

1 HB417
2 209146-2
3 By Representative Shiver (N & P)
4 RFD: Baldwin County Legislation
5 First Read: 23-FEB-21

A BILL
TO BE ENTITLED
AN ACT

To alter, rearrange, and extend the boundary lines and corporate limits of the municipality of the City of Bay Minette in Baldwin County.

BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

Section 1. The boundary lines and corporate limits of the municipality of the City of Bay Minette in Baldwin County are altered, rearranged, and extended to include within the corporate limits of the municipality, in addition to the lands now included, all of the following territory:

TRACT 1

Cougar Oil

Commencing at the Southwest corner of the Northwest Quarter of Section 15, Township 1 South, Range 3 East, run North 89 degrees 50 minutes 30 seconds East, 2127.94 feet to a rebar and the POINT OF BEGINNING; Thence continue North 89

1 degrees 50 minutes 30 seconds East, 182.78 feet to a rebar;
2 thence run South 11 degrees 49 minutes 31 seconds West, 268
3 feet to a rebar; thence run North 78 degrees 10 minutes 29
4 seconds West 169.62 feet to a rebar; thence run
5 Northwestwardly along the arc of a curve to the right of way
6 of Old Jack Springs Road, an arc distance of 230.49 feet to
7 the point of beginning. PIN# 93592

8 TRACT 2

9 Graham

10 Commencing at the Southwest corner of the Northwest
11 Quarter of Section 15 Township 1 South, Range 3 East, Saint
12 Stephens Meridian run thence North 89 degrees 50 minutes 30
13 seconds East, 2127.94 feet to and iron pin marker on the East
14 margin of the Old Jack Springs Road; thence run Southwardly
15 along a curve to the left, having a radius of 1373.79 feet,
16 and arc distance of 150.07 feet, to the POINT AND PLACE OF
17 BEGINNING; thence run North 89 degrees 48 minutes 9 seconds
18 East 181.29 feet to an iron pin marker on the West margin of
19 Jack Springs Road (a/k/a Baldwin County Highway47); thence run
20 South 11 degrees 49 minutes 32 seconds West 117.66 feet to an
21 iron pin marker; thence run North 89 degrees 48 minutes 9
22 seconds West 169. 74 feet to an iron pin marker on the East
23 margin of the Old Jack Springs Road; thence run Northwardly
24 along a curve to the right, having a radius of 1373.79 feet,
25 an arc distance of 80.82 feet to the PLACE OF BEGINNING. PIN#
26 234806

27 TRACT 3

1 Harbison

2 Parcel I:

3 Commence at the SW Comer of the NW 1/4 of the SW 1/4
4 of Section 15, Township 1 South, Range 3 East; Thence run
5 North, along the West line of the NW 1/4 of the SW 1/4, 779.1
6 feet to a point; Continue North, along the West line of the NW
7 1/4 of the SW 1/4, 124.9 feet to a point (said point being the
8 SW Corner of the property conveyed to Lawrence Evan Harbison
9 and Gina Marie Harbison by that certain Warranty Deed from
10 Margaret D. Harbison dated 5 November 2002 and recorded as
11 Instrument Number 728957); Thence run East 416 feet to a point
12 (said point being the SE Corner of the property conveyed to
13 Lawrence Evan Harbison and Gina Marie Harbison by that certain
14 Warranty Deed from Margaret Harbison dated 5 November2002 and
15 recorded as Instrument Number 728957); Thence run North,
16 parallel with the West line of the NW 1/4 of the SW 1/4, 416
17 feet to a point (said point being the NE Corner of the
18 property conveyed to Lawrence Evan Harbison and Gina Marie
19 Harbison by that certain Warranty Deed form Margaret Harbison
20 dated 5 November 2002 and recorded as Instrument Number
21 728957); Thence run East, along the North line of the NW 1/4
22 of the SW 1/4, 548.4 feet to a point; Continue East, along the
23 North line of the NW 1/4 of the SW 1/4, 650 feet to the Point
24 of Beginning. Thence run South, parallel with the West Line of
25 the Northwest Quarter of the Southwest Quarter, 540 feet to a
26 point; Thence run West, parallel with the North Line of the
27 Northwest Quarter of the Southwest Quarter, 110 feet, more or

1 less, to a point (said point lying North of the Northeast
2 Corner of Parcel A which was conveyed to Arthur N. Goins and
3 Donna J. Goins by that certain Warranty Deed from Margaret
4 Harbison dated 26 March 1996 and recorded at Real Property
5 Book 680, page 1331); Thence run South, parallel with the West
6 Line of the Northwest Quarter of the Southwest Quarter, 100
7 feet to a point; Thence run East, parallel to the North Line
8 of the Northwest Quarter of the Southwest Quarter, to the West
9 margin of Old Jack Springs Road; Thence run Northerly, along
10 the West margin of Old Jack Springs Road, to the North Line of
11 the Northwest Quarter of the Southwest Quarter; Thence run
12 West, along the North Line of the Northwest Quarter of the
13 Southwest Quarter, to the Point of Beginning. PIN# 378742

