

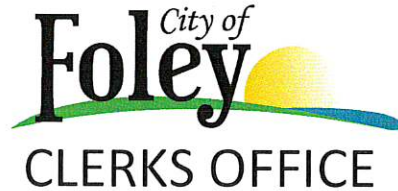
407 E. Laurel Ave.

Foley, AL 36535

251-943-1545

Fax (251-952-4014

www.cityoffoley.org



Kathryn A. Taylor, MMC

CITY CLERK

ADMINISTRATIVE ASSISTANTS

Brenda Shambo • Fay Krehling • Diane Hall

4BCC
RC

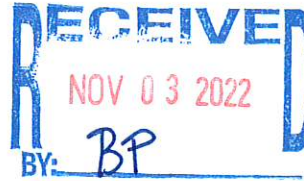
October 31, 2022

Ron Cink

County Administrator

312 Courthouse Square, Suite 12

Bay Minette, AL. 36507



RE: Hadley Village Annexation

Dear Mr. Cink:

You are receiving this letter informing you of any annexations pursuant to the Code of Alabama, 1975, Section 11-42-7. Enclosed is a copy of the annexation for the following:

Hadley Village – Tax Map Parcel # 05-54-05-16-0-000-007.000; PPIN# 34907

The proposed zoning is PUD (Planned Unit Development). There is 1 home and 0 businesses on this property.

If you have any questions regarding this item please feel free to contact me at 251-943-1545 or email at ktaylor@cityoffoley.org.

Sincerely,

Kathryn Taylor, MMC

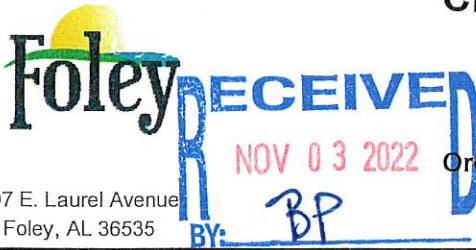
City Clerk

This Instrument Prepared By:

City of Foley, AL

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 10/31/2022 9:26 AM
TOTAL \$ 49.00
13 Pages

2031512



Signature Copy

Ordinance: 22-2043-ORD

407 E. Laurel Avenue
Foley, AL 36535



File Number: 22-0569

Enactment Number: 22-2043-ORD

AN ORDINANCE APPROVING PETITION FOR ANNEXATION AND BRINGING
PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF FOLEY OWNED BY
VARIOUS OWNERS (Hadley Village)

WHEREAS, on the 22nd day of July, 2022, **S.E. Civil, LLC** on behalf of Daniel Ray Pugh, Sandra Pugh Norwood, Vickie Wilkinson, John Ricky Pugh and Rebecca Rapier, being the owner(s) of all the real property did file with the City Clerk a petition asking that the said tract(s) or parcel(s) of land be annexed to and become a part of the City of Foley, and

WHEREAS, said petition did contain the signatures of all the owners of the described territory and a map of said property showing its relationship to the corporate limits of the City of Foley, and

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the City of Foley and it did further determine that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama, 1975;

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

Section 1. The Council of the City of Foley, Alabama, finds and declares as the legislative body of the City that it is in the best interests of the citizens of the City, and the citizens of the affected area, to bring the territory described in Section 2 of this ordinance into the City of Foley.

Section 2. The boundary lines of the City of Foley, Alabama, be, and the same are hereby altered or rearranged so as to include all of the territory heretofore encompassed by the corporate limits of the City of Foley, Alabama, and in addition thereto the following described territory, to-wit:

Parcel #05-54-05-16-0-000-007.000
PIN 34907

Section 3. This property was pre-zoned PUD (Planned Unit Development) on October 3, 2022 via Ordinance 22-2045.

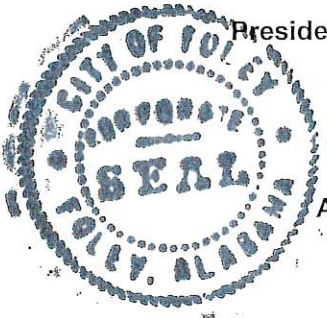
2041 Severance Enon-KT

Section 4. This ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the

Probate Judge of Baldwin County, Alabama.

