

THE TOWN OF INDIAN SPRINGS VILLAGE

ANNEXATION ORDINANCE NO. 17

BE IT ORDAINED BY THE TOWN COUNCIL OF INDIAN SPRINGS VILLAGE, ALABAMA, that the Town of Indian Springs Village does hereby honor the request(s) for annexation filed by the owner(s) of the real property which is contiguous to the existing corporate limits of the Town of Indian Springs Village as more fully described in the attached Request(s) for Annexation, Property Description(s), and map of said property showing its relationship to the corporate limits of the town. Said property is located and contained within an area contiguous to the corporate limits of the Town of Indian Springs Village, and said property is not located within the corporate limits or police jurisdiction of any other municipality.

This ordinance shall go into effect upon the passage and publication as required by law.

Inst # 1994-12410

Ann Hampton, Mayor
Donald Brinkley
Patricia J. Craggs
[Signature]
[Signature]
Art Johnson

1994 Passed and approved 5th day of April, Inst # 1994-12410

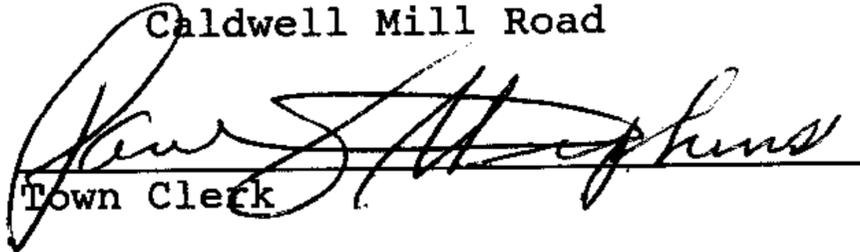
[Signature]
Clerk

04/15/1994-12410
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
008 NCD 26.00

CERTIFICATION

I, Paul J. Stephens, Town Clerk of the Town of Indian Springs Village, Alabama, hereby certify the above to be a true and correct copy of an ordinance adopted by the Town Council of the Town of Indian Springs Village, at its ^{SPECIAL} ~~regular~~ meeting held on APRIL 5, 1994, as same appears in the minutes of record of said meeting, and published by posting copies thereof on APRIL 6, 1994, at the following public places, which copies remained posted for five days as provided by law:

Mayor's Office	291 Valley View Lane
Town Clerk's Office	88 Indian Crest Drive
NSFD Station #2	Caldwell Mill Road
Sunny Food Store #8	Caldwell Mill Road


Town Clerk

4-12-94
Date

**INDIAN RIDGE COMPANY, L.L.C.
C/O Claude McCain Moncus
2100 SouthBridge Parkway, Suite 650
Birmingham, AL 35209**

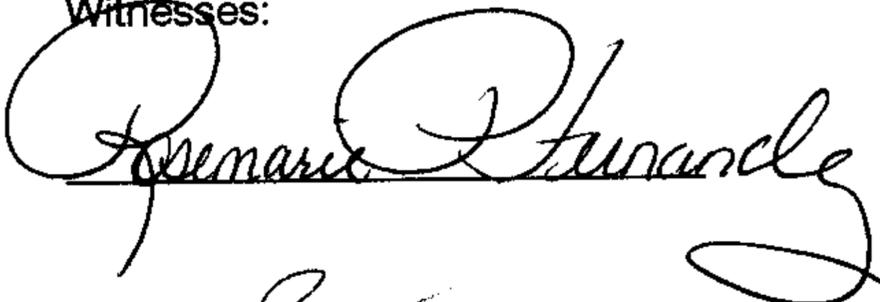
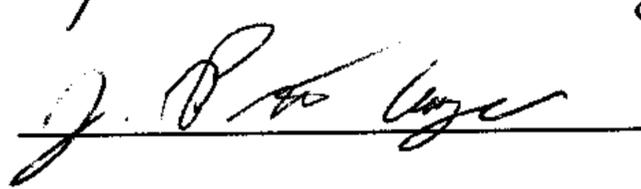
City Clerk
Indian Springs Village, Alabama

RE: Petition for Annexation

The undersigned owner of the property which is contiguous to the corporate limits of the Town of Indian Springs Village, Alabama, and as described in Exhibit A attached hereto, do hereby petition the Town of Indian Springs Village to annex said property into the corporate limits of the municipality, subject to approval of the Town of Indian Springs Village of the special conditions as set forth on Exhibit B attached hereto.

