(f) Accessory dwellings are permitted by right in the residential districts in Planning District 15 unless restricted by a property owners association and provided they are contained entirely within the structure of a single family dwelling and provided they do not exceed 60% of the size, in square feet, of the principal residence.

(g) Cemeteries shall be allowed by right in the RA, Rural Agriculture District and the RSF-E, Residential Single Family Estate District.

(h) Off premise signs are prohibited. For the purposes of this section an *off premise sign* is defined as a sign which directs attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the premises on which the sign is located. However, exempt signs contained in *Section 16.3* are also exempt from this section.

2.3.16 ***Planning District 16.***

2.3.16.1 Effective Date

On June 9, 1992, a majority of qualified electors in Planning District 16 voted to institute County Zoning. On March 4, 1993, the County Commission adopted the Planning District 16 Zoning Map and Ordinances.

2.3.16.2 District Boundaries

A legal description of the boundaries for Planning District 16 may be found under Appendix A.

2.3.16.2 Local Provisions

No local provisions.

2.3.17 ***Planning District 17.*** County zoning has not been instituted in this district.

2.3.18 ***Planning District 18.*** County zoning has not been instituted in this district.

2.3.19 ***Planning District 19.***

Deleted: Abolished by action of the Baldwin County Commission (April 15, 2003).

2.3.19.1 Effective Date

On December 29, 2020, a majority of qualified electors in Planning District 19 voted to institute County Zoning. On June 1, 2021, the County Commission adopted the Planning District 19 Zoning Map and Ordinances.

2.3.19.2 District Boundaries

A legal description of the boundaries for Planning District 19 may be found under Appendix A.

2.3.19.3 Local Provisions for Planning District 19

(a) One accessory dwelling per lot shall be permitted by right in Residential districts, provided the accessory dwelling does not exceed 60% of the size, in square feet, of the principal dwelling.

(b) The following zoning districts shall not be available in Planning District 19, and all references in the zoning ordinance to such districts are deleted, except as to lots or parcels included in such districts as of June 1, 2021:

1) RSF-3, Single Family District
2) RSF-4, Single Family District
3) RTF-4, Two Family District
4) RSF-6, Single Family District
5) RTF-6, Two Family District
6) RMF-6, Multiple Family District
7) RMH, Residential Manufactured Housing Park District
8) HDR, High Density Residential District
9) B-3, General Business District
10) B-4, Major Commercial District
11) TR, Tourist Resort District
12) M-1, Light Industrial District
13) M-2, General Industrial District

(c) The following uses shall not be allowed either as a Permitted Use, Conditional Use or Special Exception in any commercial district in Planning District 19:

1.) Animal raising
2.) Animal Clinic/Kennels
3.) Animal Pound
4.) Boarding, rooming or lodging house, dormitory
5.) Convenience store, with more than four dispensing stations
6.) Correctional, detention or penal Institution
7.) Car wash
8.) Cemetery
9.) Dairying
10.) Discount/variety store, greater than 4,000 square feet
11.) Drug store, greater than 4,000 square feet
12.) Hatchery, poultry, and fish
13.) Laundry, self service
14.) Landfill

15.) Mini-warehouse
16.) Neighborhood convenience store, greater than 4,000 square feet
17.) Nightclub, bar, tavern
18.) Radio and television transmitting towers
19.) Recreational vehicle park
20.) Restaurant, drive-in
21.) Restaurant, fast food

(d) In addition to the provisions and standards of Section 13.9, the following requirements shall be applicable to wireless telecommunications facilities in Planning District 19:

1.) Wireless telecommunication facilities, as provided under Article 22, Table of Permitted Uses, shall be subject to the Conditional Use approval of the Baldwin County Planning Commission, unless located on an alternative support structure or co-located on an existing antenna support structure.

2.) Maximum height shall be limited to 180-feet.

3.) Only monopole structures are allowed.

4.) No more than one tower shall be allowed on a given parcel.

5.) To the greatest extent possible, concealment techniques shall be employed in order for towers to blend with the surrounding natural landscape.

2.3.20 ***Planning District 20.***

2.3.20.1 Effective Date

On February 6, 2001, a majority of qualified electors in Planning District 20 voted to institute County Zoning. On April 2, 2002, the County Commission adopted the Planning District 20 Zoning Map and Ordinances.

