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FROM DREAMS TO DEEDS

Property Details

Owner Name:	MARCH MATTHEW
Assessor's Parcel Number:	PIN 56281 / PARCEL 43-02-04-0-009-087.000 / ACCOUNT NUMBER 514842
Property Address:	203 Larosa Cir E, Daphne, AL, 36526
County, State:	Baldwin County, AL
Subdivision:	Lake Forest
Lot Number:	90
Legal Description:	30.1' X 264.9' Irr Lot 90 Unit 22 Lake Forest Sub In The Cit Y Of Daphne Sec 4 T5 S R2 E (Tax Deed)
TRS:	T5S R2E SEC4
Parcel Size:	0.18 Acres
Terrain Type:	Wooded
Lot Dimensions:	276.1 feet North 72.15 feet East 264.6 feet South 29.76 feet West



Elevation:	45.0 m or 147.7 feet
Flood Zone / Wetlands:	No
Notes:	See deed attached for complete legal description.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/4CXiE7MugzaNe5LeA
GPS Coordinates (Center):	30.63592, -87.87071
GPS Coordinates (4 corners):	30.636116, -87.870794 N 30.635943, -87.870325 NE 30.63575, -87.870307 SE 30.635916, -87.871128 SW 30.636, -87.871137 W
City or County Limits:	City
School District:	Baldwin county school district
Access To Property:	Yes, Larosa Cir E
Road Type:	Paved
Who Maintains Roads:	City



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Closest Highways:	US-90
Closest Major City:	Mobile, Alabama (28 min, 14.1 miles)
Closest Small Town:	Daphne, Alabama (11 min, 5.3 miles)
Closest Gas Station:	Shell, 9091 Lawson Rd, Daphne, AL 36526 (2 min, 0.6 miles)
Nearby Attractions:	Gator Boardwalk, N Main St, Daphne, AL 36526 (9 min, 3.8 miles) Village Point Park Preserve, 27710 Main St, Daphne, AL 36526 (9 min, 3.9 miles) May Day Park, College Ave, Daphne, AL 36526 (13 min, 6.1 miles)
Notes:	Comp link: https://www.zillow.com/homedetails/106-Dunbar-Loop-159-u-22-Daphne-AL-36526/2054370515_zpid/

Property Tax Information

Assessed Taxable Value:	\$1,520.00
Assessed Actual Value:	\$7,600.00
Back Taxes Owed? If so amount owed:	Yes, \$299.07 (Inclusive of tax liens)
Tax Liens? If so amount owed:	Yes, \$299.07
Annual Property Taxes:	\$69.92



Notes: **Taxes are unpaid since 2022.**

Zoning & Restriction Information

Zoning / Property Use Code: High Density Single-Family Residential District (R-3)

What can be built on the property? Single Family Detached. See the attached documents for additional details.

Time limit to build? As per City: Permit will be good for 6 months.
As per HOA: construction should be completed within 1 year.

Is camping allowed? As per City: No
As per HOA: No

Camping restrictions if any: N/A

Are RV's allowed? As per City: No
As per HOA: only for storage purposes, must be screened from view

RV restrictions if any: N/A

Are mobile homes allowed? As per City: No
As per HOA: No

Mobile home restrictions if any: N/A

Are tiny homes allowed? As per City: No
As per HOA: No

Tiny home restrictions if any: N/A



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Are short term vacation rentals allowed?	As per City: Yes As per HOA: No
Vacation rental restrictions if any:	A business license is required.
Is property part of an HOA / POA?	Yes - Website: https://www.lakeforestdaphne.com/
HOA / POA dues, if any:	Monthly fee: \$60/ Month Total Due Amount: \$2,493.00
Subdivision CC&R Availability:	Attached
CC&R Information:	Instrument#1670284
Deed Availability:	Attached
Deed Information:	Instrument# 2018234
Notes:	This parcel is inside the city of Daphne. Information above is based on city restrictions.

