT AND SITE PLAN SUBMITTED FOR APPROVAL IN ACCORDANCE WITH ARTICLE 16 OF THE DAPNE LAND USE DEVELOPMENT ORDINANCE
2. REFER TO PUD NARRATIVE FOR ARCHITECTURAL REQUIREMENTS.

- AMENITY AREAS**
- A1 - MAIN AMENITY - CLUBHOUSE, POOL, PLAY SPACE, MAIL, DOG PARK, SPORTS COURTS
 - A2 - ACTIVE OPEN SPACE, SITTING AREAS
 - A3 - PASSIVE PARK WITH COVERED SITTING SPACE
 - A4 - DOG PARK, CONNECTION TO GREENWAY AND FISH RIVER
 - A5 - TRAIL HEAD

- PROPOSED RELAXATIONS & VARIANCES**
1. CONSTRUCTION OF WOODEN FENCES REPLACING VEGETATIVE BUFFERS WHERE THEY ARE REQUIRED ALONG LOTS HORIZON PROPERTY LINES.
 2. VARIANCE TO ALLOW LOT 315, 312, 313, 314, 316, 321, 322 TO HAVE A TOTAL AREA LESS THAN 20,000 SF, THE LOT SIZES RANGE FROM 18,900 SF - 18,800 SF.
 3. REDUCING FRONT SETBACK FOR 100 LOTS FROM 40 AS REQUIRED WITHIN R-1 ZONING OF THE LAND USE ORDINANCE TO 30

LOT LEGEND

Blue	100 LOTS = 119 LOTS
Pink	75 LOTS = 34 LOTS
Green	72 LOTS = 154 LOTS
Yellow	70 LOTS = 29 LOTS
Orange	62 LOTS = 414 LOTS



OWNER
EAST FISH RIVER LLC
118 N ROYAL ST STE 700
MOBILE, AL 36602

CIVIL ENGINEER / SURVEYOR
ENGINEERING DESIGN GROUP, LLC
1000 E. LAUREL AVE.
FOLEY, AL 36535

DEVELOPER
GASKIN BANKS LLC
2 WALLACES STREET
GREENVILLE, SC 29607

UTILITY PROVIDERS
BALDWIN EMC (POWER)
TOWN OF LOXLEY (WATER)
TOWN OF LOXLEY (SEWER)

PRELIMINARY - NOT FOR CONSTRUCTION 12/22/24

EDG
ENGINEERING DESIGN GROUP

FOLEY AL
100 E. LAUREL STREET
FOLEY AL 36602
(251) 843-4800

ISSUED FOR REVIEW

PROJECT ADDRESS
COUNTY RD 64
DAPHNE, AL

PUD MASTERPLAN

PROJECT NAME
EAST FISH RIVER PUD

DRAWN BY
CHECKED BY
PROJECT NO.
DATE
SCALE

CAM
DJL
E-24090001
October 18, 2024
1 OF 1

Exhibit A- PUD Lot Matrix

100' WIDE PARCELS

100' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 60	32,224.56 S.F.	85.00 196.35 44.42 210.00 189.42	S 79°00'30" W N 53°30' W N 10°59'30" W N 79°00'30" E S 10°59'30" W
LOT # 61	21,000.00 S.F.	100.00 210.00 40.01 58.98 210.00	N 10°59'30" W N 79°00'30" E S 10°59'30" E S 10°59'30" E S 79°00'30" W
LOT # 62	21,000.00 S.F.	100.00 210.00 70.00 30.00 210.00	N 10°59'30" W N 79°00'30" E S 10°59'30" E S 10°59'30" E S 79°00'30" W
LOT # 63	20,809.52 S.F.	62.25 37.76 210.00 28.18 8.87 61.34 210.00	N 10°59'30" W N 10°29'45" W N 79°30'15" E S 10°29'45" E S 10°59'30" E S 79°00'30" W
LOT # 64	21,000.00 S.F.	100.00 210.00 58.18 41.82 210.00	N 10°29'45" W N 79°30'15" E S 10°29'45" E S 10°29'45" E S 79°30'15" W
LOT # 65	21,000.00 S.F.	100.00 210.00 18.18 70.00 11.82 210.00	N 10°29'45" W N 79°30'15" E S 10°29'45" E S 10°29'45" E S 79°30'15" W
LOT # 66	21,000.00 S.F.	100.00 210.00 48.18 51.82 210.00	N 10°29'45" W N 79°30'15" E S 10°29'45" E S 10°29'45" E S 79°30'15" W
LOT # 67	21,095.31 S.F.	84.89 17.67 210.00 5.47 8.39 82.87 21.82 210.00	N 10°29'45" W N 9°58'38" W N 80°32'32" E S 9°38'45" E S 10°10'54" E S 10°29'45" E S 10°29'45" E S 79°30'15" W
LOT # 68	21,633.94 S.F.	115.45 210.00 13.83 76.95 210.00	N 8°03'55" W N 87°19'37" E S 3°11'01" E S 8°34'33" E S 80°32'32" W
LOT # 69	21,633.94 S.F.	115.45 210.00 21.79 88.79 210.00	N 0°43'09" E S 85°31'19" E S 3°17'43" W S 0°05'49" E S 87°19'37" W
LOT # 70	21,038.80 S.F.	7.20 93.76 210.00 47.07 48.88 5.85 210.00	N 4°19'23" E N 4°32'05" E S 85°27'55" E S 4°32'05" W S 4°32'05" W S 4°19'23" W N 85°31'19" W
LOT # 71	21,000.00 S.F.	67.07 32.83 210.00 100.00 210.00	S 4°32'05" W S 4°32'05" W N 85°27'55" W N 4°32'05" E S 85°27'55" E
LOT # 72	21,000.00 S.F.	100.00 210.00 100.00 210.00	S 4°32'05" W N 85°27'55" W N 4°32'05" E S 85°27'55" E
LOT # 73	21,000.00 S.F.	100.00 210.00 100.00 210.00	S 4°32'05" W N 85°27'55" W N 4°32'05" E S 85°27'55" E
LOT # 74	29,034.24 S.F.	141.05 15.13 210.00 20.23 114.84 110.37 14.92 98.55	S 24°03'37" E S 4°32'05" W N 85°27'55" W N 4°32'05" E N 18°09'22" E N 33°46'38" E S 85°08'30" E S 24°03'37" E
LOT # 75	31,558.91 S.F.	247.80 7.07 77.14 229.39 38.10 54.01 58.86 53.11 25.39	S 24°03'37" E S 4°51'30" W S 33°46'38" W N 56°13'22" W N 53°31'44" E N 50°46'36" E N 22°08'44" E N 16°38'16" E N 65°56'23" E

100' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 76	27,740.43 S.F.	73.47 23.34 288.73 1.77 24.03 57.09 35.60 20.85 228.39	S 33°46'38" W S 31°14'29" W N 61°17'40" W N 12°08'06" W N 64°57'25" E N 67°45'34" E N 45°20'31" E N 55°33'14" E S 56°13'22" E
LOT # 77	33,779.38 S.F.	92.10 247.09 13.86 32.03 42.65 47.85 27.19 27.68 288.73	S 18°08'42" W N 80°28'57" W N 19°18'57" E N 20°43'16" E N 19°10'34" E N 2°29'31" W N 18°07'29" W N 12°08'06" W S 61°17'40" E
LOT # 78	23,677.33 S.F.	73.37 196.35 36.81 33.34 35.35 16.81 12.01 247.09 23.92	S 4°32'05" W N 85°27'55" W N 2°59'39" E N 43°07'36" W N 33°54'57" W N 2°48'41" E N 19°18'57" E S 80°28'57" E S 70°13'44" W
LOT # 79	21,021.98 S.F.	100.56 242.99 38.22 38.35 38.59 196.35	S 4°32'05" W N 85°27'55" W N 48°08'41" E N 39°05'22" E N 2°59'39" E S 85°27'55" E
LOT # 80	23,292.91 S.F.	100.00 228.04 43.55 45.81 15.71 2.20 242.99	S 4°32'05" W N 85°27'55" W N 7°35'49" E N 27°28'04" W N 19°33'31" E N 48°08'41" E S 85°27'55" E
LOT # 81	26,441.78 S.F.	100.00 310.05 11.96 28.52 85.89 10.59 228.04	S 4°32'05" W N 85°27'55" W N 27°52'34" E N 59°13'32" E N 47°08'12" E N 7°35'49" E S 85°27'55" E
LOT # 82	35,207.36 S.F.	40.05 58.54 340.51 3.30 27.71 34.10 36.80 19.73 310.95	S 4°32'05" W S 2°53'55" W N 88°44'18" E N 5°00'47" E N 18°04'11" E N 17°32'24" E N 12°52'08" E N 27°52'34" E S 85°27'55" E
LOT # 83	38,699.79 S.F.	97.66 320.52 13.00 32.38 27.01 23.28 40.89 340.51	S 12°80'1" E S 85°48'13" W N 40°37'44" W N 25°18'08" W N 17°56'15" W W 91°11" E N 5°00'47" E S 88°44'18" E
LOT # 84	32,422.44 S.F.	98.38 249.85 21.58 38.79 59.25 30.35 320.52	S 6°58'48" E S 80°18'15" W N 7°35'26" W N 28°17'52" W N 28°20'12" W N 40°37'44" W N 85°48'13" E
LOT # 85	24,355.35 S.F.	85.34 245.44 5.01 50.74 38.64 20.09 249.85 14.31	S 10°29'45" E S 79°30'15" W N 15°38'13" W N 4°05'57" W N 14°25'44" E N 7°35'26" W N 80°18'15" E S 10°05'45" E
LOT # 86	23,344.85 S.F.	100.00 222.99 20.87 58.28 27.25 245.44	S 10°29'45" E S 79°30'15" W N 84°10'2" W N 32°50'04" W N 15°38'13" W N 79°30'15" E
LOT # 87	21,078.79 S.F.	100.00 213.17 29.99 58.88 11.86 222.99	S 10°29'45" E S 79°30'15" W N 20°25'17" W N 15°48'06" W N 84°10'2" W N 79°30'15" E
LOT # 88	20,843.36 S.F.	100.00 202.36 47.79 43.05 9.88 213.17	S 10°29'45" E S 79°30'15" W N 13°36'28" W N 19°18'15" W N 20°25'17" W N 79°30'15" E
LOT # 89	23,298.59 S.F.	62.46 296.40 38.96 17.91 25.24 54.09 32.19 3.48 202.36 37.32	S 10°58'30" E S 79°00'30" W N 48°48'28" E N 25°57'22" E S 58°30'07" E N 11°44'51" E N 9°30'40" E N 13°36'28" W N 79°00'30" E S 10°29'45" E
LOT # 90	30,032.72 S.F.	100.00 297.14 0.98 51.20 43.05 7.02 0.69 296.40	S 10°58'30" E S 79°00'30" W S 79°00'30" W N 14°28'12" W N 11°31'17" W N 27°42'44" E N 48°48'28" E N 79°00'30" E
LOT # 91	32,206.12 S.F.	100.00 348.12 2.77 48.89 45.51 30.88 287.14	S 10°58'30" E S 79°00'30" W N 2°20'25" W N 32°51'29" E N 22°20'07" W N 44°52'21" E N 79°00'30" E

100' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 92	64,567.80 S.F.	459.92 22.72 38.76 78.34 27.74 9.58 23.32 53.17 98.10 43.18 348.12 44.42 49.01	S 62°57'48" W N 2°58'28" W N 28°34'56" E N 59°59'18" W N 54°43'23" W N 36°27'38" W N 40°21' W S 71°52'38" E N 50°03'55" W N 2°20'25" W N 79°00'30" E S 10°59'30" E S 19°00'51" E
LOT # 93	94,798.17 S.F.	352.55 288.78 42.80 58.00 38.44 23.36 459.92 88.44	S 34°00'30" W N 89°59'58" W N 20°28'10" E N 16°34'59" W N 35°25'37" E N 2°58'28" W N 62°57'48" E S 41°30'51" E
LOT # 176	37,088.83 S.F.	200.00 68.58 182.08 200.00 75.64 68.58	S 0°43'12" W N 88°18'48" W N 78°53'51" W N 25°29'08" E S 78°33'51" E S 89°18'48" E
LOT # 179	27,794.83 S.F.	200.00 188.51 200.00 88.44	S 25°29'08" W N 50°02'15" W N 34°28'24" E S 50°02'15" E
LOT # 180	23,064.37 S.F.	200.00 75.28 60.13 200.00 60.13 35.12	S 54°26'24" W N 29°48'37" W N 24°03'37" W N 85°56'23" E S 24°03'37" E S 29°48'37" E
LOT # 181	20,000.00 S.F.	200.00 200.00 100.00	S 65°56'23" W N 24°03'37" W N 65°56'23" E S 24°03'37" E
LOT # 182	20,000.00 S.F.	100.00 100.00 200.00	S 24°03'37" E S 65°56'23" W N 24°03'37" W N 65°56'23" E
LOT # 183	20,000.00 S.F.	100.00 100.00 200.00	S 24°03'37" E S 65°56'23" W N 24°03'37" W N 65°56'23" E
LOT # 184	20,000.00 S.F.	100.00 100.00 200.00	S 24°03'37" E S 65°56'23" W N 24°03'37" W N 65°56'23" E
LOT # 185	20,000.00 S.F.	200.00 100.00 100.00	S 65°56'23" W N 24°03'37" W N 65°56'23" E S 24°03'37" E
LOT # 186	20,000.00 S.F.	200.00 200.00 100.00	S 65°56'23" W N 24°03'37" W N 65°56'23" E S 24°03'37" E
LOT # 187	20,000.00 S.F.	100.00 100.00 200.00	S 24°03'37" E S 65°56'23" W N 24°03'37" W N 65°56'23" E
LOT # 188	20,000.00 S.F.	200.00 200.00 100.00	S 65°56'23" W N 24°03'37" W N 65°56'23" E S 24°03'37" E
LOT # 189	20,000.00 S.F.	200.00 100.00 100.00	S 65°56'23" W N 24°03'37" W N 65°56'23" E S 24°03'37" E
LOT # 190	20,000.00 S.F.	100.00 100.00 200.00	N 24°03'37" E N 65°56'23" E S 24°03'37" W S 65°56'23" W
LOT # 191	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 24°03'37" E S 65°56'23" W N 24°03'37" W N 65°56'23" E

*Lots highlighted represent smallest & largest lot sizes for each lot width

100' WIDE PARCELS

100' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 192	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 24°03'37" E S 85°56'23" W N 24°03'37" W N 85°56'23" E
LOT # 193	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 24°03'37" E S 85°56'23" W N 24°03'37" W N 85°56'23" E
LOT # 194	22,804.23 S.F.	64.84 200.00 131.71 205.92 30.88	S 24°03'37" E S 85°56'23" W N 24°03'37" W N 78°03'00" E S 19°00'19" E
LOT # 195	36,794.98 S.F.	88.44 205.92 237.51 307.98	S 03°11'39" W S 76°03'00" W N 24°03'37" W S 74°58'42" E
LOT # 196	80,219.97 S.F.	88.44 307.98 281.73 187.40 372.35	S 29°28'57" W N 74°59'42" W N 24°03'37" W S 89°16'48" E S 46°02'24" E
LOT # 197	44,440.82 S.F.	218.83 88.44 372.35 278.31	S 17°05'06" E S 58°26'15" W N 46°02'24" W N 89°16'48" E
LOT # 198	25,589.19 S.F.	38.84 54.38 218.83 158.27 200.00	N 89°16'48" W S 81°49'03" W N 17°05'06" W S 89°17'34" E S 04°31'12" W
LOT # 199	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 89°16'48" E S 04°31'12" W N 89°16'48" W N 04°31'12" E
LOT # 200	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 89°16'48" E S 04°31'12" W N 89°16'48" W N 04°31'12" E
LOT # 201	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 89°16'48" E S 04°31'12" W N 89°16'48" W N 04°31'12" E
LOT # 202	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 89°16'48" E S 04°31'12" W N 89°16'48" W N 04°31'12" E
LOT # 203	20,000.00 S.F.	200.00 100.00 200.00 100.00	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°16'48" E
LOT # 204	20,000.00 S.F.	200.00 100.00 200.00 100.00	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°16'48" E
LOT # 205	28,191.82 S.F.	200.00 100.00 220.11 191.92	S 04°31'12" W N 89°16'48" W N 23°57'45" W S 89°16'48" E
LOT # 206	37,815.78 S.F.	186.77 200.00 83.72 250.41 24.90	S 24°03'37" E S 85°56'23" W N 24°03'37" W N 33°19'47" E S 89°16'48" E
LOT # 207	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 24°03'37" E S 85°56'23" W N 24°03'37" W N 85°56'23" E

100' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 208	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 24°03'37" E S 85°56'23" W N 24°03'37" W N 85°56'23" E
LOT # 209	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 24°03'37" E S 85°56'23" W N 24°03'37" W N 85°56'23" E
LOT # 210	20,000.00 S.F.	200.00 200.00 200.00 100.00	S 85°56'23" W N 24°03'37" W N 85°56'23" E S 24°03'37" E
LOT # 211	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 24°03'37" E S 85°56'23" W N 24°03'37" W S 85°56'23" E
LOT # 212	20,000.00 S.F.	200.00 100.00 200.00 100.00	S 85°56'23" W N 24°03'37" W N 85°56'23" E S 24°03'37" E
LOT # 213	20,000.00 S.F.	100.00 200.00 100.00 200.00	N 24°03'37" W N 85°56'23" E S 24°03'37" W S 85°56'23" E
LOT # 214	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 24°03'37" E S 85°56'23" W N 24°03'37" W N 85°56'23" E
LOT # 215	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 24°03'37" E S 85°56'23" W N 24°03'37" W N 85°56'23" E
LOT # 216	20,000.00 S.F.	100.00 200.00 100.00 200.00	S 24°03'37" E S 85°56'23" W N 24°03'37" W N 85°56'23" E
LOT # 217	32,020.55 S.F.	100.00 200.00 80.06 33.38 43.98 53.80 307.50	N 24°03'37" W N 85°56'23" E N 85°56'23" E S 89°16'48" E S 44°16'48" E S 04°31'12" W S 85°56'23" W
LOT # 218	27,544.51 S.F.	100.00 307.50 25.09 91.93 259.55	N 24°03'37" W N 85°56'23" E S 04°31'12" W S 148°05" W S 85°56'23" W
LOT # 219	23,823.13 S.F.	215.17 100.00 259.55 2.72 107.21	S 85°56'23" W N 24°03'37" W N 85°56'23" E S 35°51'25" E S 04°31'12" W
LOT # 220	28,411.15 S.F.	200.25 84.58 142.29 41.25 215.17	S 04°31'12" W N 89°16'48" W N 56°40'13" W N 24°03'37" W N 85°56'23" E
LOT # 308	29,584.80 S.F.	178.57 30.00 82.13 121.88 97.98 175.24	S 04°31'12" W N 89°16'48" W S 73°54'47" W N 32°53'39" W N 03°01'17" E S 89°29'43" E
LOT # 309	22,547.33 S.F.	127.52 178.57 127.52 177.05	N 89°16'48" W N 04°31'12" E S 89°29'43" E S 04°31'12" W
LOT # 310	19,488.52 S.F.	177.47 110.00 177.05 110.00	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°29'43" E

100' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 311	19,543.99 S.F.	177.88 110.00 177.47 110.00	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°29'43" E
LOT # 312	19,589.45 S.F.	178.29 110.00 177.88 110.00	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°29'43" E
LOT # 313	19,634.91 S.F.	178.71 110.00 178.29 110.00	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°29'43" E
LOT # 314	18,880.37 S.F.	179.12 110.00 178.71 110.00	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°29'43" E
LOT # 315	22,871.94 S.F.	179.80 127.52 179.12 127.52	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°29'43" E
LOT # 316	21,188.94 S.F.	202.26 50.58 30.00 179.60 150.89	S 21°25'14" W N 78°55'47" W N 89°16'48" W N 04°31'12" E S 89°29'43" E
LOT # 317	36,732.29 S.F.	215.92 88.20 202.26 174.02 121.69	S 56°42'00" W N 50°58'23" W N 21°25'14" E S 89°29'43" E S 04°31'12" W
LOT # 318	20,286.76 S.F.	178.13 158.58 82.05 215.92	S 04°31'12" W N 89°16'48" W N 20°36'12" W N 58°42'00" E
LOT # 319	19,618.56 S.F.	21.08 158.58 126.50 155.00 105.50	N 33°35'37" W S 89°16'48" E S 04°31'12" W N 89°16'48" W N 04°31'12" E
LOT # 320	18,607.50 S.F.	126.50 155.00 126.50 155.00	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°16'48" E
LOT # 321	19,807.50 S.F.	126.50 155.00 126.50 155.00	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°16'48" E
LOT # 322	19,807.50 S.F.	126.50 155.00 126.50 155.00	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°16'48" E
LOT # 323	21,949.48 S.F.	176.00 120.00 183.00 113.00 11.00	S 04°31'12" W N 89°16'48" W N 04°31'12" E S 89°16'48" E S 44°16'48" E
LOT # 324	23,336.29 S.F.	127.52 183.00 127.52 183.00	N 89°16'48" W N 04°31'12" E S 89°16'48" E S 04°31'12" W
LOT # 325	20,130.00 S.F.	110.00 183.00 110.00 183.00	N 89°16'48" W N 04°31'12" E S 89°16'48" E S 04°31'12" W
LOT # 326	20,130.00 S.F.	110.00 183.00 110.00 183.00	N 89°16'48" W N 04°31'12" E S 89°16'48" E S 04°31'12" W

*Lots highlighted represent smallest & largest lot sizes for each lot width

100' WIDE PARCELS

100' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 327	20,130.00 S.F.	110.00 183.00 110.00 183.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 328	20,130.00 S.F.	110.00 183.00 110.00 183.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 329	20,130.00 S.F.	110.00 183.00 110.00 183.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 330	23,336.29 S.F.	127.52 183.00 127.52 183.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 331	21,948.48 S.F.	120.00 176.00 11.00 113.00 183.00	N 89°16'48" W N 0°43'12" E N 45°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 332	21,948.48 S.F.	183.00 113.00 11.00 176.00 120.00	S 0°43'12" W N 89°16'48" W N 44°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 333	23,336.29 S.F.	183.00 127.52 183.00 127.52	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 334	20,130.00 S.F.	183.00 110.00 183.00 110.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 335	20,130.00 S.F.	183.00 110.00 183.00 110.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 336	20,130.00 S.F.	183.00 110.00 183.00 110.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 337	20,130.00 S.F.	183.00 110.00 183.00 110.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 338	20,130.00 S.F.	183.00 110.00 183.00 110.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 339	23,336.29 S.F.	183.00 127.52 183.00 127.52	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 340	21,948.48 S.F.	176.00 11.00 113.00 183.00 120.00	S 0°43'12" W S 45°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 341	20,221.73 S.F.	93.00 120.00 183.00 30.00 141.37	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 44°16'48" E
LOT # 342	23,336.29 S.F.	183.00 127.52 183.00 127.52	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E

100' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 343	20,130.00 S.F.	183.00 110.00 183.00 110.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 344	20,130.00 S.F.	183.00 110.00 183.00 110.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 345	20,130.00 S.F.	183.00 110.00 183.00 110.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 346	20,130.00 S.F.	183.00 110.00 183.00 110.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 347	20,130.00 S.F.	183.00 110.00 183.00 110.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 348	23,336.29 S.F.	183.00 127.52 183.00 127.52	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 349	20,221.73 S.F.	183.00 120.00 93.00 141.37 30.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 44°16'48" E S 89°16'48" E

*Lots highlighted represent smallest & largest lot sizes for each lot width

75' WIDE PARCELS

75' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 286	24,377.15 S.F.	275.52 86.32 282.52 79.32 11.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 44°16'48" E
LOT # 287	21,189.35 S.F.	75.00 282.52 75.00 282.52	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 288	21,189.35 S.F.	75.00 282.52 75.00 282.52	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 289	21,189.35 S.F.	282.52 75.00 282.52 75.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 290	21,189.35 S.F.	75.00 282.52 75.00 282.52	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 291	21,189.35 S.F.	75.00 282.52 75.00 282.52	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 292	21,189.35 S.F.	75.00 282.52 75.00 282.52	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 293	21,189.35 S.F.	75.00 282.52 75.00 282.52	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 294	20,336.98 S.F.	72.52 2.48 249.84 40.32 23.55 22.26 282.32	N 89°16'48" W S 87°30'42" W N 0°43'12" E N 58°00'07" E N 63°44'09" E S 89°16'48" E S 0°43'12" W
LOT # 295	37,054.02 S.F.	239.19 248.08 59.66 249.84	N 70°00'55" W N 42°13'37" E S 76°15'38" E S 0°43'12" W
LOT # 296	41,721.77 S.F.	54.83 248.08 281.53 248.08	S 21°35'39" E S 42°13'37" W N 21°35'39" W S 85°24'55" E
LOT # 297	41,721.77 S.F.	248.08 54.83 248.08 281.53	S 33°03'28" E S 30°45'49" W N 85°24'55" W N 30°45'49" E
LOT # 298	34,092.57 S.F.	268.93 63.47 248.08 117.92 92.30	S 0°43'12" W S 87°14'54" W N 33°03'28" W N 67°54'28" E N 78°52'22" E
LOT # 299	21,660.39 S.F.	295.75 33.35 23.55 28.41 268.93 75.00	S 0°43'12" W N 89°16'48" W N 82°17'45" W N 48°52'44" W N 0°43'12" E S 89°29'43" E
LOT # 300	22,191.69 S.F.	296.03 75.00 295.75 75.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°29'43" E
LOT # 301	22,212.82 S.F.	296.31 75.00 296.03 75.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°29'43" E
LOT # 302	22,233.96 S.F.	296.59 75.00 296.31 75.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°29'43" E
LOT # 303	22,255.09 S.F.	296.88 75.00 296.59 75.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°29'43" E
LOT # 304	22,276.23 S.F.	297.16 75.00 296.88 75.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°29'43" E
LOT # 305	22,297.36 S.F.	297.44 75.00 297.16 75.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°29'43" E
LOT # 306	22,318.49 S.F.	297.72 75.00 297.44 75.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°29'43" E
LOT # 307	26,981.27 S.F.	113.92 9.80 70.37 297.72 70.00 97.88 121.89	S 33°47'43" W S 50°36'08" W N 89°16'48" W N 0°43'12" E S 89°29'43" E S 0°30'17" W S 32°53'39" E
LOT # 527	9,887.50 S.F.	77.50 125.00 77.50 125.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 528	9,887.50 S.F.	77.50 125.00 77.50 125.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 529	9,887.50 S.F.	77.50 125.00 77.50 125.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E

75' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 530	9,895.08 S.F.	54.89 8.07 125.00 77.50 126.05 14.47	S 0°43'12" W S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 45°3'24" W
LOT # 878	21,123.98 S.F.	108.32 7.82 223.24 27.65 39.42 248.75	S 16°05'43" W S 16°59'42" W N 77°37'57" W N 8°32'37" E N 0°43'12" E S 89°16'48" E
LOT # 877	18,278.63 S.F.	77.78 246.75 75.00 267.37	S 16°05'43" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 878	20,828.42 S.F.	77.78 267.37 75.00 288.00	S 16°05'43" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 879	22,373.20 S.F.	77.78 288.00 75.00 308.62	S 16°05'43" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 880	23,919.98 S.F.	77.78 308.62 75.00 329.24	S 16°05'43" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 881	24,894.31 S.F.	56.92 329.24 75.00 292.94 5.04 49.14	S 16°05'43" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 67°54'25" E S 67°54'25" E
LOT # 882	17,501.48 S.F.	46.12 87.96 292.84 75.00 227.85	S 22°05'35" W S 87°54'25" E N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 883	32,034.55 S.F.	83.88 227.85 168.99 13.61 267.24	S 22°05'35" W N 89°16'48" W N 0°43'12" E N 56°24'23" E S 87°54'25" E

*Lots highlighted represent smallest & largest lot sizes for each lot width

72' WIDE PARCELS

72' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 230	12,289.48 S.F.	75.00 11.00 143.00 82.00 150.00	S 0°43'12" W S 45°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 237	10,800.00 S.F.	72.00 150.00 72.00 150.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 238	11,180.00 S.F.	155.00 72.00 155.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 239	11,180.00 S.F.	155.00 72.00 155.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 240	11,180.00 S.F.	155.00 72.00 155.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 241	11,180.00 S.F.	155.00 72.00 155.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 242	11,160.00 S.F.	155.00 72.00 155.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 243	11,180.00 S.F.	155.00 72.00 155.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 244	11,180.00 S.F.	155.00 72.00 155.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 245	11,180.00 S.F.	72.00 155.00 72.00 155.00	N 89°16'48" W N 0°43'12" E S 89°16'48" W S 0°43'12" W
LOT # 246	11,180.00 S.F.	155.00 72.00 155.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 247	15,616.31 S.F.	155.00 92.85 36.19 178.22 56.35 5.95	S 0°43'12" W N 89°16'48" W N 84°47'21" W N 24°17'06" E S 77°29'49" E S 89°16'48" E
LOT # 248	20,276.33 S.F.	178.22 150.86 205.07 61.40	S 24°17'10" W N 83°02'02" W N 49°57'55" E S 52°52'27" E
LOT # 249	22,528.67 S.F.	205.07 155.01 207.29 61.40	S 49°57'55" W N 28°00'23" W N 75°38'40" E S 27°11'42" E
LOT # 250	18,681.31 S.F.	36.05 207.29 47.84 71.85 200.00 29.65	S 6°49'04" E S 75°38'40" W N 4°45'42" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 251	16,934.38 S.F.	56.35 200.00 96.35 3.03 203.25 11.52	S 0°43'12" W N 89°16'48" W N 0°43'12" E N 1°04'01" E S 79°47'17" E S 3°07'47" W
LOT # 252	21,313.02 S.F.	63.13 203.25 142.38 208.00	S 18°44'25" W N 79°47'17" W N 17°43'47" E S 58°03'32" E
LOT # 253	21,532.33 S.F.	61.40 208.00 153.15 190.85	S 44°46'50" W N 58°03'32" W N 51°35'41" E S 32°22'47" E
LOT # 254	17,403.85 S.F.	61.40 190.85 94.14 48.97 157.47	S 70°27'35" W N 32°22'47" W N 79°55'56" E S 89°16'48" E S 6°42'02" E
LOT # 255	12,252.10 S.F.	51.06 17.74 157.47 86.10 155.00	N 89°16'48" W S 87°00'35" W N 6°42'02" W S 89°16'48" E S 0°43'12" W
LOT # 256	11,180.00 S.F.	72.00 155.00 72.00 155.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 257	11,180.00 S.F.	72.00 155.00 72.00 155.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 258	11,180.00 S.F.	72.00 155.00 72.00 155.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W

72' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 259	11,160.00 S.F.	72.00 155.00 72.00 155.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 280	11,160.00 S.F.	72.00 155.00 72.00 155.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 281	11,180.00 S.F.	72.00 155.00 72.00 155.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 282	11,180.00 S.F.	72.00 155.00 72.00 155.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 283	11,180.00 S.F.	72.00 155.00 72.00 155.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 284	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 285	10,860.00 S.F.	130.00 82.00 130.00 82.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 286	11,180.00 S.F.	24.19 47.89 155.00 72.00 153.06	S 89°00'34" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 287	9,360.00 S.F.	130.00 72.00 130.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 288	9,360.00 S.F.	130.00 72.00 130.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 289	9,360.00 S.F.	130.00 72.00 130.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 270	9,360.00 S.F.	130.00 72.00 130.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 271	9,360.00 S.F.	130.00 72.00 130.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 272	9,360.00 S.F.	130.00 72.00 130.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 273	9,360.00 S.F.	130.00 72.00 130.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 274	9,360.00 S.F.	130.00 72.00 130.00 72.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 275	13,455.88 S.F.	116.00 43.00 136.86 29.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E N 45°43'12" E S 89°16'48" E
LOT # 278	13,455.88 S.F.	29.00 136.86 43.00 116.00 130.00	N 89°16'48" W N 44°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 277	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 278	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 279	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 280	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 281	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W

72' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 282	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 283	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 284	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 285	10,860.00 S.F.	130.00 82.00 130.00 82.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 432	12,289.48 S.F.	143.00 11.00 75.00 82.00	N 89°16'48" W N 44°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 433	10,800.00 S.F.	150.00 72.00 150.00 23.02 28.93 12.05 10.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W S 0°43'12" W S 0°43'12" W S 0°43'12" W
LOT # 531	8,747.26 S.F.	38.38 29.22 127.87 87.52 130.00	S 0°43'12" W S 45°32'44" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 532	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 533	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 534	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 535	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 536	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 537	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 538	11,280.08 S.F.	24.48 130.00 105.78 142.10 46.49	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 72°20'51" E S 91°10'10" W
LOT # 539	17,732.47 S.F.	61.40 142.10 164.33 225.79	S 30°28'31" W N 72°20'51" W N 0°43'12" E S 46°40'06" E
LOT # 540	24,759.50 S.F.	61.40 225.79 51.20 148.60 183.10	S 56°10'16" W N 46°40'06" W N 0°43'12" E S 89°30'11" E S 20°59'21" E
LOT # 541	15,872.57 S.F.	11.15 51.81 183.10 129.58 180.90	N 89°16'48" W S 79°51'50" W N 20°59'21" W S 89°30'11" E S 0°43'12" W
LOT # 542	11,595.02 S.F.	72.00 160.90 72.00 161.18	N 89°16'48" W N 0°43'12" E S 89°30'11" E S 0°43'12" W
LOT # 543	11,613.76 S.F.	72.00 161.18 89.30 2.90 180.40	N 89°16'48" W N 0°43'12" E S 89°30'11" E S 67°54'25" E S 0°43'12" W
LOT # 544	12,171.85 S.F.	38.08 27.28 180.40 108.32 131.21	N 81°19'04" W N 89°16'48" W N 0°43'12" E S 67°54'25" E S 16°38'40" W
LOT # 545	9,867.29 S.F.	56.81 13.03 131.21 82.08 130.00	N 67°34'25" W N 0°43'12" E S 89°30'11" E S 67°54'25" E S 22°05'35" W
LOT # 548	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W
LOT # 547	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W