2.3.20.2 District Boundaries

A legal description of the boundaries for Planning District 20 may be found under Appendix A.

2.3.20.3 Local Provisions for Planning District 20

(a) No PRD development is allowed to exceed maximum height requirements by more than 10-feet.

(b) *PRD site plan minor changes*. Minor changes defined in *Section 9.9.1* may be made to an approved PRD site plan.

(c) *PRD site plan substantial changes*. Substantial changes defined in *Section 9.9.1* which requires PRD amendment or modification shall be subject to applicable maximum height ordinances of 8 habitable stories in Planning District 25.

(d) *PRD site plan approval period*. Site plan approval periods and extensions given in *Section 9.10: Approvals*, shall be in full force and effect in the overlay district. Expiration of a PRD site plan shall require subsequent site plans to be in full compliance with all applicable ordinances.

(e) *Compliance with ordinances*. The overlay district shall only relax the maximum building heights of 8 habitable stories in the area defined in *Section 10.5.2*. This section shall in no way remove, modify or supersede other applicable County ordinances which may apply.

Section 10.6 Family Heritage Overlay District

10.6.1 *Purpose.* The Family Heritage Overlay District is implemented to prevent the displacement of culturally significant local communities, including communities with "heirs' property", due to restrictions on the repair, maintenance, alteration, or improvement of nonconforming structures existing as of the original creation of the overlay district within a Planning District, ~~to recognize and protect the cultural importance of communities with "heirs' property",~~ and recognize that nonconforming uses play an important part in the ~~cultural~~ sustainability of these communities. This overlay district shall only apply in Planning District 19 in the area herein defined in Section 10.6.2.

10.6.2 *Established boundaries.* The Family Heritage Overlay District boundaries shall be as depicted on the Planning District 19 Official Zoning Map. Changes to said boundary shall constitute a zoning map amendment.

10.6.3 *Applicability.* The Family Heritage Overlay District is intended to apply to lots owned by natural persons or transferred to immediate family members of natural persons within the designated boundaries.

10.6.4 *Automatic removal of overlay district.* When a lot within the Family Heritage Overlay District is transferred to someone other than an immediate family member, or is transferred to an entity that is not a natural person, the Family Heritage Overlay District designation is automatically removed regardless of whether or not the Planning and Zoning Department is notified and the District 19 Zoning Map is updated. When the Zoning Administrator becomes aware, by

any means, that the overlay district designation has been removed, the Zoning Administrator shall administratively amend the Planning District 19 Official Zoning Map to reflect the automatic change. After the Family Heritage Overlay District has been properly removed from a lot, it may not thereafter be reapplied to that lot for any reason. After its original adoption within a Planning District, the Family Heritage Overlay District may not be expanded or applied to new lots within the Planning District for any reason.

10.6.5 *Nonconformities within the Family Heritage Overlay District.* The Nonconformities provisions of Article 20 are modified as follows for lots within the Family Heritage Overlay District.

(a) A nonconforming structure may be enlarged vertically or horizontally on the conforming sides so long as the conforming sides remain in conformity with these regulations. Those parts of a structure that are non-conforming may not be expanded either horizontally, or vertically.

(b) A nonconforming use may be moved in whole or in part to another portion of a lot or parcel occupied by such use at the effective date of adoption or amendments of the zoning ordinances, so long as the new location does not otherwise increase the nonconforming use or expand the nonconforming sides of the structure vertically or horizontally.

(c) Section 20.2.6, Destruction, repair or alteration of nonconforming use or structure, shall not apply.

(d) Section 20.2.10 Repairs and maintenance, shall not apply so long as nonconforming uses and structures are not increased.

(e) Immediate family member shall include spouse, children (natural born and adopted), siblings, parents, grandparents, grandchildren, descendent cousins, or step-related individuals of the same status.

1. Entities that are not natural persons, including but not limited to corporations, limited liability companies, and trusts, are not immediate family members for the purpose of this provision, unless the entity is entirely owned by immediate family members. Entities that are entirely owned by immediate family members shall be deemed “natural persons” as used in the language of the Family Heritage Overlay District provisions. However, if any interest in such entity is later transferred to a non-immediate family member, such entity shall cease being a natural person as

contemplated for purpose of the Family Heritage Overlay District provisions, and the Family Heritage Overlay District designation is automatically removed regardless of whether or not the Planning and Zoning Department is notified and the District 19 Zoning Map is updated.

