

ORDINANCE NO. 12092019-300

AN ORDINANCE TO DEANNEX PROPERTY AND REDUCE THE CORPORATE LIMITS OF THE CITY OF MONTEVALLO, ALABAMA

WHEREAS, the following described real property owned by Brenda Baker is currently within the corporate limits of the City of Montevallo, Alabama

A Parcel of land situated in SW 1/4 of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

PARCEL 2

Begin at the SE Corner of the SW 1/4 of the SW 1/4 of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N02°40'00"W, a distance of 551.55'; thence N87°20'00"E, a distance of 329.63'; thence S04°57'24"E, a distance of 583.56'; thence N87°33'34"W, a distance of 354.35' to the POINT OF BEGINNING.

Said Parcel containing 4.44 acres, more or less.

ALSO AND INCLUDING a 30' Ingress/Egress and Utility Easement lying 15' either side of and parallel to the following described centerline:

Commence at the SE Corner of the SW 1/4 of the SW 1/4 of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama; thence N02°40'00"W, a distance of 551.55'; thence N60°15'06"E, a distance of 238.89' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S06°43'10"E, a distance of 218.24'; thence S07°20'37"W, a distance of 93.92'; thence S08°51'02"E, a distance of 145.84'; thence S22°15'38"E, a distance of 39.37'; thence S46°13'02"E, a distance of 115.30'; thence S20°06'55"E, a distance of 33.96'; thence S12°36'45"E, a distance of 84.17'; thence S04°57'25"E, a distance of 239.13'; thence S04°57'23"E, a distance of 471.41'; thence S02°35'00"E, a distance of 76.66' to the POINT OF ENDING OF SAID CENTERLINE.

I further certify that I have read the foregoing

and

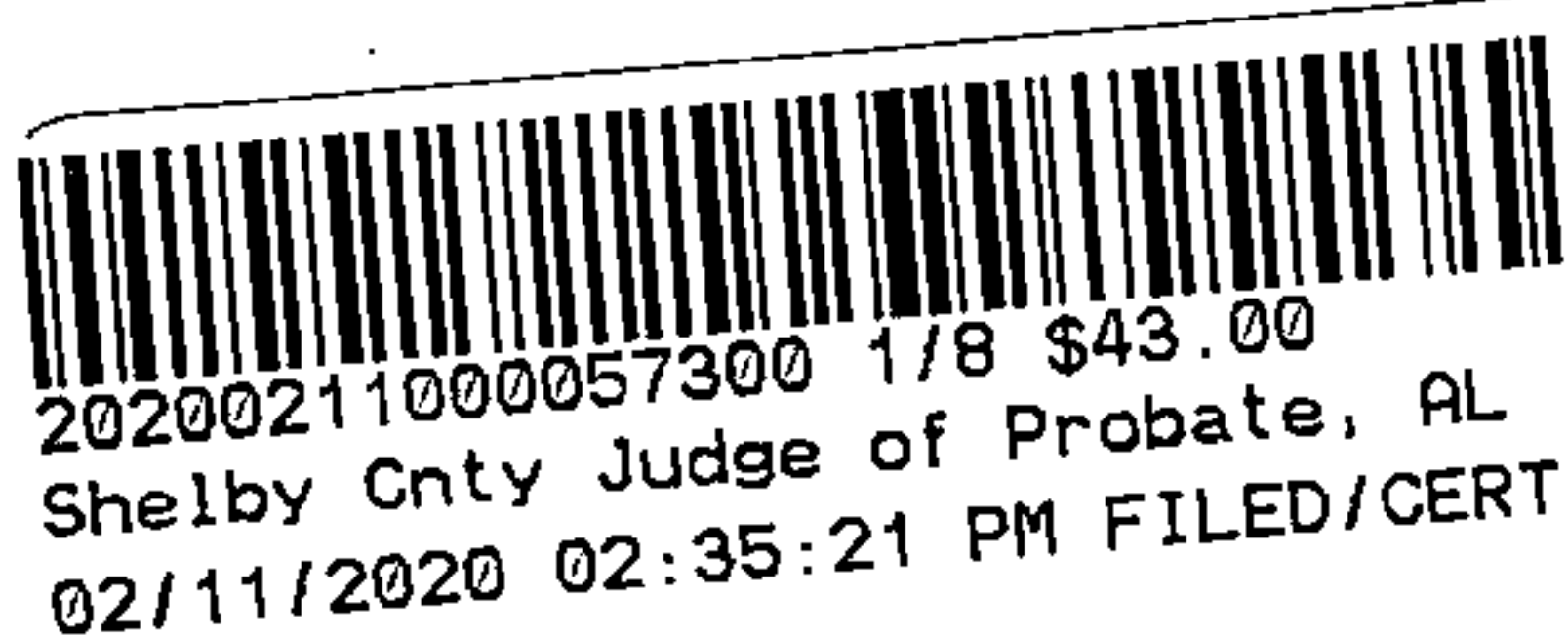
WHEREAS, this real property is at the very edge of the corporate limits of the City of Montevallo, Alabama at the end of an unimproved roadway where no other properties along the road are located within the City Limits; and

