

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER:

The undersigned, as the County Engineer of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this

the_____day of_____ 2025.

County Engineer

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER:

The undersigned, as the City Engineer of the City of Foley, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this

the_____day of_____ 2025.

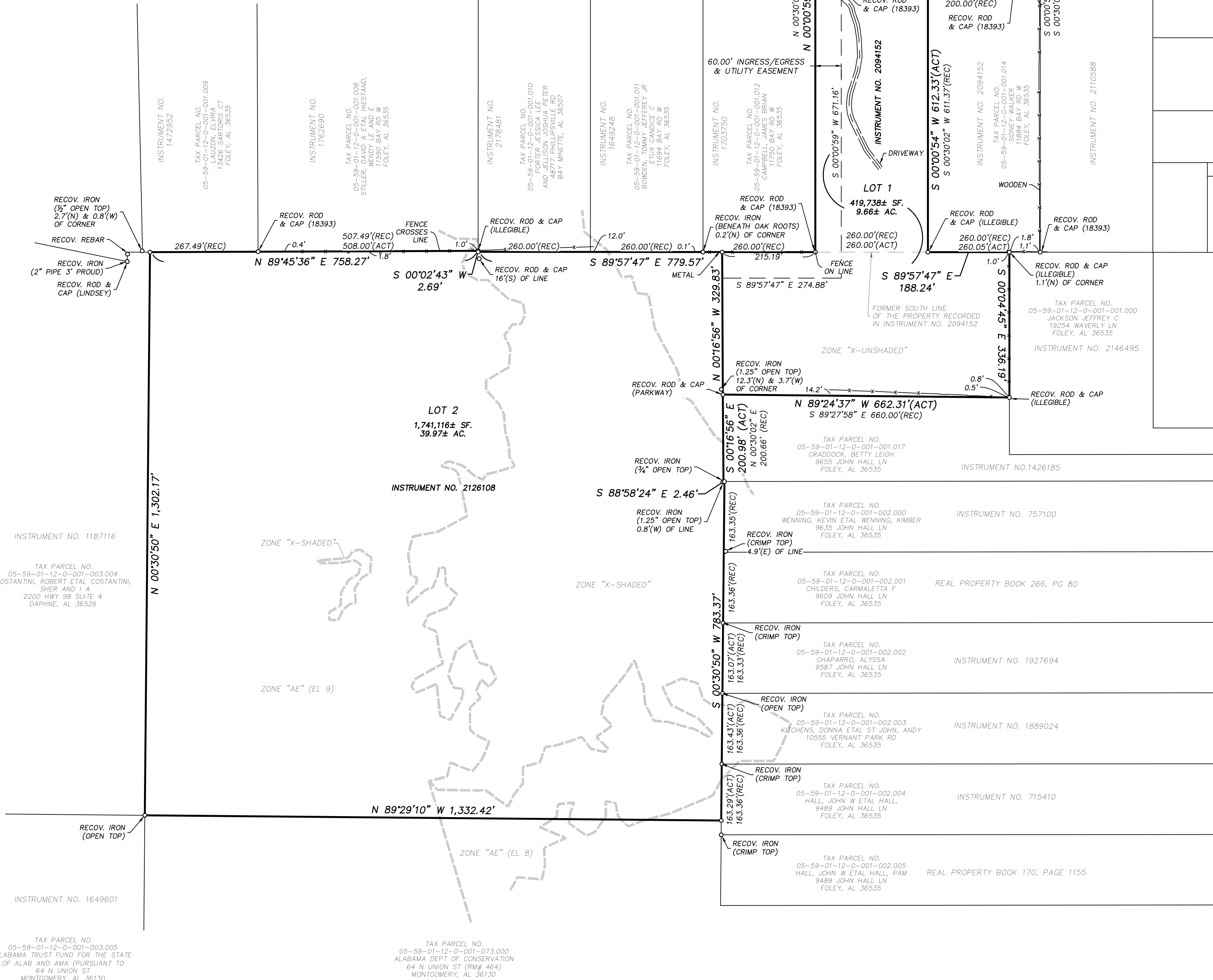
City Engineer

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION:

The within plot of (_____), Foley, Alabama, is hereby approved by the City of Foley Planning Commission, this

the_____day of_____ 2025.