2. The estate of a deceased natural person shall be considered a natural person for the purpose of the Family Heritage Overlay District provisions.

3. Churches or places of worship included within the Family Heritage Overlay District as of the effective date of adoption of the zoning ordinances for District 19, are considered natural persons for the purposes of the overlay district provisions until such time as the use of the property changes.

(f) A natural person who owns property in District 19 and wishes to rebuild, relocate, or enlarge a nonconforming structure or use that would otherwise be disallowed under the provisions of Article 20 were it not for these Family Heritage Overlay District provisions, shall submit with their land use application a notarized affidavit attesting to the successive transfers from and to immediate family members since the effective date of adoption of the zoning ordinances for District 19. Such affidavit shall be prima facie evidence of the applicability of Family Heritage Overlay District provisions and the Zoning Administrator may not disallow the application of Family Heritage Overlay District provisions without presenting evidence of transfers to entities or individuals other than immediate family members.

(g) Nothing herein shall be construed to excuse any owner, occupant or contractor from compliance with building codes; any other health or safety requirements imposed by local, state, or federal laws; or the requirement to obtain a land use certificate and other requirements under Article 18 of the Zoning Ordinance.

Article 13 Design Standards

Section 13.1 Accessory Uses and Structures

13.1.1 *Generally.* Any use may be established as an accessory use to any permitted principal use in any district provided that such accessory use:

(a) Is customarily incidental to and is maintained and operated as a part of the principal use.

(b) Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated.

(c) Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or pollutants, in a greater amount than customarily created by principal use.

(d) Is not located in a required yard.

13.1.2 *Residential districts.* In residential districts an accessory use or structure will conform to the following requirements:

(a) An accessory structure may be located in a rear or side yard but shall not be closer than 5-feet to any side or rear lot line.

(b) An accessory structure may not be located in the front yard of a lot, except that on waterfront lots accessory structures may be located between the principal building and the waterfront property line but not within the required front yard setback.

(c) An accessory structure may not exceed the height limit for the district in which it is located and may not occupy more than 30% of the rear yard.

(d) No accessory structure, other than a pier and boathouse, may be located on a lot by itself.

13.1.3 *Accessory dwellings.* Accessory dwellings are permitted by right as follows: under residential zoning designations; in Planning Districts 12, 19, 20, 22, 26, 29, 30, 32, 33 and in the Spanish Cove Subdivision Development in Planning District 23, provided they do not exceed 60% of the size in square feet of the principal residence; in Planning Districts 10 and 15 unless restricted by a property owners association provided they are contained entirely within the structure of a single family dwelling and provided they do not exceed 60% of the size, in square feet, of the principal residence; in Planning District 24 provided they are contained entirely within the structure of a single family dwelling and provided they do not exceed 60% of the size, in square feet, of the principal residence; and in Planning District 21 provided they do not exceed 60% of the size, in square feet, of the principal residence up to a maximum of 1200 square feet..

13.1.4 *Observation towers*. An observation tower may be located above the main roof level of a single family or two family dwelling provided the finished floor area including

13.6.2 *Access.* Each principal building shall be placed on a lot or parcel which provides access to a public street. Subdivisions shall be provided with access as required by the *Baldwin County Subdivision Regulations*.

Section 13.7 Cemeteries

13.7.1 *Purpose.* The purpose of this section is to establish minimum standards for cemeteries (See *Section 2.3.19.3(d), Section 2.3.26.3(e),* and *Section 2.3.28.3*).

13.7.2 *Procedures and standards.*

(a) Any new cemetery, except a family plot or church yard, shall be located on a site containing not less than 10 acres.

(b) There shall be a buffer of 50-feet around the perimeter of the property and all structures, graves and burial lots shall be setback no less than 50-feet from any property line or right-of-way.

(c) The entire cemetery property shall be landscaped and maintained.

(d) The site proposed for a cemetery shall not interfere with the development of a system of streets or a highway in the vicinity of such site.

Section 13.8 Recreational Vehicle (RV) Parks

13.8.1 *Purpose.* The purpose of this section is to establish minimum standards for recreational vehicle parks.

13.8.2 *Procedures and standards.*

(a) *Land use certificate required.* All recreational vehicle parks are subject to the standards contained in this section and will be required to obtain a land use certificate prior to being granted a building permit.