Section 5. The territory described in this ordinance shall become a part of the corporate limits of Foley, Alabama, upon publication of this ordinance as required by law.

PASSED, APPROVED AND ADOPTED this 17th day of October 2022.



President's Signature

J.W. Trawick

Date

10-17-22

Attest by Clerk

Kathryn Taylor

Date

10-17-22

Mayor's Signature

[Signature]

Date

10/17/22

"I certify that the foregoing Ordinance was published in the Foley Onlooker, a newspaper of general circulation in the City of Foley, in its issue of Wednesday, October 19, 2022."

Kathryn Taylor
Kathryn Taylor, MMC
City Clerk



PETITION FOR ANNEXATION

We, the undersigned PETITIONERS, owners of the property described in the attached Exhibit A and as delineated on the map attached as Exhibit B, such property being outside the corporate limits of the City of Foley, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous to the said corporate limits, and such property not lying within the corporate limits of any other municipality, do by these presents hereby petition the City of Foley, a municipal corporation, that said property be annexed into the City of Foley, Alabama pursuant to the authority of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS further petition that the Honorable Mayor and City Council of the City of Foley, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

We, the undersigned PETITIONERS also ask that the Honorable Mayor and City Council of the City of Foley, Alabama, do all things necessary and requisite to comply with the terms of Section 11-42-21 of the Code of Alabama (1975).

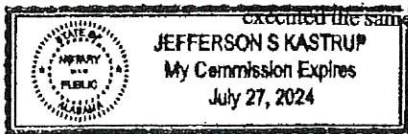
Dated this 22 day of July, 2022

Vickie Pugh Wilkerson
Petitioner's Signature

Petitioner's Signature

STATE OF ALABAMA
BALDWIN COUNTY

On this 22 day of July, 2022, before me personally appeared Vickie Wilkerson, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.



Jeff S. Kastrup
NOTARY PUBLIC
My Commission Expires: July 27, 2024

STATE OF ALABAMA
BALDWIN COUNTY

On this ____ day of _____, 20__, before me personally appeared _____, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

NOTARY PUBLIC
My Commission Expires: _____

ATTACHMENT TO PETITION

PETITIONER(S) REQUEST PROPERTY BE INITIALLY ZONED AS FOLLOWS:

- | | | |
|-------------------------------------|-------|---|
| ☐ | R-1A | Residential Single Family |
| ☐ | R-1B | Residential Single Family |
| ☐ | R-1C | Residential Single Family |
| ☐ | R-1D | Residential Single Family |
| ☐ | R-1R | Restricted Residential Single Family |
| ☐ | R-2 | Residential Single Family & Duplex |
| ☐ | R-3 | Residential Multi Family |
| ☐ | R-4 | Residential Single Family & Duplex |
| ☐ | GPH-1 | Residential Garden-Patio Homes |
| ☐ | TH-1 | Residential Townhouses |
| ☐ | MH-1 | Residential Mobile Home Park/Subdivision |
| ☐ | OSP | Open Space/Reservation District |
| ☐ | PDD | Planned Development District |
| ☒ | PUD | Planned Unit Development |
| ☐ | PID | Planned Industrial District |
| ☐ | B-1 | Central Business District |
| ☐ | B-1A | Commercial Extended Business District |
| ☐ | B-2 | Commercial Neighborhood Business District |
| ☐ | B-3 | Commercial Local Business District |
| ☐ | PO | Preferred Office District |
| ☐ | M-1 | Light Industry |
| ☐ | A-O | Agriculture Open Space |
| ☐ | H | Overlying area of Historic District |

PLEASE SELECT ONE OF THE ABOVE. IF YOU HAVE ANY QUESTIONS REGARDING THE REQUESTED ZONING, PLEASE CALL THE ZONING OFFICE AT 251-943-4011.

Initial Zoning Fee \$250.00 - check payable to the City of Foley due at time of submission.