14 Parcel 2:

15 That portion of the Northwest Quarter of the
16 Southwest Quarter of Section 15, Township I South, Range 3
17 East lying between Old Jack Springs Road and Rabon Road. LESS
18 AND EXCEPT that portion of said property conveyed to Cougar
19 Old, Inc by that certain Warranty Deed from George Denny
20 Graham, Sr. dated 26 September 1996 and recorded at Real
21 Property Book 713, page 1782 and that portion of said property
22 conveyed to George Denny Graham, Sr. by that certain Warranty
23 Deed from Cougar Oil, Inc dated 9 December 1999 and recorded
24 as Instrument Number 525307.

25 TRACT 4

26 Jaye

27 PARCEL I:

1 Commencing at a rebar found at the Northwest corner
2 of Section 15, Township 1 South, Range 3 East, Baldwin County,
3 Alabama; thence South 89° 55' 09" East along the North line of
4 said Section 15 a distance of 21.83 feet to a capped rebar set
5 on the apparent Southern right of way line of Pine Treat Road;
6 thence South 89° 48' 09" East along the Southern right of way
7 line of Pine Treat Road a distance of 708.33 feet to a capped
8 rebar set; thence continue along the Southern right of way
9 line of Pine Treat Road South 89° 48' 09" East a distance of
10 793.62 feet to a capped rebar set at the point of beginning;
11 thence continue along the Southern right of way line of Pine
12 Treat Road South 89° 48' 09" East a distance of 393.18 feet to
13 a capped rebar set; thence South 00° 04' 51" West a distance
14 of 204.14 feet to a capped rebar set; thence South 89° 55' 09"
15 East a distance of 416.00 feet to a capped rebar set; thence
16 North 00° 04' 51" East a distance of 197.25 feet to a capped
17 rebar set on the apparent Southern right of way line of Pine
18 Treat Road; thence South 88° 58' 16" East along the Southern
19 right of way line of Pine Treat Road a distance of 305.70 feet
20 to a capped rebar found at the intersection of the Southern
21 right of way line of Pine Treat Road and the East line of the
22 West Half of said Section 15; thence South 02° 19' 19" East
23 along the East line of the West Half of said Section 15 a
24 distance of 764.49 feet to a rebar found on the Western right
25 of way line of Baldwin County Road Number 47; thence South 18°
26 41' 46" West along the Western right of way line of County
27 Road 47a distance of 335.32 feet to a concrete right of way

1 monument found at the intersection of the West right of way
2 line of County Road 47 and the Northern right of way line of
3 Interstate Number 65; thence South 59° 24' 59" West along the
4 Northern right of way line of Interstate Number 65 a distance
5 of 1206.09 feet to a capped rebar set; thence North a distance
6 of 1709.46 feet to the point of beginning, containing 33.4
7 acres, more or less. PIN #21967

8 PARCEL II:

9 From the Northwest corner of the Northwest Quarter
10 of Section 15, Township 1 South, Range 3 East; run thence West
11 305 feet from a point of beginning; thence continue West 416
12 feet to a point; thence run South 208 feet to a point; thence
13 run East 416 feet to a point; thence run North 208 feet to the
14 point of beginning, intending to describe Parcel Number:
15 18-05-15-0-000-004.000, whether correctly or incorrectly
16 herein described. PIN #383554

17 LESS AND EXCEPT

18 Commencing at a rebar found at the Northwest corner
19 of Section 15, Township 1 South, Range 3 East, Baldwin County,
20 Alabama; thence South 89° 55' 09" East along the North line of
21 said Section 15 a distance of 21.83 feet to a capped rebar set
22 on the apparent Southern right of way line of Pine Treat Road;
23 thence South 89° 48' 09" East along the Southern right of way
24 line of Pine Treat Road a distance of 708.33 feet to a capped
25 rebar set at the point of beginning; thence continue along the
26 Southern right of way line of Pine Treat Road South 89° 48'
27 09" East a distance of 793.62 feet to a capped rebar set;

1 thence South a distance of 1709.46 feet to a capped rebar set
2 on the Northern right of way line of Interstate Number 65;
3 thence South 59° 24' 59" West along the Northern right of way
4 line of Interstate Number 65 a distance of 103.73 feet to a
5 concrete right of way monument found; thence South 76° 55' 09"
6 West along the Northern right of way line of Interstate Number
7 65 a distance of 723.08 feet to a capped rebar set; thence
8 North a distance of 1928.63 feet to the point of beginning,
9 containing 33.4 acres, more or less. PIN# 383556