(b) *Where permitted.* Except as provided in *Section 2.3.26.4(b)* and *Section 2.3.31.4*, recreational vehicle parks are permitted as follows:

1. High Density

   A. RV-1, B-4, M-1 and M-2 by right.
   B. B-3 by conditional use approval.
   C. RR, RA and CR by special exception approval.

2. Low Density

   A. RV-1, RV-2, B-4, M-1 and M-2 by right.
   B. B-2, B-3 and OR by conditional use approval.
   C. RR, RA and CR by special exception approval.

(c) *Occupancy.* A recreational vehicle shall not be occupied as a living quarter unless it is located in a recreational vehicle park as herein provided or as provided in *Section 12.2.2*. No recreational vehicle shall be used as a

incidental to the operation of a recreational vehicle park are permitted as accessory uses.

(l) *Sites.*

1. Each recreational vehicle site must be at least 1,600 square feet in area.

2. Each recreational vehicle site must contain a parking pad improved with a suitable all-weather surface.

3. Each recreational vehicle site must contain at least one (1) off-street parking space improved with a suitable all-weather surface.

(m) *Buffering.* In the event a recreational vehicle park is located adjacent to residentially zoned property, a landscaped buffer with a minimum width of 30-feet shall be provided. Said buffer shall consist of a combination of canopy trees, understory trees and shrubs which shall be of sufficient height to create a visual barrier. No buffer will be required if the recreational vehicle park is located adjacent to agricultural, commercial, industrial or recreational property.

(n) *Existing recreational vehicle parks.* Recreational vehicle parks which exist at the time of zoning adoption or amendment are grandfathered and may continue to operate lawfully provided that the operation is not discontinued for more than one (1) calendar year or 365 consecutive days The owner of an existing RV park may conduct maintenance and repairs which may include the replacement of accessory structures, hook-ups and utilities subject to the following conditions:

1. The cost of replacement shall not exceed 50 percent of the value of the park.

2. The recreational vehicle park shall not be expanded.

3. The footprints of accessory structures shall not be enlarged or moved.

4. The number of recreational vehicle spaces shall not be increased.

If the owner of an existing recreational vehicle park wishes to expand the recreational vehicle park, construct additional spaces and facilities or re-arrange spaces and facilities, the park shall at that time be brought into conformity with all requirements of this section.

Section 13.9 Wireless Telecommunications Facilities

13.9.1 *Purpose.* The purpose of this section is to establish minimum standards for wireless telecommunications facilities. The Local Provisions of Districts 19 and 21 include additional criteria for wireless telecommunication facilities. The underlying principals of these standards are to: (1) achieve a balance among the number, height, and density of wireless telecommunications facilities that is appropriate for our communities; (2) encourage and maximize the use of existing and approved towers, buildings and other structures to accommodate new wireless telecommunications facilities; (3) ensure the compatibility of towers with, and avoid adverse impacts to, nearby properties; and (4) discourage the proliferation of towers throughout the

Article 20 Nonconformities

Section 20.1 Intent

In the County, there exists uses, structures and combinations of such which were lawful before the adoption of these ordinances or amendments thereto, but which would be prohibited, regulated or restricted under the terms of these ordinances or amendments thereto. It is the intent of this section to permit them to continue with restrictions until they are removed or destroyed, but not to encourage their survival. It is further the intent of these ordinances that such nonconformities shall not be enlarged, expanded or intensified, nor shall they be used as grounds for adding other structures. Changes in nonconformities other than their discontinuance shall be discouraged. Article 20 is modified as provided in Section 10.6 for structures, lots, and uses within the Family Heritage Overlay District. The Family Heritage Overlay District currently exists only in District 19.

Section 20.2 Rules Applicable to Nonconformities

20.2.1 *Incompatibility and enlargement.* Nonconforming uses are declared by these ordinances to be incompatible with permitted uses within the districts involved. A nonconforming use of a structure or a nonconforming use of a structure and land or water in combination, shall not be extended, enlarged or intensified except in conformance with these ordinances. No nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendments of the zoning ordinances. Replacement of nonconforming structures shall be prohibited.

