

**ORDINANCE NO. 1637**

WHEREAS, **A.I.C., JR. LAND A.I. CORTE, III FAMILY LIMITED PARTNERSHIP**, the owner of the hereinafter described property, did, in writing, petition the City of Fairhope, a municipal corporation, for annexation under Section 11-42-21 of the Code of Alabama, 1975, as amended; and

WHEREAS, a map of said property is attached to said Petition as an exhibit; NOW, THEREFORE

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA, that the following described property, lying contiguous to the corporate limits of the City of Fairhope, Alabama; and not within the corporate limits or the police jurisdiction of any other municipality; be and the same is hereby annexed to the City of Fairhope, Alabama, to-wit:

Property is to be known as part of North Hills at Fairhope, generally located on the north side of State Highway 104 approximately 1/2 mile east of County Road 13, Fairhope, Alabama.

**LEGAL DESCRIPTION:**

**TAX PARCELS 05-46-02-03-0-000-004.000  
05-46-02-03-0-000-002.000 (Portion of)**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND THENCE RUN SOUTH 00°09'31" WEST, A DISTANCE OF 1323.19 FEET; THENCE SOUTH 89°33'44" EAST A DISTANCE OF 1331.67 FEET; THENCE SOUTH 89°57'53" EAST A DISTANCE OF 663.09 FEET; THENCE SOUTH 00°22'07" WEST A DISTANCE OF 1263.31 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTH 00°22'07" WEST A DISTANCE OF 60.39 FEET; THENCE RUN SOUTH 89°55'46" EAST A DISTANCE OF 659.93 FEET; THENCE RUN NORTH 00°16'32" EAST A DISTANCE OF 1324.43 FEET; THENCE RUN SOUTH 00°17'31" WEST A DISTANCE OF 1281.46 FEET; THENCE RUN NORTH 89°40'05" WEST A DISTANCE OF 1318.50 FEET; THENCE RUN NORTH 00°13'22" EAST A DISTANCE OF 2600.79 FEET; THENCE RUN NORTH 89°35'51" WEST A DISTANCE OF 958.61 FEET; THENCE RUN NORTH 10°22'26" EAST A DISTANCE OF 205.42 FEET; THENCE RUN NORTH 03°48'14" WEST A DISTANCE OF 147.91 FEET; THENCE RUN NORTH 37°44'55" EAST A DISTANCE OF 262.37 FEET; THENCE RUN NORTH 51°28'27" EAST A DISTANCE OF 264.96 FEET; THENCE RUN NORTH 82°15'03" EAST A DISTANCE OF 147.33 FEET; THENCE RUN SOUTH 54°55'11" EAST A DISTANCE OF 313.72 FEET; THENCE RUN NORTH 85°40'07" EAST A DISTANCE OF 283.67 FEET; THENCE RUN SOUTH 54°44'43" EAST A DISTANCE OF 195.00 FEET; THENCE RUN SOUTH 07°52'59" EAST A DISTANCE OF 145.73 FEET; THENCE RUN SOUTH 28°56'41" EAST A DISTANCE OF 319.13 FEET; THENCE RUN SOUTH 79°28'49" EAST A DISTANCE OF 111.86 FEET; THENCE RUN NORTH 75°11'49" EAST A DISTANCE OF 99.31 FEET TO THE POINT OF BEGINNING;

**LESS AND EXCEPT (R-2 PARCEL)**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND THENCE RUN SOUTH 00°09'31" WEST, A DISTANCE OF 1323.19 FEET; THENCE SOUTH 89°33'44" EAST A DISTANCE OF 1331.67 FEET; THENCE SOUTH 89°57'53" EAST A DISTANCE OF 663.09 FEET; THENCE SOUTH 00°22'07" WEST A DISTANCE OF 1323.70 FEET; THEN SOUTH 45°36'83" WEST A DISTANCE OF 309.83 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTH 89°43'28" EAST A DISTANCE OF 90.00 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.81 FEET, WITH A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF NORTH 44°43'28" WEST, WITH A CHORD LENGTH OF 106.07 FEET; THENCE RUN SOUTH 00°16'32" WEST A DISTANCE OF 382.47 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 455.21 FEET, WITH A RADIUS OF 2350.00 FEET, WITH A CHORD