10 AND LESS AND EXCEPT

11 Commencing at a rebar found at the Northwest corner
12 of Section 15, Township 1 South, Range 3 East, Baldwin County,
13 Alabama; thence South 89° 55' 09" East along the North line of
14 said Section 15 a distance of 21.83 feet to a capped rebar set
15 on the apparent Southern right of way line of Pine Treat Road
16 and the point of beginning; thence South 89° 48' 09" East
17 along the Southern right of way line of Pine Treat Road a
18 distance of 708.33 feet to a capped rebar set; thence South a
19 distance of 1928.63 feet to a capped rebar set on the Northern
20 right of way line of Interstate Number 65; thence South 76°
21 55' 09" West along the Northern right of way line of
22 Interstate Number 65 a distance of 744.39 feet to an angle
23 iron found on the Western line of said Section 15; thence
24 North 00° 13' 10" West along the Western line of said Section
25 15 a distance of 774.73 feet to a concrete monument found at
26 the Southwest corner of the Northwest Quarter of the Northwest
27 Quarter of said Section 15; thence North 10° 42' 10" East a

1 distance of 63.27 feet to a capped rebar set on the apparent
2 Eastern right of way line of Pine Treat Road; thence North 00°
3 20' 42" West along the apparent Eastern right of way line of
4 Pine Treat Road a distance of 1,243.53 feet to a capped rebar
5 set; thence continue along said Western right of way line
6 North 38° 53' 47" East a distance of 24.60 feet to the point
7 of beginning, containing 33.4 acres, more or less. PIN# 21969

8 TRACT 5

9 McKenzie

10 From the Southwest corner of the Northwest Quarter
11 of Section 15, Township 1 South, Range 3 East, run North 89
12 degrees 50 minutes 30 seconds East along the South line of the
13 Northwest Quarter of Section 15, a distance of 2128.5 feet to
14 a point on the East right of way line of the present or Old
15 Baldwin County Highway No. 47 to the point of beginning of the
16 property herein described, thence run Northwardly curving to
17 the right along said East line 99.49 feet to the P. T. of a
18 curve (chord bears North 17 degrees 37 minutes 05 seconds
19 East, 99.39 feet); thence run North 19 degrees 35 minutes 47
20 seconds East along the East line of Highway No. 47 a distance
21 of 434.06 feet to the intersection with the present South
22 right of way line of interstate Highway No. 65; thence run
23 South 78 degrees 10 minutes 30 seconds East along the South
24 line of I-65 a distance of 122.38 feet to the West right of
25 way line of the new or relocated Baldwin County Highway No.
26 47; thence run South 13 degrees 18 minutes 33 seconds West
27 along said West line 489.47 feet to the South line of the

1 Northwest Quarter of Section 15, and the North line of the
2 property now or formerly of H.D. Harbinson; thence run South
3 89 degrees 17 minutes 47 seconds West, along the South line of
4 the Northwest Quarter of Section 15 a distance of 182.78 feet
5 to the point of beginning. PIN# 7239

6 TRACT 6

7 Pierce

8 All of that part of the Northwest Quarter of the
9 Northeast Quarter of Section 15, Township 1 South, Range 3
10 East, which lies West of Jack Springs Road. PIN# 10401

11 LESS AND EXCEPT

12 A strip of land 40 feet wide along the West side of
13 the center line of a survey for a County road described as
14 follows:

15 Running from the NW corner of the NW 1/4 of the NE
16 1/4, Section 15, T 1 S, R 3 E, Easterly along the East and
17 West section line a distance of 270.8 feet to the point of
18 beginning, thence S 18 degrees 33' W and parallel to the
19 center line of survey for a distance of 981.3 feet to a point
20 on the North and South half section line, thence Southerly
21 along said half section line for a distance of 125. 7 feet to
22 Station 602-87 of survey, thence N 18 degrees 33' E along
23 center line of survey a distance of 1013.6 feet to a point on
24 the East and West section line, thence West along said East
25 and West section line a distance of 42.2 feet to the point of
26 beginning, the above described property being and lying in the