20.2.2 *Work in progress.* To avoid undue hardship, nothing in these ordinances shall require a change in plans, construction or designed use of buildings on which a building permit has been properly issued prior to the adoption of these ordinances or amendments thereto. If actual construction has not begun under a permit properly issued before the adoption of these ordinances or amendments thereto, within six (6) months of the date of issuance of the permit, said permit shall become invalid and shall not be renewed except in conformity with the ordinances.

20.2.3 *Nonconforming use of open land.* Where open land is being used for a nonconforming use, such nonconforming use shall not be extended or enlarged either on the same or adjoining property.

20.2.4 *Nonconforming use of buildings.* Except as otherwise provided herein, the lawful use of a building existing at the effective date of these ordinances or amendments thereto may be continued although such use does not conform to the provisions contained herein.

20.2.5 *Discontinuance of nonconforming use.* No building or portion thereof, used in whole or in part, for a nonconforming use which is abandoned for more than one (1) calendar year or 365 consecutive days, shall be used except in conformity with these ordinances. The intent to abandon shall be presumed from the cessation of business or the removal of equipment, goods, structures or other aspects of such nonconforming use of the property.

20.2.6 *Destruction, repair or alteration of nonconforming use or structure.* Except as provided in Section 10.6.5(c):

(a) No building or structure which has been damaged, repaired or altered by any means to an extent of more than fifty percent (50%) of the fair market value of the building or structure immediately prior to damage, repair or alteration, shall be restored except in conformance with these ordinances, and all rights as a nonconforming use or structure are then terminated.

(b) If a building is damaged, repaired or altered by less than fifty percent (50%), such damage may be repaired to the size and use as before the time of damage, repair or alteration provided that such repair of reconstruction is complete within one (1) calendar year or 365 consecutive days of the date of such damage.

(c) Historic nonconforming structures or a nonconforming portion of an historic structure over 50 years old may be considered a valid nonconforming structure upon the determination of the Baldwin County Historical Development Commission that said structure is historic in nature and the respective Board of Adjustment confirms the valid nonconforming status. A valid nonconforming status shall permit reconstruction, repair, or alteration irrespective of the fifty percent (50%) rule as given in *Section 20.2.6(a)*.

(d) Upon the determination by the Planning Director that a structure is potentially damaged, being repaired or altered by more than fifty percent (50%) of the fair market value, the following method shall be employed to make a final determination:

1. An appraisal by a licensed appraiser shall be submitted to the Planning and Zoning Department.

2. A licensed contractor shall perform a cost estimate for repairs to the structure and submit it to the Planning and Zoning Department.

3. The Planning Director shall prepare a report with the appraisal and cost estimate and submit it to the Baldwin County Planning and Zoning Commission for a final determination.

4. The Baldwin County Planning and Zoning Commission shall make a determination or may request additional information as deemed appropriate to make a final determination.

5. Nothing herein shall be construed to excuse any owner, occupant or contractor from compliance with building codes, zoning ordinances or any other health or safety requirements imposed by local, state or federal laws, or ordinances in effect at the time of the repair or rebuilding.

6. The applicant shall be responsible for all costs associated with a determination.

20.2.7 *Nonconforming lots.* A nonconforming lot or parcel is a lot or parcel which fails to meet the dimensional requirements (i.e. minimum lot area, width, frontage etc.) of the zoning ordinances, but was lawfully created according to Alabama State Law and was a lot of record prior to the effective date of the zoning ordinances or any amendments thereto and has been determined to be vested.

(a) Any nonconforming lot or parcel may be used as a building site.

(b) A nonconforming lot or parcel must comply with permitted uses and other standards as described in the zoning ordinances.

20.2.8 *Subdivision of lots.* No portion of a lot shall be sold or subdivided in a manner which does not comply with the lot width and area requirements established by the zoning ordinances. A nonconforming lot may be increased in size even if such increase does not allow the lot to meet the minimum lot width and lot area requirements established by the zoning ordinances. Furthermore, the adjoining lot or lots, from which the land is removed to create the increase to the subject lot, shall not become nonconforming or does not increase in nonconformity.

20.2.9 *Special treatment due to these ordinances or other government action.* Should a government agency obtain, after the effective date of this amendment, a portion of a conforming lot for public purposes and thereby create a nonconforming lot, it may be possible to erect or construct, on said lot, the principal and accessory structures otherwise authorized provided that all other requirements of these ordinances are met.

