2210698
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 09/16/2025 09:06 AM
TOTAL $22.00 4 Pages

CITY OF DAPHNE, ALABAMA
ORDINANCE 2025-14

ORDINANCE TO ANNEX PROPERTY CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF DAPHNE

Property Located Northeast of County Road 64 and Alabama Highway 181
The Estate of Georgianne Simms

WHEREAS, on the 20th day of March, 2025, The Estate of Georgianne Simms as the owner of certain real property hereinafter described, did file with the City Clerk a petition requesting that said tracts or parcels of land be annexed into and become part of the City of Daphne, Alabama (the "City"); and

WHEREAS, said petition did contain an accurate description of the property to be annexed together with a map of the said territory showing its relationship to the corporate limits of the City of Daphne, Alabama, and the signatures of all owners of the property described; and

WHEREAS, said petition was presented to the Planning Commission of the City of Daphne at a regular scheduled meeting on April 24, 2025, and the Commission set forth a favorable recommendation for the City Council of the City of Daphne to consider said request for annexation of said property; and

WHEREAS, after proper publication, a public hearing was held by the City Council on June 16, 2025, concerning the petition for annexation.

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

SECTION ONE: ANNEXATION

The City Council of the City of Daphne finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City and the citizens of the affected area to bring the property described in Section Three of this Ordinance into the corporate limits of the City, and has further determined that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, *et seq.*, Code of Alabama (1975); effective on publication as required by Section 11-42-21, Code of Alabama (1975), as amended.

SECTION TWO: ZONING

At the July 7, 2025, regularly scheduled City Council meeting, Ordinance 2025-13 was adopted pre-zoning the said property as B-2, General Business, with the apportionment of said zoning districts to the subject property described therein.

SECTION THREE: DESCRIPTION OF TERRITORY

The boundary lines of the City of Daphne are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Daphne and, in addition thereto, the following described property, to-wit:

Legal Description for Annexation:

BEGINNING AT A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL CA-1167), BEING THE SOUTHWEST CORNER OF LOT A, SIMMS SUBDIVISION, A RE-SUBDIVISION OF LOT 1C, SIMMS-FOSTER SUBDIVISION, AS RECORDED ON A MAP OR PLAT THEREOF ON SLIDE 2929-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, ALSO BEING ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 181: THENCE RUN
N 89°53'29" E, ALONG THE SOUTH LINE OF SAID LOT A AND A PROJECTION THEREOF, A DISTANCE OF 390.00 FEET, TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL CA-1167); THENCE RUN
S 00°00'00" E, A DISTANCE OF 130.64 FEET, TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL CA-1167); THENCE RUN S 89°54'27" W, A DISTANCE OF 132.15 FEET, TO A ONE-HALF INCH CAPPED REBAR FOUND (19254); THENCE RUN S 00°10'02" W, A DISTANCE OF 51.01 FEET, TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL CA-1167), ON THE NORTH LINE OF LOT 1A, SIMMS-FOSTER SUBDIVISION, BEING A MAP OR PLAT THEREOF, AS RECORDED ON SLIDE 2825-A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN N 89°45'03" W, ALONG SAID NORTH LINE, A DISTANCE OF 258.75 FEET, TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL CA-1167), ON THE AFOREMENTIONED EAST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN N 00°18'04" E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 49.47 FEET, TO A ONE-HALF CAPPED REBAR FOUND (19254), ON SAID EAST RIGHT-OF-WAY; THENCE RUN N 00°20'47" E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 130.53 FEET, TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINING 1.47 ACRES, MORE OR LESS, AND IS LYING IN AND BEING A PART OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

SECTION FOUR: MAP OF PROPERTY

The property hereby annexed into the City of Daphne, Alabama, as described in Section Three of this Ordinance, is set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "B" showing its relationship to the corporate limits of the City of Daphne.