WHEREAS, to the best of our knowledge no qualified electors reside on this real property; and

WHEREAS, the owner, Brenda Baker, has requested that this real property be deannexed from the City of Montevallo so that it can be located in a County zone which will permit her to locate a manufactured home on the site next door to her son's home.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Montevallo, Alabama, as follows:

I. That the public good requires that the corporate limits of the City of Montevallo, Alabama, be reduced and the boundaries thereof re-established by the deannexation of the following described real property:



A Parcel of land situated in SW 1/4 of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

PARCEL 2

Begin at the SE Corner of the SW 1/4 of the SW 1/4 of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N02°40'00"W, a distance of 551.55'; thence N87°20'00"E, a distance of 329.63'; thence S04°57'24"E, a distance of 583.56'; thence N87°33'34"W, a distance of 354.36' to the POINT OF BEGINNING.

Said Parcel containing 4.44 acres, more or less.

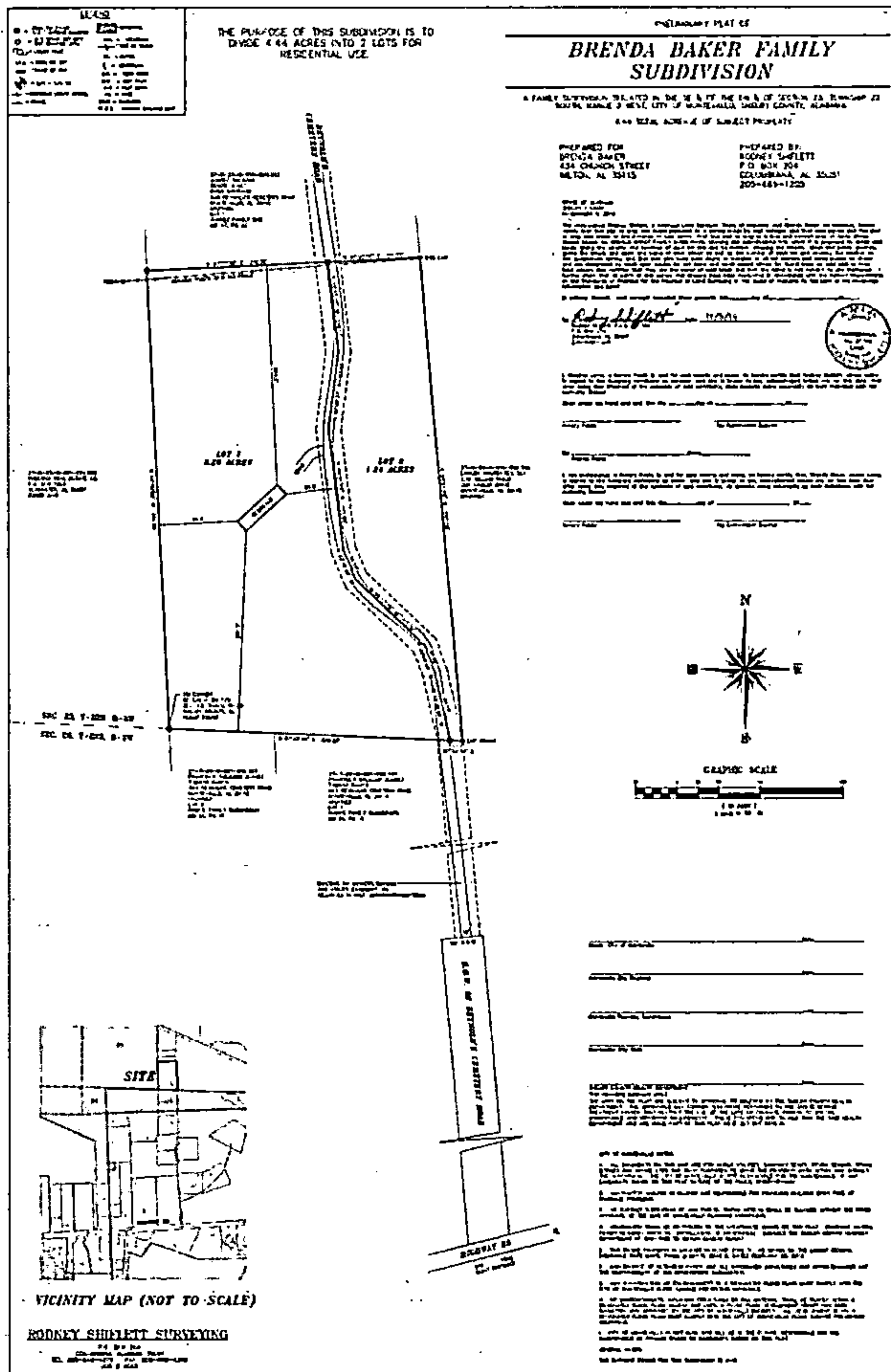
ALSO AND INCLUDING a 30' Ingress/Egress and Utility Easement lying 15' either side of and parallel to the following described centerline:

Commence at the SE Corner of the SW 1/4 of the SW 1/4 of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama; thence N02°40'00"W, a distance of 551.55'; thence N60°15'06"E, a distance of 238.89' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S06°43'10"E, a distance of 216.24'; thence S07°20'37"W, a distance of 93.92'; thence S08°51'02"E, a distance of 145.84'; thence S22°15'38"E, a distance of 39.37'; thence S46°13'02"E, a distance of 115.30'; thence S20°06'55"E, a distance of 33.96'; thence S12°36'45"E, a distance of 84.17'; thence S04°57'25"E, a distance of 239.13'; thence S04°57'23"E, a distance of 471.41'; thence S02°35'00"E, a distance of 76.66' to the POINT OF ENDING OF SAID CENTERLINE.

I further certify that I have...

2. That the Mayor is hereby authorized and directed to certify a copy of this ordinance, together with a plat or map correctly showing the corporate limits of the City of Montevallo following the proposed deannexation of this real property and a statement that no qualified electors reside there, and file them with the Judge of Probate of Shelby County, Alabama.

3.

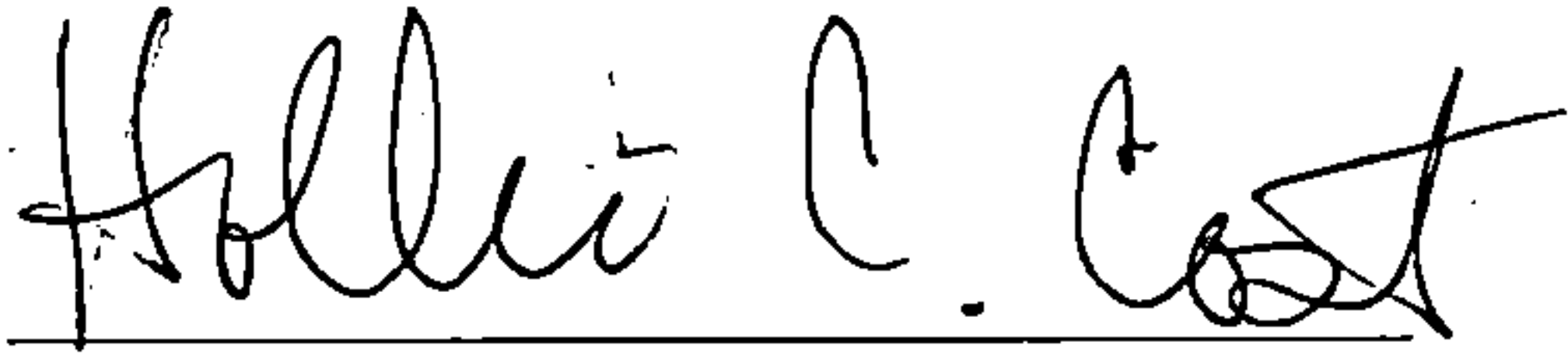


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Shelby Cnty Judge of Probate, AL
02/11/2020 02:35:21 PM FILED/CERT

By action of the City Council, the parcel identified in above survey shall be

excluded from the City Limits of the City of Montevallo, Alabama.

ADOPTED this 9TH day of December 2019.