Number of homes currently located on the property being annexed 1

Number of occupants Adults 0 Race

Number of businesses currently located on the property being annexed 0

(If more than one business on property, print information on back.)

Name of business

Owner's Name Vickie Pegh Wilkinson

Mailing Address 10101 Plantation Dr. Daphne, AL 36526

If property is undeveloped, have plans been submitted to Planning Commission?

☒ Yes

If yes, state estimated date the development or subdivision will be completed 06/2023

☐ No

Vickie Pegh Wilkinson 7/25/2022
Petitioner's Signature Date

Petitioner's Signature Date

For Internal Use Only: Are infrastructure valuation forms for annexations and subdivision acceptance from the Engineering Department attached?	
☐ Yes	☐ No

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code § 40-22-1, and verified by Grantor signature below:

Grantor Name: Daniel Ray Pugh, Co- Trustee and
Sandra Pugh Norwood, Co-Trustee

Grantees Names: Daniel Ray Pugh, Sandra Pugh Norwood,
Vickie Wilkinson, John Ricky Pugh, Rebecca Rapier

Mailing Address: 16648 Sherman Rd
Summerdale, Alabama 36580

Mailing Address: 16648 Sherman Rd
Summerdale, Alabama 36580

Property Address: Hwy 59/Hadley Road

Date of Sale: 07/24/2020

PPIN: 34907 (32ac), 83217 (3.10 ac), 108401 (1.47)

Value of Property: \$977,700 (tax assessors value)

STATE OF ALABAMA

TRUSTEES' DEED

BALDWIN COUNTY

THIS INDENTURE is being made the 24th day of July, 2020, between Daniel Ray Pugh and Sandra Pugh Norwood, as Successor Trustees of the John Ben Pugh Revocable Trust Agreement dated April 11, 2005, Daniel Ray Pugh and Sandra Pugh Norwood, as Successor Trustees of the John Ben Pugh Residual Share Trust, and Daniel Ray Pugh and Sandra Pugh Norwood, as Successor Trustees of the Phyllis Jean Gantt Pugh Revocable Trust dated April 11, 2005 (the "Trusts"), hereinafter called Grantors, and Daniel Ray Pugh, Sandra Pugh Norwood, Vickie Wilkinson, John Ricky Pugh and Rebecca Rapier, per stirpes, herein after called Grantees.

WHEREAS, the John Ben Pugh Revocable Trust Agreement was created on April 11, 2005, by John Ben Pugh wherein the John Ben Pugh Residual Share Trust was created;

WHEREAS, the Phyllis Jean Gantt Pugh Revocable Trust was created on April 11, 2005, by Phyllis Jean Gantt Pugh;

WHEREAS, John Ben Pugh passed away on August 15, 2009, leaving a Last Will and Testament dated April 11, 2005. Said Will being probated in Baldwin County and being Case No.: 27434. Said Probate Case was closed on April 6, 2011;

WHEREAS, John Ben Pugh's Last Will and Testament dated April 11, 2015 and a death certificate have been filed in the records of the Probate Court of Baldwin County, Alabama on 08/19/2020, being Instrument No. 1851320;

WHEREAS, Phyllis Jean Gantt Pugh passed way on March 21, 2015 leaving a Last Will and Testament dated April 11, 2005. Said Will being probate in Baldwin County and being Case No.: 32508;

WHEREAS, the below described property was transferred from the Estate of Phyllis Jean Gantt Pugh to Phyllis Jean Gantt Pugh Revocable Trust dated April 11, 2005 on 07/24/2020 and recorded in the records of the Probate Court of Baldwin County, Alabama on 08/19/2020, being Instrument No. 1851329;

WHEREAS, the above Trusts, state that after the death of the Beneficiary, then the Beneficiary's trust assets shall be distributed to the Beneficiary's lineal descendants, per stirpes;

THEREFORE, pursuant to the terms of the Trusts, Grantors have granted, bargained, and sold, and by these presents does herby GRANT, BARGAIN, SELL, and CONVEY unto Grantees, the following described real estate situated in the County of Baldwin, State of Alabama, to wit:

Parcel One -- owned as follows: one-half in the John Ben Pugh Residual Share Trust and one-half in the Phyllis Jean Gantt Pugh Revocable Trust

The Northwest Quarter of the Northwest Quarter of Section 16, Township 7 South, Range 4 East, excepting therefrom the West 5 acres thereof and any other portion used or reserved for public record or railroad right-of-way.