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BEARING OF NORTH 85°38'17" WEST, WITH A CHORD LENGTH OF 454.50 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.05 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF NORTH 39°54'24" WEST, WITH A CHORD LENGTH OF 25.81 FEET; THENCE RUN SOUTH 00°16'32" WEST A DISTANCE OF 561.49 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 823.48 FEET, WITH A RADIUS OF 2585.00 FEET, WITH A CHORD BEARING OF SOUTH 89°43'28" EAST, WITH A CHORD LENGTH OF 820.00 FEET; THENCE RUN NORTH 00°16'32" EAST A DISTANCE OF 561.49 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.05 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 40°27'28" WEST, WITH A CHORD LENGTH OF 25.81 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 169.86 FEET, WITH A RADIUS OF 2350.00 FEET, WITH A CHORD BEARING OF SOUTH 82°42'38" WEST, WITH A CHORD LENGTH OF 169.83 FEET; THENCE RUN NORTH 00°16'32" EAST A DISTANCE OF 467.50 FEET TO THE POINT OF BEGINNING;

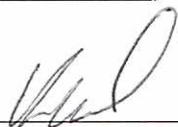
R-1 PARCEL LANDS SITUATE, LYING AND BEING IN BALDWIN COUNTY, ALABAMA AND CONTAINING 83.30 ACRES MORE OR LESS.

This property shall be zoned R-1, Low Density Single-Family Residential District.

BE IT FURTHER ORDAINED that a certified copy of this Ordinance, with a copy of the Petition and the exhibit, be recorded in the Office of the Probate Judge, Baldwin County, Alabama.

This Ordinance shall take effect immediately upon its due adoption and publication as required by law.

ADOPTED THIS 25TH DAY OF FEBRUARY, 2019

  
\_\_\_\_\_  
Karin Wilson, Mayor

ATTEST:

  
\_\_\_\_\_  
Lisa A. Hanks, MMC  
City Clerk



CITY OF FAIRHOPE  
P.O. DRAWER 429  
FAIRHOPE, AL 36533  
251/928-2136

## PETITION FOR ANNEXATION

STATE OF ALABAMA                   )(  
COUNTY OF BALDWIN            )(

We, the undersigned PETITIONER(S), owner(s) of the lands in fee simple described in the attached EXHIBIT A, such property being without the Corporate Limits of the City of Fairhope, Alabama, but being contiguous to the said Corporate Limits; and such property not lying within the corporate limits or police jurisdiction of any other municipality, do, by these presents, hereby petition the City of Fairhope, a municipal corporation, that said property be annexed into the City of Fairhope, Alabama.

The subject land is delineated on the map attached hereto as EXHIBIT B.

This petition is filed under authority of Section 11-42-21, Code of Alabama, 1975, as amended.

☒ **This petition is for R-1 Zoning**

☐ **The condition of the Petition is that zoning be established as \_\_\_\_\_**  
**Concurrent with Annexation.** (Zoning Request)

Is this property colony property \_\_\_\_\_ Yes X No. If this property is colony property the Fairhope Single Tax Office must sign as a petitioner.

A.I. Corte III  
Signature of Petitioner

A.I. Corte III  
Print petitioner's name

\_\_\_\_\_  
Signature of Petitioner

\_\_\_\_\_  
Print petitioner's name

\_\_\_\_\_  
Signature of Petitioner

\_\_\_\_\_  
Print petitioner's name

Physical Address of property being annexed: \_\_\_\_\_

Petitioner's Current Physical Address:  
A.I.C., JR. LAND A.I. CORTE, III  
FAMILY LIMITED PARTNERSHIP  
22725 ST. HWY 181  
FAIRHOPE, AL 36532

Petitioner's Current Mailing Address:  
A.I.C., JR. LAND A.I. CORTE, III  
FAMILY LIMITED PARTNERSHIP  
22725 ST. HWY 181  
FAIRHOPE, AL 36532

Telephone Number(s): (251) 421 5600  
Home Work

County Tax Parcel Number: 05-46-02-03-0-000-002.000 (portion of)  
05-46-02-03-0-000-004.000



**U.S JUSTICE DEPARTMENT INFORMATION**

- ☐ Size of property (acres or square feet) 83.33 AC
- ☐ If property is occupied, give number of housing units 0
- ☐ Number of Persons residing in each unit, and their race 0
- ☐ If property is unoccupied, give proposed use Single-Family Subdivision
- ☐ If property is being developed as a subdivision, give subdivision name  
North Hills of Fairhope (not yet submitted)
- ☐ Number of lots within proposed subdivision 81 lots

I, WANDA LACOSTE a Notary Public in and for said State and County, hereby certify that A.J. COETE III whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this 10 day of Jan, 20 19,

(Seal)

Wanda LaCoste

Notary Public

My commission expires 11-21-2020

I, \_\_\_\_\_ a Notary Public in and for said State and County, hereby certify that \_\_\_\_\_ whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

(Seal)

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

I, \_\_\_\_\_ a Notary Public in and for said State and County, hereby certify that \_\_\_\_\_ whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

(Seal)

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