1 NW 1/4 of the NE 1/4, Section 15, T 1 S, R 3 E, Baldwin
2 County, Alabama.

3 TRACT 7

4 Pimperl

5 From the Southeast corner of the Northeast Quarter
6 of the Southwest Quarter, Section 15, Township 1 South, Range
7 3 East, run thence North 0 degrees 28' West along boundary of
8 Northeast Quarter of Southwest Quarter of said Section 15, 14'
9 to the easterly projection of the North edge of an existing
10 unimproved lane to an iron pipe (Set by Moore Engineering
11 Company, February, 1972); thence run South 89 degrees 45' West
12 242.90' to a point; thence run North 17 degrees 54' East
13 244.98' to a point; run thence North 72 degrees 34' 30" West
14 222.80' to a point; run thence North 11 degrees 59' East 88.
15 05' to the point of beginning; run thence in an easterly
16 direction 362 feet to a point, which point is the Northeast
17 corner of a parcel of land sold by the Grantor herein to
18 Thomas E. Long and wife, Elaine Long; run thence North 0
19 degrees 20" East 90' to a point; run thence in a Westerly
20 direction 350 feet 8 inches to a point located 50 feet
21 Northeasterly of the point of beginning; thence run South 11
22 degrees 50' West 50 feet to the point of beginning. PIN# 22982

23 TRACT 8

24 Richards

25 Beginning at the Southwest Corner of the Northwest
26 Quarter of Section 15, Township 1 South, Range 3 East, run
27 North 00 degrees 00 minutes 30 seconds West along the West

1 line of Section 15, and along an old fence line 250.53 feet to
2 the intersection with the South right-of-way line of
3 Interstate 65; thence North 76 degrees 54 minutes 30 seconds
4 East along the South right-of-way line of Interstate 65 a
5 distance of 1534.90 feet to a concrete monument; thence South
6 87 degrees 14 minutes 30 seconds East along the South
7 right-of-way line of Interstate 65 a distance of 468.42 feet
8 to a concrete monument; thence South 79 degrees 23 minutes 30
9 seconds East along the South right-of-way line of Interstate
10 65 a distance of 254.35 feet to the West right-of-way line of
11 the Old Jack Springs Road; thence South 18 degrees 17 minutes
12 30 seconds West along said West line 423.17 feet to the P.C.
13 of a curve to the left; thence Southwardly along the West
14 right-of-way line of the Old Jack Springs Road and along the
15 arc of said curve 125.3 feet, more or less to the intersection
16 with the South line of the Northwest Quarter of Section 15
17 (chord bears south, 15 degrees 40 minutes 30 seconds West
18 125.30 feet); thence South 89 degrees 50 minutes 30 seconds
19 West along the South line of Northwest Quarter of Section 15 a
20 distance of 2046.50 feet to the Point of Beginning. PIN#
21 035903

22 TRACT 9

23 Wise

24 COMMENCING AT THE NORTHEAST CORNER OF SECTION 15,
25 TOWNSHIP 1 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA;
26 THENCE RUN SOUTH 00 DEGREES 13 MINUTES EAST 33 FEET TO THE
27 POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE

1 RUN SOUTH 89 DEGREES 50 MINUTES WEST AND PARALLEL WITH THE
2 NORTH LINE OR SAID SECTION 15, 2248.5 FEET TO A POINT ON THE
3 EAST RIGHT-OF-WAY OF JACK SPRINGS ROAD; THENCE RUN
4 SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE 274 FEET TO A
5 RIGHT-OF-WAY MON. (P.C.920+49.99); THENCE CONTINUE ALONG SAID
6 RIGHT-OF-WAY LINE SOUTH 18 DEGREES 26 MINUTES WEST 249.99 FEET
7 TO A MON. (918+00); THENCE RUN SOUTH 11 DEGREES 19 MINUTES
8 WEST 201.56 FEET TO A MON. (916+00); THENCE RUN SOUTH 18
9 DEGREES 26 MINUTES WEST 400 FEET TO A MON. (912+00); THENCE
10 RUN SOUTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF 1-65,
11 582 FEET TO A MON. (884+00); THENCE RUN NORTH 87 DEGREES 02
12 MINUTES EAST 570.06 FEET TO A MON. (P.C.889+61.22); THENCE RUN
13 NORTHEASTERLY ALONG A CURVE TO THE LEFT 1376.5 FEET TO A POINT
14 ON THE EAST LINE OF SECTION 15; THENCE RUN NORTH 00 DEGREES 13
15 MINUTES WEST ALONG THE WEST LINE OF SECTION 15, 782 FEET TO
16 THE POINT OF BEGINNING. THE ABOVE BEING THE SAME PROPERTY
17 ACQUIRED BY GRANTORS BY DEEDS RECORDED IN DEED BOOK 331, PAGE
18 568 AND DEED BOOK 331, PAGE 566. PIN# 21458

19 Section 2. In accordance with Section 11-42-6(b) of
20 the Code of Alabama 1975, a map showing what territory is
21 proposed to be annexed to the municipality of the City of Bay
22 Minette is on file in the office of the Judge of Probate in
23 Baldwin County, Alabama, and the map is open to the inspection
24 of the public.

25 Section 3. This act shall become effective on the
26 first day of the third month following its passage and
27 approval by the Governor, or its otherwise becoming law.