*Lots highlighted represent smallest & largest lot sizes for each lot width

72' WIDE PARCELS

72' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 548	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W
LOT # 549	10,541.10 S.F.	81.09 130.00 130.00 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W
LOT # 550	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W
LOT # 551	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W
LOT # 552	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W
LOT # 553	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W
LOT # 554	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W
LOT # 555	9,360.00 S.F.	72.00 130.00 24.05 72.00 47.85 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 67°54'25" E S 22°05'35" W
LOT # 556	9,360.00 S.F.	40.02 31.98 130.00 72.00 72.00 130.00	N 67°54'25" W N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W
LOT # 557	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W
LOT # 558	9,360.00 S.F.	72.00 130.00 72.00 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 22°05'35" W
LOT # 559	10,849.48 S.F.	123.00 11.00 75.00 130.00 82.00	S 22°05'35" W N 67°54'25" W N 67°54'25" W N 22°05'35" E S 67°54'25" E
LOT # 586	14,613.44 S.F.	82.23 130.00 137.86 134.82 8.36	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 67°54'25" E S 33°57'48" E
LOT # 587	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 588	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 589	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 590	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 591	11,589.03 S.F.	82.23 11.00 123.00 86.23 130.00	S 0°43'12" W S 45°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 684	12,220.00 S.F.	94.00 130.00 6.04 87.98 48.12 83.86	S 67°54'25" E S 22°05'35" W N 67°54'25" W N 67°54'25" W N 22°05'35" E S 22°05'35" E
LOT # 685	9,360.00 S.F.	130.00 22.86 48.14 130.00 72.00	S 22°05'35" W N 67°54'25" W N 67°54'25" W N 22°05'35" E S 67°54'25" E
LOT # 686	9,360.00 S.F.	72.00 130.00 50.56 21.44 130.00	N 67°54'25" W N 22°05'35" E S 67°54'25" E S 67°54'25" E S 22°05'35" W
LOT # 687	9,360.00 S.F.	130.00 72.00 130.00 72.00	S 22°05'35" W N 67°54'25" W N 22°05'35" E S 67°54'25" E
LOT # 688	18,188.74 S.F.	114.46 130.00 31.87 20.77 130.00 103.56 8.29	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 67°54'25" W N 22°05'35" E S 67°54'25" E S 33°57'48" E

72' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 689	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 690	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 691	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 692	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 693	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 694	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 695	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 696	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 697	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 698	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 699	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 700	9,568.85 S.F.	85.53 5.48 130.21 10.68 85.53 130.00	S 0°01'06" E S 108°49" E S 67°41'28" W N 0°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 701	13,264.62 S.F.	38.57 93.32 130.21 61.40 162.48	N 3°56'32" W N 0°01'06" W N 87°41'28" E S 15°08'55" E S 62°00'43" W
LOT # 702	19,148.09 S.F.	208.55 151.23 162.48 61.40	S 36°19'58" W N 24°05'33" W N 82°00'43" E S 40°49'40" E
LOT # 703	24,540.72 S.F.	231.51 162.60 208.55 61.40	S 10°39'13" W N 57°45'51" W N 36°18'58" E S 66°30'25" E
LOT # 704	20,841.11 S.F.	234.01 42.00 68.01 231.51 25.52 42.00	S 0°01'06" E S 89°58'54" W N 82°06'51" W N 10°39'13" E S 64°40'57" W N 89°58'54" E
LOT # 705	16,848.13 S.F.	234.01 28.00 44.00 234.01 72.00	S 0°01'06" E N 89°58'58" W S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 706	16,849.52 S.F.	234.01 72.00 234.01 72.00	S 0°01'06" E N 89°58'58" W N 0°01'06" W N 89°58'54" E
LOT # 707	18,851.24 S.F.	234.06 72.00 234.03 72.00	S 0°01'06" E N 89°58'58" W N 0°01'06" W N 89°58'54" E
LOT # 708	19,896.03 S.F.	234.08 85.00 234.06 85.00	S 0°01'06" E N 89°58'58" W N 0°01'06" W N 89°58'54" E
LOT # 709	10,649.48 S.F.	82.00 123.00 11.00 75.00 130.00	S 0°01'06" E S 89°58'54" W N 45°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 710	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 711	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E

72' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 712	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 713	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 714	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 715	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 716	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 717	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 718	9,360.00 S.F.	72.00 130.00 72.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 719	9,767.56 S.F.	80.10 130.00 47.86 22.14 131.24	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 21°32'29" W N 85°34'09" E
LOT # 720	11,430.08 S.F.	100.40 131.24 96.28 150.56	S 0°01'06" E S 85°34'09" W N 11°02'08" W N 72°21'35" E
LOT # 721	14,834.98 S.F.	116.78 150.56 66.39 198.82	S 0°01'06" E S 72°21'35" W N 24°15'20" W N 59°07'46" E
LOT # 722	17,269.97 S.F.	198.82 68.39 188.83 96.83 31.62	S 59°07'46" W N 37°29'09" W N 45°53'57" E S 67°54'25" E S 0°01'06" E
LOT # 723	12,634.87 S.F.	168.83 86.39 137.21 106.24	S 45°53'57" W N 50°42'56" W N 32°40'07" E S 67°54'25" E
LOT # 724	10,522.08 S.F.	137.21 53.07 14.45 130.00 92.40	S 32°40'07" W N 82°37'09" W N 67°54'25" W N 22°05'35" E S 67°54'25" E
LOT # 725	14,740.85 S.F.	130.00 108.47 11.00 123.00 113.47	S 22°05'35" W N 67°54'25" W N 22°54'25" W N 22°05'35" E S 67°54'25" E
LOT # 726	12,879.84 S.F.	72.00 130.00 115.32 13.70 110.38 19.90	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 58°02'14" E S 67°54'25" E S 85°30'23" E
LOT # 727	9,360.00 S.F.	67.66 4.34 130.00 72.00 130.00	S 0°01'06" E S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 728	9,360.00 S.F.	6.34 130.00 72.00 130.00 43.66 22.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E S 0°01'06" E S 0°01'06" E
LOT # 729	9,360.00 S.F.	8.34 130.00 72.00 130.00 43.86 20.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E S 0°01'06" E S 0°01'06" E
LOT # 730	9,360.00 S.F.	10.34 130.00 72.00 130.00 43.66 18.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E S 0°01'06" E S 0°01'06" E
LOT # 731	9,360.00 S.F.	12.34 130.00 72.00 130.00 43.66 16.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E S 0°01'06" E S 0°01'06" E
LOT # 732	9,360.00 S.F.	14.34 130.00 72.00 130.00 43.66 14.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E S 0°01'06" E S 0°01'06" E
LOT # 733	9,360.00 S.F.	16.34 130.00 72.00 130.00 43.66 12.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E S 0°01'06" E S 0°01'06" E
LOT # 734	9,360.00 S.F.	18.34 130.00 72.00 130.00 43.66 10.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E S 0°01'06" E S 0°01'06" E

*Lots highlighted
represent smallest &
largest lot sizes for
each lot width

72' WIDE PARCELS

72' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 735	9,360.00 S.F.	20.34 130.00 72.00 130.00 43.66 8.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E S 0°01'06" E S 0°01'06" E
LOT # 736	9,360.00 S.F.	22.34 130.00 72.00 130.00 43.66 6.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E S 0°01'06" E S 0°01'06" E
LOT # 737	9,360.00 S.F.	43.66 4.00 24.34 130.00 72.00 130.00	S 0°01'06" E S 0°01'06" E S 0°01'06" E S 89°58'54" W N 0°01'06" W N 89°58'54" E
LOT # 738	14,712.03 S.F.	43.00 136.66 38.66 130.00 43.66 2.00 80.00	S 89°58'54" W N 45°01'06" W N 0°01'06" W N 89°58'54" E S 0°01'06" E S 0°01'06" E S 0°01'06" E
LOT # 739	10,649.48 S.F.	75.00 11.00 123.00 80.00 2.00 130.00	S 0°01'06" E S 44°58'54" W S 89°58'54" W N 0°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 740	9,360.00 S.F.	72.00 130.00 43.66 24.34 4.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 0°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 741	9,360.00 S.F.	72.00 130.00 43.66 22.34 6.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 0°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 742	9,360.00 S.F.	72.00 130.00 43.66 20.34 8.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 0°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 743	9,360.00 S.F.	72.00 130.00 43.66 18.34 10.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 0°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 744	9,360.00 S.F.	72.00 130.00 43.66 18.34 12.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 0°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 745	9,360.00 S.F.	72.00 130.00 43.66 14.34 14.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 0°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 746	9,360.00 S.F.	72.00 130.00 43.66 12.34 16.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 0°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 747	9,360.00 S.F.	72.00 130.00 43.66 10.34 18.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 0°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 748	9,360.00 S.F.	72.00 130.00 43.66 8.34 20.00 130.00	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 0°01'06" W N 0°01'06" W N 89°58'54" E
LOT # 749	9,350.14 S.F.	47.66 130.00 43.66 6.34 22.00 128.77 24.16	S 0°01'06" E S 89°58'54" W N 0°01'06" W N 0°01'06" W N 0°01'06" W N 89°58'54" E S 2°53'55" E
LOT # 750	16,545.92 S.F.	237.35 128.77 43.66 4.34 67.66 72.00	S 34°28'33" E S 89°58'54" W N 0°01'06" W N 0°01'06" W N 0°01'06" W N 0°01'06" W

*Lots highlighted represent smallest & largest lot sizes for each lot width

70' WIDE PARCELS

70' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 35	13,209.22 S.F.	153.99 108.12 150.01 70.00	S 24°03'37" E S 79°00'30" W N 102°29'45" W N 79°00'30" E
LOT # 36	10,500.39 S.F.	70.00 78.79 70.00 1.21 70.00 150.01	S 79°00'30" W N 102°29'45" W N 102°29'45" W N 102°29'45" W N 79°00'30" E S 102°29'45" E
LOT # 37	11,104.90 S.F.	132.94 11.06 72.94 140.00 78.79	S 79°00'30" W N 55°44'38" W N 102°29'45" W N 79°00'30" E S 102°29'45" E
LOT # 38	9,800.00 S.F.	70.00 140.00 70.00 140.00	N 102°29'45" W N 79°30'15" E S 102°29'45" E S 79°30'15" W
LOT # 39	9,800.00 S.F.	88.79 1.21 140.00 70.00 140.00	S 102°29'45" E S 102°29'45" E S 79°30'15" W N 102°29'45" W N 79°30'15" E
LOT # 40	9,800.00 S.F.	70.00 140.00 70.00 140.00	S 102°29'45" E S 79°30'15" W N 102°29'45" W N 79°30'15" E
LOT # 41	9,800.00 S.F.	70.00 140.00 70.00 140.00	S 102°29'45" E S 79°30'15" W N 102°29'45" W N 79°30'15" E
LOT # 42	9,800.00 S.F.	70.00 140.00 70.00 140.00	S 102°29'45" E S 79°30'15" W N 102°29'45" W N 79°30'15" E
LOT # 43	9,800.00 S.F.	70.00 140.00 70.00 140.00	S 102°29'45" E S 79°30'15" W N 102°29'45" W N 79°30'15" E
LOT # 44	10,288.93 S.F.	44.56 23.28 140.00 23.28 18.85 42.85 131.56	S 72°0'38" E S 102°29'45" E S 79°30'15" W N 102°29'45" W N 92°59'0" W N 52°14'7" E N 85°48'30" E
LOT # 45	10,793.73 S.F.	67.03 131.56 18.89 66.10 5.35 140.04	S 03°2'59" W S 85°48'30" W N 30°0'41" W N 103°36" E N 43°2'05" E S 85°27'55" E
LOT # 46	10,918.07 S.F.	80.62 139.85 47.07 32.93 130.74	S 15°7'48" E N 85°27'55" W N 43°2'05" E N 43°2'05" E S 85°27'55" E
LOT # 47	10,025.78 S.F.	22.42 140.00 21.79 5.85 48.68 139.85 11.86 34.83	S 33°0'25" W N 87°31'15" W N 317'43" E N 419'23" E N 43°2'05" E S 85°27'55" E S 347'46" W S 43°2'05" W
LOT # 48	10,442.28 S.F.	55.58 13.48 133.84 13.83 88.78 140.00	S 0°04'06" E S 25°08'30" W S 86°18'21" W N 311°01" W N 0°05'49" W S 87°31'15" E
LOT # 49	10,100.90 S.F.	53.41 17.08 140.00 5.47 78.95 133.84	S 131°0'25" E S 9°05'05" E S 80°07'57" W N 9°39'45" W N 83°4'33" W N 86°18'21" E
LOT # 50	9,869.13 S.F.	82.87 140.00 82.87 8.39 140.00 8.86	S 102°29'45" E S 79°30'15" W N 102°29'45" W N 101°0'54" W N 80°07'57" E S 101°0'54" E
LOT # 51	9,800.00 S.F.	70.00 140.00 48.18 21.82 140.00	S 102°29'45" E S 79°30'15" W N 102°29'45" W N 102°29'45" W N 79°30'15" E
LOT # 52	9,800.00 S.F.	70.00 140.00 18.15 51.82 140.00	S 102°29'45" E S 79°30'15" W N 102°29'45" W N 102°29'45" W N 79°30'15" E
LOT # 53	9,800.00 S.F.	70.00 140.00 70.00 140.00	S 102°29'45" E S 79°30'15" W N 102°29'45" W N 79°30'15" E
LOT # 54	9,800.00 S.F.	70.00 140.00 58.18 11.82 140.00	S 102°29'45" E S 79°30'15" W N 102°29'45" W N 102°29'45" W N 79°30'15" E

70' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 55	9,800.00 S.F.	70.00 140.00 28.18 41.82 140.00	S 102°29'45" E S 79°30'15" W N 102°29'45" W N 102°29'45" W N 79°30'15" E
LOT # 56	9,783.73 S.F.	70.00 139.47 61.34 8.87 140.00	S 102°29'45" E S 79°30'15" W N 105°9'30" W N 102°29'45" W N 79°30'15" E
LOT # 57	9,741.65 S.F.	70.00 138.66 70.00 139.47	S 102°29'45" E S 79°30'15" W N 105°9'30" W N 79°30'15" E
LOT # 58	9,643.12 S.F.	53.80 135.12 40.01 30.00 138.86 16.33	S 70°8'44" E S 79°30'15" W N 105°9'30" W N 105°9'30" W N 79°30'15" E S 102°29'45" E
LOT # 59	24,292.29 S.F.	115.51 114.43 8.79 73.00 169.42 59.99 135.12	S 32°3'53" W S 22°9'39" W S 38°55'27" W S 79°00'30" W N 105°9'30" W N 105°9'30" W N 79°30'15" E

*Lots highlighted represent smallest & largest lot sizes for each lot width

62' WIDE PARCELS

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 235	12,653.50 S.F.	77.43 150.00 84.43 143.00 11.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 44°16'48" E
LOT # 350	7,750.00 S.F.	125.00 82.00 125.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 351	7,905.00 S.F.	130.00 82.20 125.00 62.00	S 0°43'12" W N 84°40'10" W N 0°43'12" E S 89°16'48" E
LOT # 352	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 353	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 354	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 355	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 356	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 357	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 358	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 359	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 360	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 361	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 362	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 363	8,060.00 S.F.	130.00 62.00 130.00 62.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 364	11,044.88 S.F.	123.00 11.00 78.04 130.00 85.04	S 0°43'12" W S 45°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 365	9,610.00 S.F.	82.00 155.00 82.00 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 366	9,610.00 S.F.	82.00 155.00 82.00 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 367	9,610.00 S.F.	82.00 155.00 82.00 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 368	9,610.00 S.F.	82.00 155.00 82.00 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 369	9,610.00 S.F.	82.00 155.00 82.00 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 370	11,948.48 S.F.	123.00 92.00 130.00 85.00 11.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 44°16'48" E