Utility Information

Water / Well?	Contact Daphne Utilities (251-626-2628)
Sewer / Septic?	Contact Daphne Utilities (251-626-2628)
Electric?	Contact Baldwin EMC Coop (251-989-6247)



Gas?	Natural gas not available.
Waste?	Contact Daphne Utilities (251-626-2628)
Notes:	Per City of Daphne Utilities, water, sewer and trash service is available.

County Contact Information

County Website:	https://baldwincountyal.gov/
Assessor Website:	https://www.propertytax101.org/alabama/baldwincounty/taxassessor
Treasurer Website:	https://baldwincountyal.gov/government/revenue-commission
Recorder Website:	https://baldwincountyal.gov/government/probate-office
GIS Website:	https://isv.kcsgis.com/al.baldwin_revenue/?fips=387961
Zoning Link:	https://baldwincountyal.gov/departments/planning-zoning
Phone number for Planning Dept:	(251) 580-1655
Phone number for Recorder:	(251) 937-0260 (251) 990-4645 (251) 970-4098 (251) 972-6845
Phone number for Treasurer:	North Baldwin (251) 937-0245 South Baldwin (251) 972-6819 Eastern Shore (251) 990-4627



Phone number for Assessor: (251) 937-0245

City Website: <https://www.daphneal.com/>

Phone number for City: 251-620-1000

Notes: N/A

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Accessory buildings and uses, when located on the same lot or parcel as the principal structure or use and customarily incidental thereto, provided the requirements in all pertinent sections of this Ordinance are met	R-1, R-2, R-3, R-4, R-5 B-1, B-1(a), B-2 B-2(a), B-3, C/I C-2, GC		
Agriculture and related farming operations, including horticulture, plant nurseries market gardening, field crops, orchards, and home gardens	R-1, R-2, R-3, R-4, R-5 B-1, B-2 B-2(a), B-3	C-2, GC, C/I	
Air conditioning sales and service	B-1, B-2 B-2(a), C/I		
Ambulance/EMS service	B-1, B-2 B-2(a), C/I	B-1(a), B-3	
*Amusement arcade	B-2		
Kiddie land	B-2	C/I	
Animal clinic/kennels for small animals; need not be enclosed within a structure	B-2, C/I		
Antique store, including repairing, restoration and refinishing	B-2, C/I		
Apparel and accessory store	B-1, B-1(a) B-2, B-2(a)		
Appliance store	B-1, B-1(a) B-2, B-2(a)		
Armory	B-1, B-2, B-2(a)	C/I	R-4, R-5
Art gallery or museum	B-1, B-1(a) B-2, B-2(a)		R-1, R-2, R-3, R-4, R-5 B-3, C/I
Art sculptures, statues, monuments		B-1, B-1(a), B-2 B-2(a), B-3, C/I	R-1, R-2, R-3, R-4, R-5
Art supplies	B-1, B-1(a) B-2, B-2(a)	C/I	

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Auditoriums, stadiums, coliseums, and other such places of public assembly		B-2, C/I	R-1, R-2, R-3, R-4, R-5
Automobile air conditioning sales and service	B-2, C/I		
Automobile glass and upholstery installation	B-2, C/I		
Automobile laundry, where the primary function is washing automobiles, but not including trucks or trailers; operations shall be conducted only within a completely enclosed structure, and all wastes shall be discharged directly into the sewer	B-2, C/I		
Automobile parts sales, except used parts	B-2, C/I		
Automobile wrecking and salvage; need not be enclosed within a structure, but must be enclosed with a solid fence sufficiently high to obstruct noise and view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct view is provided		B-2, C/I	
Automobile, travel trailer, camper, farm equipment and implements and mobile home sales (new and used); need not be enclosed within a structure, but any mechanical or body repair must be done entirely within a structure which shall not have any opening, other than a stationary window, within 100 feet of a residential district	B-2, C/I		

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Automobile and truck laundry, including steam cleaning	C/I		
Automobile and truck repair garage, mechanical and body; must be conducted in a structure which shall not have any openings other than a stationary, within 100 feet of a residential district and which shall not store or otherwise maintain any parts or waste materials outside such structures	B-2, C/I		
Automobile and truck sales and service; but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed within a structure provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities	B-2, C/I		

