

1 HB458
2 204701-1
3 By Representative Johnson (N & P)
4 RFD: Local Legislation
5 First Read: 04-MAY-20

1 204701-1:n:02/13/2020:FC/cr LSA2020-531

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A BILL

10 TO BE ENTITLED

11 AN ACT

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13 To alter, rearrange, and extend the boundary lines
14 and corporate limits of the City of Sylacauga in Talladega
15 County.

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BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

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Section 1. The boundary lines and corporate limits
of the City of Sylacauga in Talladega 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:

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In Talladega County, all the following described
property:

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Parcel 1.

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Lot number 4 in Block 42, according to the survey of
certain Avondale Mills property in or near the city or town of
Sylacauga, Talladega County, Alabama, a map of which is

recorded in Vol. 3 Page 34-42, in the Office of the Judge of Probate of said County. This property contains 0.22 acres more or less.

Parcel 2.

From the S.W. corner of the SW 1/4-NE 1/4 of section 12, T21S-R3E, run thence East along the South boundary of said SW 1/4-NE 1/4 a distance of 212.61 feet to the point of beginning of herein described parcel of land; thence turn 91 degrees 00 minutes 50 seconds left and run 209.75 feet; thence turn 88 degrees 57 minutes 10 seconds left and run 206.73 feet to a point on the West boundary of aforementioned SW 1/4-NE 1/4; thence turn 90 degrees 34 minutes 10 seconds right and run North along the West boundary of said SW 1/4-NE 1/4 a distance of 332.54 feet; thence turn 88 degrees 48 minutes 40 seconds right and run 795.5 feet to a point on the West boundary of a county paved road; thence turn 75 degrees 22 minutes right and run Southeasterly along the West boundary of said county paved road for a distance of 570.46 feet; thence turn 105 degrees 13 minutes 10 seconds right and run West along the South boundary of aforementioned SW 1/4-NE 1/4 a distance of 738.32 feet to the point of beginning of herein described parcel of land containing 10.0 acres, more or less.

AND ALSO,

From the SW corner of the SW 1/4-NE 1/4 of Section 12, T21S-R3E, run East along the South boundary of said SW 1/4-NE 1/4 for a distance of 630.93 feet to the point of beginning of herein described parcel of land; thence continue

1 along aforementioned course for a distance of 50.0 feet;
2 thence turn 105 degrees 13 minutes 10 seconds left and run
3 258.90 feet; thence turn 168 degrees 53 minutes 41 seconds
4 left and run 250.47 feet to the point of beginning of herein
5 described parcel of land. Less and except real estate conveyed
6 in Deed Book 464, Page 739, Deed Book 468, Page 15, Deed Book
7 480, Page 787, and Deed Book 491, Page 623. Property is known
8 as 617 Pine Grove Road, Sylacauga, Alabama 35150.

9 Parcel 3.

10 A lot or parcel of land located in the Southwest
11 Quarter of the Northwest Quarter, Section 4, Township 21
12 South, Range 4 East, Talladega County, Alabama and being a
13 part of a 43.53 acre tract belonging to Mr. S. E. Garris,
14 surveyed by this surveyor March, 1979, and being more
15 particularly described as commencing at the Southwest corner
16 of the Southwest Quarter of the Northwest Quarter of said
17 Section 4; thence South 88 degrees 16 minutes East along the
18 South line of said quarter-quarter section, 594.55 feet to the
19 center of the Tallaseehatchee Road; thence North 28 degrees 51
20 minutes West along the center of said road, 858.35 feet to an
21 extension of the South line of a lot owned by Lowell Reynolds;
22 thence North 66 degrees 57 minutes East 30.1 feet to a point
23 on the Easterly right-of-way of Tallaseehatchee Road and the
24 place of beginning; thence from the place of beginning and
25 continuing North 66 degrees 57 minutes East along the
26 Southerly line of said Reynolds lot 99.0 feet to its Southeast
27 corner; thence North 0 degrees 44 minutes East along the East

line of said Reynolds lot, 202.1 feet to a point 15 feet South of the center of a gravel road; thence South 86 degrees 59 minutes East along the South line of said gravel road 100.5 feet; thence South 0 degrees 44 minutes West 153.85 feet to an angle point; thence South 28 degrees 51 minutes East 130.15 feet; thence South 70 degrees 28 minutes West 210.46 feet to the Easterly right-of-way line of Tallaseehatchee Road; thence North 28 degrees 51 minutes West along the Easterly right-of-way line of said road 117.15 feet to the place of beginning and containing 1.0 acre more or less. (Bearings are magnetic.) Property is known as 1878 Tallaseehatchee Rd, Alpine, Alabama 35014

Parcel 4.