Subject to any and all easements and restrictions on record in the office of the Judge of Probate of Baldwin County, Alabama.

Said property being map & parcel 54-05-16-0-000-007.0 and PPIN 34907, Baldwin County, Alabama.

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed cert. 8/19/2020 8:22 AM
TOTAL \$ 28.00
8 Pages

1851330

RECEIVED

7/25/20

Parcel Two - owned as follows: one-half in John B. Pugh and one-half in the Phyllis Jean Gantt Pugh Revocable Trust

The West five acres of the Northwest Quarter of the Northwest Quarter of Section 16, Township 7 South, Range 4 East, Baldwin County, Alabama.

Subject to rights-of-way of record to the State of Alabama and the City of Foley.

Said property being map & parcel 54-05-16-0-000-025.0 and PPIN 83217, containing 3.10 +/-, Baldwin County, Alabama.

Included herewith is certain property formerly known as L & N Railroad right-of-way 100 feet in width, abutting on the western boundary of the above property. This being the same easement described in a Quitclaim Deed from the City of Foley to John B. Pugh and Phyllis Jean Pugh, dated June 4, 1999, filed January 5, 2000 as Instrument No. 527204, Baldwin County Probate Records, Alabama.

Parcel Three - owned as follows: one-half in John B. Pugh and one-half in the Phyllis Jean Gantt Pugh Revocable Trust

The West five acres of the Northwest Quarter of the Northwest Quarter of Section 16, Township 7 South, Range 4 East, Baldwin County, Alabama.

Subject to rights-of-way of record to the State of Alabama and the City of Foley.

Said property being map & parcel 54-05-16-0-000-007.001 and PPIN 108401, containing 1.47 +/-, Baldwin County, Alabama.

Included herewith is certain property formerly known as L & N Railroad right-of-way 100 feet in width, abutting on the western boundary of the above property. This being the same easement described in a Quitclaim Deed from the City of Foley to John B. Pugh and Phyllis Jean Pugh, dated June 4, 1999, filed January 5, 2000 as Instrument No. 527204, Baldwin County Probate Records, Alabama.

PROVIDED HOWEVER this deed is made and is accepted SUBJECT to: all easements, setback line requirements, reservations and restrictions which are of public record in the Office of Probate Judge of Baldwin County, Alabama, to any present encroachments thereon, if any and to the lien of real property taxes hereinafter falling due.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold the above described real estate unto Grantee, and unto the heirs, assigns, and successors of the Grantee, in fee simple absolute forever.

Wherever the words Grantor and Grantees appear herein, the same shall include the singular and/or the plural and the masculine and/or feminine, as the case may be.

IN WITNESS WHEREOF, Grantor has signed and sealed this conveyance on this day, month and year first above written.

John Ben Pugh Revocable Trust

Daniel R. Pugh
Daniel Ray Pugh, Successor Co-Trustee

Sandra Pugh Norwood
Sandra Pugh Norwood, Successor Co-Trustee

John Ben Pugh Residual Share Trust

Daniel R. Pugh
Daniel Ray Pugh, Successor Co-Trustee

Sandra Pugh Norwood
Sandra Pugh Norwood, Successor Co-Trustee

Phyllis Gantt Pugh Revocable Trust

Daniel R. Pugh
Daniel Ray Pugh, Successor Co-Trustee

Sandra Pugh Norwood
Sandra Pugh Norwood, Successor Co-Trustee

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Ray Pugh and Sandra Pugh Norwood, whose named as Successor Co-Trustees of John Ben Pugh Revocable Trust, John Ben Pugh Residual Share Trust and Phyllis Gantt Pugh Revocable Trust, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, with full authority, executed the same voluntarily on the day the same bears date for and with the authority to act on behalf of John Ben Pugh Revocable Trust, John Ben Pugh Residual Share Trust and Phyllis Gantt Pugh Revocable Trust.

