

CITY OF LOXLEY

RICHARD L. TEAL, MAYOR

City Clerk – Treasurer
Melissa Lawrence

P. O. Box 9
LOXLEY, ALABAMA 36551

Council Members
Richard Lee Wilson
Jeffrey T. Knight
Katherine Q. Breeden
Chris McCall
Kasey Childress

OFFICE: (251) 964-5162
FAX: (251) 964-5371

March 2, 2026

RE: Annexation into the corporate limits of the City of Loxley

To Whom It May Concern:

The City of Loxley Council, during a regular council meeting held on January 12, 2026, approved Ordinance Number 2026-04 which annexed property into the corporate limits of the City of Loxley. Documentation on the annexation is enclosed. Please update your records to include the following parcels in the City of Loxley Corporate Limits.

Property Owner(s): Alabama 1031 QEAT Services, LLC and 59 North, LLC

Parcel Number: 05-33-05-16-0-000-007.001 PIN: 91148 Census Block: 2125

Parcel Number: 05-33-05-16-0-000-003.001 PIN: 84337 Census Block: 2037

Parcel Number: 05-33-05-16-0-000-003.002 PIN: 118766 Census Block: 2125

Parcel Number: 05-33-05-16-0-000-003.003 PIN: 213493 Census Block: 2038, 2039

If you have any questions, please contact me at 251-964-5162 or melissal@cityofloxley.com.