Commence at the Northeast corner of the Northwest Quarter of Section 17, Township 22 South, Range 4 East, Talladega County, Alabama; thence proceed West along the North boundary of said Section, for a distance of 326.21 feet to the point of beginning. From this beginning point turn an angle of 90 degrees to the left and proceed South for a distance of 188.4 feet, thence turn an angle of 90 degrees to the right and proceed West for a distance of 313.25 feet to a point on the East right of way line of the Sylacauga-Rockford Highway; thence proceed Northwesterly along East right of way line of said Highway for a distance of 194.39 feet to its point of intersection with the North boundary of said section; thence proceed East along the North boundary of said section for a distance of 359.4 feet to the point of beginning. The above

1 described land is located in the Northeast Quarter of the
2 Northwest Quarter of Section 17, Township 22 South, Range 4
3 East, Talladega County, Alabama, and contains 2. 7 acres.
4 Property is known as 7970 AL Hwy 21 South, Sylacauga, Alabama
5 35151.

6 Parcel 5.

7 Commence at a 1/2" open top pipe in place being the
8 Northeast quarter of Section 32, Township 20 South, Range 4
9 East, Talladega County, Alabama; thence proceed South 07
10 degrees 14 minutes 08 seconds West for a distance of 1161.11
11 feet to a point on the Westerly right-of-way of
12 Tallasseehatchee Road (County Road No. 139), said point being
13 the point of beginning. From this beginning point proceed
14 South 05 degrees 54 minutes 16 seconds West along the Westerly
15 right-of-way of said road for a distance of 165.57 feet (set
16 1/2" rebar); thence proceed North 85 degrees 55 minutes 59
17 seconds West along a fence for a distance of 270.36 feet (set
18 1/2" rebar); thence proceed North 21 degrees 10 minutes 27
19 seconds East along a fence for a distance of 177.27 feet (set
20 1/2" rebar); thence proceed South 84 degrees 55 minutes 19
21 seconds East along a fence for a distance of 223.56 feet to
22 the point of beginning. The property contains 1.00 acre, more
23 or less. Property is known as 3073 Tallasseehatchee Rd, Alpine,
24 Alabama 35014.

25 Parcel 6.

26 Lot No. 10 of the Twin Pines Subdivision, Third
27 Addition, as shown by map of said subdivision on record in the

Office of the Judge of Probate of Talladega County, Alabama, on Slide 227, Page 248. The property contains 0.53 acres more or less. Property is known as 274 Twin Pines Drive, Alpine, Alabama 35014.

Parcel 7.

Lot 19 according to the survey of Twin Pines Subdivision, Second Addition, as recorded in Slide 222, Page 224, in the Office of the Judge of Probate of Talladega County, Alabama. This property contains 0.72 acres more or less. Property street address: 524 Loblolly Trace, Alpine, Alabama 35014.

Parcel 8.

Commence at a 1/2" open top pipe in place accepted as the Northwest corner of Lot No. 2 of Block No. 47 of the Avondale Mills Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Talladega County, Alabama, in Plat Book 3 at Pages 33-42; thence proceed North 83 degrees 10 minutes 31 seconds East for a distance of 77.31 feet (set 1/2" rebar) to a point on the North boundary of a 12 foot alley and the point of beginning. From this beginning point proceed North 00 degrees 41 minutes 40 seconds East for a distance of 115.57 feet (set 1/2" rebar); thence proceed North 35 degrees 13 minutes 23 seconds East for a distance of 240.56 feet to a 1/2" rebar with 4" x 4" witness monument in place; thence proceed North 41 degrees 35 minutes 55 seconds West for a distance of 296.05 feet to a 1/2" rebar with 4" x 4" witness monument in place; thence proceed South

1 46 degrees 32 minutes 04 seconds West for a distance of 706.75
2 feet to a 1/2" rebar with 4" x 4" witness monument in place
3 being located on the East right-of-way of East Street; thence
4 proceed North 01 degrees 03 minutes 27 seconds East along the
5 East right-of-way of said East street for a distance of 825.16
6 feet to a point on the Southerly right-of-way of Maryland
7 Avenue; thence proceed South 88 degrees 44 minutes 17 seconds
8 East along the Southerly right-of-way of said Maryland Avenue
9 for a distance of 383.34 feet; thence proceed North 01 degree
10 15 minutes 43 seconds East for a distance of 9.89 feet to a
11 point on the North boundary of the Northwest one-fourth of the
12 Southwest one-fourth of Section 20, Township 21 South, Range 4
13 East and a point on the South boundary of the W. E. Thomas
14 Subdivision as shown by map of said subdivision on record in
15 the Office of the Judge of Probate of Talladega County,
16 Alabama, in Plat Book 1 at Page 165; thence proceed South 88
17 degrees 44 minutes 17 seconds East along the South boundary of
18 said subdivision and along the North boundary of said
19 quarter-quarter section for a distance of 613.50 feet to a
20 capped rebar in place being located on the West right-of-way
21 of Mt. Vernon Street; thence proceed South 00 degrees 11
22 minutes 53 seconds East along the West right-of-way of said
23 Mt. Vernon Street for a distance of 635.02 feet; thence
24 proceed Southwesterly along the Westerly right-of-way of said
25 Mt. Vernon Street for a chord bearing and distance of South 24
26 degrees 05 minutes 21 seconds West, 260.49 feet to a point on
27 the North boundary of aforementioned 12 foot alley; thence