20.2.10 *Repairs and maintenance.* Except as provided in Section 10.6.5(d), on any nonconforming structure or portion of a nonconforming structure or any structure containing a nonconforming use, work may be done on ordinary repairs, only to replace or repair, provided that the cubic content of the structure shall not be increased. Ordinary repairs may include painting, roofing, siding, re-paving of

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access roads and parking/loading areas, replacement of landscape elements and other like activities.

20.2.11 *Nonconforming structures unsafe due to lack of maintenance.* Any portion of a nonconforming structure that becomes physically unsafe or unlawful due to lack of repairs and maintenance, and which is declared unsafe or unlawful by a duly authorized county official, but which the owner wishes to repair, restore or rebuild, must be repaired, restored or rebuilt in conformance with the provisions of this chapter.

20.2.12 *Nonconforming accessory uses and structures.*

(a) No nonconforming accessory use or structure shall continue after the principal use or structure is terminated by abandonment, damage or destruction unless such accessory use or accessory structure is made to conform to the standards for the zoning district in which it is located.

(b) Any nonconforming accessory use or accessory structure shall be brought into conformity with these ordinances whenever a substantial improvement to, addition to or change in principal use or structure on the property is proposed or approved.

(c) Any part of a nonconforming accessory use or accessory structure which is destroyed to an extent of more than fifty percent (50%) of the fair market value of the building or structure immediately prior to damage, shall not be restored except in conformity with these ordinances, and all rights as a nonconforming use or structure are then terminated.

(d) No additional structure which does not conform to the requirements of these ordinances shall be erected in connection with a nonconforming use of land.

20.2.13 *Illegal uses and structures prohibited.* All of the foregoing provisions relating to nonconforming uses and structures shall apply to all nonconforming uses or structures existing or created on the effective date of these ordinances and to all uses and structures which become nonconforming by reason of any amendment thereof. The provisions shall not apply, however, to any use established, or structures erected or expanded, in violation regardless of the time of establishment or erection.

County zoning has not been instituted in this district.

18. ***Planning District 18.***

County zoning has not been instituted in this district.

19 ***Planning District 19.***

From the Point of Beginning at the intersection of the Northern right-of-way line of Battles Road and the East boundary of Planning District 26; run thence Northeasterly along the East boundary of Planning District 26 for 430 feet; run thence Easterly to the West line of Point Clear Court; run thence Southerly along the West line of Point Clear Court to the South right-of-way line of Battles Road; run thence Easterly along the South right-of-way line of Battles Road to the West right-of-way of Twin Beech Road South; run thence Southernly along the West right-of-way line of Twin Beech Road South to the North right-of-way of Battles Road; run thence East along the North right-of-way line of Battles Road to the Northeast intersection of Section Street and Old Battles Road; run thence South along the East right-of-way line of Section Street to the centerline of the right-of-way of Dairy Road; run thence East 1,260 feet along the centerline of Dairy Road; run thence South to the Northeast corner of The Meadows At Point Clear; run thence South along the East side of The Meadows At Point Clear to the Southeast corner of The Meadows At Point Clear; run thence East 110 feet to a point; run thence South to the North right-of-way line of County Road 32; run thence Westwardly along the North right-of-way line of County Road 32 to East line of Planning District 26; run thence Northwesterly and then Northeasterly along the East line of Planning District 26 to the Point of Beginning. The planning district described herein shall exclude the corporate limits of all municipalities in Baldwin County as such corporate limits presently or may hereafter exist.

Deleted: Abolished by action of the Baldwin County Commission (April 15, 2003).¶

20. ***Planning District 20.***

Beginning at the Southwest corner of the Southeast quarter of Section 29, Township 7 South, Range 3 East; run thence Westwardly to the Shoreline of Weeks Bay; run thence Southwardly to the Southwest point of parcel 56-07-36-0-001-001.000; run thence Southeastwardly to the Northeast corner of parcel 56-07-40-0-001-002.002; run thence Southeastwardly to the Southwest corner of Parcel 60-03-37-0-000-001.000; thence run Northeast along the Southern boundary of said parcel to the Southeast corner; run thence Southeast along the Western boundary of Grant Section 32, Township 8 South, Range 3 East, to the Northwest corner of Parcel 60-03-32-0-000-008.001; run thence Northeast along the Northern boundary of said parcel to the Centerline of Lipscomb Road; run thence