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BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
Filed/cert. 02/18/2025 02:12 PM  
TOTAL \$25.00 5 Pages

ORDINANCE # 2024-11  
AN ORDINANCE TO ANNEX CERTAIN LANDS KNOWN AS  
RYALS, LLC - 8455 OSRPEY DRIVE, Elberta, AL  
TAX ID: 05-62-05-16-0-000-004.000

WHEREAS, on the 5<sup>TH</sup> day of December 2024, Ryals LLC, by and through Donald S. Ryals, being the owner(s) of all the real property hereinafter described, did file with the Town Clerk a petition asking that the said tract or parcel of land be annexed to and become a part of the Town of Elberta, 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 Town of Elberta, and

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the Town of Elberta 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 TOWN COUNCIL OF ELBERTA, ALABAMA, AS FOLLOWS:

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

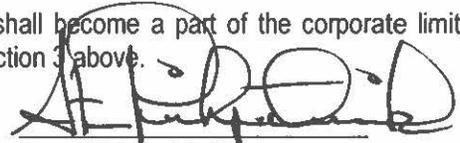
Section 2. The boundary lines of the Town of Elberta, Alabama, be, and the same are hereby altered or rearranged so as to include all of the territory hereto before encompassed by the corporate limits of the Town of Elberta, Alabama, and in addition thereto the following described territory, to-wit;

**Parcel A: From the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 16, Township 8 South, Range 5 East, Baldwin County, Alabama; run thence North 00° 23' East along the East line of said Northwest Quarter 850 feet to the Point of Beginning; thence run North 89° 42' West 460 feet, more or less, to a point on the Easterly margin of Hammock Creek; thence run in a general Northeasterly direction along the Easterly margin of said Hammock Creek for 790 feet, more or less, to a point bearing North 00° 23' East and 382 feet, more or less, from the Point of Beginning; thence run South 00° 23' West 382 feet, more or less, to the Point of Beginning.**

Section 3: As a provision of this ordinance PETITIONER requests that this property be pre-zoned as Low-Density Single Family Residential (R1), upon annexation. In the event that the pre-zoning of Low-Density Single Family Residential (R1) is not awarded, the annexation petition is withdrawn, and the property shall be de-annexed from the corporate limits of the Town of Elberta, Alabama.

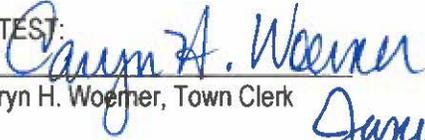
Section 4: This ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Baldwin County, Alabama.

Section 5: The territory described in this ordinance shall become a part of the corporate limits of Elberta, Alabama, upon publication of this ordinance as set forth in Section 3 above.



Steve Kirkpatrick, Mayor

ATTEST:



Caryn H. Woerner, Town Clerk

January 28, 2025



**ELBERTA, AL**



**fur das gute Leben**

*"for the good life"*

**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 Town of Elberta, 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 Town of Elberta, a municipal corporation, that said property be annexed into the Town of Elberta 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 Town Council of the Town of Elberta, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property. We, the undersigned PETITIONERS, further petition that this property be pre-zoned as B3 R1 upon annexation. AKW

AMENDED 12/18/2024

We, the undersigned PETITIONERS also ask that the Honorable Mayor and Town Council of the Town of Elberta, 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 the 5th day of December 2024.

**Ryals, LLC**

CORPORATE NAME

BY:

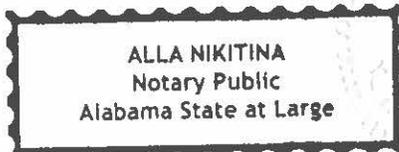
Donald S. Ryals  
Manager

ITS:

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, the undersigned Notary Public in and for said County in said State, do hereby certify that Donald S. Ryals, whose name as manager 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 said instrument, he/she as said officer and with full authority, sworn and under oath, executed the same voluntarily for and as the act of the said \_\_\_\_\_ on the day same bears date.

Given under my hand and official seal on the 5th day of December, 2024



Alla Nikitina  
Notary Public

State of Alabama at Large  
My Commission expires:

My Commission Expires  
April 3rd 2028

EXHIBIT A

RYAL'S LLC

8455 OSPREY DR

ELBERTA, AL 36530

Parcel A: From the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 16, Township 8 South, Range 5 East, Baldwin County, Alabama; run thence North  $00^{\circ} 23'$  East along the East line of said Northwest Quarter 850 feet to the Point of Beginning; thence run North  $89^{\circ} 42'$  West 460 feet, more or less, to a point on the Easterly margin of Hammock Creek; thence run in a general Northeasterly direction along the Easterly margin of said Hammock Creek for 790 feet, more or less, to a point bearing North  $00^{\circ} 23'$  East and 382 feet, more or less, from the Point of Beginning; thence run South  $00^{\circ} 23'$  West 382 feet, more or less, to the Point of Beginning.

# Annexation Request Ryals, LLC - R1 Low Density Single Family Residential Exhibit B



December 18, 2024

pointLayer

Override 1

Parcel Line Labels

COGO  
Parcels



Conveyance Divisions



Centerlines



Coastal Control Line

Lot Lines

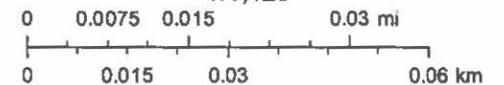


Conflicts



County Boundary

1:1,128



KCS, Pictometry  
KCS