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 371	8,060.00 S.F.	62.00 130.00 62.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 372	8,060.00 S.F.	130.00 62.00 130.00 62.00	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W
LOT # 373	8,060.00 S.F.	62.00 130.00 62.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 374	8,060.00 S.F.	130.00 62.00 130.00 62.00	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W
LOT # 375	8,060.00 S.F.	62.00 130.00 62.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 376	8,060.00 S.F.	130.00 62.00 130.00 62.00	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W
LOT # 377	8,060.00 S.F.	62.00 130.00 62.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 378	8,060.00 S.F.	130.00 62.00 130.00 62.00	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W
LOT # 379	8,060.00 S.F.	62.00 130.00 62.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 380	8,060.00 S.F.	130.00 62.00 130.00 62.00	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W
LOT # 381	8,060.00 S.F.	62.00 130.00 62.00 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 382	8,060.00 S.F.	130.00 62.00 130.00 62.00	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W
LOT # 383	7,750.00 S.F.	82.00 125.00 82.00 125.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 384	7,750.00 S.F.	82.00 125.00 82.00 125.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 385	7,750.00 S.F.	82.00 125.00 82.00 125.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 386	7,750.00 S.F.	82.00 125.00 82.00 125.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 387	7,750.00 S.F.	82.00 125.00 82.00 125.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 388	7,745.09 S.F.	4.38 58.34 125.00 121.89	S 45°18'28" W N 89°16'48" W N 0°43'12" E S 0°43'12" W
LOT # 389	7,060.16 S.F.	88.41 121.89 82.00 122.88	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 390	7,747.82 S.F.	59.88 2.93 122.88 62.00 125.00	N 89°16'48" W N 42°57'12" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 391	7,750.00 S.F.	82.00 125.00 82.00 125.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 392	7,750.00 S.F.	62.00 125.00 82.00 125.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 393	7,750.00 S.F.	62.00 125.00 62.00 125.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 394	7,750.00 S.F.	62.00 125.00 62.00 125.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 395	11,489.48 S.F.	118.00 11.00 85.00 125.00 92.00	S 0°43'12" W S 45°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 396	10,989.48 S.F.	81.00 11.00 118.00 88.00 125.00	N 89°16'48" W N 44°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 397	7,750.00 S.F.	82.00 125.00 82.00 125.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 398	7,750.00 S.F.	62.00 125.00 82.00 125.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 399	10,364.48 S.F.	118.00 11.00 78.00 125.00 83.00	S 0°43'12" W S 45°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 400	11,889.48 S.F.	143.00 78.00 150.00 71.00 11.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 44°16'48" E
LOT # 401	9,300.00 S.F.	150.00 82.00 150.00 82.00	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W
LOT # 402	9,300.00 S.F.	62.00 150.00 82.00 150.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 403	13,839.48 S.F.	93.00 143.00 11.00 86.00 150.00	N 89°16'48" W N 0°43'12" E N 45°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 404	13,789.48 S.F.	143.00 72.00 20.00 150.00 85.00 11.00	S 0°43'12" W N 89°16'48" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 44°16'48" E
LOT # 405	9,300.00 S.F.	150.00 42.00 20.00 150.00 82.00	S 0°43'12" W N 89°16'48" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 406	9,300.00 S.F.	150.00 42.00 20.00 150.00 82.00	S 0°43'12" W N 89°16'48" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 407	9,300.00 S.F.	150.00 82.00 150.00 42.00 20.00	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W N 89°16'48" W
LOT # 408	9,300.00 S.F.	150.00 82.00 150.00 42.00 20.00	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W N 89°16'48" W
LOT # 409	9,297.82 S.F.	147.88 2.93 59.98 150.00 42.00 20.00	N 0°43'12" E N 44°23'36" E S 89°16'48" E S 0°43'12" W N 89°16'48" W N 89°16'48" W
LOT # 410	8,610.16 S.F.	146.89 88.41 147.88 42.00 20.00	N 0°43'12" E N 89°16'48" E S 0°43'12" W N 89°16'48" W N 89°16'48" W
LOT # 411	9,295.09 S.F.	150.00 58.94 4.38 146.89 42.00 20.00	N 0°43'12" E S 89°16'48" E S 43°52'05" E S 0°43'12" W N 89°16'48" W N 89°16'48" W
LOT # 412	9,300.00 S.F.	150.00 82.00 150.00 42.00 20.00	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W N 89°16'48" W
LOT # 413	9,300.00 S.F.	150.00 62.00 150.00 10.04 51.96	N 0°43'12" E S 89°16'48" E S 0°43'12" W S 89°16'48" W N 89°16'48" W
LOT # 414	9,300.00 S.F.	82.00 150.00 82.00 150.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W

*Lots highlighted
represent smallest &
largest lot sizes for
each lot width

62' WIDE PARCELS

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 415	9,300.00 S.F.	82.00 150.00 82.00 150.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 416	9,300.00 S.F.	82.00 150.00 82.00 150.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W
LOT # 417	11,148.48 S.F.	148.00 11.00 65.00 155.00 72.00	S 0°43'12" W S 45°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 418	9,610.00 S.F.	155.00 62.00 155.00 42.00 20.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 419	9,610.00 S.F.	155.00 62.00 155.00 42.00 20.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 420	9,610.00 S.F.	155.00 62.00 155.00 42.00 20.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 421	9,610.00 S.F.	155.00 62.00 155.00 42.00 20.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 422	9,610.00 S.F.	155.00 62.00 155.00 42.00 20.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 423	9,610.00 S.F.	155.00 62.00 155.00 42.00 20.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 424	9,610.00 S.F.	155.00 62.00 155.00 42.00 20.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 425	9,610.00 S.F.	155.00 62.00 155.00 42.00 20.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 426	11,241.69 S.F.	155.00 30.04 27.14 155.00 57.84 10.04 20.00	S 0°43'12" W N 89°16'48" W S 85°02'45" W N 10°37'42" W N 85°02'45" E S 89°16'48" E S 89°16'48" E
LOT # 427	12,803.32 S.F.	155.00 52.76 155.00 112.45	S 10°37'42" E S 88°20'22" W N 32°41'33" W N 88°20'22" E
LOT # 428	12,803.32 S.F.	155.00 52.76 155.00 112.45	S 32°41'33" E S 48°18'31" W N 54°45'24" W N 48°18'31" E
LOT # 429	12,803.32 S.F.	155.00 52.76 155.00 112.45	S 54°45'24" E S 24°12'41" W N 78°49'15" W N 24°12'41" E
LOT # 430	11,404.28 S.F.	28.79 28.83 155.00 28.93 83.50 155.00	S 8°58'59" W S 0°43'12" W N 89°16'48" W N 0°43'12" E S 8°58'59" E S 78°49'15" E
LOT # 431	16,116.89 S.F.	87.05 11.00 148.00 82.00 10.00 12.05 155.00	S 0°43'12" W S 45°43'12" W N 89°16'48" W N 0°43'12" E N 0°43'12" E S 0°43'12" E S 89°16'48" E
LOT # 434	8,075.53 S.F.	129.85 82.00 129.87 1.58 80.79	S 0°43'12" W N 89°27'28" W N 0°33'24" E S 89°28'36" E S 89°28'36" E
LOT # 435	8,052.43 S.F.	129.87 82.00 129.89 1.58 80.42	S 0°33'24" W N 89°27'28" W N 0°33'24" E S 89°28'36" E S 89°28'36" E
LOT # 436	8,053.41 S.F.	129.89 82.00 129.90 82.00	S 0°33'24" W N 89°27'28" W N 0°33'24" E S 89°28'36" E
LOT # 437	8,054.38 S.F.	129.90 82.00 129.92 16.57 45.43	S 0°33'24" W N 89°27'28" W N 0°33'24" E S 89°28'36" E S 89°28'36" E
LOT # 438	8,055.35 S.F.	129.92 82.00 129.93 82.00	S 0°33'24" W N 89°27'28" W N 0°33'24" E S 89°28'36" E

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 439	8,056.33 S.F.	129.93 82.00 129.95 82.00	S 0°33'24" W N 89°27'28" W N 0°33'24" E S 89°28'36" E
LOT # 440	8,057.30 S.F.	129.95 82.00 129.96 8.37 39.85 12.78	S 0°33'24" W N 89°27'28" W N 0°33'24" E S 89°28'36" E S 89°28'36" E S 89°28'36" E
LOT # 441	8,058.28 S.F.	129.96 82.00 129.98 82.00	S 0°33'24" W N 89°27'28" W N 0°33'24" E S 89°28'36" E
LOT # 442	10,234.86 S.F.	129.98 71.98 11.02 122.98 78.83	S 0°33'24" W N 89°27'28" W N 44°22'08" W N 0°43'12" E S 89°28'36" E
LOT # 443	9,332.11 S.F.	82.00 9.37 82.00 78.83 82.43 150.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E N 0°43'12" E S 89°16'48" E
LOT # 444	9,300.00 S.F.	82.00 150.00 82.00 150.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 445	9,300.00 S.F.	150.00 82.00 150.00 43.20 18.80	N 89°16'48" W N 0°43'12" E S 89°16'48" W S 0°43'12" W S 0°43'12" W
LOT # 448	9,186.90 S.F.	82.00 150.00 45.37 20.51 138.30	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 447	8,716.16 S.F.	138.30 55.19 11.95 150.00 31.65 30.35	N 89°16'48" W N 12°20'13" W N 0°43'12" E S 89°16'48" E S 0°43'12" W S 0°43'12" W
LOT # 448	9,300.00 S.F.	150.00 82.00 150.00 31.65 30.35	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W S 0°43'12" W
LOT # 449	9,300.00 S.F.	150.00 82.00 150.00 31.65 30.35	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W S 0°43'12" W
LOT # 450	9,300.00 S.F.	150.00 82.00 150.00 31.65 30.35	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W S 0°43'12" W
LOT # 451	9,300.00 S.F.	150.00 82.00 150.00 31.65 30.35	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W S 0°43'12" W
LOT # 452	15,341.45 S.F.	150.00 95.35 11.00 143.00 72.00 30.35	N 89°16'48" W N 0°43'12" E N 45°43'12" E S 89°16'48" E S 0°43'12" W S 0°43'12" W
LOT # 453	11,148.48 S.F.	85.00 155.00 72.00 148.00 11.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 44°16'48" E
LOT # 454	9,610.00 S.F.	82.00 155.00 31.65 30.35 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 455	9,610.00 S.F.	82.00 155.00 31.65 30.35 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 456	9,610.00 S.F.	82.00 155.00 31.65 30.35 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 457	9,610.00 S.F.	82.00 155.00 31.65 30.35 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 458	8,613.70 S.F.	47.51 14.51 155.77 31.65 30.35 155.00	S 0°43'12" W S 218°54" E N 89°16'48" W N 0°43'12" E N 0°43'12" E S 89°16'48" E
LOT # 459	15,201.44 S.F.	155.77 50.51 181.29 43.20 82.00 30.35	S 89°16'48" E S 153°44" E S 83°31'31" W N 0°43'12" E N 0°43'12" E N 0°43'12" E
LOT # 460	23,053.71 S.F.	181.29 52.78 248.35 38.85 62.00 82.00 18.80	N 83°31'31" E S 37°30'24" E S 41°27'41" W N 89°28'36" W N 0°43'12" E N 0°43'12" E N 0°43'12" E

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 461	18,774.34 S.F.	249.35 52.78 171.53 16.57 62.00 12.78	N 41°27'41" E S 89°54'15" E S 0°25'29" W N 89°28'36" W N 89°28'36" W N 89°28'36" W
LOT # 462	12,886.61 S.F.	171.53 45.69 8.38 155.02 1.58 82.00 45.43	N 19°23'50" E S 80°09'22" E S 88°34'31" E S 0°25'29" W N 89°28'36" W N 89°28'36" W N 89°28'36" W
LOT # 463	9,615.74 S.F.	155.02 82.00 155.16 1.58 80.42	N 0°25'29" E S 89°34'31" E S 0°25'29" W N 89°28'36" W N 89°28'36" W
LOT # 464	9,624.58 S.F.	1.21 80.79 155.16 62.00 155.31	N 89°28'36" W N 89°28'36" W N 0°25'29" W S 89°34'31" E S 0°25'29" W
LOT # 465	9,630.09 S.F.	48.27 13.73 155.31 62.00 155.31	N 89°36'27" W N 89°28'36" W N 0°25'29" E S 89°34'31" E S 0°25'29" W
LOT # 466	9,628.20 S.F.	82.00 155.31 62.00 155.28	N 89°36'27" W N 0°25'29" E S 89°34'31" E S 0°25'29" W
LOT # 467	9,626.04 S.F.	82.00 155.28 62.00 155.24	N 89°36'27" W N 0°25'29" E S 89°34'31" E S 0°25'29" W
LOT # 468	9,623.88 S.F.	82.00 155.24 62.00 155.21	N 89°36'27" W N 0°25'29" E S 89°34'31" E S 0°25'29" W
LOT # 469	9,621.72 S.F.	82.00 155.21 62.00 155.17	N 89°36'27" W N 0°25'29" E S 89°34'31" E S 0°25'29" W
LOT # 470	9,619.58 S.F.	82.00 155.17 62.00 155.14	N 89°36'27" W N 0°25'29" E S 89°34'31" E S 0°25'29" W
LOT # 471	9,617.39 S.F.	82.00 155.14 62.00 155.10	N 89°36'27" W N 0°25'29" E S 89°34'31" E S 0°25'29" W
LOT # 472	9,615.23 S.F.	82.00 155.10 62.00 155.07	N 89°36'27" W N 0°25'29" E S 89°34'31" E S 0°25'29" W
LOT # 473	9,613.07 S.F.	82.00 155.07 62.00 155.03	N 89°36'27" W N 0°25'29" E S 89°34'31" E S 0°25'29" W
LOT # 474	10,705.87 S.F.	148.00 88.18 155.03 82.09 10.99	S 0°23'33" W N 89°36'27" W N 0°25'29" E S 89°34'31" E S 44°35'29" E
LOT # 475	10,981.84 S.F.	72.06 62.40 11.00 88.00 154.99 52.51 17.25	S 11°53'45" E S 0°23'33" W S 45°23'33" W N 89°36'27" W N 0°25'42" E S 89°34'18" E S 24°11'03" E
LOT # 476	9,610.74 S.F.	154.99 82.00 155.03 62.00	S 0°25'42" W N 89°36'27" W N 0°25'42" E S 89°34'18" E
LOT # 477	9,613.14 S.F.	155.03 82.00 155.07 62.00	S 0°25'42" W N 89°36'27" W N 0°25'42" E S 89°34'18" E
LOT # 478	9,615.54 S.F.	155.07 82.00 155.11 62.00	S 0°25'42" W N 89°36'27" W N 0°25'42" E S 89°34'18" E
LOT # 479	9,617.84 S.F.	155.11 82.00 155.15 62.00	S 0°25'42" W N 89°36'27" W N 0°25'42" E S 89°34'18" E
LOT # 480	9,620.34 S.F.	155.15 82.00 155.19 62.00	S 0°25'42" W N 89°36'27" W N 0°25'42" E S 89°34'18" E
LOT # 481	9,622.74 S.F.	155.19 82.00 155.22 62.00	S 0°25'42" W N 89°36'27" W N 0°25'42" E S 89°34'18" E
LOT # 482	9,625.14 S.F.	155.22 82.00 155.26 62.00	S 0°25'42" W N 89°36'27" W N 0°25'42" E S 89°34'18" E

*Lots highlighted represent smallest & largest lot sizes for each lot width

62' WIDE PARCELS

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 483	9,827.54 S.F.	155.28 82.00 155.30 82.00	S 0°25'42" W N 89°30'27" W N 0°25'42" E S 89°34'18" E
LOT # 484	9,829.38 S.F.	42.15 19.85 155.28 82.00 155.30	N 89°30'27" W N 89°28'36" W N 0°25'42" E S 89°34'18" E S 0°25'42" W
LOT # 485	9,823.32 S.F.	155.28 82.00 155.15 82.00	S 0°25'42" W N 89°28'36" W N 0°25'42" E S 89°34'18" E
LOT # 486	9,814.71 S.F.	155.15 82.00 155.01 82.00	S 0°25'42" W N 89°28'36" W N 0°25'42" E S 89°34'18" E
LOT # 487	12,278.39 S.F.	155.01 2.96 138.91 67.56 88.43	S 0°25'42" W N 89°28'36" W N 44°21'42" W N 0°43'12" E S 89°34'18" E
LOT # 488	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 489	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 490	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 491	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 492	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 493	16,517.09 S.F.	155.00 117.04 88.00 136.86 30.04	S 0°43'12" W N 89°16'48" W N 0°43'12" E N 45°43'12" E S 89°16'48" E
LOT # 494	9,810.00 S.F.	82.00 155.00 82.00 155.00	N 89°16'48" W N 0°43'12" E S 0°43'12" W
LOT # 495	9,810.00 S.F.	155.00 82.00 155.00 82.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 496	9,810.00 S.F.	155.00 82.00 155.00 82.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 497	9,810.00 S.F.	155.00 82.00 155.00 82.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 498	9,810.00 S.F.	155.00 82.00 155.00 82.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 499	9,810.00 S.F.	155.00 82.00 155.00 82.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 500	9,810.00 S.F.	155.00 82.00 155.00 82.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 501	9,810.00 S.F.	155.00 82.00 155.00 82.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 502	11,258.81 S.F.	70.50 75.10 155.00 85.00 11.00 77.57	S 1°48'15" E N 89°16'48" W N 0°43'12" E S 89°16'48" W S 44°16'48" E S 0°43'12" W
LOT # 503	10,702.90 S.F.	53.03 155.00 78.33 155.11 5.74	S 6°39'58" E S 78°28'23" W N 6°39'58" W N 88°04'31" E S 1°48'15" E
LOT # 504	10,793.83 S.F.	54.97 155.01 84.30 155.00	S 18°34'00" E S 87°37'57" W N 16°41'34" W N 78°28'23" E