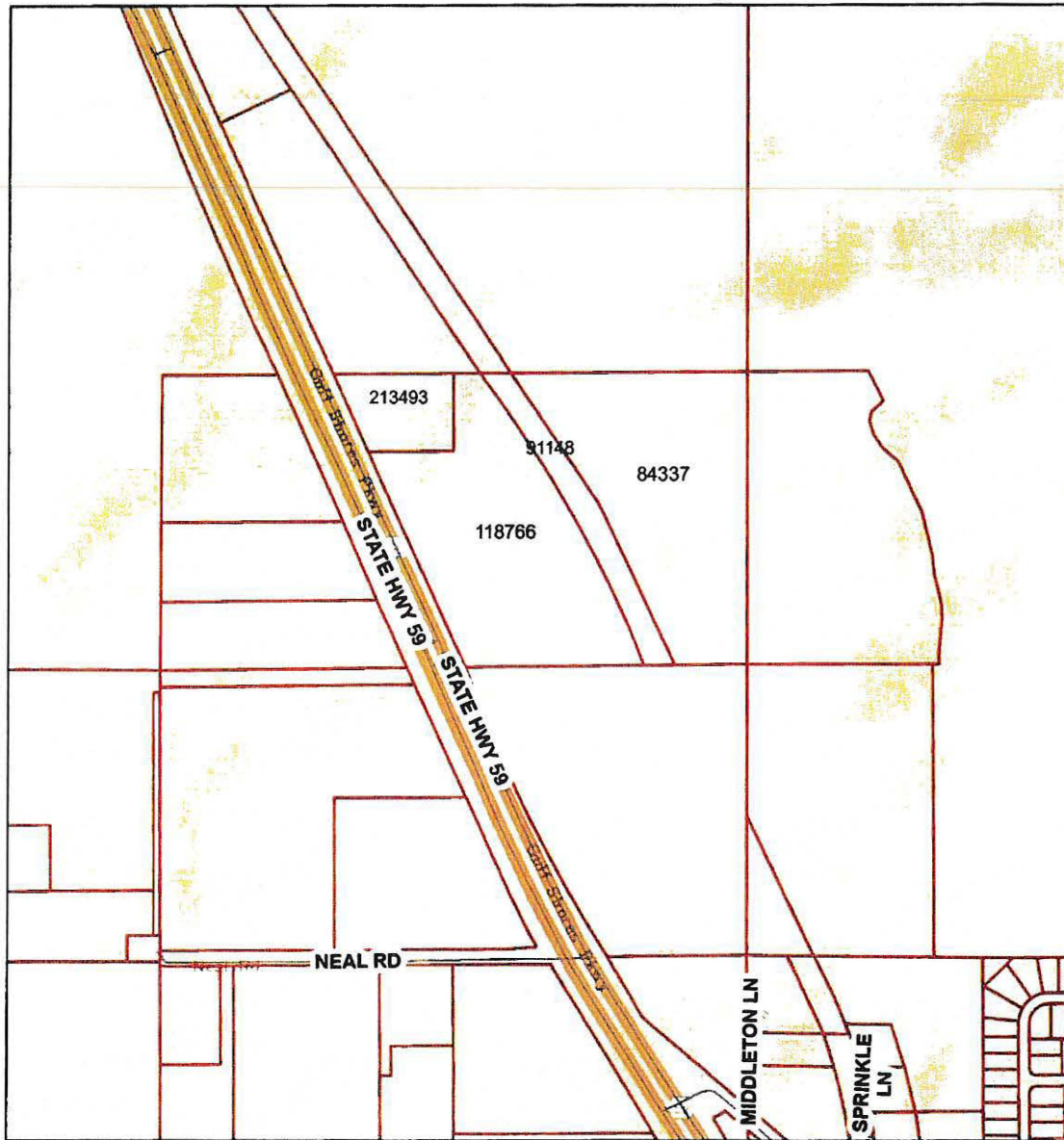
Sincerely,







Melissa Lawrence
City Clerk/Treasurer

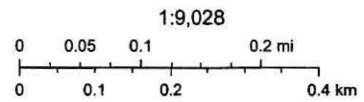
enclosure

59 Commercial Replat



January 28, 2026

-  County Boundary
-  Lot Lines
-  Centerlines
-  Parcels



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

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STATE OF ALABAMA

PETITION FOR ANNEXATION

COUNTY OF BALDWIN

TO THE CLERK OF THE TOWN OF LOXLEY, AN ALABAMA MUNICIPAL

CORPORATION:

Comes now GILBERT F. DUKES, III, AS MANAGER OF ALABAMA
1031 GREAT SERVICES, LLC, AS TITLEHOLDER FOR
59 NORTH, LLC, and respectfully petitions the Mayor and

Council, as the governing body of the Town of Loxley, an Alabama municipal corporation, that the property hereinafter described be annexed into and be included within the corporate limits of the Town of Loxley and respectfully represents and shows as follows:

1. That the Petitioner is the owner of real property situated in Baldwin County, Alabama, described on the attached Exhibit "A".
2. That said property is located outside the corporate limits of the Town of Loxley, Alabama, but it is contiguous to the corporate limits of such a municipality and not within the corporate limits of police jurisdiction of any other municipality.
3. That the Petitioner has attached as Exhibit "B", a map showing the property's relationship to the corporate limits of the Town of Loxley.
4. This petition is filed pursuant to §11-42-21, Code of Alabama, 1975, as amended.

WHEREFORE, Petitioner respectfully requests that the governing body of the Town of Loxley, Alabama, adopt an ordinance assenting to the annexation of said property into such municipality, all in accordance with the statutes provided.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this the

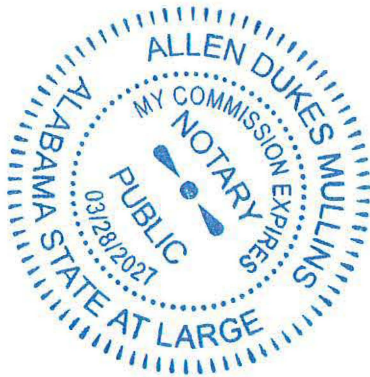
7th day of NOVEMBER, 2002025


STATE OF ALABAMA

COUNTY OF MOBILE

I, Allen Duker Mullins, a Notary Public, in
and for said County in said State, hereby certify that GILBERT F. DUKES, III, AS MANAGER OF ALABAMA 1031 GREAT SERVICES, LLC, AS TITLEHOLDER FOR 59 NORTH, LLC,
whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on
this day that, being informed of the contents of the instrument, he executed the same voluntarily on the
day the same bears date.