Hollie C. Cost. Mayor

ATTEST:



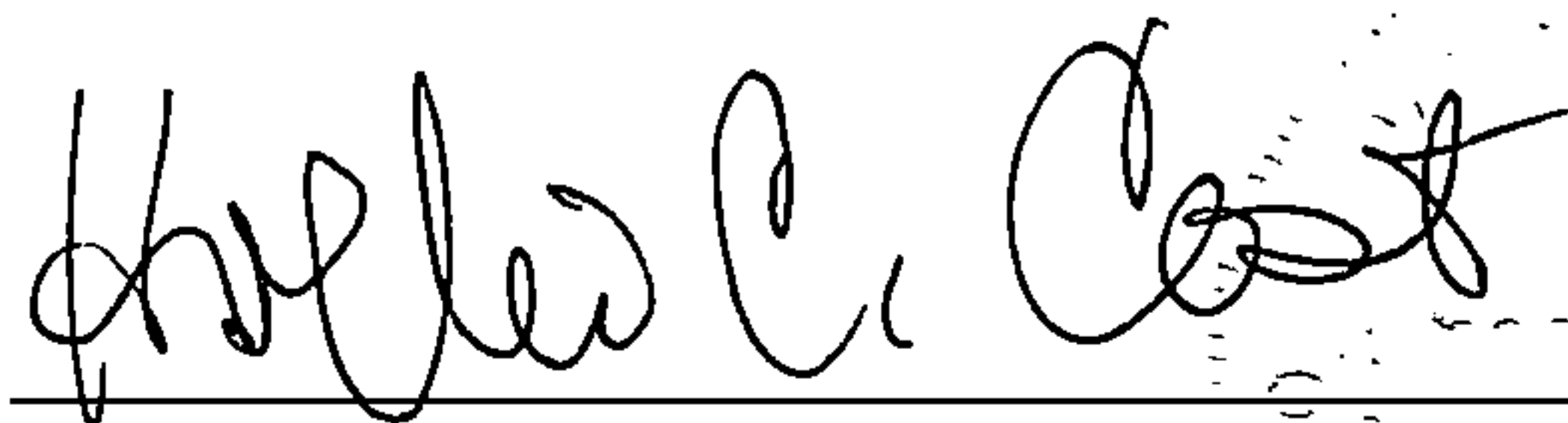
Herman Lehman, City Clerk & Treasurer

STATE OF ALABAMA
COUNTY OF SHELBY

The undersigned Mayor of the City of Montevallo, Alabama, hereby certifies that the attached is a true and correct copy of Ordinance No. 12092019-300 approved by the city council of the City of Montevallo at its regular meeting on December 9, 2019, as shown by the official records of the City of Montevallo in the office of the City Clerk.

Witness my signature and the seal of the City of Montevallo, Alabama, affixed hereto, on this 13th day of December 2019.