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 505	9,810.26 S.F.	60.61 1.40 155.01 2.57 58.43 155.00	N 21°57'14" W N 21°58'39" W N 67°37'57" E S 21°50'30" E S 21°57'05" E S 67°37'57" W
LOT # 506	9,810.04 S.F.	62.00 155.00 82.00 155.00	S 22°13'37" E S 67°37'57" W N 22°13'43" W N 67°37'57" E
LOT # 507	9,534.95 S.F.	43.64 155.13 39.62 21.18 155.00 18.80	S 24°11'03" E S 88°10'00" W N 24°11'03" W N 22°24'53" W N 67°37'57" E S 22°24'34" E
LOT # 508	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 0°23'33" W N 89°36'27" W N 0°23'33" E S 89°36'27" E
LOT # 509	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 0°23'33" W N 89°36'27" W N 0°23'33" E S 89°36'27" E
LOT # 510	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 0°23'33" W N 89°36'27" W N 0°23'33" E S 89°36'27" E
LOT # 511	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 0°23'33" W N 89°36'27" W N 0°23'33" E S 89°36'27" E
LOT # 512	11,359.17 S.F.	78.14 10.59 155.00 10.59 48.25 155.00	S 5°41'08" E S 0°23'33" W N 89°36'27" W N 0°23'33" E N 5°41'08" W N 78°14'10" E
LOT # 513	11,397.30 S.F.	80.86 155.00 47.28 9.47 155.00 9.47	S 17°58'26" E S 78°14'10" W N 17°58'26" W N 24°11'03" W N 65°48'57" E S 24°11'03" E
LOT # 514	9,810.00 S.F.	155.00 82.00 155.00 46.09 15.81	S 65°48'57" W N 24°11'03" W N 65°48'57" E S 24°11'03" E
LOT # 515	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 24°11'03" E S 65°48'57" W N 24°11'03" W N 65°48'57" E
LOT # 516	10,044.90 S.F.	155.00 13.23 54.35 155.00 51.58 10.46	S 65°48'57" W N 24°11'03" W N 22°08'04" W N 67°51'58" E S 22°08'04" E S 24°11'03" E
LOT # 517	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 22°08'04" E S 67°51'58" W N 22°08'04" W N 67°51'58" E
LOT # 518	12,447.79 S.F.	155.00 22.49 82.04 155.00 33.80 22.49	S 67°51'58" W N 22°08'04" W N 131°0'51" W N 85°48'22" E S 131°0'51" E S 22°08'04" E
LOT # 519	9,987.14 S.F.	56.61 4.55 155.00 11.10 56.61 155.00	S 1°48'15" E S 30°00'58" E S 85°48'22" W N 30°00'58" W N 1°48'15" W N 88°11'45" E
LOT # 520	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 1°48'15" E S 88°11'45" W N 1°48'15" W N 88°11'45" E
LOT # 521	9,810.00 S.F.	82.00 155.00 82.00 155.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 522	9,810.00 S.F.	155.00 82.00 155.00 31.00 31.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 0°43'12" W S 0°43'12" W
LOT # 523	9,810.00 S.F.	39.00 155.00 82.00 155.00 23.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" W S 0°43'12" W
LOT # 524	9,810.00 S.F.	155.00 82.00 83.00 82.00 82.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E S 0°43'12" W
LOT # 525	11,900.00 S.F.	85.00 140.00 23.00 82.00 82.00 78.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 526	9,803.48 S.F.	55.64 14.39 140.73 31.00 38.00 140.00	S 0°43'12" W S 21°0'57" W N 89°16'48" W N 0°43'12" E N 0°43'12" E S 89°16'48" E

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 560	10,849.48 S.F.	82.00 123.00 11.00 75.00 130.00	S 0°43'12" W N 89°16'48" W N 44°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 561	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 562	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 563	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 564	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 565	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 566	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 567	8,059.02 S.F.	82.00 130.00 54.00 8.01 129.63	S 0°43'12" W N 89°16'48" W N 0°43'12" E N 321°29" E S 89°16'48" E
LOT # 568	8,646.66 S.F.	78.00 129.63 128.65 43.00	S 0°43'12" W N 89°16'48" W N 4821°29" E S 89°16'48" E
LOT # 569	10,259.48 S.F.	72.00 130.00 78.00 123.00 11.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 44°16'48" E
LOT # 570	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 571	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 572	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 573	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 574	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 575	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 576	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 577	10,849.48 S.F.	75.00 11.00 123.00 82.00 130.00	S 0°43'12" W S 45°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 578	10,849.48 S.F.	82.00 123.00 11.00 75.00 130.00	S 0°43'12" W N 89°16'48" W N 44°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 579	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 580	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 581	8,060.00 S.F.	82.00 130.00 82.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E

*Lots highlighted represent smallest & largest lot sizes for each lot width

62' WIDE PARCELS

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 582	8,060.00 S.F.	62.00 130.00 62.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 583	8,060.00 S.F.	62.00 130.00 62.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 584	8,060.00 S.F.	62.00 130.00 62.00 130.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 585	12,498.64 S.F.	70.88 130.00 111.51 13.61 129.34	S 0°43'12" W N 89°16'48" W N 0°43'12" E N 58°24'23" E S 67°54'25" E
LOT # 582	12,480.00 S.F.	130.00 96.00 130.00 96.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 593	8,060.00 S.F.	130.00 1.50 60.50 130.00 62.00	S 0°43'12" W N 89°16'48" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 594	8,060.00 S.F.	130.00 9.50 52.50 130.00 62.00	S 0°43'12" W N 89°16'48" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 595	8,060.00 S.F.	130.00 17.50 44.50 130.00 62.00	S 0°43'12" W N 89°16'48" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 596	8,060.00 S.F.	130.00 25.50 36.50 130.00 62.00	S 0°43'12" W N 89°16'48" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 597	8,060.00 S.F.	130.00 33.50 28.50 130.00 62.00	S 0°43'12" W N 89°16'48" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 598	8,060.00 S.F.	130.00 41.50 20.50 130.00 62.00	S 0°43'12" W N 89°16'48" W N 89°16'48" W N 0°43'12" E S 89°16'48" E
LOT # 599	9,999.48 S.F.	130.00 77.00 123.00 11.00 70.00	S 0°43'12" W N 89°16'48" W N 0°43'12" E N 45°43'12" E S 89°16'48" E
LOT # 600	12,664.48 S.F.	90.50 11.00 125.00 77.00 20.50 130.00	N 89°16'48" W N 44°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E S 0°43'12" W
LOT # 601	9,100.00 S.F.	70.00 130.00 41.50 28.50 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" W S 0°43'12" W
LOT # 602	9,100.00 S.F.	70.00 130.00 33.50 36.50 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E S 0°43'12" W
LOT # 603	9,100.00 S.F.	70.00 130.00 25.50 44.50 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E S 0°43'12" W
LOT # 604	9,100.00 S.F.	70.00 130.00 17.50 52.50 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E S 0°43'12" W
LOT # 605	9,100.00 S.F.	70.00 130.00 9.50 60.50 130.00	N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E S 0°43'12" W
LOT # 606	12,667.02 S.F.	128.50 16.09 61.50 130.00 1.50 98.00	S 0°43'12" W S 85°21'32" W N 89°16'48" W N 0°43'12" E S 89°16'48" E S 89°16'48" E
LOT # 607	7,750.00 S.F.	62.00 125.00 62.00 125.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 608	7,750.00 S.F.	62.00 125.00 62.00 125.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 609	7,750.00 S.F.	62.00 125.00 62.00 125.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 610	7,750.00 S.F.	62.00 125.00 62.00 125.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 611	7,750.00 S.F.	62.00 125.00 62.00 125.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 612	7,750.00 S.F.	62.00 125.00 62.00 125.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 613	7,731.48 S.F.	62.00 125.00 55.02 8.56 120.08	N 45°14'45" W N 44°45'15" E S 51°24'42" E S 9°58'07" E S 44°45'15" W
LOT # 614	7,405.87 S.F.	62.00 120.06 49.26 18.06 125.00	N 45°14'45" W N 44°45'15" E S 51°24'42" E S 45°14'45" E S 44°45'15" W
LOT # 615	7,750.00 S.F.	62.00 125.00 62.00 125.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 616	9,867.58 S.F.	88.18 2.10 125.00 62.00 191.21	N 0°42'32" E N 44°45'15" E N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 617	16,032.79 S.F.	19.52 105.08 1.99 191.21 62.00 299.02	N 1°51'21" E N 16°43'47" E N 44°45'15" E N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 618	20,807.57 S.F.	385.74 91.08 299.02 62.00	S 44°45'15" W N 1°51'21" E N 44°45'15" E S 45°14'45" E
LOT # 619	24,106.83 S.F.	381.42 34.75 54.48 385.74 62.00	S 44°45'15" W N 89°27'17" W N 1°51'21" E N 44°45'15" E S 45°14'45" E
LOT # 620	25,723.18 S.F.	287.22 123.81 361.42 45.96 13.98	S 39°06'48" W N 89°27'17" W N 44°45'15" E S 45°14'45" E S 48°03'58" E
LOT # 621	25,030.89 S.F.	217.43 167.71 297.22 53.03	S 17°43'05" W N 89°27'17" W N 39°06'48" E S 61°35'03" E
LOT # 622	13,984.23 S.F.	198.86 76.74 217.43 9.35 51.02	S 13°58'50" W N 89°27'17" W N 17°43'05" W S 74°10'02" E S 78°03'10" E
LOT # 623	11,871.87 S.F.	184.09 63.74 198.86 62.00	S 13°58'50" W N 89°27'17" W N 13°58'50" E S 78°03'10" E
LOT # 624	10,955.74 S.F.	169.32 63.74 184.09 62.00	S 13°58'50" W N 89°27'17" W N 13°58'50" E S 78°03'10" E
LOT # 625	10,039.81 S.F.	154.55 63.74 169.32 62.00	S 13°58'50" W N 89°27'17" W N 13°58'50" E S 78°03'10" E
LOT # 626	9,123.89 S.F.	139.77 63.74 154.55 62.00	S 13°58'50" W N 89°27'17" W N 13°58'50" E S 78°03'10" E
LOT # 627	8,207.96 S.F.	125.00 63.74 139.77 62.00	S 13°58'50" W N 89°27'17" W N 13°58'50" E S 78°03'10" E
LOT # 628	7,750.00 S.F.	125.00 62.00 125.00 60.88 1.02	S 44°45'15" W N 45°14'45" W N 44°45'15" E S 45°14'45" E S 45°14'45" E
LOT # 629	7,750.00 S.F.	62.00 125.00 60.88 1.02 125.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W S 44°45'15" W
LOT # 630	7,750.00 S.F.	62.00 125.00 60.88 1.02 125.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W S 44°45'15" W
LOT # 631	7,750.00 S.F.	62.00 125.00 60.88 1.02 125.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W S 44°45'15" W

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 632	7,750.00 S.F.	62.00 125.00 60.88 1.02 125.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 45°14'45" E S 44°45'15" W
LOT # 633	7,580.13 S.F.	37.89 26.76 115.06 60.88 1.02 125.00	N 45°14'45" W N 23°00'02" W N 44°45'15" E S 45°14'45" E S 45°14'45" E S 44°45'15" W
LOT # 634	7,547.22 S.F.	31.08 33.39 125.00 60.88 1.02 115.06	N 64°24'36" W N 45°14'45" W N 44°45'15" E S 45°14'45" E S 45°14'45" E S 44°45'15" W
LOT # 635	7,772.78 S.F.	62.00 127.96 22.33 38.78 1.02 125.00	N 45°14'45" W N 44°45'15" E S 39°10'31" E S 45°14'45" E S 45°14'45" E S 44°45'15" W
LOT # 636	8,338.74 S.F.	62.00 144.28 38.03 26.39 127.96	N 45°14'45" W N 44°45'15" E S 27°11'06" W S 34°00'42" E S 44°45'15" W
LOT # 637	9,928.04 S.F.	62.00 179.61 8.77 84.80 144.28	N 45°14'45" W N 44°45'15" E S 8°42'12" E S 16°17'18" W S 44°45'15" W
LOT # 638	12,893.21 S.F.	62.00 239.24 45.73 40.40 178.81	N 45°14'45" W N 44°45'15" E S 0°42'32" W S 3°42'17" E S 44°45'15" W
LOT # 639	14,943.42 S.F.	62.00 216.88 55.24 5.01 28.88 239.24	N 45°14'45" W N 44°45'15" E S 89°16'48" E S 89°16'48" E S 0°42'32" W S 44°45'15" W
LOT # 640	11,576.13 S.F.	62.00 3.49 89.20 64.08 17.48 62.00 6.76 216.88	N 45°14'45" W N 44°45'15" E N 44°45'15" E N 44°45'15" E S 89°16'48" E S 89°16'48" E S 89°16'48" E S 44°45'15" W
LOT # 641	14,964.92 S.F.	62.00 65.79 133.64 11.00 65.00 240.18 3.49	N 45°14'45" W N 22°15'47" W N 0°43'12" E N 45°43'12" E S 89°16'48" E S 0°43'12" W S 44°45'15" W
LOT # 642	12,903.09 S.F.	240.18 89.20 176.05 89.20	N 0°43'12" E S 89°16'48" E S 0°43'12" W S 44°45'15" W
LOT # 643	8,085.19 S.F.	178.05 62.00 130.00 17.48 64.08	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W S 44°45'15" W
LOT # 644	8,080.00 S.F.	130.00 62.00 130.00 62.00	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W
LOT # 645	8,080.00 S.F.	130.00 62.00 130.00 55.24 6.78	N 0°43'12" E S 89°16'48" E S 0°43'12" W N 89°16'48" W S 89°16'48" W
LOT # 646	8,190.19 S.F.	130.00 62.99 130.00 58.00 5.01	N 0°43'12" E S 89°16'48" E S 0°42'32" W N 89°16'48" W N 89°16'48" W
LOT # 647	9,349.49 S.F.	123.00 72.00 130.00 65.00 10.99	S 0°42'32" W S 42°11'07" E S 80°35'08" W N 8°42'12" W N 3°42'17" W N 0°42'32" E N 0°42'32" E S 89°16'48" E S 89°16'48" E
LOT # 648	14,074.98 S.F.	72.58 24.21 128.94 6.77 40.40 45.73 28.88 58.00 72.00	S 0°42'32" W S 42°11'07" E S 80°35'08" W N 8°42'12" W N 3°42'17" W N 0°42'32" E N 0°42'32" E S 89°16'48" E S 89°16'48" E S 89°16'48" E
LOT # 649	10,114.41 S.F.	52.76 130.18 38.03 64.80 129.94	S 20°26'47" E S 58°31'18" W N 27°11'06" W N 16°17'18" W N 80°35'08" E
LOT # 650	9,352.46 S.F.	130.18 32.92 23.27 130.00 38.78 22.33 28.39	N 58°31'18" E S 38°21'44" E S 45°14'45" E S 44°45'15" W N 45°14'45" W N 39°10'31" W N 34°00'42" W
LOT # 651	8,080.00 S.F.	130.00 60.88 1.02 130.00 62.00	S 44°45'15" W N 45°14'45" W N 45°14'45" W N 44°45'15" E S 45°14'45" E
LOT # 652	8,080.00 S.F.	130.00 60.88 1.02 130.00 62.00	S 44°45'15" W N 45°14'45" W N 45°14'45" W N 44°45'15" E S 45°14'45" E
LOT # 653	8,080.00 S.F.	130.00 60.88 1.02 130.00 62.00	S 44°45'15" W N 45°14'45" W N 45°14'45" W N 44°45'15" E S 45°14'45" E

*Lots highlighted
represent smallest &
largest lot sizes for
each lot width

62' WIDE PARCELS

62' LOTS PARCEL TABLE			
LOT #	AREA (S.F.)	LOT BOUNDARY LENGTHS (FT.)	BEARINGS
LOT # 654	8,060.00 S.F.	130.00 60.88 1.02 130.00 62.00	S 44°45'15" W N 45°14'45" W N 45°14'45" W N 44°45'15" E S 45°14'45" E
LOT # 655	8,060.00 S.F.	130.00 60.88 1.02 130.00 62.00	S 44°45'15" W N 45°14'45" W N 45°14'45" W N 44°45'15" E S 45°14'45" E
LOT # 656	8,060.00 S.F.	130.00 60.88 1.02 130.00 62.00	S 44°45'15" W N 45°14'45" W N 45°14'45" W N 44°45'15" E S 45°14'45" E
LOT # 657	8,060.00 S.F.	130.00 60.88 1.02 130.00 62.00	S 44°45'15" W N 45°14'45" W N 45°14'45" W N 44°45'15" E S 45°14'45" E
LOT # 658	8,053.79 S.F.	128.74 60.88 1.02 130.00 47.22 14.85	S 44°45'15" W N 45°14'45" W N 45°14'45" W N 44°45'15" E S 45°14'45" E S 40°21'21" E
LOT # 659	8,082.60 S.F.	132.57 28.60 35.57 130.00 62.00	S 44°45'15" W N 38°41'00" W N 45°14'45" W N 44°45'15" E S 45°14'45" E
LOT # 660	8,060.00 S.F.	82.00 130.00 82.00 130.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 661	8,060.00 S.F.	82.00 130.00 82.00 130.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 662	8,060.00 S.F.	82.00 130.00 82.00 130.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 663	8,060.00 S.F.	82.00 130.00 82.00 130.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 664	8,060.00 S.F.	82.00 130.00 82.00 130.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 665	8,060.00 S.F.	82.00 130.00 82.00 130.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 666	8,060.00 S.F.	82.00 130.00 82.00 130.00	N 45°14'45" W N 44°45'15" E S 45°14'45" E S 44°45'15" W
LOT # 667	13,484.47 S.F.	34.83 69.78 51.57 130.00 33.31 16.70 130.00	N 45°14'45" W N 22°18'08" W N 0°42'32" E S 89°16'48" E S 0°42'21" W S 45°14'45" E S 44°45'15" W
LOT # 668	8,059.71 S.F.	82.00 130.00 24.03 37.97 129.99	S 0°42'21" W N 89°16'48" W N 0°42'32" E N 0°42'32" E S 89°16'48" E
LOT # 669	8,059.49 S.F.	82.00 129.99 82.00 129.99	S 0°42'21" W N 89°16'48" W N 0°42'32" E S 89°16'48" E
LOT # 670	8,059.27 S.F.	82.00 129.99 82.00 129.99	S 0°42'21" W N 89°16'48" W N 0°42'32" E S 89°16'48" E
LOT # 671	8,059.05 S.F.	82.00 129.99 82.00 129.99	S 0°42'21" W N 89°16'48" W N 0°42'32" E S 89°16'48" E
LOT # 672	8,058.83 S.F.	82.00 129.99 82.00 129.99	S 0°42'21" W N 89°16'48" W N 0°42'32" E S 89°16'48" E
LOT # 673	8,058.62 S.F.	82.00 129.99 82.00 129.99	S 0°42'21" W N 89°16'48" W N 0°42'32" E S 89°16'48" E
LOT # 674	28,267.53 S.F.	201.61 160.08 17.13 129.98 122.00 11.00 17.08 81.42	S 62°33'33" E S 74°08'59" W S 0°42'21" W N 89°16'48" W N 0°42'32" E N 45°42'52" E S 89°16'48" E N 73°34'11" E
LOT # 675	21,830.89 S.F.	139.15 201.61 79.42 221.85	S 39°43'21" W N 62°33'33" W N 39°41'23" E S 77°37'57" E

*Lots highlighted represent smallest & largest lot sizes for each lot width

OPPOSITION LETTERS

Good afternoon Daphne City Council and Daphne residents,

My name is Shalela, and I am here representing Mobile Baykeeper, an organization dedicated to defending and reviving the waters of Coastal Alabama. Today, I stand before you to express environmental concerns regarding the proposed rezoning of the property from R-1 to PUD..