Done this 22nd day of March, 1994.

Witnesses:

Indian Ridge Company, L.L.C., an
Alabama Limited Liability Company

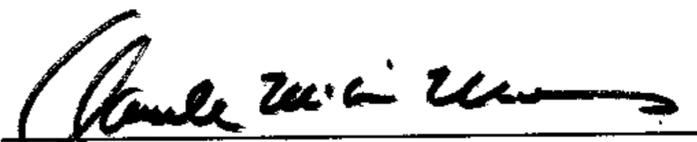
BY: 
Claude McCain Moncus
Its Member

EXHIBIT A

LEGAL DESCRIPTION

33.911 Acres Located on Highway 119, Shelby County, AL described as follows:

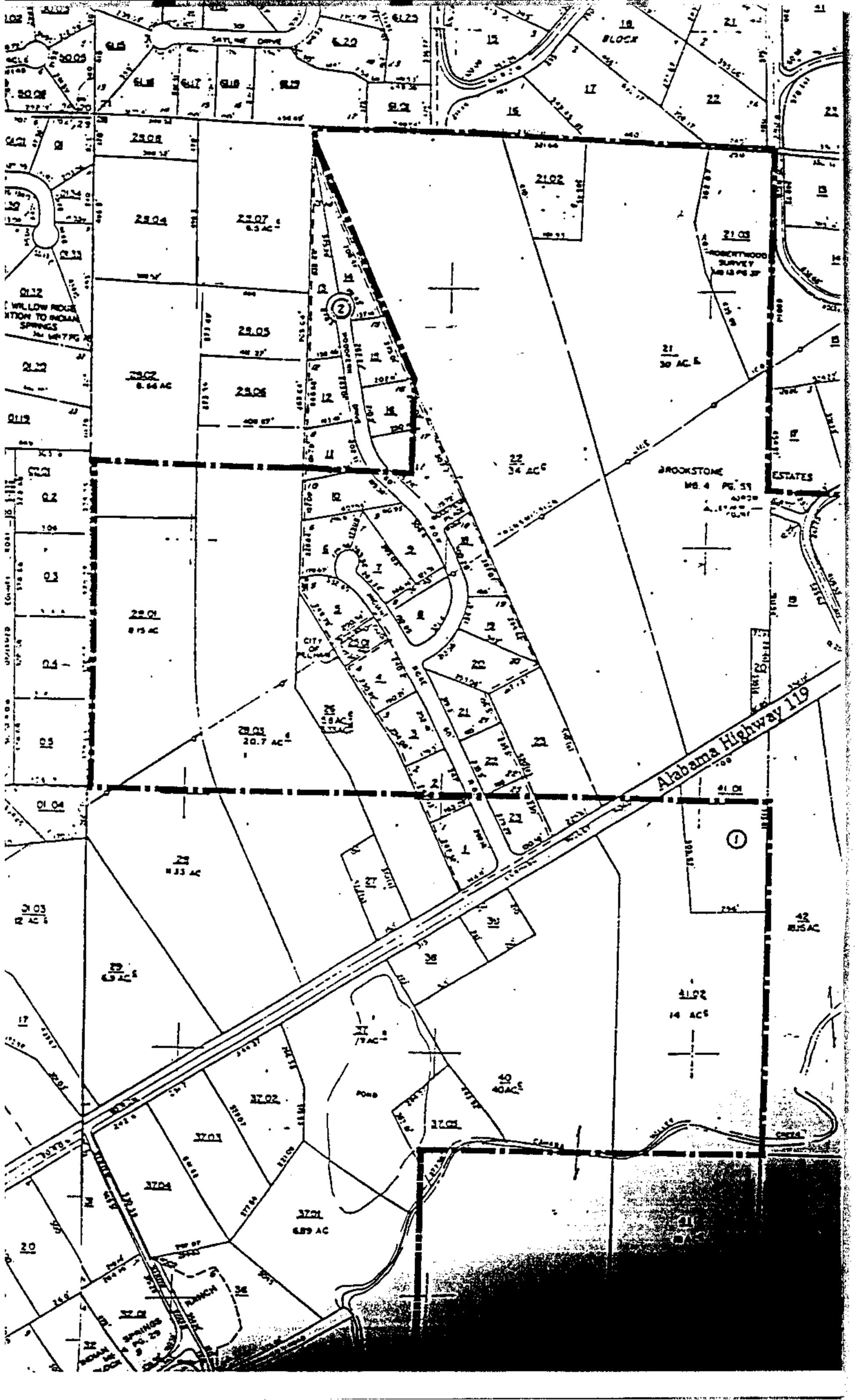
A parcel of land situated in the Northwest 1/4 of section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 28, Township 19 South, Range 2 West, said corner being 3" capped iron; thence run Westerly along the North line of said 1/4 1/4 section line for 483.07 feet to a 3/4" Crimp Iron; thence 92 degrees 03'18" left and run Southerly for 88.00 feet to an old axle hub corner, said axle hub corner being the most Northerly corner of Indian Highlands Estates, as recorded in Map Book 13, Page 69, in the Probate Office of Shelby County, Alabama; thence 25 degrees 34'13" left and run Southeasterly along the East line of said Indian Highlands Estates for 2,214.76 feet, measure, 2,214.54 feet record, to a rebar iron at the southeasterly corner of Lots 19 and 20 of said Indian Highlands Estates; thence continue Southeasterly along the last stated course for 595.38 feet to a 1/2" rebar with a Joseph A. Miller, Jr. CAP, Ala. Reg. No. 2875, said rebar being on the North right of way line of Alabama Highway 119; thence 97 degrees 03'09" left and run Northeasterly along said right of way line for 371.29 feet to a 1/2" rebar, said rebar being 376.45 feet (as measured along said right of way line) Southwest of the intersection of said North right of way line of Alabama Highway 119 and the East line of the Northwest 1/4 of said Section 28; thence 75 degrees 19'20" left and run Northwesterly along the West line of a survey dated June 26, 1981, by Donald L. Hadden, Reg. No. 9681, and along the East line of said property being described for 2,517.01 feet measure, 2,516.19 feet record, to a 1/2" rebar iron on the North line of said Northwest 1/4 of Section 28; thence 70 degrees 04'59" measured, 70 degrees 04'30" record, left and run Westerly along said Section line for 271.03 feet to the point of beginning.