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Automobile and truck service station including minor repair, subject to the requirements listed under Special Provisions, where the primary function is retail sale of gasoline, oil, grease, tires, batteries and accessories and where services are limited to installation of the items sold, washing, polishing, tire changing, greasing and minor repairs, but not including commercial wrecking, dismantling or auto salvage yard, major mechanical overhauling or body work; fuel pumps need not be enclosed within a structure	C/I	B-1, B-2	
Bakery, retail	B-1, B-1(a) B-2, B-2(a)		
Bakery, wholesale	B-2, C/I		
Bank, including drive-in bank	B-1, B-2 B-2(a), B-3	B-1(a)	
Barber shop or beauty parlor	B-1, B-1(a) B-2, B-2(a)		
Barber and beauty supplies and equipment sales	B-1, B-1(a) B-2, B-2(a), C/I		
Bed & Breakfast		R-1, R-2, R-3	
Bicycle, lawnmower sales, service and repair	B-2, C/I	B-2(a)	
*Billiard or pool hall	B-2		
Boat construction, storage, service and repair, wet and dry, major; need not be enclosed within a structure	C/I	B-2	
Boat dry storage; pleasure boats having lengths not greater than 31 feet	B-2, C/I		

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Boat sales, accessories and service	B-2, C/I		
Boat storage, service and repair, minor; a marina for docking pleasure boats and providing services thereto and to the occupants thereof, including minor servicing and minor repair to boats while in the water, sale of fuel and supplies, and provision of lodging, food, beverages and entertainment as accessory uses, may include dry storage in an enclosed structure	B-2, C/I		
Book store	B-1, B-1(a) B-2, B-2(a)		
Bottling works	C/I	B-2	
Bowling alley	B-2		
Building materials supply, provided that major storage areas are screened from view and that any machine operations are conducted entirely within an enclosed structure with no opening other than a stationary window within 100 feet of a residential district	B-2, C/I		
Bus and railroad terminal facilities	B-2, C/I		
Business machines sales and service	B-2, B-2(a), C/I	B-1, B-1(a)	
Business school or college		B-1, B-1(a), B-2 B-2(a), B-3	C/I
Butane and other liquefied petroleum gas products storage and sales; need not be enclosed within a structure			B-2, C/I

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Cabinet or carpenter shop; customized marble, granite, stone countertops	B-2, C/I		
Cafe, grill, lunch counter and restaurant but not including night club, bar, tavern and drive-in restaurant	B-1, B-2, B-2(a)		
Cafe, grill, lunch counter and drive-in restaurant, and restaurant but not including night club, bar, tavern		B-1(a)	
Camera and photographic supply store	B-1, B-1(a) B-2, B-2(a)	C/I	
Candy, nut and confectionery store	B-1, B-1(a) B-2, B-2(a)		
Canvas products manufacture	C/I	B-2	
Carting, express, crating, hauling, storage	B-2, C/I		
Catering shop or service	B-1, B-1(a) B-2, B-2(a)	C/I	
Cemetery, subject to requirements of the Special Provisions			R-1, R-2, R-3, R-4, R-5
			B-1, B-2 B-3, C/I
			C-2, GC
Churches and related accessory buildings	B-1, B-1(a) B-2, B-2(a), B-3		R-1, R-2, R-3, R-4, R-5 C/I
City Hall, police station, fire station, courthouse, federal office building and similar public building	R-1, R-2, R-3, R-4, R-5		
	B-1, B-1(a), B-2 B-2(a), B-3, C/I	C-2 GC	
Clay and clay products manufacture; need not be enclosed within a structure	C/I	B-2	