Given under my hand and seal this 7th day of NOVEMBER, 2002025



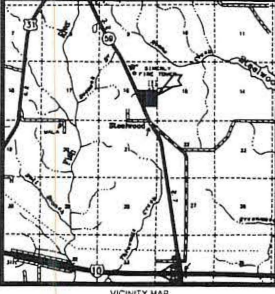
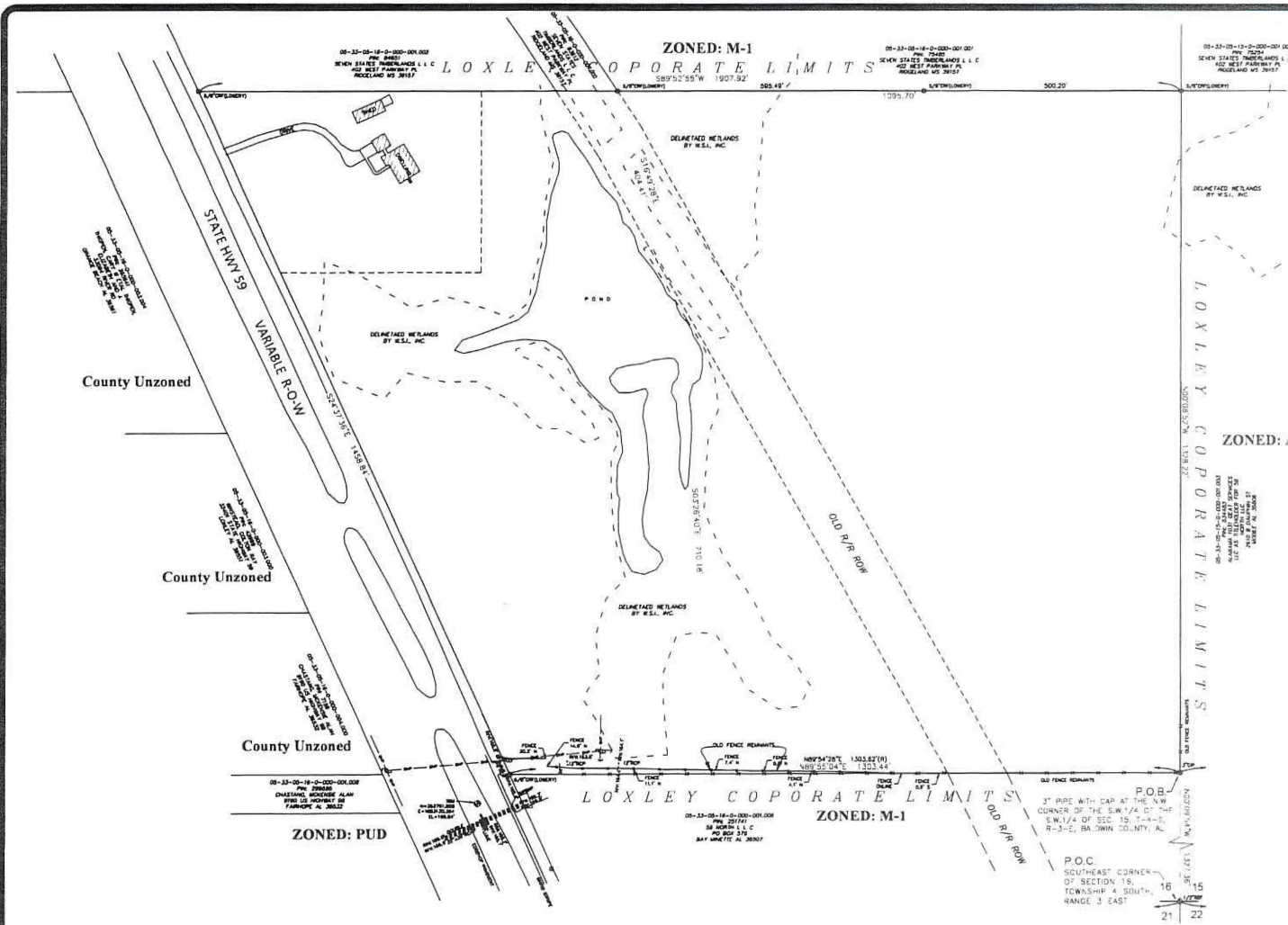
Allen Duker Mullins
Notary Public
My Commission Expires: 3/25/27