Given under my hand and official seal this, the 24th day of July, 2020.

Michelle McDonald

Notary Public

My Commission Expires:

MICHELLE MCDONALD

Notary Public, State of Alabama

Alabama State At Large

My Commission Expires

April 23, 2022

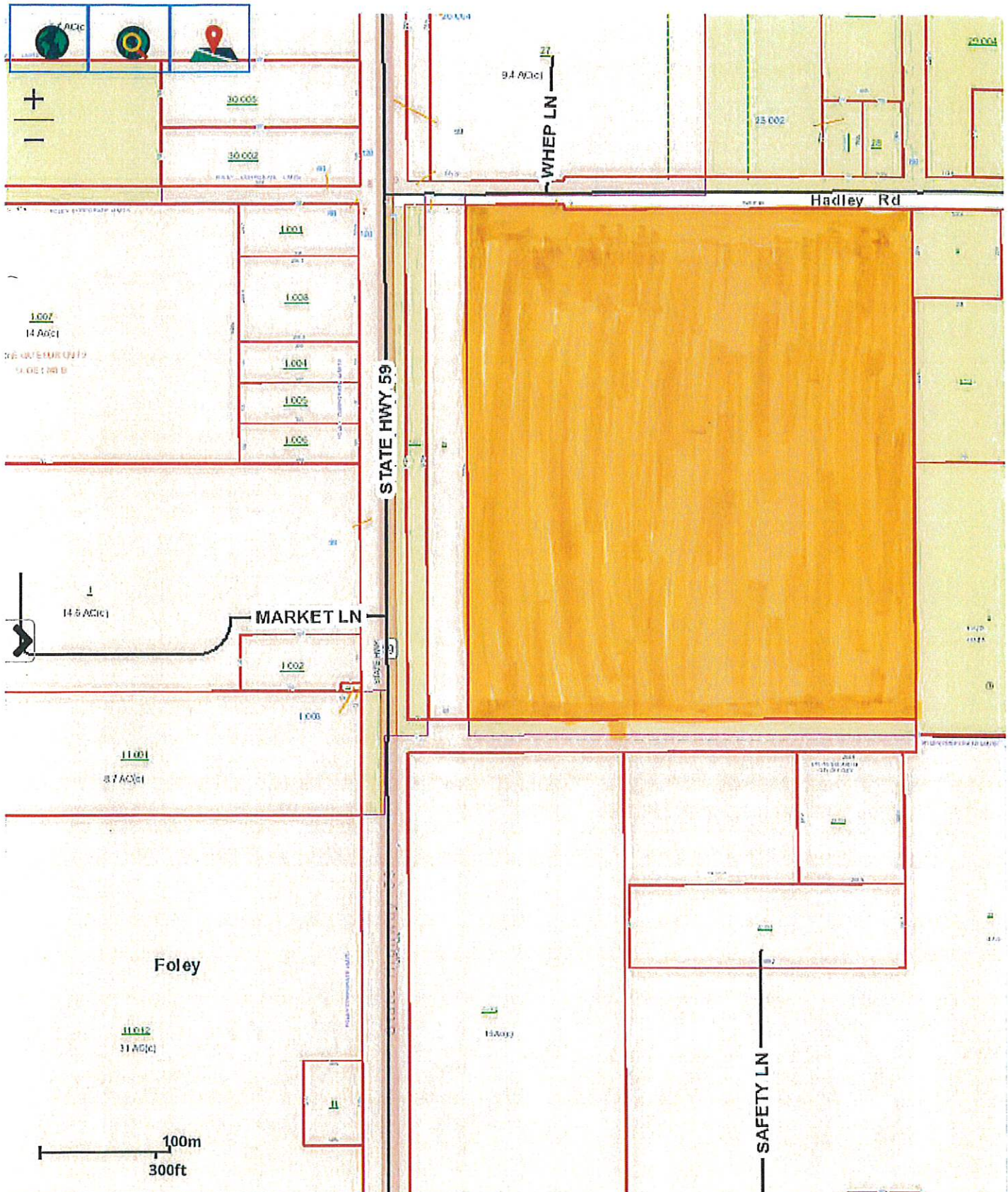
THIS INSTRUMENT PREPARED BY:

J. Thomas Pilcher, IV
Wilkins, Bankester, Biles & Wynne
PO Box 400
Bay Minette, Alabama 36507
Telephone: 251-937-7024

NOTE: The Preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

Baldwin County Parcel Viewer

Find address or place



INFRASTRUCTURE ADDITIONS DUE TO

ANNEXATION, SUBDIVISION ACCEPTANCE, DONATIONS, ETC.

DATE ANNEXED/ACCEPTED:

Resolution, Ordinance Act# (etc):

ROW Acceptance Ordinance#

??????

Data Collection by: Jeff Phillips Date: 9.27.2022

(Data obtained from as-builts, onsite inspection, GIS, etc.)

Accounting Valuation by: _____ Date: 9.27.2022

(See current year file for accounting valuation supporting detail)

ANNEXING PARTY AND/OR SUBDIVISION NAME/UNIT/PHASE:

Vickie Pugh Wilkinson PARCEL#05-54-05-16-0-000-007.00 PIN 34907

Border County? **Yes** Quadrant: **NNE & E**

BEGIN ROAD SEGEMENT

Road Name: **Hadley Rd**

Segment Observed: FROM: Hwy 59

TO: Hadley Rd East to Juniper Street N

TRAFFIC USE:	Heavy	TYPE:	Residential
	Moderate		Business
	Light		Industrial

SURFACE (RS):

Length	686'	Road Width	20'	Thickness	1.5"
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Estimated Life remaining (new=20 years): 20 yrs.

8 Years remaining

Notes: Passed testing reg's.

Accounting Valuation\$

Fd: 80 Acct: 300 Dept: 82 Bldg: 0003 Prop: 0026 Class: 910 Cost Sre: E Funct: 431 Life if new: dirt-50, limestone-10 asphalt & rock-20 (if not new, see above)

BASE (RB): Material: **Sand/Clay** Clay Shell Limestone Compaction: N/A

Length	Base condition Notes:	N/A
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Accounting Valuation\$

Fd: 80 Acct: 300 Dept: 81Bldg: 0002 Prop: 0026 Class: 910 Cost Sre: E Funct: 431 Non-Depr

CURB & GUTTER AND MEDIAN ISLANDS (CG): NA

Type: C&G - Ribbon - valley gutter -

Present on both sides of street ? N/A

Life remaining (new 25 years):25 years Accounting Valuation\$

Fd: 80 Acct: 300 Dept: 88 Bldg: 0009 Prop: 0026 Class: 950 Cost Sre: E Funct: 431 Life New 25 (if not new, see above)

Concrete sidewalk : Y N

width: Length: Accounting Valuation\$

Fd: 80 Acct: 001 Dept: 87 Bldg: 0008 Prop: 0026 Class: 945 Cost Sre: E Funct: 431 Life New:30 (if not new, see above)

Cont'd

page 2

RIGHTS OF WAY (RW)

Hadley ROW

road Length= 358 width = 80/2=40 .33AC

Length= 328 width = 60/2=30 0.23

Accounting Valuation\$.56 AC

Fd: 80 Acct: 001 Dept: 80 Bldg: PITO Prop: 0026 Class: 001 Cost Sre: E Funct: 431 Non-Depr.

END OF ROAD SEGEMENT

BEGIN ROAD SEGEMENT

Road Name: _____

Segment Observed: _____

FROM: _____

TO: _____

TRAFFIC USE:

Light

TYPE:

Residential

Moderate

Business

Heavy

Industrial

SURFACE (RS):

Length

Road Width

Thickness

???

Estimated Life remaining (new=20 years): 20 yrs.

Notes:

Passed testing reg's.