EXHIBIT "B"

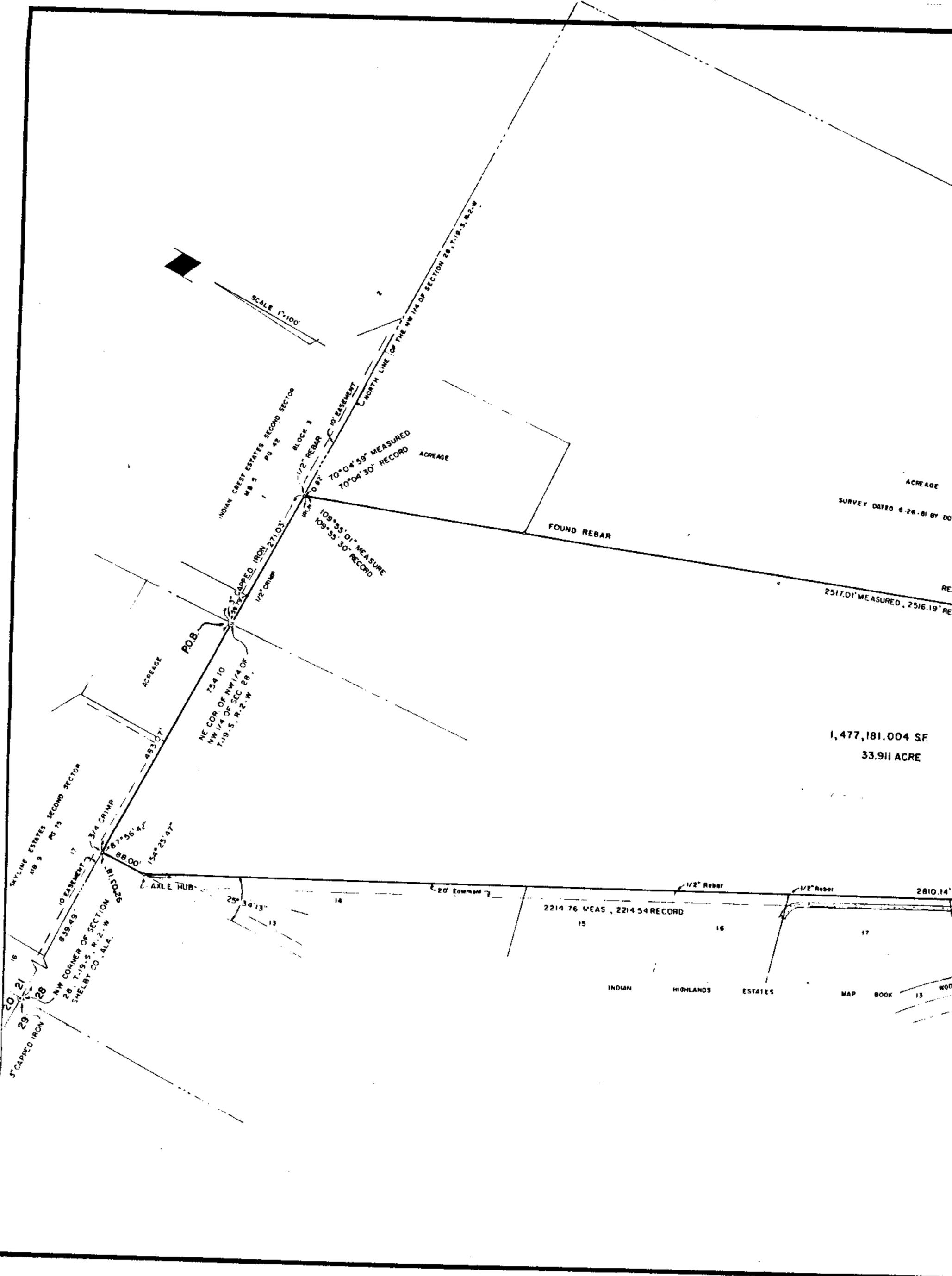
SPECIAL CONDITIONS TO ANNEXATION PETITION

1. The Residential Subdivision will be designed and built in accordance with Shelby County Subdivision Regulations excepting that the street width of Forty (40) feet is approved and there will be no requirement to open the stub street in the Indian Highlands subdivision known as Woodfern Place and there will be no requirement (optional at Owner's decision) to build a stub street to Slaughter's property;
2. The Shelby County Engineer will be retained by the Town of Indian Springs Village to review and approve Owner's Preliminary Plat prior to submission to the Town of Indian Springs Village and inspect and approve the completed project certifying that the improvements have been installed in accordance with Owner's plans and specifications. Any costs incurred for such engineering review and inspection by the Town of Indian Springs Village will be reimbursed by the Owner.
3. The property is currently zoned "E-1" Shelby County and the property will be zoned "E-1" Town of Indian Springs Village without further action on the part of the Owner or the Municipality.



Map showing land parcels, roads, and survey data. Key features include:

- Alabama Highway 119**: A major road running diagonally from the bottom left to the top right.
- Parcel Numbers and Acreage**: Numerous lots are identified with numbers and acreage, such as 2102 (14 AC), 2103 (21 AC), 2104 (20.7 AC), 2105 (14 AC), 2106 (6.59 AC), 2107 (14 AC), 2108 (14 AC), 2109 (14 AC), 2110 (14 AC), 2111 (14 AC), 2112 (14 AC), 2113 (14 AC), 2114 (14 AC), 2115 (14 AC), 2116 (14 AC), 2117 (14 AC), 2118 (14 AC), 2119 (14 AC), 2120 (14 AC), 2121 (14 AC), 2122 (14 AC), 2123 (14 AC), 2124 (14 AC), 2125 (14 AC), 2126 (14 AC), 2127 (14 AC), 2128 (14 AC), 2129 (14 AC), 2130 (14 AC), 2131 (14 AC), 2132 (14 AC), 2133 (14 AC), 2134 (14 AC), 2135 (14 AC), 2136 (14 AC), 2137 (14 AC), 2138 (14 AC), 2139 (14 AC), 2140 (14 AC), 2141 (14 AC), 2142 (14 AC), 2143 (14 AC), 2144 (14 AC), 2145 (14 AC), 2146 (14 AC), 2147 (14 AC), 2148 (14 AC), 2149 (14 AC), 2150 (14 AC), 2151 (14 AC), 2152 (14 AC), 2153 (14 AC), 2154 (14 AC), 2155 (14 AC), 2156 (14 AC), 2157 (14 AC), 2158 (14 AC), 2159 (14 AC), 2160 (14 AC), 2161 (14 AC), 2162 (14 AC), 2163 (14 AC), 2164 (14 AC), 2165 (14 AC), 2166 (14 AC), 2167 (14 AC), 2168 (14 AC), 2169 (14 AC), 2170 (14 AC), 2171 (14 AC), 2172 (14 AC), 2173 (14 AC), 2174 (14 AC), 2175 (14 AC), 2176 (14 AC), 2177 (14 AC), 2178 (14 AC), 2179 (14 AC), 2180 (14 AC), 2181 (14 AC), 2182 (14 AC), 2183 (14 AC), 2184 (14 AC), 2185 (14 AC), 2186 (14 AC), 2187 (14 AC), 2188 (14 AC), 2189 (14 AC), 2190 (14 AC), 2191 (14 AC), 2192 (14 AC), 2193 (14 AC), 2194 (14 AC), 2195 (14 AC), 2196 (14 AC), 2197 (14 AC), 2198 (14 AC), 2199 (14 AC), 2200 (14 AC).
- Other Labels**: "BROOKSTONE ESTATES", "ROBERT WOOD SURVEY", "18 BLOCK", "19 BLOCK", "20 BLOCK", "21 BLOCK", "22 BLOCK", "23 BLOCK", "24 BLOCK", "25 BLOCK", "26 BLOCK", "27 BLOCK", "28 BLOCK", "29 BLOCK", "30 BLOCK", "31 BLOCK", "32 BLOCK", "33 BLOCK", "34 BLOCK", "35 BLOCK", "36 BLOCK", "37 BLOCK", "38 BLOCK", "39 BLOCK", "40 BLOCK", "41 BLOCK", "42 BLOCK", "43 BLOCK", "44 BLOCK", "45 BLOCK", "46 BLOCK", "47 BLOCK", "48 BLOCK", "49 BLOCK", "50 BLOCK", "51 BLOCK", "52 BLOCK", "53 BLOCK", "54 BLOCK", "55 BLOCK", "56 BLOCK", "57 BLOCK", "58 BLOCK", "59 BLOCK", "60 BLOCK", "61 BLOCK", "62 BLOCK", "63 BLOCK", "64 BLOCK", "65 BLOCK", "66 BLOCK", "67 BLOCK", "68 BLOCK", "69 BLOCK", "70 BLOCK", "71 BLOCK", "72 BLOCK", "73 BLOCK", "74 BLOCK", "75 BLOCK", "76 BLOCK", "77 BLOCK", "78 BLOCK", "79 BLOCK", "80 BLOCK", "81 BLOCK", "82 BLOCK", "83 BLOCK", "84 BLOCK", "85 BLOCK", "86 BLOCK", "87 BLOCK", "88 BLOCK", "89 BLOCK", "90 BLOCK", "91 BLOCK", "92 BLOCK", "93 BLOCK", "94 BLOCK", "95 BLOCK", "96 BLOCK", "97 BLOCK", "98 BLOCK", "99 BLOCK", "100 BLOCK".



SCALE 1"=100'



INDIAN CREST ESTATES SECOND SECTION
 M8 3 PG 42

BLOCK 3

70°04'58" MEASURED
 70°04'30" RECORD

109°35'01" MEASURE
 109°55'30" RECORD

FOUND REBAR

ACREAGE
 SURVEY DATED 8-26-81 BY DON
 REB
 2517.01' MEASURED, 2516.19' REC

1,477,181.004 SF
 33.911 ACRE

754 10
 NW 1/4 OF NW 1/4 OF
 T-19 S. R-2 W

ACREAGE

POB

483.07'

SWYLINE ESTATES SECOND SECTION
 M8 3 PG 75

10' EASEMENT

3/4 CRIMP

839.49'

88.00'

154°25'47"

87°56'42"

AXLE RUB

25°34'13"

20' Easement

2214 76 MEAS, 2214 54 RECORD

1/2" Rebar

1/2" Rebar

2810.14'