Legal Description

PIN's - 213493, 118766, 91148, 84337

Annexation

COMMENCE AT A ONE-HALF INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 1327.36 FEET TO A 3 INCH PIPE WITH CAP FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 1328.22 FEET TO A 5/8" CAPPED REBAR FOUND (LOWERY); THENCE RUN SOUTH 89 DEGREES 52 MINUTES 55 SECONDS WEST, A DISTANCE OF 1907.92 FEET TO A 5/8" CAPPED REBAR FOUND (LOWERY) ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 59; THENCE RUN SOUTH 24 DEGREES 37 MINUTES 36 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1458.84 FEET TO A 5/8" CAPPED REBAR FOUND (LOWERY); THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 1303.44 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 48.94 ACRES, MORE OR LESS, AND LIES IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.



PARCEL INFORMATION:
 05-33-05-16-0-000-003 001
 05-33-05-16-0-000-003 002
 05-33-05-16-0-000-003 003 002
 05-33-05-16-0-000-007 001

OWNER/DEVELOPER
 ALABAMA 1031 QEAT SERVICES LLC
 AS TITLE-HOLDER AND SO NORTH LLC
 PO BOX 579
 BAY MINETTE AL 36507

SURVEYOR
 DAVID DIEHL
 9808 VINCENIL RD
 FAIRHOPE AL 36532

UTILITY PROVIDERS
 WATER CITY OF LOXLEY
 SEWER ESCO
 POWER BALDWIN EMC
 TELEPHONE BRIGHT/SPEED

SURVEYOR'S CERTIFICATE
 WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, 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.

COMMENCE AT A ONE-HALF INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST A DISTANCE OF 1327.36 FEET TO A 3 INCH PIPE WITH CAP FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 09 MINUTES 52 SECONDS WEST, A DISTANCE OF 1328.22 FEET TO A 5/8\"/>

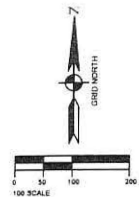
(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

S.E. CIVIL, LLC DATE AL P.L.S. NO. 26014
 DAVID E. DIEHL SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



- SURVEYOR'S NOTES:
1. THERE MAY BE RECORDS ON UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHOSE COPIES AFFECT THE BOUNDARIES OF SAID PARCELS.
 2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
 3. SURVEY WAS CONDUCTED ON SEPTEMBER 2023, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
 4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM AERIAL FIELD TELEVISION AND ARE BASED ON STATE PLANE (NAD 83) ALABAMA WEST ZONE USING GPS OBSERVATIONS.
 5. WETLAND LOCATION SHOWN WERE SCALED FROM A MAP PROVIDED BY WETLAND SCIENTISTS.
 6. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
 7. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

- GENERAL NOTES:
1. THERE IS A DEDICATED HEREIN A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND TOWNSHIP AREAS ADJACENT TO THE RIGHT-OF-WAY ARE A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
 2. THERE IS DEDICATED HEREIN A 10 FOOT DRAINAGE EASEMENT ALONG THE REAR BOUNDARIES OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE.
 3. THE BUILDING SETBACK LINE FROM JURISDICTIONAL WETLANDS SHALL BE 30 FEET.
 4. STORMWATER MANAGEMENT FOR EACH PARCEL SHALL BE DEDICATED TO THE SPECIFICATIONS OF THE CITY OF LOXLEY'S REQUIREMENTS AS PART OF THE FURTHER DEVELOPMENT OF EACH PARCEL.