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Clinic, dental, medical or psychiatric for humans	B-1, B-2 B-2(a), B-3	B-1(a)	R-1, R-2, R-3, R-4, R-5 C/I
Clinic, convalescent or nursing home, extended care facility or sanitarium for humans		B-1, B-1(a) B-2, B-2(a), B-3	R-1, R-2, R-3, R-4, R-5
Club or lodge, fraternal, civic, charitable or similar organization, public or private, but not including any such club, lodge or organization, the chief activity of which is a service or product customarily carried on as a business	B-1, B-1(a), B-2	B-2(a), C/I	R-1, R-2, R-3, R-4, R-5
College or university, provided that they are located on a lot fronting on an arterial street or road and that no building is located within 100 feet of any property line		B-1, B-1(a) B-2, B-3	R-1, R-2, R-3, R-4, R-5
College sorority or fraternity house		B-1, B-2, B-3	R-1, R-2, R-3, R-4, R-5
Communications towers		C/I	B-2
Concrete and concrete products manufacture; need not be enclosed within a structure	C/I		
Contractor's storage yard for vehicles, equipment, materials and supplies; need not be enclosed within a structure, but must be enclosed within a solid fence to screen view; chain link or similar open fence may be permitted if a screen planting adequate to obstruct the view is provided	B-2, C/I		

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Convenience store	B-2	B-1, B-2(a)	
Correctional, detention or penal institution			B-2, C/I
Dairy equipment sales	B-2, C/I		
Dairy products sales	B-1, B-1(a) B-2, B-2(a)	C/I	
Delicatessen	B-1, B-1(a) B-2, B-2(a)	C/I	
Department store	B-2(a) B-2		
Dog pound; need not be enclosed within a structure	C/I	B-2	
Drive-in restaurant	B-2, B-2(a)	B-1	
Drug Store, Pharmacy	B-1, B-1(a) B-2, B-2(a)		
Dry cleaning shop, including self-service	B-1, B-2(a), B-2	B-1(a), C/I	
Dry goods or fabric store	B-1, B-1(a) B-2, B-2(a)		
Dwelling, one-family	R-1, R-2, R-3, R-4		
Dwelling, two-family	R-4		
Dwelling, multi-family	R-4		
Electric power generating plant			B-2, C/I
Electric power substation; need not be enclosed within a structure, but must be secured by a chain link or similar fence, or raised above ground so as to be inaccessible to unauthorized persons; requires visual screen in most districts		R-1, R-2, R-3 R-4, R-5	
		B-1, B-1(a), B-2 B-2(a), B-3, C/I	
		GC, C-2	
Electric repair shop	B-2, C/I		

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Electric supply store	B-2, C/I		
Electric supply retail store	B-2(a)		
Elevator maintenance service	B-2, C/I		
Employee credit union office	B-1, B-1(a) B-2, B-2(a), B-3	C/I	
Exterminator service office	B-2, B-2(a), C/I	B-1	
Farm and garden equipment and supply store	B-2, C/I	B-2(a)	
Farmers' markets	B-2, C/I	B-2(a)	
Fix-it shop, including small appliance repair	B-1, B-2, B-2(a), C/I	B-1(a)	
Floor covering sales and service	B-1, B-1(a) B-2, B-2(a), C/I		
Floral shop	B-1, B-1(a) B-2, B-2(a)	C/I	
Food locker plant including rental of lockers for the storage of food; cutting and packaging of meats and game, but not the slaughtering of animals or fowl.	B-2, C/I		
Food products processing plant	B-2, C/I		
Food products, wholesale storage and sales	B-2, C/I		
Freight depot, railway or truck	C/I	B-2	
Fruit and produce, retail	B-1, B-1(a), B-2	B-2(a)	
Funeral home, mortuary or undertaking establishment	B-1, B-2	B-1(a), C/I	