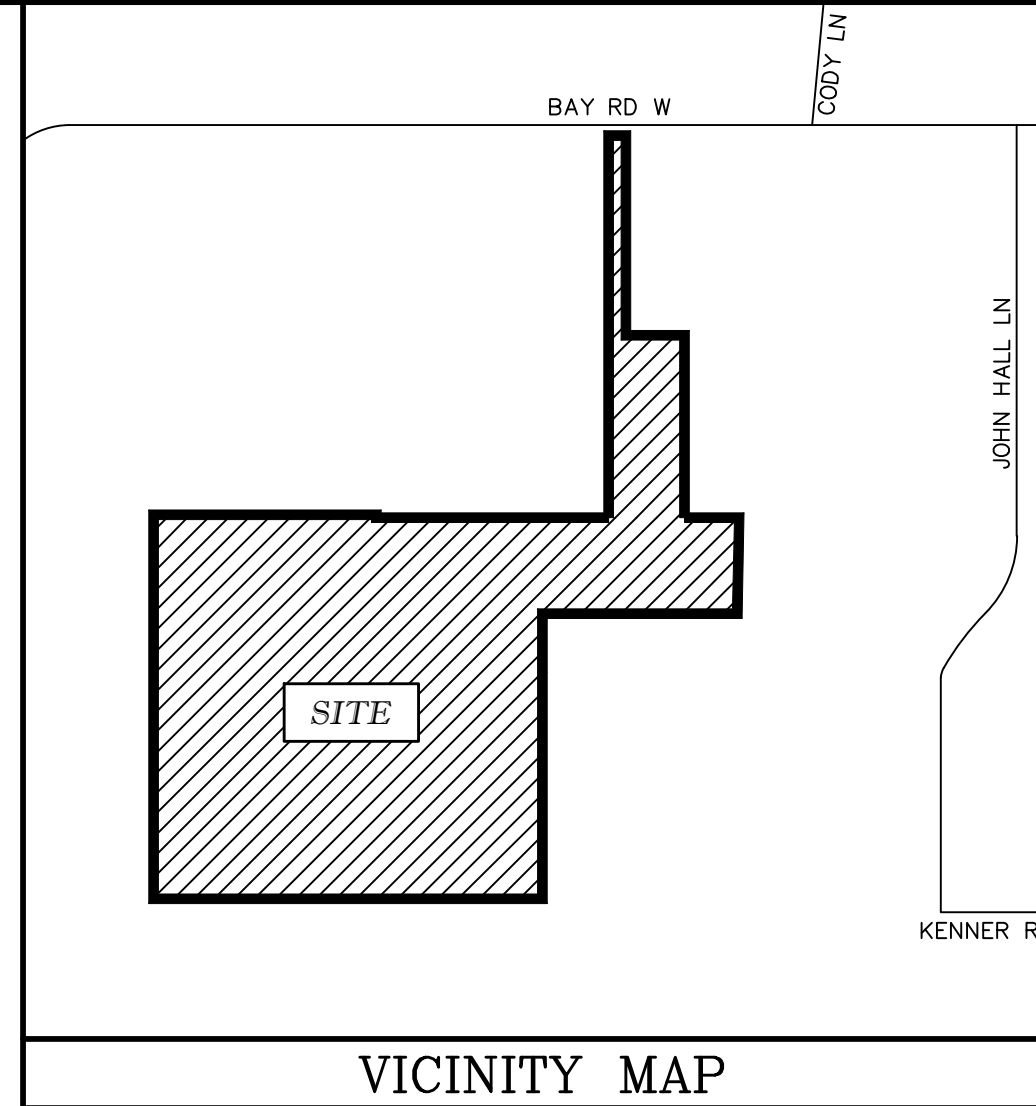
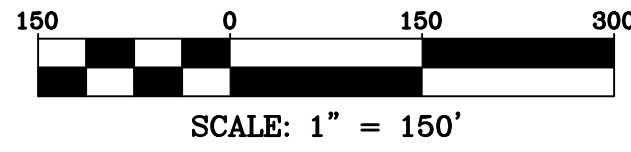
City Planning Commission Chairman



POC
4 IN SQUARE CONCRETE MONUMENT
NE CORNER OF SECTION 12,
TOWNSHIP 8 SOUTH,
RANGE 3 EAST

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
(ACT) ACTUAL
(REC) RECORD
SF. SQUARE FEET
AC. ACRES
BK & PG BOOK & PAGE
X FENCE (AS-NOTED)
--- RIGHT-OF-WAY LINE
--- CENTERLINE



VICINITY MAP

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES:

(Electric, Gas, Water, Cable & Internet)

The undersigned, as authorized by Riviera Utilities, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this

the_____day of_____ 2025.

Authorized Signature

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY HEALTH DEPARTMENT:

The lot(s) on this plat are subject to approval or deletion by the Baldwin County Health Department. No representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with the said health department and are made a part of this plat as if set out here on.

Authorized Signature

CERTIFICATE OF APPROVAL BY BALDWIN 9-1-1:

The undersigned, as authorized by Baldwin 9-1-1, hereby approves the within plat for the recording of the same in the Probate Office of Baldwin County, Alabama, this

the_____day of_____ 2025.

Authorized Signature

CERTIFICATE OF APPROVAL BY BALDWIN EMC:

(POWER)

The undersigned, as authorized by Baldwin EMC, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this

the_____day of_____ 2025.