INDIAN HIGHLANDS ESTATES MAP BOOK 13

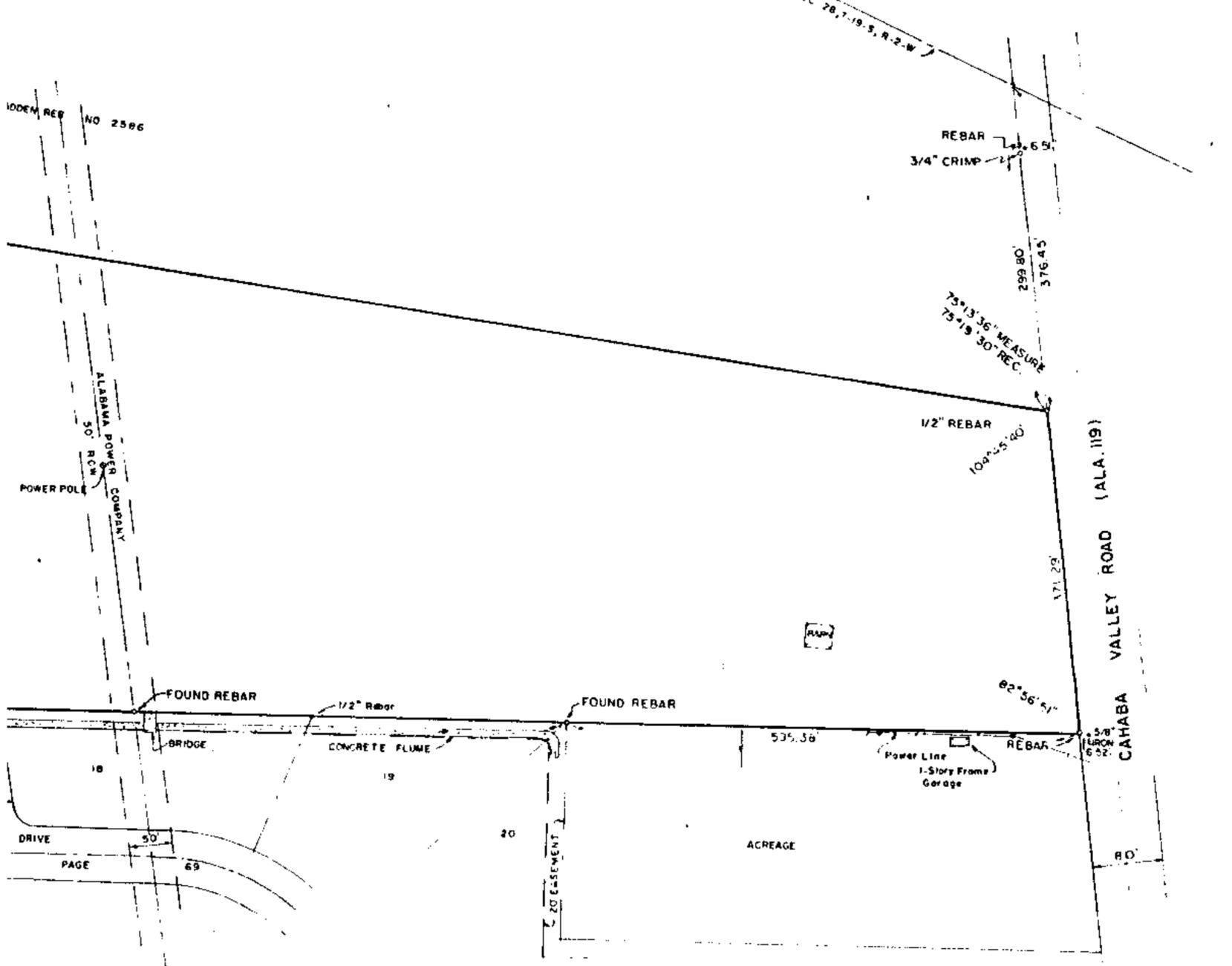
20 21
 29
 ST. CAPED IRON

NW CORNER OF SECTION
 28 T-19 S. R-2 W
 SHELBY CO. ALA.