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Furniture and home furnishing store, including office furniture and equipment	B-2, B-2(a), C/I		
Furniture repair, including upholstery and refinishing	B-2, B-2(a), C/I		
Gas regulator station		R-1, R-2, R-3 R-4, R-5	
		B-1, B-2 B-2(a), B-3, C/I	
		C-2, GC	
Gift shop	B-1, B-1(a) B-2, B-2(a)		
Grocery store, retail	B-1, B-1(a), B-2	B-2(a)	
Gymnasium, commercial	B-1, B-2, B-2(a)	B-1(a), C/I	
Hardware store, retail, wholesale, storage and sales	B-1, B-1(a), B-2	B-2(a)	
Hatchery, poultry or fish	C/I		
Heating and plumbing equipment, supplies and service	B-2, C/I		
Hobby shop and supply store	B-1, B-1(a) B-2, B-2(a), C/I		
Home occupation	R-1, R-2, R-3, R-4, R-5		
	B-1, B-1(a), B-2 B-2(a), B-3		
Hospital		B-1, B-2 B-2(a), B-3	R-1, R-2, R-3, R-4, R-5
Hotel	B-2	B-1, B-2(a)	
Extended stay hotel facility	B-2		B-2(a)

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Motel	B-2	B-1, B-2(a)	
Ice cream parlor	B-1, B-1(a) B-2, B-2(a)		
Ice plant	C/I		
Industrial park	C/I		
Innovative design developments		R-4	
Institution for children or the aged, day care			R-1, R-2, R-3, R-4, R-5 B-1, B-2, B-2(a)
Interior decorating shop	B-1, B-1(a) B-2, B-2(a)		
Junk yard including storage, baling or sale of rags, paper, iron or junk; need not be enclosed within a structure but must be enclosed within a fence of sufficient height to obstruct view and noise; chain link or similar fence may be permitted if screen planting is provided.	C/I		
Kindergarten, play school or day care center, public or private, provided that all activities are carried on in an enclosed building or fenced yard and that all applicable federal, state and local requirements are met.			R-1, R-2, R-3, R-4, R-5 B-1, B-2, B-2(a)
Laboratory, scientific	C/I		B-2, B-2(a)
Laboratory, medical or dental	B-1, B-1(a) B-2, B-2(a), C/I		
Landscape garden sales; need not be enclosed within a structure	B-1, B-2, C/I	B-2(a)	
Laundry, self-service	B-1, B-1(a) B-2, B-2(a)	R-4	

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Laundry, and dry cleaning pick-up station	B-1, B-1(a) B-2, B-2(a)	C/I	
Laundry and dry cleaning plant	B-2, C/I		
Laundry, linen supply or diaper service	B-2, B-2(a), C/I		
Leather goods or luggage goods store	B-1, B-1(a) B-2, B-2(a)		
Liquor, wine or beer sales not to be consumed on premises and meeting local and state requirements.	B-1, B-2, B-2(a)		
Library	R-1, R-2, R-3, R-4, R-5		
	B-1, B-1(a) B-2, B-2(a)		
Loan office	B-1, B-1(a) B-2, B-2(a)		
Locksmith	B-1, B-1(a) B-2, B-2(a)		
Lodging and tourist homes			R-4 B-1, B-2, B-2(a)
Lumber yards and building materials; need not be enclosed within a structure	B-2, C/I		
Machine shop	C/I	B-2	
Machinery, tools and construction equipment, sales and service	C/I		B-2
Mail order house	B-2, C/I		

**SECTION 35-3
PERMITTED USES &
CONDITIONS**

By Right

**Planning Commission
Approval**

**Special Exception
BZA Approval**

MANUFACTURING, REPAIR, OF A LIGHT INDUSTRIAL NATURE, ASSEMBLY OR PROCESSING ESTABLISHMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

Automobile assembly	C/I		
Clothing and garment manufacturing	C/I		
Food products processing and packaging	C/I		
Glass products manufacturing	C/I		
Laboratories for testing materials, chemical analysis, photographic processing.	C/I		
Metal products manufacturing	C/I		
Millwork and similar wood products manufacturing	C/I		
Musical instruments and parts manufacturing	C/I		
Paper products manufacturing	C/I		
Plastics manufacturing	C/I		
Scientific, optical and electronic equipment--- assembly and manufacturing	C/I		
Shipbuilding and repair yard; need not be enclosed within a structure	C/I		
Souvenirs and novelties manufacturing	C/I		
Surgical and dental supplies manufacturing	C/I		
Toy, sporting goods and athletic goods manufacturing	C/I		