Wetlands and streams play a critical role in our ecosystem. They act as natural filters for pollutants, provide essential habitat for wildlife, and help manage floodwaters. Upon reviewing the National Wetland Inventory data, it appears Fish River and associated wetland traverse this property and lead directly into Mobile Bay. Rezoning to PUD and subsequent construction would cause adverse effects on the ecosystem benefits the wetlands and stream on this property are providing.

Firstly, increasing impervious surfaces such as roads, and rooftops can significantly disrupt the natural hydrology of the area. In an agricultural setting, much of the rainfall is absorbed by the soil, allowing it to percolate slowly into the groundwater system. However, in a PUD development, the increase in impervious surfaces prevents this natural infiltration process, leading to a higher volume of stormwater runoff.

This rapid runoff can overwhelm existing drainage systems, increasing the risk of flooding in nearby areas, especially during heavy rainfall events. The natural capacity of the land to absorb and slowly release water would be diminished, resulting in more frequent and severe flooding. Additionally, the velocity of stormwater runoff is increased, causing erosion of stream banks and further degrading water quality.

This development, in conjunction with another proposed rezoning in Loxley, will be detrimental to the health of Fish River.

Preserving the integrity of our wetlands and streams is not only beneficial for the environment, but also for the health and safety of our communities. It's clear that the community does not want this property rezoned as well. It is your job, and mine, to listen to and serve the interest of the people we represent. We advocate for a denial of the rezoning for the reasons I have mentioned and implore the council members to do the same.

Thank you for your attention to these critical issues. I appreciate the opportunity to address you today and hope that we can work together to protect our waters.

East Fish River, LLC- PUD Rezoning

Exhibit "A"

PARCEL 1:

BEGINNING AT A CAPPED REBAR MARKER IN AN OLD FENCE CORNER AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP

5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS EAST, ALONG THE LINE OF AN OLD FENCE, 1342.93 FEET TO A CAPPED REBAR MARKER IN AN OLD FENCE CORNER; RUN THENCE SOUTH 00 DEGREES 28 MINUTES 39 SECONDS WEST, ALONG THE LINE OF AN OLD FENCE, 2647.30 FEET TO A CAPPED REBAR MARKER; RUN THENCE NORTH 89 DEGREES 51 MINUTES 26 SECONDS EAST, ALONG THE LINE OF AN OLD FENCE, 697.40 FEET TO A CAPPED REBAR MARKER; RUN THENCE SOUTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, ALONG THE LINE OF AN OLD FENCE 2191.34 FEET TO A CAPPED REBAR MARKER ON THE NORTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY NO. 64, (80 FOOT RIGHT-OF-WAY); RUN THENCE SOUTHWESTWARDLY, ALONG SAID RIGHT-OF-WAY LINE, FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF

1853.82 FEET, AN ARC DISTANCE OF 1226.33 FEET (CHORD: SOUTH 70 DEGREES 54 MINUTES 35 SECONDS WEST, 1204.09 FEET) TO A CAPPED REBAR MARKER; RUN THENCE SOUTH 89 DEGREES 49 MINUTES 59 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 470.53 FEET TO A POINT ON THE CENTERLINE OF FISH RIVER; RUN THENCE NORTHWARDLY, ALONG SAID CENTERLINE OF FISH RIVER AND FOLLOWING THE MEANDERS THEREOF, FOR A DISTANCE OF 12,236 FEET, MORE OR LESS, TO A POINT ON THE WESTWARD EXTENSION OF THE LINE OF AN OLD FENCE; RUN THENCE NORTH 87 DEGREES 10 MINUTES 45 SECONDS EAST, ALONG THE LINE OF SAID OLD FENCE, 815.97 FEET TO A CAPPED REBAR MARKER; RUN THENCE SOUTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG THE LINE OF AN OLD FENCE 2646.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE "LOCALLY ACCEPTED" NORTHWEST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST, A DISTANCE OF 675.29 FEET TO A POINT ON THE NORTH MARGIN OF BALDWIN COUNTY HIGHWAY NUMBER 64; RUN THENCE NORTH 72 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 62.87 FEET TO A POINT ON SAID HIGHWAY #64; RUN THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 656.13 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE SOUTH 60.0 FEET OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN.

PARCEL 4:

A STRIP OF LAND 60-FEET WIDE, WITHIN THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, EXTENDING FROM THE END OF THE COUNTY MAINTAINED PURSLEY ROAD, WESTWARDLY TO THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST

QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST, ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA. SAID STRIP OF LAND BEING 60-FEET WIDE AND APPROXIMATELY 40-FEET LONG, MORE OR LESS.

PARCEL 5:

THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 3 EAST.

PARCEL 6:

COMMENCE AT THE "LOCALLY ACCEPTED" SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 89 DEGREES 39 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 60.0 FEET; RUN THENCE NORTH 44 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 84.85 FEET; RUN THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

COMMENCE AT THE "LOCALLY ACCEPTED" NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAINT STEPHENS MERIDIAN FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 25.25 FEET; RUN THENCE NORTH 44 DEGREES 39 MINUTES 45 SECONDS WEST, A DISTANCE OF 35.70 FEET; RUN THENCE SOUTH 89 DEGREES 39 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING.

**CITY OF DAPHNE, ALABAMA
RESOLUTION 2024-57**

Resolution to Vacate a Closed Portion of Austin Road Right of Way

WHEREAS, Sharon O. Boni, John Christopher Boni, Frederick G. Boni, Jr., Thomas F. L. Boni and Bertolla Properties, L.L.C., as the abutting property owner of the hereinafter described right-of-way in the City of Daphne, Alabama, has petitioned the City Council of the City of Daphne, Alabama to assent to the vacation and closing by them as abutting property owner of a portion of the right-of-way hereinafter described; and

WHEREAS, it has been shown to the satisfaction of the Daphne City Council that Sharon O. Boni, John Christopher Boni, Frederick G. Boni, Jr., Thomas F. L. Boni and Bertolla Properties, L.L.C., owns all of the property abutting said portion of right-of-way, that the same is not needed as a public road in the City of Daphne, that no property owner owns lots or parcels that will be cut off from access thereby over some other reasonable and convenient way, and that it is in the best interest of the public that such portion of right-of-way be vacated.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DAPHNE, ALABAMA, that its assent be, and the same hereby is, given to Sharon O. Boni, John Christopher Boni, Frederick G. Boni, Jr., Thomas F. L. Boni and Bertolla Properties, L.L.C., as the abutting property owner, to the vacation and closing of the following portion of right-of-way situate on Austin Road, being more particularly described as follows:

COMMENCE AT THE RECORD LOCATION OF A RAILROAD SPIKE MARKER AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 22 MINUTES 18 SECONDS WEST, A DISTANCE OF 1300.23 FEET; THENCE RUN NORTH 89 DEGREES 25 MINUTES 53 SECONDS EAST, A DISTANCE OF 243.85 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 181 AND THE NORTH RIGHT-OF-WAY OF AUSTIN ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, RUN NORTH 89 DEGREES 25 MINUTES 53 SECONDS EAST, A DISTANCE OF 698.62 FEET TO A CAPPED REBAR FOUND (DEWBERRY); THENCE RUN SOUTH 60 DEGREES 24 MINUTES 04 SECONDS EAST, A DISTANCE OF 119.65 FEET TO A CAPPED REBAR FOUND (DEWBERRY); THENCE RUN SOUTH 00 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A CAPPED REBAR FOUND (DEWBERRY) ON THE SOUTH RIGHT-OF-WAY OF AUSTIN ROAD; THENCE RUN SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 803.90 FEET TO A CONCRETE MONUMENT FOUND ON THE AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE AFOREMENTIONED EAST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN NORTH 00 DEGREES 47 MINUTES 47 SECONDS EAST, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.40 ACRES, MORE OR LESS.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF DAPHNE, ALABAMA, that its assent be, and the same hereby is, given to vacate and annul any portion of any map recorded in the Office of the Judge of Probate of Baldwin County, Alabama, which shows the hereinabove described portion of right-of-way in accordance with the laws of the State of Alabama. The filing of this Resolution in the Probate Court of Baldwin County, Alabama, shall divest all public rights and liabilities, including any rights which may have been acquired by prescription, in those parts of the right-of-way vacated. Title and all public rights, including the portion of right-of-way, shall vest in the abutting landowner

pursuant to *Code of Alabama (1975), Sections 23-4-20 and 23-4-2*, provided that entities with utility lines, equipment, or facilities in place at the time of vacation, if any, shall have the right to continue to maintain, extend, and enlarge their lines, equipment, and facilities to the same extent as if the vacation had not occurred. The City Council hereby finds that it is in the interest of the public that this portion of right-of-way be vacated.

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE,
ALABAMA, THIS _____ DAY OF _____, 2024.**

ATTEST:

**Robin LeJeune,
Mayor**

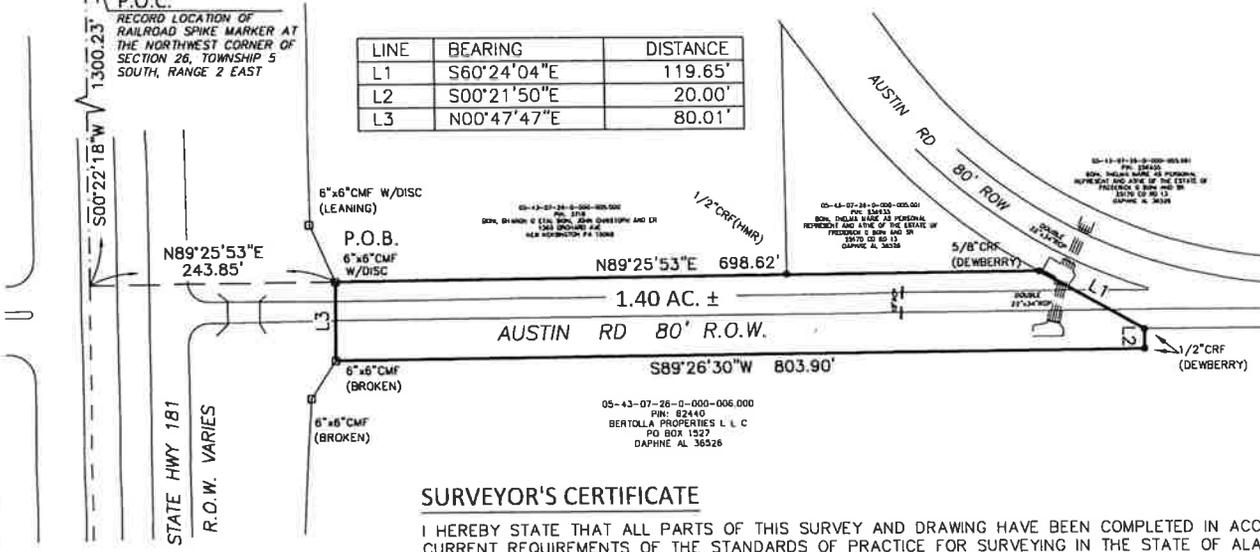
**Candace G. Antinarella, MMC
City Clerk**

EXHIBIT A AUSTIN ROAD VACATION

22 23
27 26

RECORD LOCATION OF RAILROAD SPIKE MARKER AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 EAST

LINE	BEARING	DISTANCE
L1	S60°24'04"E	119.65'
L2	S00°21'50"E	20.00'
L3	N00°47'47"E	80.01'



SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED ON JUNE, 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
6. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
7. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

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.

COMMENCE AT THE RECORD LOCATION OF A RAILROAD SPIKE MARKER AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 22 MINUTES 18 SECONDS WEST, A DISTANCE OF 1300.23 FEET; THENCE RUN NORTH 89 DEGREES 25 MINUTES 53 SECONDS EAST, A DISTANCE OF 243.85 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 181 AND THE NORTH RIGHT-OF-WAY OF AUSTIN ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, RUN NORTH 89 DEGREES 25 MINUTES 53 SECONDS EAST, A DISTANCE OF 698.62 FEET TO A CAPPED REBAR FOUND (DEWBERRY); THENCE RUN SOUTH 60 DEGREES 24 MINUTES 04 SECONDS EAST, A DISTANCE OF 119.65 FEET TO A CAPPED REBAR FOUND (DEWBERRY); THENCE RUN SOUTH 00 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A CAPPED REBAR FOUND (DEWBERRY) ON THE SOUTH RIGHT-OF-WAY OF AUSTIN ROAD; THENCE RUN SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 803.90 FEET TO A CONCRETE MONUMENT FOUND ON THE AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE AFOREMENTIONED EAST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN NORTH 00 DEGREES 47 MINUTES 47 SECONDS EAST, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.40 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 STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

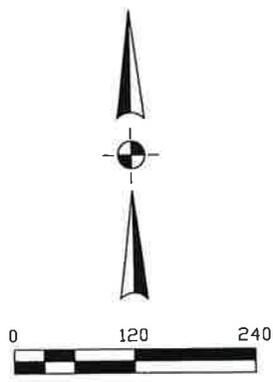
WITNESS MY HAND THIS THE 29 DAY OF , 2024.

David E. Diehl
 S.E. CIVIL ENGINEERING AND SURVEYING
 SURVEYOR: DAVID E. DIEHL, PLS ALABAMA LICENSE # 26014
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



LEGEND

- CRF = CAPPED REBAR FOUND
- CMF = CONCRETE MONUMENT FOUND
- R.O.W. = RIGHT-OF-WAY
- AC = ACRE
- RCP = REINFORCED CONCRETE PIPE



BOUNDARY SURVEY FOR R.O.W. VACATION		DRAWN: DEO CHKD: DEO PROJ MGR: DEO SCALE: 1"=120' PROJECT: 20221098 FILE: VACATION EDW8BT SHEET: 1 OF 1
BERTOLLA PROPERTIES, LLC		

**CITY OF DAPHNE, ALABAMA
RESOLUTION 2025 - 01**

**A RESOLUTION DECLARING CERTAIN PERSONAL PROPERTY SURPLUS AND
AUTHORIZING THE MAYOR TO DISPOSE OF SUCH PROPERTY**

WHEREAS, the management of the City of Daphne has determined that the item listed below is no longer required for public or municipal purposes; and

WHEREAS, the item listed below is recommended for disposal.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA that

1. The property listed below is hereby declared to be surplus property; and

DEPT	EQ/VEH #	DESCRIPTION	VIN/SN
GROUNDS	1114	2005 6X10 ENCLOSED TRAILER (GREY)	5NHUFE0115U316347

2. The Mayor is authorized to advertise and accept bids through Govdeals.com/Liquidity Services Operations LLC as contracted for the sale of such personal property; and
3. The Mayor is authorized to sell said property to the highest bidder and deposit any and all proceeds to the appropriate City fund. The Mayor is further authorized to direct the disposition of any property which is not claimed by any bidder and sign all necessary documents.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ day of _____, 2025.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, City Clerk

**CITY OF DAPHNE, ALABAMA
RESOLUTION 2025-02**

**Retaining Officers & Employees
Resolution to Appoint the City Judge**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, IN
THE STATE OF ALABAMA:**

SECTION 1: That Warren Harbison, with Harbison & Hoyt, LLC, is hereby appointed as City Judge for the City of Daphne for a term that runs concurrent with the present administration's term in accordance with the Code of Alabama, 1975 Section 11-43-3, at the same rate of compensation and benefits as is presently in place, except that from time to time said compensation and benefits may be adjusted as City Council considers pay and benefit matters.

**APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
DAPHNE, ALABAMA on this _____ day of _____, 2025.**

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

CITY OF DAPHNE, ALABAMA

ORDINANCE 2024-41

**AN ORDINANCE TO ADJUST SPEED LIMITS
AND TO POST SPEED LIMIT SIGNS**

WHEREAS, the traffic patterns and speeding problems on the public streets, roads, and highways within the City of Daphne have been studied and certain recommendations have been made to the City Council relative to establishing speed limits in accordance therewith; and

WHEREAS, the City Council of the City of Daphne has determined that it is in the best interests of the public health, safety, and welfare of the citizens of Daphne to adjust certain speed limits and post speed limit signs within the corporate boundaries of the City of Daphne; and

WHEREAS, the City Council of the City of Daphne desires to post speed limit signs, which shall reflect the adjusted speed limits, the quantity and location of which shall be determined by the City of Daphne Public Works Department; and

WHEREAS, any violation of the aforementioned posted speed limits shall constitute a traffic offense, pursuant to the Alabama Code, and within the jurisdiction of The City of Daphne Municipal Court.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA AS FOLLOWS:

SECTION ONE: PUBLIC STREETS

The speed limit on all public streets, roads and highways located within the City Limits of the City of Daphne, Alabama, excluding U.S. Highway 98, U.S. Highway 90, and State Road 181, are hereby fixed at 25 miles per hour (hereinafter “m.p.h.”) unless listed herein.