STATE OF ALABAMA
 DEKALB COUNTY
 JOSEPH A. MILLER, JR., A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF
 BIRMINGHAM, ALABAMA DO HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT
 OR PLAT OF THE SURVEY MADE BY ME OF THE PROPERTY DESCRIBED HEREON. I
 HEREBY CERTIFY THAT THE BUILDING(S) NOW ERRECTED ON SAID PROPERTY ARE WITHIN
 BOUNDARIES OF SAME EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ENCROACHMENTS
 ON FROM ADJOINING PROPERTY EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO
 SET-BACKS, BASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE
 THE SURFACE, EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE
 LINES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS
 THEREON, INCLUDING POLES, ANCHORS, AND GUY WIRES, ON OR OVER SAID PREMISES
 EXCEPT AS MAY BE SHOWN; THAT I HAVE CONSULTED THE FEDERAL INSURANCE
 ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT
 LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA. ACCORDING TO MY SURVEY THIS
 5TH DAY OF MARCH, 1992.
 NO. 17634R94
 D BOOK 154 PG. 1

JOSEPH A. MILLER, JR., P.E. & L.S. 2875
 115 N. 40TH STREET, BIRMINGHAM, AL 35222
 TELEPHONE (205) 592-0191

PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19
 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS
 FOLLOWS:
 1. AT THE NORTHEAST CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION
 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SAID CORNER BEING 1" CAPPED IRON, THENCE
 WESTERLY ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION LINE FOR 181.07 FEET
 TO A 3/4" CRIMP IRON; THENCE 92°-03'-18" LEFT AND RUN SOUTHERLY FOR 88.00 FEET
 TO AN OLD AXLE HUB CORNER, SAID AXLE HUB CORNER BEING THE MOST NORTHERLY CORNER
 OF SAID INDIAN HIGHLANDS ESTATES, AS RECORDED IN MAP BOOK 11, PAGE 69, IN THE
 OFFICE OF SHELBY COUNTY, ALABAMA; THENCE 25°-34'-13" LEFT AND RUN
 WESTERLY ALONG THE EAST LINE OF SAID INDIAN HIGHLANDS ESTATES FOR 2,214.76
 FEET MEASURE, 2,214.54 FEET RECORD, TO A REBAR IRON AT THE SOUTHEASTERN
 CORNER OF LOTS 19 AND 20 OF SAID INDIAN HIGHLANDS ESTATES; THENCE CONTINUE
 WESTERLY ALONG THE LAST STATED COURSE FOR 595.38 FEET TO A 1/2" REBAR WITH
 SEPH A. MILLER, JR. CAP, ALA. REG. NO. 2875, SAID REBAR BEING ON THE NORTH
 SIDE OF WAY LINE OF ALABAMA HIGHWAY 119; THENCE 92°-03'-09" LEFT AND RUN
 WESTERLY ALONG SAID RIGHT OF WAY LINE FOR 371.29 FEET TO A 1/2" REBAR
 BEING 376.45 FEET (AS MEASURED ALONG SAID RIGHT OF WAY LINE)
 WEST OF THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE OF ALABAMA
 HIGHWAY 119 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE
 19°-20' LEFT AND RUN NORTHWESTERLY ALONG THE WEST LINE OF A SURVEY DATED
 26, 1981, BY DONALD L. HALDEN, REG. NO. 9681, AND ALONG THE EAST LINE OF
 PROPERTY BEING DESCRIBED FOR 2,517.01 FEET MEASURE, 2,516.14 FEET RECORD,
 TO A 1/2" REBAR IRON ON THE NORTH LINE OF SAID N.W. 1/4 OF SECTION 28; THENCE
 4°-59' MEASURED, 70°-04'-30" RECORD, LEFT AND RUN WESTERLY ALONG SAID
 NORTH LINE FOR 271.03 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS
 181,004 SQUARE FEET OR 41.91 ACRES, MORE OR LESS.



Inst # 1994-12410

04/15/1994-12410
 10:11 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 ODB MCD 26.00

MILLER, TRIPLETT AND MILLER
 ENGINEERS, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 115 NORTH 40TH STREET, BIRMINGHAM, ALABAMA 35222
 TELEPHONE (205) 592-0191

BOUNDARY SURVEY OF
PROPOSED SUBDIVISION
 SITUATED IN THE NW 1/4 SEC 28, TSP 19 S, R 2 W - SHELBY CO., AL



NUMBER	REVISIONS

17634
MIKE WOOD
2-28-92
JBC
JAM JR
1" = 100'