SECTION FIVE: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall become effective upon its date of publication as required by Section 11-42-21 Code of Alabama (1975), as amended, and the property described herein shall be then annexed into the corporate limits of the City of Daphne, and a certified copy of the same shall be filed with the Office of the Judge of Probate of Baldwin County, Alabama, in accordance with Section 11-42-21, Code of Alabama (1975), as amended.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS THE 7th DAY OF July, 2025.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

LEGEND

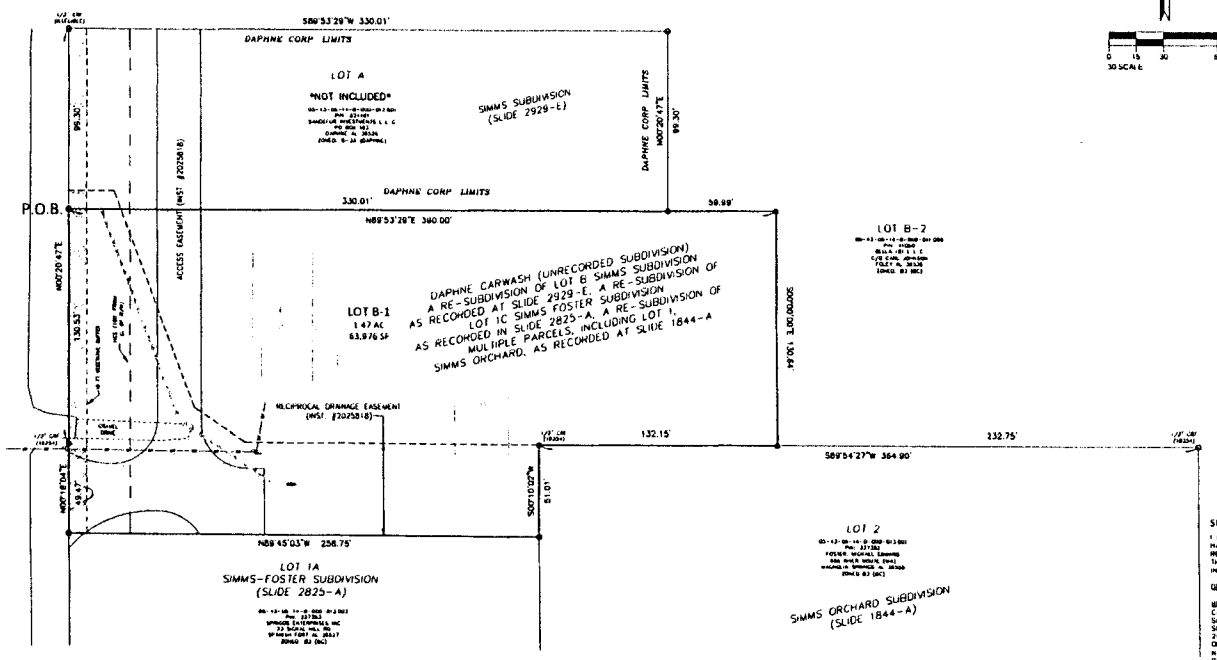
- ● = 1/2" ORB (SE CIVIL CA-1167)
- O = 1/2" CIR (SE CIVIL CA-1167) (NOLSE BOUNDARY MARK)
- R/W = RIGHT-OF-WAY
- HCE = HIGHWAY CONSTRUCTION SETBACK
- P.O.B. = POINT OF BEGINNING
- CIP = CAPPED IRON PIN FOUND IN PLACE
- CES = CAPPED REBAR SET
- PID = PARCEL IDENTIFICATION NUMBER
- DIP = DUCTILE IRON FOUND
- O = SEWER MANHOLE
- CORP = CORPORATION
- B.S.L. = BUILDING SETBACK LINE
- INST = INSTRUMENT
- CONC = CONCRETE
- FENCE
- FENCE