Authorized Signature

NOTES:

- Bearing Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ALDOT Network as a continuously operating reference station.
- Type of Survey: Boundary Survey
- Field Date(s): October 15, 2025; October 21, 2025
- All corners are set rod & cap (ROWE) unless otherwise noted.
- This drawing does not reflect an easement or title search by the surveyor. Easements or Claims of easements may exist.
- Setback lines shown on this plat (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinances or restrictive covenants are not shown.
- Site Data: Total Site Area: = 49.61± AC (2,160,854± SF)
Smallest Lot Size: = 9.66± AC (419,738± SF)
Number of Lots: = 2
Minimum Building Setback: (Front) = to be determined
(Rear) = to be determined
(Side) = to be determined
Zoned: (to be determined)

8.) Property Owner(s):

Tax Parcel No. 05-59-01-12-0-001-001.03
Owner: Walker, Sidney Earl J trustee of the Sidney Earl Walker, JR living Trust, dated October 26, 2023, and any amendments thereto
Mailing Address: 11884 Bay Rd W, Foley, AL 36535-5413
Tax Parcel No. 05-59-01-12-0-001-003.001
Owner: Sidney E Walker
Mailing Address: 11884 Bay Rd W, Foley, AL 36535-5413

LEGAL DESCRIPTION

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Commencing at a concrete monument marking the Northeast corner of Section 12, Township 8 South, Range 3 East, Baldwin County, Alabama, run South 00°-13'-03" West, 40.00 feet to a point on the original South right-of-way line of Bay Road West; thence North 89°-46'-37" West and along said South right-of-way line, 1039.73 feet to a recovered rod and cap; thence South 00°-00'-05" W, 14.82 feet to the current right-of-way of said Bay Road West and the Point of Beginning of the property herein described; thence South 00°-00'-05" West and along the West line of property conveyed by Instrument No. 1720085, Probate Court Records, Baldwin County, Alabama, a distance of 663.42 feet to a recovered rod and cap; thence North 89°-42'-07" East and along the South line of said property, 199.76 feet to a recovered rod and cap; thence South 00°-00'-54" West and along the West line of property conveyed by Instrument No. 2094152, said Probate Records, a distance of 612.33 feet to a recovered rod and cap; thence South 89°-57'-47" East and along the South line of said property, 260.05 feet to a recovered rod and cap; thence South 00°-04'-45" East and along the West line of property conveyed by Instrument No. 2146495, said Probate Records, a distance of 336.19 feet to a recovered rod and cap; thence North 89°-24'-37" West, 662.31 feet; thence South 00°-16'-56" East, 200.98 feet to a recovered iron open top; thence South 88°-58'-24" East, 2.46 feet; thence South 00°-30'-50" West, 783.37 feet; thence North 89°-29'-10" East, 1332.42 feet to a recovered iron open top; thence North 00°-30'-50" East and along the East line of property conveyed by Instrument No. 1187116, said Probate Records, a distance of 1302.17 feet; thence North 89°-45'-36" East and along the South line of properties conveyed by Instrument Numbers 1422952 and 1762690, said Probate Records, a distance of 788.27 feet; thence South 00°-02'-43" West, 2.69 feet; thence South 89°-57'-47" East and along the South line of properties conveyed by Instrument Numbers 2178481, 1649248, and 1703750, said Probate Records, a distance of 1227.81 feet; thence North 00°-00'-59" East, 1274.18 feet to a recovered rod and cap; said point being on the South right-of-way line of said Bay Road West; thence North 89°-39'-16" East, 60.20 feet to the Point of Beginning. Said property being the same as properties conveyed by Instrument Numbers 2094152 and 2126108, said Probate Records.

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.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 0100300902 M, and dated April 19, 2019, and found that the above described property now is located in Flood Hazard Area(s) "X-Unshaded", "X-Shaded", AE (EL 9), and AE (EL 8) as determined by graphic scaling.

Date: October 21, 2025

Cecil T. Hudson, PLS
Alabama Licensed Professional
Land Surveyor No. 29983-S
Prints not valid unless
they bear an original seal

REVISIONS:		BAY ROAD PLACE SUBDIVISION	
PREPARED FOR Sidney Walker			
ROWE ENGINEERING & SURVEYING CONSULTING ENGINEERS			
3502 LAUGHLIN DR • SUITE B • MOBILE, AL 36693 PHONE: 251-666-2766 • FAX 251-660-1040			
DRAWING: 53535-SUB-JMA-10.27.25.dwg	JOB: 53535	PLAT DATE: October 27, 2025	SCALE: 1" = 150'
DRAWN BY: JMA	FB: 2122/22		
CHECKED BY: CTH			
			SHEET NO. 1 OF 1