END OF MANUFACTURING, REPAIR, ASSEMBLY OR PROCESSING OF A LIGHT INDUSTRIAL NATURE SECTION

Marine stores and supplies	B-2, B-2(a), C/I		
Manufactured home	R-5	R-3, R-4	
Mobile Home and/or Mobile Home park	R-5		

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Mobile Home subdivision	R-5		
Motorcycle sales, service, and repair	B-2, C/I	B-2(a)	
Music store	B-1, B-1(a) B-2, B-2(a)		
Natural preservation areas including bird and wildlife sanctuaries, nature and hiking trails		R-1, R-2, R-3 R-4, R-5 B-1, B-1(a) B-2, B-2(a)	
News stand	B-1, B-1(a) B-2, B-2(a)		
Night club, bar, tavern and cocktail lounge when separate from a restaurant	B-1, B-2		
Office buildings, general	B-1, B-1(a) B-2, B-2(a),C/I		
Office buildings, professional	B-1, B-1(a) B-2, B-2(a), B-3, C/I		
Office equipment and supplies, retail	B-1, B-1(a) B-2, B-2(a)		
Oil and gas exploration and production activities			R-1, R-2, R-3, R-4, R-5
			B-1, B-2 B-2(a), B-3, C/I
			C-2, GC
Optician	B-1, B-1(a) B-2, B-2(a), B-3		
Paint and wallpaper store	B-1, B-1(a) B-2, B-2(a), C/I		
Painting and decorating contractor	B-2, C/I		
Paper supplies, wholesale	B-2, C/I		

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Parking lot, commercial	C/I	B-1, B-1(a), B-2, B-2(a), B-3, C-2, M-U	
Pawn Shop	B-2		B-1
Pet shop	B-2	B-2(a), C/I	B-1, B-1(a)
Photographic studio and/or processing	B-1, B-1(a) B-2, B-2(a)	C/I	
Picture framing and/or mirror silvering	B-2	C/I	B-1, B-1(a), B-2(a)
Planned Unit Development, fixed dwelling		R-1, R-2, R-3, R-4	
Planned Unit Development, mobile home		R-5	
Plastic fabrication	C/I	B-2	
Plumbing shop	B-1, B-2, C/I	B-2(a)	
Police substation, including Highway Patrol		R-1, R-2, R-3 R-4, R-5	
		B-1, B-2 B-2(a), B-3, C/I	
		C-2, GC	
Post office		R-1, R-2, R-3 R-4, R-5	
		B-1, B-1(a), B-2 B-2(a), B-3, C/I	
		C-2, GC	
Printing, blueprinting, bookbinding, photostating, lithographing and publishing establishment.	B-1, B-2 B-2(a), B-3, C/I	B-1(a)	

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Public utility production and maintenance buildings with proper screening		B-1, B-2, B-2(a) C/I	
Public utility substation with proper screening		R-1, R-2, R-3 R-4, R-5	
		B-1, B-2 B-2(a), B-3, C/I	
Radio and television antenna (amateur)	R-1, R-2, R-3 R-4, R-5	GC C-2	
	B-1, B-2 B-3, C/I		
Radio and television station and transmitting tower (commercial)		C/I	B-2
Racquetball or tennis courts, indoor		R-1, R-2, R-3 R-4, R-5	
		B-1, B-2 B-2(a), C/I	
		GC C-2	
Roofing and sheet metal shop	C/I	B-2	
Rug and/or drapery cleaning service contained within a structure	C/I	B-2	
Sand and gravel storage yard; need not be enclosed within a structure	C/I	B-2	
Sawmill or planing mill	C/I	B-2	