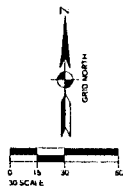
SURVEYOR'S NOTES

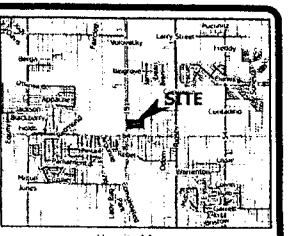
1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, BUILDING LINES, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE PROPERTY SHOWN HEREON.
2. THERE WAS NO ATTEMPT TO DETERMINE THE ENVIRONMENTAL LOCATION OR EXTENT OF ANY SUBSURFACE FEATURES.
3. SURVEY WAS CONDUCTED ON NOVEMBER 13th, 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD MEASUREMENTS AND ARE BASED ON NAD 83, STATE PLANE, ZONE, ALABAMA WEST ZONE, USING GPS OBSERVATIONS.
5. ALL BEARINGS AND DISTANCES ARE ACTUAL AND RECORD UNLESS OTHERWISE SHOWN HEREON.
6. RECORD INFORMATION REFERENCED TO INSTRUMENT NUMBER [illegible] AND SIMMS SUBDIVISION, A RE-SUBDIVISION OF LOT 1C SIMMS-FOSTER SUBDIVISION (SLIDE 2825-A), AS RECORDED IN SLIDE 2929-E, PROBATE RECORDS BALDWIN COUNTY, ALABAMA.

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED), AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0243G, COMMUNITY NUMBER 010008, PANEL NUMBER 0243, SUFFIX "G", MAP REVISED DATE: APRIL 19TH, 2010







Vicinity Map
N.T.S.

OWNER INFORMATION
ESTATE OF GEORGIANNE SIMMS
C/O CARL E. JOHNSON
PO BOX 489
FOLEY, AL 36536

BUILDING SETBACKS AS PER CITY OF DAPHNE
B-2 ZONING

FRONT 20'
REAR 0'
SIDE 0'

"FRONT SETBACKS ALONG STATE HIGHWAY 181 ARE BASED ON HIGHWAY CONSTRUCTION SETBACK AND ARE AS SHOWN HEREON."

SURVEYOR'S CERTIFICATE

I 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.

DESCRIPTION OF FUTURE LOT B-1 OF DAPHNE CARWASH

BEGINNING AT A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL CA-1167) BEING THE SOUTHWEST CORNER OF LOT A SIMMS SUBDIVISION, A RE-SUBDIVISION OF LOT 1C, SIMMS-FOSTER SUBDIVISION, AS RECORDED ON A MAP OR PLAT THEREOF ON SLIDE 2929-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, ALSO BEING ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN N 89°53'29" E, ALONG THE SOUTH LINE OF SAID LOT A AND A PROJECTION THEREOF A DISTANCE OF 390.00 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL CA-1167); THENCE RUN S 00°00'00" E, A DISTANCE OF 130.84 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL CA-1167); THENCE RUN S 89°54'27" W, A DISTANCE OF 133.15 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (1825); THENCE RUN S 00°10'02" W, A DISTANCE OF 51.01 FEET, TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL CA-1167), ON THE NORTH LINE OF LOT 1A SIMMS-FOSTER SUBDIVISION, BEING A MAP OR PLAT THEREOF AS RECORDED ON SLIDE 2825-A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN N 89°45'03" W, ALONG SAID NORTH LINE, A DISTANCE OF 258.75 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL CA-1167), ON THE AFOREMENTIONED EAST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN N 00°18'04" E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 49.47 FEET, TO A ONE-HALF CAPPED REBAR FOUND (1825), ON SAID EAST RIGHT-OF-WAY; THENCE RUN N 00°20'47" E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 130.53 FEET, TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINING 1.47 ACRES, MORE OR LESS, AND IS LYING IN AND BEING A PART OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

WITNESS MY HAND THIS THE _____ DAY OF _____, 202__.