SECTION TWO: NEW CITY ROADWAYS

The speed limit on all proposed new (residential or commercial) roadways shall be set at a maximum 25 m.p.h. and all plats, plans, and submissions to the City of Daphne shall reflect the maximum allowable speed for the proposed new roads. Any new roadways proposing speed limit greater than 25 m.p.h. shall be approved by the City Council with a favorable recommendation from the Planning Commission and Public Works Director.

SECTION THREE: SCHOOL ZONES

During the school year and at designated times while school is in session, the speed limit in and through school zones is hereby fixed at 25 m.p.h., unless otherwise posted. Outside of the designated times and/or when school is not in session, the speed limit in the school zone shall conform to the speed limit set in the adjacent areas, unless otherwise posted.

SECTION FOUR:**POSTED SPEEDS FOR LISTED ROADWAYS**

The following Roadways shall have posted speed limits for the extents shown:

Road Name	Speed (m.p.h.)	From	To
Bayfront Dr	20	Entire roadway	
Capital Dr	30	Rand Ave	Daphne Ave, CR 64
Champions Way	35	CR 13	St Hwy 181
Corte Rd	40	US Hwy 181	CR 13
CR 13	35	CR 64	Whispering Pines Rd
CR 13	45	Milton Jones Rd	CR 64
CR 13	45	Whispering Pines Rd	US Hwy 90
CR 64 (Daphne Ave)	45	US Hwy 98	St. Hwy 181
Daphne Ave	30	Main Street	US Hwy 98
Equity Drive	30	Rand Ave	Daphne Ave, CR 64
Greenbay Circle	20	Entire roadway	
Jackson St	15	Entire roadway	
Johnson Rd	25	Pine St	US Hwy 98
Johnson Rd	30	US Hwy 98	N. Main St (Scenic 98)
Jubilee Farms PUD	20	All streets within the Jubilee Farms PUD	
Milton Jones Rd	35	St. Hwy 181	CR 13
N. Main St	25	D'Olive Blvd	US Hwy 90
N. Main St	35	US Hwy 98	D'Olive Blvd
Park Dr	25	Jenkins Ln	Tallent Ln
Park Dr	35	Tallent Ln	N. Main St
Park Dr (Curve)	15	Pollard Rd	Jenkins Ln
Pinehill Rd	35	Park Dr	N. Main St
Pleasant Rd	35	St. Hwy 181	CR 13
Pollard Rd	35	South City Limits	Brookside Ln
Pollard Rd	25	Brookside Ln	Eagle Dr
Pollard Rd (Curve)	15	Eagle Dr	Park Dr
Public Works Rd	35	Well Rd	Rand Ave
Rand Ave	30	CR 13	Capital Dr
Main St (Scenic 98)	35	Southern city limit	Johnson Rd
Main St (Scenic 98)	25	Johnson Rd	Santa Rosa Ave
Main St (Scenic 98)	35	Santa Rosa Ave	US Hwy 98
Timber Creek Blvd	30	US Hwy 31	St. Hwy 181
Well Rd	30	Pollard Rd	CR 13
Whispering Pines Rd	35	CR 13	S. Main St

SECTION FIVE: PENALTY

Any person who is convicted of speeding in excess of the speed limits as set forth in Sections One (1) through Five (5) above shall be fined in accordance with Title 32-5A-8 of the Code of Alabama (1975), as amended or may be amended, and City of Daphne Ordinance 1987-8, as amended.

SECTION SIX: REPEALER

Ordinance Nos. 2002-28, 2012-43, 2016-22, 2017-17, 2019-50 and 2023-36 are hereby repealed in their entirety. All Ordinances repealed by those Ordinances shall remain repealed and are not revived. All other City of Daphne Ordinances or parts thereof in conflict with the provision of this Ordinance, in so far as they conflict, are hereby repealed.

SECTION SEVEN: SEVERABILITY

If any article, section, sentence, clause, or phrase in this Ordinance is, for any reason, held to be invalid or unconstitutional by declaration of any Court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions of this Ordinance.

SECTION EIGHT: EFFECTIVE DATE

This Ordinance shall take effect as provided by law after passage, approval, and publication.

APPROVED AND ADOPTED by the CITY COUNCIL of the CITY OF DAPHNE, ALABAMA, this _____ day of _____, 2025.

Robin LeJeune, Mayor

Attest:

Candace G. Antinarella, MMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-42**

**Zoning District Map
Revision to the City of Daphne Land Use and Development Ordinance**

WHEREAS, the Planning Commission of the City of Daphne, Alabama at their regular meeting held on October 25, 2024, favorably recommended to the City Council of the City of Daphne certain amendments to the Daphne Land Use and Development Ordinance / Zoning District Map approved and adopted by Ordinance No. 2011-54, referenced in Appendix H “Exhibit A” thereof, and amended by Ordinance No. 2016-69, Ordinance No. 2017-49, Ordinance No. 2018-02, Ordinance 2018-27, Ordinance 2019-19, Ordinance 2020-12, Ordinance 2020-28, Ordinance 2022-20, Ordinance 2022-51, Ordinance 2023-44 and Ordinance 2024-18; and

WHEREAS, said amendments are necessary due to various rezoning and annexation requests which have been approved since the adoption of Ordinance No. 2024-18; and

WHEREAS, due notice of said proposed zoning map amendments has been provided to the public as required by law through publication and open display at the City of Daphne Public Library and City Hall; and

WHEREAS, a public hearing regarding the proposed Zoning District Map amendments was held by the City Council on December 16, 2024; and

WHEREAS, the City Council of the City of Daphne after due consideration and upon recommendation of the Planning Commission believe it in the best interest of the health, safety and welfare of the citizens of the City of Daphne to amend said Zoning District Map as recommended; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DAPHNE, ALABAMA, as follows:

SECTION I: ZONING DISTRICT MAP

The Zoning District Map referenced hereto as Exhibit “A” shall be the official zoning map of the City of Daphne, Alabama and shall be further designated in Appendix H of the City of Daphne Land Use and Development Ordinance, as set forth in Ordinance No. 2011-54 and its amendments.

SECTION II: REPEALER

Ordinance No. 2011-54, Appendix H “Exhibit A”, Ordinance No. 2016-69, Ordinance No. 2017-49, Ordinance No. 2018-02, Ordinance 2018-27, Ordinance 2019-19, Ordinance 2020-12, Ordinance 2020-28, Ordinance 2022-20, Ordinance 2022-51, Ordinance 2023-44 and Ordinance 2024-18 are hereby repealed, and any Ordinance(s), parts of Ordinance(s) or Resolution(s) conflicting with the provisions of this Ordinance are hereby repealed insofar as they conflict.

SECTION III: EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after the date of its approval by the City of Daphne City Council and publication as required by law.

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE,
ALABAMA ON THIS _____ DAY OF _____, 202__.**

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-43**

**Ordinance to Pre-Zone Property Located Southeast of Friendship Road and County Road 64
Bayside Academy, Inc.**

WHEREAS, Bayside Academy, Inc., as the owner of certain real property located within the unincorporated area of Baldwin County, Alabama, has requested that said property that is currently zoned by the County as RSF-2, Single Family Residential and B-1 Professional Business, Baldwin County District 15, in the extraterritorial planning jurisdiction of the City of Daphne, be pre-zoned as C-2, Outdoor Amusement, prior to annexation into the City of Daphne; and

WHEREAS, said real property is located Southeast of Friendship Road and County Road 64, being more particularly described as follows:

Legal Description for Property to be Pre-Zoned:

COMMENCING AT A CRIMP TOP IRON PIPE FOUND AT THE “LOCALLY ACCEPTED” NORTHEAST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANCE 2 EAST, THENCE RUN N89°37’55”W, ALONG THE NORTH MARGIN OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 661.54 FEET TO THE POINT OF BEGINNING; THENCE RUN N89°37’20”W, ALONG THE NORTH MARGIN OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 95 FEET TO A POINT; THENCE RUN S0°16’28”W FOR A DISTANCE OF 1288.02 FEET TO A POINT; THENCE RUN N89°31’41”W FOR A DISTANCE OF 566.08 FEET TO A POINT; THENCE RUN S89°22’21”E FOR A DISTANCE OF 659.46 FEET TO A POINT; THENCE RUN N0°16’21”E FOR A DISTANCE OF 2616.38 FEET TO THE POINT OF BEGINNING; CONTAINING 22.93 ACRES MORE OR LESS

WHEREAS, at the regular Planning Commission meeting on October 24, 2024, the Commission considered said request and voted to set forth a favorable recommendation to the City Council to pre-zone the property C-2, Outdoor Amusement; and,

WHEREAS, due notice of said proposed pre-zoning has been provided to the public as required by law through publication and open display at City Hall, and a public hearing was held before the City Council on December 16 2024; and,

WHEREAS, the City Council of the City of Daphne, after due consideration and upon consideration of the recommendation and notes of the Planning Commission, deemed that said application for pre-zoning of the above described real property and as set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit “A” is proper and in the best interest of the health, safety, and welfare of the citizens of the City of Daphne, Alabama; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, as follows:

SECTION I: ZONING

That above described real property is hereby pre-zoned C-2, Outdoor Amusement, City of Daphne. Upon annexation of the property prior to the expiration of the pre-zoning as set forth in Section IV, the property shall be assigned the zoning district in accordance with the pre-zoning and the zoning ordinance and zoning map shall be amended to reflect said zoning. Should annexation not occur prior to the expiration of this pre-zoning

as set forth in Section IV, this pre-zoning shall have no effect and the designation of a zoning district for the property shall be set forth in the annexation ordinance.

Until such time as the property is annexed into the City of Daphne, the property shall remain in the unincorporated area of Baldwin County and zoned in accordance with the Baldwin County Commission’s zoning plan. The County’s zoning for the property at the time the request for pre-zoning was submitted was as RSF-2, Single Family Residential and B-1 Professional Business, Baldwin County District 15, Exterritorial Planning Jurisdiction.

SECTION II: REPEALER.

All other City Ordinances or parts thereof in conflict with the provisions of this Ordinance, in so far as they conflict, are hereby repealed.

SECTION III: SEVERABILITY.

The provisions of this Ordinance are severable. If any provision, section, paragraph, sentence, or part thereof shall be held unconstitutional or invalid, such decision shall not affect or impair the remainder of said Ordinance, it being the legislative intent to ordain and enact each provision, section, paragraph, sentence, and part thereof separately and independently of each other.

SECTION IV: EFFECTIVE AND EXPIRATION DATE.

This Ordinance shall take effect after the date of its approval by the City Council of the City of Daphne and publication as required by law. Pursuant to Code of Alabama (1975) Section 11-52-85, the zoning of the subject property shall become effective upon the date the territory is annexed into the corporate limits. If any portion of the subject property is not annexed into the corporate limits within 180 days of the initiation of annexation proceedings as provided by law, this pre-zoning shall be null and void. Should the pre-zoning become null and void, the applicant may reapply for pre-zoning at any time as long as an annexation petition is pending.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ day of _____, 202__.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-44**

**ORDINANCE TO ANNEX PROPERTY CONTIGUOUS TO THE
CORPORATE LIMITS OF THE CITY OF DAPHNE**

**Property Located Southeast of Friendship Road and County Road 64
Bayside Academy, Inc.**

WHEREAS, on the 23rd day of August, 2024, Bayside Academy, Inc., being the owner of certain real property hereinafter described, did file with the City Clerk a petition requesting that said tracts or parcels of land be annexed into and become part of the City of Daphne, Alabama (the “City”); and

WHEREAS, said petition did contain an accurate description of the property to be annexed together with a map of the said territory showing its relationship to the corporate limits of the City of Daphne, Alabama, and the signatures of all owners of the property described; and

WHEREAS, said petition was presented to the Planning Commission of the City of Daphne at a regular scheduled meeting on October 24, 2024, and the Commission set forth a favorable recommendation for the City Council of the City of Daphne to consider said request for annexation of said property; and

WHEREAS, after proper publication, a public hearing was held by the City Council on December 16, 2024, concerning the petition for annexation.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, AS FOLLOWS:

SECTION ONE: ANNEXATION

The City Council of the City of Daphne finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City and the citizens of the affected area to bring the property described in Section Three of this Ordinance into the corporate limits of the City, and has further determined that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, *et seq.*, Code of Alabama (1975); effective on publication as required by Section 11-42-21, Code of Alabama (1975), as amended.

SECTION TWO: ZONING

At the _____, regularly scheduled City Council meeting, Ordinance 2024-__ was adopted pre-zoning the said property as C-2, Outdoor Amusement, with the apportionment of said zoning districts to the subject property described therein.

SECTION THREE: DESCRIPTION OF TERRITORY

The boundary lines of the City of Daphne are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Daphne and, in addition thereto, the following described property, to-wit:

Legal Description for Annexation:

COMMENCING AT A CRIMP TOP IRON PIPE FOUND AT THE “LOCALLY ACCEPTED” NORTHEAST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANCE 2 EAST, THENCE RUN N89°37’55”W, ALONG THE NORTH MARGIN OF THE NORTHEAST QUARTER OF

SAID SECTION 21, FOR A DISTANCE OF 661.54 FEET TO THE POINT OF BEGINNING; THENCE RUN N89°37'20"W, ALONG THE NORTH MARGIN OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 95 FEET TO A POINT; THENCE RUN S0°16'28"W FOR A DISTANCE OF 1288.02 FEET TO A POINT; THENCE RUN N89°31'41"W FOR A DISTANCE OF 566.08 FEET TO A POINT; THENCE RUN S89°22'21"E FOR A DISTANCE OF 659.46 FEET TO A POINT; THENCE RUN N0°16'21"E FOR A DISTANCE OF 2616.38 FEET TO THE POINT OF BEGINNING; CONTAINING 22.93 ACRES MORE OR LESS

SECTION FOUR: MAP OF PROPERTY

The property hereby annexed into the City of Daphne, Alabama, as described in Section Three of this Ordinance, is set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "B" showing its relationship to the corporate limits of the City of Daphne.

SECTION FIVE: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall become effective upon its date of publication as required by Section 11-42-21 Code of Alabama (1975), as amended, and the property described herein shall be then annexed into the corporate limits of the City of Daphne, and a certified copy of the same shall be filed with the Office of the Judge of Probate of Baldwin County, Alabama, in accordance with Section 11-42-21, Code of Alabama (1975), as amended.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS THE ___ DAY OF _____, 202__.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-45**

**ORDINANCE TO ANNEX PROPERTY CONTIGUOUS TO THE
CORPORATE LIMITS OF THE CITY OF DAPHNE**

**Property Located Southeast of the intersection of Milton Jones Road and Alabama
Highway 181
Bertolla Properties, LLC YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon
and John Christopher Boni**

WHEREAS, on the 19th day of August, 2024, the Bertolla Properties, LLC YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni, being the owner of certain real property hereinafter described, did file with the City Clerk a petition requesting that said tracts or parcels of land be annexed into and become part of the City of Daphne, Alabama (the “City”); and

WHEREAS, said petition did contain an accurate description of the property to be annexed together with a map of the said territory showing its relationship to the corporate limits of the City of Daphne, Alabama, and the signatures of all owners of the property described; and

WHEREAS, said petition was presented to the Planning Commission of the City of Daphne at a regular scheduled meeting on October 24, 2024, and the Commission set forth a favorable recommendation for the City Council of the City of Daphne to consider said request for annexation of said property; and

WHEREAS, after proper publication, a public hearing was held by the City Council on December 16, 2024, concerning the petition for annexation.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, AS FOLLOWS:

SECTION ONE: ANNEXATION

The City Council of the City of Daphne finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City and the citizens of the affected area to bring the property described in Section Three of this Ordinance into the corporate limits of the City, and has further determined that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, *et seq.*, Code of Alabama (1975); effective on publication as required by Section 11-42-21, Code of Alabama (1975), as amended.

SECTION TWO: ZONING

At the August 19, 2024, regularly scheduled City Council meeting, Ordinance 2024-25 was adopted rezoning the said property as PUD, Planned Unit Development, with the apportionment of said zoning districts to the subject property described therein.