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Schools, public and/or private, elementary and/or secondary meeting the requirements of the education laws of the State of Alabama			R-1, R-2, R-3, R-4, R-5 <hr/> B-1, B-2, B-2(a), B-3, C/I
Seafood store, retail	B-1, B-2	B-2(a)	
Sewage disposal plant; need not be enclosed within a structure		B-2, C/I	
Sexually oriented business (except tattoo facility) in compliance with Ordinance 2013-38	C/I	B-2	
Shoe repair shop	B-1, B-1(a) B-2, B-2(a)	C/I	
Shoe store, retail	B-1, B-1(a) B-2, B-2(a)		
Sign shop	B-2, C/I	B-2(a)	
Sporting goods store	B-1, B-1(a) B-2, B-2(a)		
Stone monument sales, retail; may include cutting and processing merchandise sold at retail on the site; need not be enclosed within a structure	C/I		B-2 B-2(a)
Studio for dance or music	B-1, B-1(a) B-2, B-2(a)	C/I	
Studio for professional work or teaching of fine arts such as photography, drama, speech and painting	B-1, B-1(a) B-2, B-2(a)	C/I	
Surgical or dental supplies retail	B-2, B-2(a), C/I		

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Tailor shop	B-1, B-1(a) B-2, B-2(a)		
Taxi dispatching station	B-1, B-2, B-2(a), C/I		
Tattoo facility shall be in compliance with Ordinance 2013-38	B-2	B-1, B-2(a)	
Taxi terminal, storage and repair of vehicles	B-2, C/I		
Taxidermy shop	B-1, B-2, C/I		
Teen club or youth center			R-1, R-2, R-3, R-4, R-5
			B-1, B-2
Telephone exchange		R-1, R-2, R-3 R-4, R-5 B-1, B-1(a) B-2, B-2(a), B-3, C/I GC, C-2	
Telephone equipment storage including shops and garage; need not be enclosed within a structure but must provide adequate screening	B-2, C/I		
Temporary uses, including revival tents, sale of Christmas trees, carnivals, sale of seasonal fruit and vegetables from roadside stands, and similar uses, for a period not to exceed four (4) weeks in any calendar year	B-1, B-2	B-1(a), B-2(a)	
Theater, indoor	B-2, B-2(a)	B-1, B-1(a)	
Tires, batteries and other automotive accessories sales establishments	B-2, C/I		

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Tobacco store	B-1, B-2		
Tourist home			R-4, B-1, B-1(a) B-2, B-2(a)
Toy store	B-1, B-1(a) B-2, B-2(a)		
Trade school or college			B-2(a)
Transit vehicle storage and servicing; need not be enclosed within a structure		B-2 C/I	
Variety store	B-1, B-1(a) B-2, B-2(a)		
Veterinary service	B-2, C/I		
Warehouse and storage facilities, minor; mini-type do-it-yourself storage facilities	C/I	B-2	
Water storage; need not be enclosed within a structure		R-1, R-2, R-3 R-4, R-5 B-1, B-2 B-2(a), B-3, C/I C-2, GC	
Water or sewage pumping station		R-1, R-2, R-3 R-4, R-5 B-1, B-2 B-2(a), B-3, C/I GC, C-2	
Welding shop	C/I	B-2	
Well drilling company	B-2, C/I		
YMCA, YWCA and similar institutions			R-1, R-2, R-3, R-4, R-5 B-1, B-2, B-2(a)
Zoo			B-2, C/I

SECTION 35-5 PERMITTED GOLF COURSE USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Amusement park	C-2	B-2	
Amphitheater	C-2		
Archery range	C-2	B-2	
Athletic field or stadium such as baseball, football, soccer, etc. or similar use, provided that no building for such purposes is located within 100 feet of any property line	C-2		
Baseball batting range	C-2	B-2, B-2(a)	
Boat docking only of pleasure boats as an accessory use to a permitted principal use; maximum of three (3) slips per unit. Boat service is prohibited	C-2	R-1, R-2, R-3 R-4, R-5, B-1 B-2, B-2(a)	
Circus or carnival, fairground	C/I, C-2	B-2	
Golf, driving range and practice tee	C-2	B-2, B-2(a), B-1	
Golf course, miniature	C-2	B-1, B-2, B-2(a)	
Marina, minor; see boat storage, service and repair minor	C-2	B-2, C/I	
Marina, major; see boat construction, storage, service and repair, wet and dry, major; may also include boat sales, accessories and service	C/I C-2	B-2	