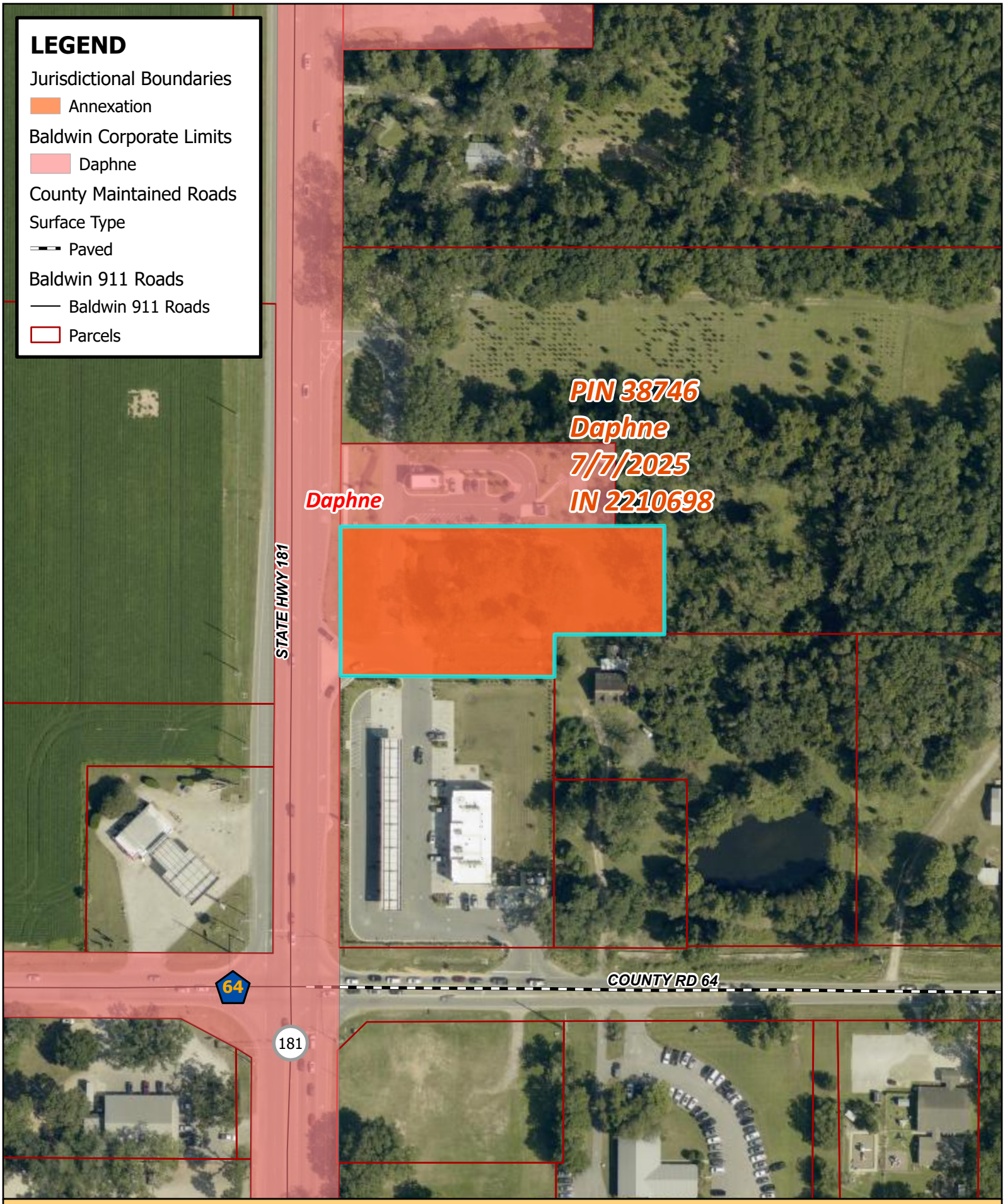
SURVEYOR: DAVID E. DIEHL, PLS ALABAMA LICENSE # 26014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

ALABAMA LICENSED NO. 26014 PROFESSIONAL LAND SURVEYOR DAVID E. DIEHL

EXHIBIT B

PROPERTY BOUNDARY SURVEY	S.E. Civil Engineering & Surveying	DRAWN	ABC
THE ESTATE OF GEORGIANNE SIMMS c/o CARL E. JOHNSON		CHKD	DED
		PROJ MGR	DED
		SCALE	1" = 30'
		PROJECT	2024162
		FILE	01-BOUNDARY
		SHEET	1 OF 1



Baldwin County Highway Department

N W E S

0 75 150 300 450 600 750 Feet

Folder: \\bcc\bcfs\Highway\Dept\GEOSPATIAL\PROJECTS\CORPORATE_BOUNDARY_MARCH_2025\5-GIS Annexation Maps & PDFs\Daphne Annexation - IN 2210698\

Date: 2/13/2026