SECTION THREE: DESCRIPTION OF TERRITORY

The boundary lines of the City of Daphne are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Daphne and, in addition thereto, the following described property, to-wit:

Legal Description for Annexation:

PARCEL 1 DESCRIPTION:

COMMENCE AT THE RECORD LOCATION OF A RAILROAD SPIKE MARKER AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 213.73 FEET TO A SIX-INCH SQUARE CONCRETE MONUMENT FOUND ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 181 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 05 DEGREES 43 MINUTES 41 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 232.06 FEET TO A SIX-INCH SQUARE CONCRETE MONUMENT FOUND; THENCE RUN NORTH 00 DEGREES 12 MINUTES 02 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 325.02 FEET TO A SIX-INCH SQUARE CONCRETE MONUMENT FOUND; THENCE RUN NORTH 19 DEGREES 31 MINUTES 58 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 133.06 FEET TO A SIX-INCH SQUARE CONCRETE MONUMENT FOUND; THENCE RUN NORTH 00 DEGREES 13 MINUTES 33 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 642.92 FEET TO A SIX-INCH SQUARE CONCRETE MONUMENT FOUND; THENCE RUN NORTH 02 DEGREES 31 MINUTES 47 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 106.69 FEET TO A SIX-INCH SQUARE CONCRETE MONUMENT FOUND; THENCE RUN NORTH 00 DEGREES 12 MINUTES 33 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 875.16 FEET TO A SIX-INCH SQUARE CONCRETE MONUMENT FOUND; THENCE RUN NORTH 04 DEGREES 27 MINUTES 30 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 304.35 FEET TO A SIX-INCH SQUARE CONCRETE MONUMENT FOUND; THENCE ALONG SAID EAST RIGHT-OF-WAY AND A CURVE TO THE LEFT, HAVING A RADIUS OF 9629.51 FEET, AN ARC LENGTH OF 88.46 FEET, (CHORD BEARS NORTH 01 DEGREES 51 MINUTES 58 SECONDS WEST, A DISTANCE OF 88.46 FEET); THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 72.33 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1018.00 FEET, AN ARC LENGTH OF 76.27 FEET, (CHORD BEARS SOUTH 88 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 76.26 FEET); THENCE RUN SOUTH 86 DEGREES 02 MINUTES 44 SECONDS EAST, A DISTANCE OF 69.17 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 982.00 FEET, AN ARC LENGTH OF 73.58 FEET, (CHORD BEARS SOUTH 88 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 73.56 FEET); THENCE RUN NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 47.00 FEET; THENCE RUN NORTH 00 DEGREES 21 MINUTES 08 SECONDS EAST, A DISTANCE OF 505.24 FEET TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (SMITH-CLARK); THENCE RUN NORTH 00 DEGREES 14 MINUTES 08 SECONDS EAST, A DISTANCE OF 793.10 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (ILLEGIBLE); THENCE RUN NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 353.14 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (CA1067LS) ON THE SOUTH RIGHT-OF-WAY OF REBEL ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY AND A CURVE TO THE LEFT, HAVING A RADIUS OF 363.27 FEET, AN ARC LENGTH OF 206.85 FEET, (CHORD BEARS SOUTH 71 DEGREES 27 MINUTES 42 SECONDS EAST, A DISTANCE OF 204.07 FEET) TO A ONE-HALF INCH CAPPED REBAR FOUND (CA1067LS); THENCE RUN SOUTH 87 DEGREES 46 MINUTES 29 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 129.87 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (CA1067LS); THENCE ALONG SAID SOUTH RIGHT-OF-WAY AND A CURVE TO THE LEFT, HAVING A RADIUS OF 1710.45 FEET, AN ARC LENGTH OF 185.00 FEET, (CHORD BEARS NORTH 88 DEGREES 33 MINUTES 54 SECONDS EAST, A DISTANCE OF 184.91 FEET) TO A ONE-HALF INCH CAPPED REBAR FOUND (CA1067LS); THENCE ALONG SAID SOUTH RIGHT-OF-WAY AND A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 1882.12 FEET, AN ARC LENGTH OF 135.42 FEET, (CHORD BEARS NORTH 87 DEGREES 31 MINUTES 40 SECONDS EAST, A DISTANCE OF 135.39 FEET) TO A ONE-HALF INCH CAPPED REBAR FOUND (CA1067LS); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY, RUN SOUTH 00 DEGREES 17 MINUTES 19 SECONDS EAST, A DISTANCE OF 625.89 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (10675); THENCE RUN NORTH 89 DEGREES 45 MINUTES 56 SECONDS EAST, A DISTANCE OF 397.33 FEET TO A THREE-QUARTER INCH CRIMP TOP IRON PIPE FOUND; THENCE RUN SOUTH 00 DEGREES 17 MINUTES 15 SECONDS EAST, A DISTANCE OF 645.62 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN NORTH 89 DEGREES 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 148.35 FEET TO A THREE-QUARTER INCH CRIMP TOP IRON PIPE FOUND; THENCE RUN SOUTH 00 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 2278.21 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND

(HMR) ON THE NORTH LINE OF WATERFORD PHASE II SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN SLIDE 2320-A, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 17 MINUTES 12 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 440.18 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (HMR); THENCE RUN NORTH 00 DEGREES 05 MINUTES 10 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 51.36 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (ILLEGIBLE); THENCE RUN SOUTH 00 DEGREES 05 MINUTES 10 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 19.04 FEET; THENCE RUN SOUTH 89 DEGREES 17 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 170.44 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (PREBLE-RISH) TO THE WEST LINE OF SAID WATERFORD PHASE II SUBDIVISION; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 27 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 352.91 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (HMR); THENCE RUN NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 20.09 FEET TO A ONE-HALF INCH REBAR FOUND (NO CAP); THENCE RUN SOUTH 00 DEGREES 06 MINUTES 42 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1344.98 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (HMR) ON THE NORTH RIGHT-OF-WAY OF AUSTIN ROAD; THENCE RUN SOUTH 89 DEGREES 31 MINUTES 47 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 20.19 FEET TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (DEWBERRY); THENCE RUN NORTH 00 DEGREES 07 MINUTES 10 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 9.72 FEET TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (DEWBERRY); THENCE RUN SOUTH 89 DEGREES 36 MINUTES 55 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 132.40 FEET TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (DEWBERRY); THENCE ALONG SAID NORTH RIGHT-OF-WAY AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 472.01 FEET, (CHORD BEARS NORTH 63 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF 454.67 FEET) TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (DEWBERRY); THENCE RUN NORTH 36 DEGREES 13 MINUTES 13 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 189.66 FEET TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (DEWBERRY); THENCE ALONG SAID NORTH RIGHT-OF-WAY AND A CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 524.56 FEET, (CHORD BEARS NORTH 57 DEGREES 42 MINUTES 39 SECONDS WEST, A DISTANCE OF 512.37 FEET) TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (DEWBERRY); THENCE RUN NORTH 40 DEGREES 24 MINUTES 07 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 69.42 FEET TO A FIVE-EIGHTHS INCH REBAR FOUND (NO CAP) ON THE AFOREMENTIONED EAST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN NORTH 00 DEGREES 05 MINUTES 56 SECONDS EAST, A DISTANCE OF 597.92 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 169.62 ACRES, MORE OR LESS.

PARCEL 2 DESCRIPTION

COMMENCE AT THE RECORD LOCATION OF A RAILROAD SPIKE MARKER AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 213.73 FEET TO A SIX-INCH SQUARE CONCRETE MONUMENT FOUND ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 56 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 769.38 FEET TO A FIVE-EIGHTHS INCH REBAR (NO CAP) FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 47 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 474.78 FEET TO A SIX-INCH SQUARE CONCRETE MONUMENT FOUND; THENCE RUN SOUTH 23 DEGREES 39 MINUTES 46 SECONDS EAST, A DISTANCE OF 61.83 FEET TO A SIX-INCH SQUARE CONCRETE MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY OF AUSTIN ROAD; THENCE RUN NORTH 89 DEGREES 25 MINUTES 53 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 698.62 FEET TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (DEWBERRY) ON THE SOUTH RIGHT-OF-WAY OF AUSTIN ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET, AN ARC LENGTH OF 260.92 FEET, (CHORD BEARS NORTH 49 DEGREES 07 MINUTES 14 SECONDS WEST, A DISTANCE OF 258.72 FEET) TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (DEWBERRY); THENCE RUN NORTH 36 DEGREES 13 MINUTES 13 SECONDS WEST, A DISTANCE OF 189.65 FEET TO A FIVE-EIGHTHS INCH REBAR FOUND (DEWBERRY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY AND A CURVE TO THE LEFT,

HAVING A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 450.09 FEET, (CHORD BEARS NORTH 57 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 440.27 FEET) TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (DEWBERRY); THENCE RUN SOUTH 50 DEGREES 10 MINUTES 14 SECONDS WEST, A DISTANCE OF 57.95 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 5.59 ACRES, MORE OR LESS.

SECTION FOUR: MAP OF PROPERTY

The property hereby annexed into the City of Daphne, Alabama, as described in Section Three of this Ordinance, is set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "B" showing its relationship to the corporate limits of the City of Daphne.

SECTION FIVE: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall become effective upon its date of publication as required by Section 11-42-21 Code of Alabama (1975), as amended, and the property described herein shall be then annexed into the corporate limits of the City of Daphne, and a certified copy of the same shall be filed with the Office of the Judge of Probate of Baldwin County, Alabama, in accordance with Section 11-42-21, Code of Alabama (1975), as amended.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS THE ___ DAY OF _____, 202__.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-46**

**Ordinance to Pre-Zone Property Located Southeast of the intersection of
Austin Road and Alabama Highway 181
Bertolla Properties, LLC**

WHEREAS, Bertolla Properties, LLC, as the owner of certain real property located within the unincorporated area of Baldwin County, Alabama, has requested that said property that is currently zoned by the County as RSF-2, Residential Single Family, Residential Single Family Baldwin County District 15, in the extraterritorial planning jurisdiction of the City of Daphne, be pre-zoned as B-2(a), General Business, prior to annexation into the City of Daphne; and

WHEREAS, said real property is located Southeast of the intersection of Austin Road and Alabama Highway 181, being more particularly described as follows:

Legal Description for Property to be Pre-Zoned:

BEGINNING AT A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL) AT THE NORTHWEST CORNER OF COMMON AREA ONE OF JUBILEE FARMS, PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN SLIDES 2682-A, 2682-B, AND 2682-C, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 34 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID COMMON AREA AND LOT 32 THRU LOT 39, A DISTANCE OF 1240.44 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL) AT THE SOUTHWEST CORNER OF JUBILEE FARMS, PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN SLIDES 2690-D, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00 DEGREES 03 MINUTES 18 SECONDS EAST, ALONG THE WEST LINE OF SAID JUBILEE FARMS, PHASE TWO, A DISTANCE OF 902.14 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (DEWBERRY) ON THE SOUTH RIGHT-OF-WAY OF AUSTIN ROAD; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 400.21 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (DEWBERRY); THENCE RUN SOUTH 00 DEGREES 21 MINUTES 50 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (DEWBERRY); THENCE RUN SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 803.90 FEET TO A SIX INCH SQUARE CONCRETE MONUMENT FOUND; THENCE RUN SOUTH 33 DEGREES 38 MINUTES 20 SECONDS WEST, A DISTANCE OF 45.09 FEET TO A SIX INCH SQUARE CONCRETE MONUMENT FOUND ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN SOUTH 03 DEGREES 52 MINUTES 38 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 150.82 FEET TO A SIX INCH SQUARE CONCRETE MONUMENT FOUND; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 44 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 692.30 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 25.22 ACRES, MORE OR LESS.

WHEREAS, at the regular Planning Commission meeting on October 24, 2024, the Commission considered said request and voted to set forth a favorable recommendation to the City Council to pre-zone the property B-2(a), General Business; and,

WHEREAS, due notice of said proposed pre-zoning has been provided to the public as required by law through publication and open display at City Hall, and a public hearing was held before the City Council on December 16, 2024; and,

WHEREAS, the City Council of the City of Daphne, after due consideration and upon consideration of the recommendation and notes of the Planning Commission, deemed that said application for pre-zoning of the above described real property and as set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "B" is proper and in the best interest of the health, safety, and welfare of the citizens of the City of Daphne, Alabama; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, as follows:

SECTION I: ZONING

That above described real property is hereby pre-zoned B-2(a), General Business, City of Daphne. Upon annexation of the property prior to the expiration of the pre-zoning as set forth in Section IV, the property shall be assigned the zoning district in accordance with the pre-zoning and the zoning ordinance and zoning map shall be amended to reflect said zoning. Should annexation not occur prior to the expiration of this pre-zoning as set forth in Section IV, this pre-zoning shall have no effect and the designation of a zoning district for the property shall be set forth in the annexation ordinance.

Until such time as the property is annexed into the City of Daphne, the property shall remain in the unincorporated area of Baldwin County and zoned in accordance with the Baldwin County Commission's zoning plan. The County's zoning for the property at the time the request for pre-zoning was submitted was as RSF-2, Residential Single Family, Residential Single Family, Baldwin County District 15, Exterritorial Planning Jurisdiction.

SECTION II: REPEALER.

All other City Ordinances or parts thereof in conflict with the provisions of this Ordinance, in so far as they conflict, are hereby repealed.

SECTION III: SEVERABILITY.

The provisions of this Ordinance are severable. If any provision, section, paragraph, sentence, or part thereof shall be held unconstitutional or invalid, such decision shall not affect or impair the remainder of said Ordinance, it being the legislative intent to ordain and enact each provision, section, paragraph, sentence, and part thereof separately and independently of each other.

SECTION IV: EFFECTIVE AND EXPIRATION DATE.

This Ordinance shall take effect after the date of its approval by the City Council of the City of Daphne and publication as required by law. Pursuant to Code of Alabama (1975) Section 11-52-85, the zoning of the subject property shall become effective upon the date the territory is annexed into the corporate limits. If any portion of the subject property is not annexed into the corporate limits within 180 days of the initiation of annexation proceedings as provided by law, this pre-zoning shall be null and void. Should the pre-zoning become null and void, the applicant may reapply for pre-zoning at any time as long as an annexation petition is pending.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ day of _____, 202__.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-47**

**ORDINANCE TO ANNEX PROPERTY CONTIGUOUS TO THE
CORPORATE LIMITS OF THE CITY OF DAPHNE**

**Property Located Southeast of the intersection of
Austin Road and Alabama Highway 181
Bertolla Properties, LLC**

WHEREAS, on the 22nd day of August, 2024, Bertolla Properties, LLC, being the owner of certain real property hereinafter described, did file with the City Clerk a petition requesting that said tracts or parcels of land be annexed into and become part of the City of Daphne, Alabama (the “City”); and

WHEREAS, said petition did contain an accurate description of the property to be annexed together with a map of the said territory showing its relationship to the corporate limits of the City of Daphne, Alabama, and the signatures of all owners of the property described; and

WHEREAS, said petition was presented to the Planning Commission of the City of Daphne at a regular scheduled meeting on October 24, 2024, and the Commission set forth a favorable recommendation for the City Council of the City of Daphne to consider said request for annexation of said property; and

WHEREAS, after proper publication, a public hearing was held by the City Council on December 16, 2024, concerning the petition for annexation.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, AS FOLLOWS:

SECTION ONE: ANNEXATION

The City Council of the City of Daphne finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City and the citizens of the affected area to bring the property described in Section Three of this Ordinance into the corporate limits of the City, and has further determined that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, *et seq.*, Code of Alabama (1975); effective on publication as required by Section 11-42-21, Code of Alabama (1975), as amended.

SECTION TWO: ZONING

At the January 6, 2025, regularly scheduled City Council meeting, Ordinance 2024-46 was adopted pre-zoning the said property as B-2(a), General Business, with the apportionment of said zoning districts to the subject property described therein.

SECTION THREE: DESCRIPTION OF TERRITORY

The boundary lines of the City of Daphne are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Daphne and, in addition thereto, the following described property, to-wit:

Legal Description for Annexation:

BEGINNING AT A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL) AT THE NORTHWEST CORNER OF COMMON AREA ONE OF JUBILEE FARMS, PHASE ONE, ACCORDING TO THE PLAT THEREOF

AS RECORDED IN SLIDES 2682-A, 2682-B, AND 2682-C, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 34 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID COMMON AREA AND LOT 32 THRU LOT 39, A DISTANCE OF 1240.44 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL) AT THE SOUTHWEST CORNER OF JUBILEE FARMS, PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN SLIDES 2690-D, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00 DEGREES 03 MINUTES 18 SECONDS EAST, ALONG THE WEST LINE OF SAID JUBILEE FARMS, PHASE TWO, A DISTANCE OF 902.14 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (DEWBERRY) ON THE SOUTH RIGHT-OF-WAY OF AUSTIN ROAD; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 400.21 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (DEWBERRY); THENCE RUN SOUTH 00 DEGREES 21 MINUTES 50 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (DEWBERRY); THENCE RUN SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 803.90 FEET TO A SIX INCH SQUARE CONCRETE MONUMENT FOUND; THENCE RUN SOUTH 33 DEGREES 38 MINUTES 20 SECONDS WEST, A DISTANCE OF 45.09 FEET TO A SIX INCH SQUARE CONCRETE MONUMENT FOUND ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN SOUTH 03 DEGREES 52 MINUTES 38 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 150.82 FEET TO A SIX INCH SQUARE CONCRETE MONUMENT FOUND; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 44 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 692.30 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 25.22 ACRES, MORE OR LESS.

SECTION FOUR: MAP OF PROPERTY

The property hereby annexed into the City of Daphne, Alabama, as described in Section Three of this Ordinance, is set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit “B” showing its relationship to the corporate limits of the City of Daphne.

SECTION FIVE: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall become effective upon its date of publication as required by Section 11-42-21 Code of Alabama (1975), as amended, and the property described herein shall be then annexed into the corporate limits of the City of Daphne, and a certified copy of the same shall be filed with the Office of the Judge of Probate of Baldwin County, Alabama, in accordance with Section 11-42-21, Code of Alabama (1975), as amended.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS THE ___ DAY OF _____, 202__.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