Accounting Valuation\$

Fd: 80 Acct: 300 Dept: 82 Bldg: 0003 Prop: 0026 Class: 910 Cost Sre: E Funct: 431 Life if new: dirt-50, limestone-10

asphalt & rock-20 (if not new, see above)

BASE (RB): Material: Sand/Clay Clay Shell Limestone Compaction: N/A

Length Base width Base condition Notes: N/A

Accounting Valuation\$

Fd: 80 Acct: 300 Dept: 81 Bldg: 0002 Prop: 0026 Class: 910 Cost Sre: E Funct: 431 Non-Depr

CURB & GUTTER AND MEDIAN ISLANDS (CG):

Type: C&G Ribbon valley gutter

Present on both sides of street ?

Life remaining (new 25 years):25 years

Accounting Valuation\$

Fd: 80 Acct: 300 Dept: 88 Bldg: 0009 Prop: 0026 Class: 950 Cost Sre: E Funct: 431 Life New 25 (if not new, see above)

Concrete sidewalk : Y N

width:

Length:

Accounting Valuation\$

Fd: 80 Acct: 001 Dept: 87 Bldg: 0008 Prop: 0026 Class: 945 Cost Sre: E Funct: 431 Life New:30 (if not new, see above)

RIGHTS OF WAY (RW)

Accounting Valuation\$

Fd: 80 Acct: 001 Dept: 80 Bldg: PITO Prop: 0026 Class: 001 Cost Sre: E Funct: 431 Non-Depr.

END OF ROAD SEGEMENT

BEGIN ROAD SEGEMENT

BEGIN ROAD SEGEMENT

Road Name: _____

Segment Observed: FROM: _____

TO: _____

TRAFFIC USE:	Light	TYPE:	Residential
	Moderate		Business
	Heavy		Industrial

SURFACE (RS):

Length _____ Road Width _____ Thickness ???

Estimated Life remaining (new=20 years): 20 yrs.

Notes: Passed testing reg's.

Accounting Valuation\$

Fd: 80 Acct: 300 Dept: 82 Bldg: 0003 Prop: 0026 Class: 910 Cost Sre: E Funct: 431 Life if new: dirt-50, limestone-10 asphalt & rock-20 (if not new, see above)

BASE (RB): Material: **Sand/Clay** Clay Shell Limestone Compaction: N/A

Length _____ Base width _____ Base condition Notes: N/A

Accounting Valuation\$

Fd: 80 Acct: 300 Dept: 81 Bldg: 0002 Prop: 0026 Class: 910 Cost Sre: E Funct: 431 Non-Depr

CURB & GUTTER AND MEDIAN ISLANDS (CG):

Type: C&G Ribbon valley gutter

Present on both sides of street ?

Life remaining (new 25 years): 25 years

Accounting Valuation\$

Fd: 80 Acct: 300 Dept: 88 Bldg: 0009 Prop: 0026 Class: 950 Cost Sre: E Funct: 431 Life New 25 (if not new, see above)

Concrete sidewalk : Y N

width: _____ Length: _____

Accounting Valuation\$

Fd: 80 Acct: 001 Dept: 87 Bldg: 0008 Prop: 0026 Class: 945 Cost Sre: E Funct: 431 Life New: 30 (if not new, see above)

RIGHTS OF WAY (RW)

width=80 Ft half 40 ft

Accounting Valuation\$

Fd: 80 Acct: 001 Dept: 80 Bldg: PITO Prop: 0026 Class: 001 Cost Sre: E Funct: 431 Non-Depr.

END OF ROAD SEGEMENT

DECORATIVE STREET LIGHT FIXTURES (SL):

Notation: The City is not currently capturing decorative light as an asset. If the lights are damaged, The City will pay to have the lights replaced with current standard street lighting and will consider this a maintenance type expense. If the S/D homeowners wish to pay the difference, the same type of decorative light fixture will be installed.

NUMBER OF FIXTURES _____ APPROXIMATE COST INSTALLED _____

IF OLDER FIXTURES, APPROXIMATE COST TO REPLACE \$ _____