proceed North 88 degrees 05 minutes 24 seconds West along the North boundary of said alley for a distance of 338.76 feet to the point of beginning. The above described land being Lot No. 1, Lot No. 2, Lot No. 3, Lot No. 4 and Lot No. 5 of Block No. 46 of the Avondale Mills Subdivision as shown by map of said subdivision in the Office of the Judge of Probate of Talladega County, Alabama, in Plat Book 3 at Pages 33-42 and other lands all being in the Northwest one-fourth of the Southwest one-fourth of Section 20, Township 21 South, Range 4 East, Talladega County, Alabama, and contains 15.25 acres.

Parcel 9.

Any and all roads, alleys, easements, right of ways, common areas, sidewalks, green spaces, drainage structures, drainage easements, and other property owned by Talladega County in the following subdivisions, less and except any private property that may be located within these subdivisions:

Avondale Mills Section C, as recorded on December 13, 1949, Plat Book 3, Page 62.

Avondale Mills Section E, as recorded on December 18, 1949, Plat Book 3, Page 63.

Avondale Mills Section F, as recorded on December 18, 1949, Plat Book 3, Page 62.

Avondale Mills Section G, as recorded on December 12, 1949, Plat Book 3, Page 63.

Avondale Mills Section I, as recorded on December 13, 1949, Plat Book 3, Page 64. W. E. Thomas, as recorded on May 4, 1924, Plat Book 1, Slide 34.

Additionally, the following properties located between the platted subdivisions in Talladega County:

Tuscaloosa Avenue, Township 21 South, Range 4 East,
Sections 19 & 20 Avondale Mills Subdivision Section C running
East from station 0+00 to station 12+50, a length of 1250
feet, with a width of 36 feet to Avondale Mills Subdivision
Section E.

Seminole Avenue, Township 21 South, Range 4 East,
Sections 19 & 20 Avondale Mills Subdivision Section C running
northwesterly from station 0+00 to station 23+08, a length of
2308 feet with a width of 38 feet to Avondale Mills
Subdivision Section E.

Springhill Road, Township 21 South, Range 4 East,
Sections 19 & 20 Avondale Mills Subdivision Section F running
north from station 0+00 to station 26+50, a length of 2650
feet with a width of 40 feet to Springhill Road.

Dairyland Road, Township 21 South, Range 4 East,
Sections 19 & 20 running southeast from Avondale Mills
Subdivision Section I from station 0+00 to station 25+47, a
length of 2547 feet with a width of 35 feet to Springhill
Road.

East Street, Township 21 South, Range 4 East,
Sections 19 & 20 running north from Avondale Mills Subdivision

1 Section G from station 0+00 to station 5+88, a length of 588
2 feet with a width of 50 feet wide to End.

3 Mt. Vernon Avenue, Township 21 South, Range 4 East,
4 Sections 19 & 20 running north from Avondale Mills Subdivision
5 Section G from station 0+00 to station 9+47, a length of 947
6 feet with a width of 35 wide to W.E. Thomas Subdivision.

7 13th Street, Township 21 South, Range 4 East,
8 Sections 19 & 20 running east from Avondale Mills Subdivision
9 Section G from station 0+00 to station 18+98, a length of 1898
10 feet with a width of 38 feet to the intersection of North
11 Helen Avenue and Woodhill Drive.

12 Scrouge Alley, Township 21 South, Range 4 East,
13 Sections 19 & 20 running south from 13th Street from station
14 0+00 to station 4+90, a length of 490 feet with a width of 35
15 feet to Central Avenue.

16 Florida Avenue, Township 21 South, Range 4 East,
17 Sections 19 & 20 running east from Scrouge Alley from station
18 0+00 to station 3+66, a length of 366 feet with a width of 25
19 feet to end.

20 Central Avenue, Township 21 South, Range 4 East,
21 Sections 19 & 20 running east from Avondale Mills Subdivision
22 Section G from station 0+00 to station 20+66, a length of 2066
23 feet with a width of 50 feet to the rights of way of state
24 highway 21.

25 Section 2. In accordance with Section 11-42-6(b) of
26 the Code of Alabama 1975, a map showing what territory is
27 proposed to be annexed to the City of Sylacauga is on file in

1 the office of the Judge of Probate in Talladega County,
2 Alabama, and the map is open to the inspection of the public.

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