ANNEXATION EXHIBIT

BOUNDARY & SUBDIVISION	S.E. Civil Engineering & Surveying	DRAWN	DSD
		PROJ MGR	2SD
ALABAMA 1031 QEAT SERVICES LLC	9808 VINCENIL ROAD FAIRHOPE, ALABAMA 36532 (251) 361-2344 CA-16174-8	SCALE	1"=100'
		PROJECT	2511248
		FILE	20241048 REPEAT
		SHEET	1 OF 1

ORDINANCE NO. 2026-04

AN ORDINANCE TO APPROVE THE ANNEXATION OF TERRITORY WITHIN THE
CITY LIMITS OF THE CITY OF LOXLEY, ALABAMA

WHEREAS, on the 17th day of November 2025, Gilbert F. Dukes, III, as Manager of Alabama 1031 QEAT Services, LLC, as Title Holder for 59 North, LLC being the owner of all the real property hereinafter described, did file with the City Clerk a petition asking that the said tract or parcel of land be annexed to and become a part of the City of Loxley; 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 Loxley; and

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the City of Loxley 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 LOXLEY, ALABAMA, AS FOLLOWS:

Section 1. The Council of the City of Loxley, 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 Loxley.

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

PIN: 213493, 118766, 91148, 84337

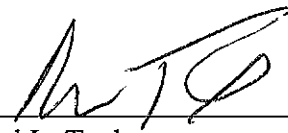
COMMENCE AT A ONE-HALF INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 1327.36 FEET TO A 3 INCH PIPE WITH CAP FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 1328.22 FEET TO A 5/8" CAPPED REBAR FOUND (LOWERY); THENCE RUN SOUTH 89 DEGREES 52 MINUTES 55 SECONDS WEST, A DISTANCE OF 1907.92 FEET TO A 5/8" CAPPED REBAR FOUND (LOWERY) ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 59; THENCE RUN SOUTH 24 DEGREES 37 MINUTES 36 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1458.84 FEET TO A 5/8"

CAPPED REBAR FOUND (LOWERY); THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 1303.44 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 48.94 ACRES, MORE OR LESS, AND LIES IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

Section 3. 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

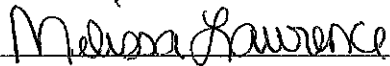
Section 4. The territory described in this ordinance shall become a part of the corporate limits of Loxley, Alabama, upon publication of this ordinance as set forth in Section 3 above.

ADOPTED THIS THE 12TH DAY OF JANUARY 2026.



Richard L. Teal
Mayor

Attest:



Melissa Lawrence
City Clerk/Treasurer

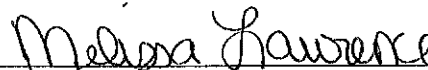
CERTIFICATION

I, Melissa Lawrence, City Clerk of the City of Loxley, Alabama hereby certify the above to be true and correct copy of an ordinance adopted by the City Council of the City of Loxley at its meeting held on the 12th day of January 2026, as same appears in the minutes or record of said meeting.

I further certify that copies of the ordinance above were published by posting copies thereof at the Loxley Post Office, Loxley City Hall, Loxley Public Library, and Loxley Public Works beginning January 15, 2026, and took effect five days thereafter.