SECTION 35-3 PERMITTED USES & CONDITIONS	By Right	Planning Commission Approval	Special Exception BZA Approval
Other (outdoor) commercial amusement establishment	C-2		
Park or playground including recreation centers; need not be enclosed within a structure	C-2	R-1, R-2, R-3, R-4, R-5 B-1, B-2, B-2(a)	
Riding stables or academy, horses; need not be enclosed within structure	C-2	R-1, R-2, R-3, R-4, R-5 B-1, B-2, B-2(a)	
Roller-skating and ice- skating rink	C-2		
Skate board park	C-2		
Swimming pool, commercial	C-2	B-2	
Tennis courts or club, outdoor; need not be enclosed within a structure; no building for such purposes is located within 100 feet of any property line	C-2	R-1, R-2, R-3, R-4, R-5 B-1, B-2, B-2(a) C/I	
Theater, outdoor/drive-in; need not be enclosed within a structure	C-2		
Golf course may include country club, golf course and ancillary use, privately or publicly owned and operated, provided that no building for such purposes is located within 100 feet of any property line and/or green space.	GC		

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 22nd day of July , 2022 , by the grantor,
Hillsboro Inlet, LLC, a Wyoming Limited Liability Company
301 Thelma Dr. #505
Casper, WY 82609

to the grantee,
Matthew March, a Single Man
44679 Mill Run Court
Temecula, CA 92592

WITNESSETH, that the said grantor, for Five Thousand, Seven Hundred, Ninety Seven dollars (\$5,797.00) the receipt of which is hereby acknowledged, remises, releases, quitclaims, and conveys to the grantee the grantor's interest in all that real property located in Baldwin County, Alabama, more particularly described as:
30.1' x 264.9' Irr Lot 90 Unit 22 Lake Forest Subdivison in the City of Daphne Sec 4-T5S-R2E in Baldwin County, Alabama.

Commonly known as: 203 Larosa Circle E, Daphnc, AL 36526
Parcel ID: 43 02 04 0 009 087.000
Source of title:
Deed recorded in 3/20/2018, document #1685623

TO HAVE AND TO HOLD the same unto the said grantee and the grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

[Signature]
Signature
S. Seal
Print name
Agent, Hillsboro Alet, LLC
Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

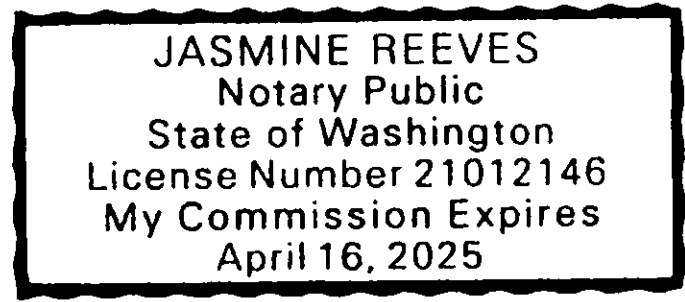
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Washington)
COUNTY OF Clark)

I, Jasmine Reeves, a notary public, hereby certify that S. Seal, Agent, Hillsboro Alet, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of August, A. D. 2022

Jasmine Reeves
Notary Public
Jasmine Reeves
Print name
My commission expires: 4/16/25



This document prepared by:
Hillsboro Alet, LLC
PO BOX 872570
Vancouver, WA 98687

After recording, please return to:
Hillsboro Alet, LLC
PO BOX 872570
Vancouver, WA 98687

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Hillsboro Inlet, LLC
Mailing Address 301 Thelma Dr. #505
Casper, WY 82609

Grantee's Name Matthew March
Mailing Address 44679 Mill Run Court
Temecula, CA 92592

Property Address

Date of Sale 3/1/2022
Total Purchase Price \$ 5,797.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/1/22

Print Jasmine Reeves

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one