THIS INSTRUMENT
PREPARED BY

City of Loxley
P.O. Box 9
Loxley, AL 36551



Melissa Lawrence
City Clerk/Treasurer

LEGEND

Jurisdictional Boundaries

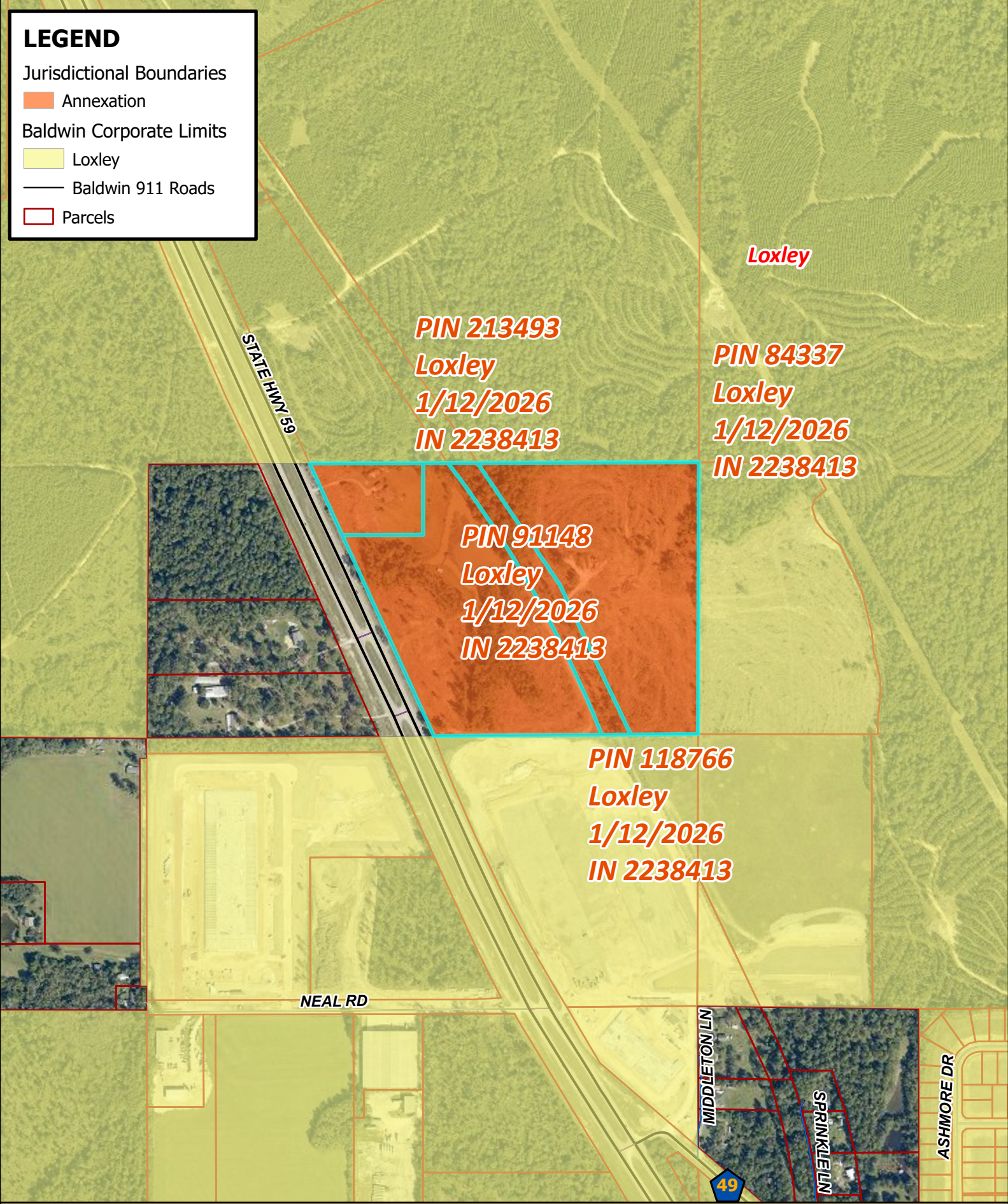
Annexation

Baldwin Corporate Limits

Loxley

Baldwin 911 Roads

Parcels



Baldwin County Highway Department