SEAL



Hollie C. Cost

Mayor of the City of Montevallo, Alabama



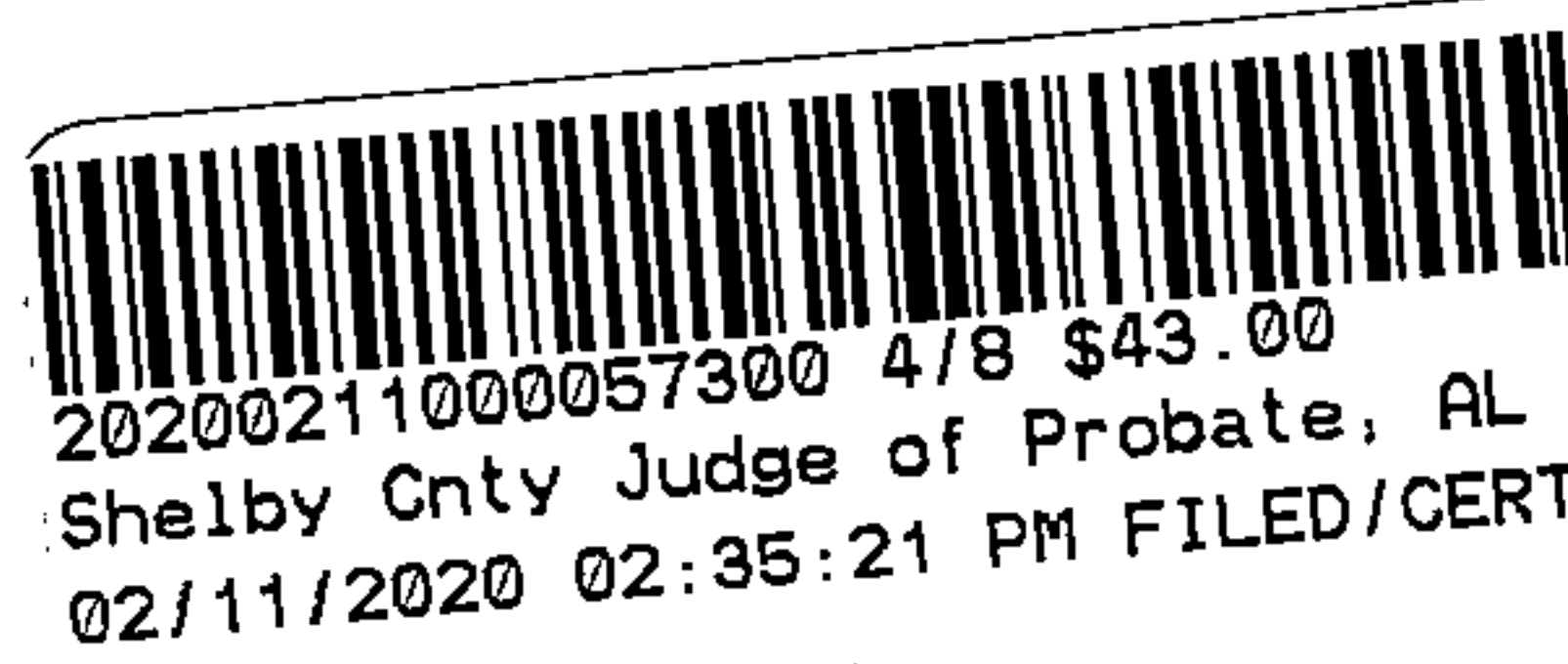
20200211000057300 3/8 \$43.00
Shelby Cnty Judge of Probate, AL
02/11/2020 02:35:21 PM FILED/CERT

I certify that the attached Ordinance 12092019-300, adopted by the Montevallo City Council on December 9, 2019, was, pursuant to §11-45-8(b) of the *1975 Alabama Code*, posted in conspicuous places within the community:

1. The Mayor's office, City Hall, 545 Main Street, Montevallo
2. The City Shop, 445 Selma Road, Montevallo
3. The Park and Recreation Building/Senior Center, Orr Park, 420 Vine Street, Montevallo,
4. The Parnell Memorial Library, 277 Park Drive, Montevallo, beginning December 13, 2019 and continuing for more than four weeks thereafter.

Herman Lehman

City Clerk





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Date: 12-02-2019

Shelby County, AL Property Record Information

Page: 1

PIN#: 27 6 23 0 000 005.001

Assessment Year: 2019

T22S R03W Sec23

Owner Name

BAKER BRENDA

Owner Name

Address

434 CHURCH STREET

Address

City, State Zip

WILTON, AL 35115

Site Information

Subdivision Name:

Primary Lot:

Block:

Map Book: 0

Lot Dimension 1: 354.36

Lot Dimension 2: 583.56

Municipality: Montevallo

Secondary Lot:

Map Page: 0

Acre: 4.44

Description

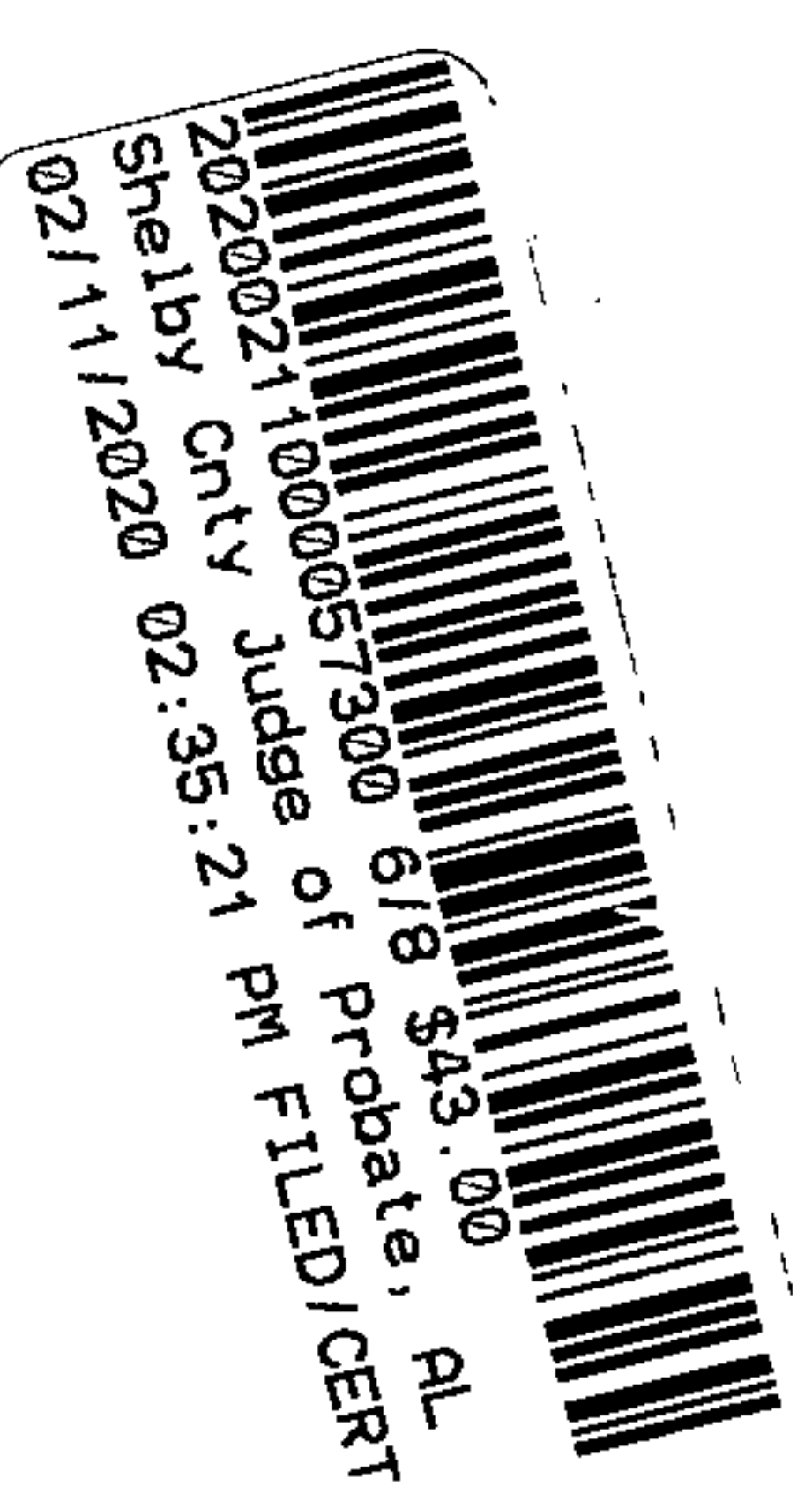
BEG SE COR SW1/4 SW1/4 N551.55 ELY329.63 S583.56 TO S LN SEC 23 W ALG SEC LN 354.36 TO POB

Remarks

Document Links

<https://probatererecords.shelbyal.com/DocDescMain.aspx?sk=20081112000436840>

<https://probatererecords.shelbyal.com/DocDescMain.aspx?sk=20070411000167130>



LEGEND

● - IRON PIN FOUND
 ○ - 1/2" OUTSIDE DIAMETER
 ○ - 1/2" IRON SET WITH
 (P) - UTILITY POLE
 L.P.S. - IRON PIN SET
 R.O.W. - RIGHT OF WAY
 1/4" - 1/4" TIE
 - OVERHEAD UTILITY LINES
 - FENCE
 CONCRETE
 RECORDED
 AC. - ACRES
 C. - CENTERLINE
 D.B. - DEED BOOK
 M.B. - MAP BOOK
 P.B. - PLAT BOOK
 P.C. - PAGE
 E.S.M.T. - EASEMENT
 M.B.L. - MODERN BUILDING LINE

THE PURPOSE OF THIS SUBDIVISION IS TO
 DIVIDE 4.44 ACRES INTO 2 LOTS FOR
 RESIDENTIAL USE.

PRELIMINARY PLAT OF

BRENDA BAKER FAMILY SUBDIVISION

A FAMILY SUBDIVISION SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 22
 SOUTH, RANGE 3 WEST, CITY OF MONTEVALLO, SHELBY COUNTY, ALABAMA.

4.44 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
 BRENDA BAKER
 434 CHURCH STREET
 WILTON, AL 35115

PREPARED BY:
 RODNEY SHIFLETT
 P.O. BOX 204
 COLUMBIANA, AL 35051
 205-669-1205

STATE OF ALABAMA
 SHELBY COUNTY
 NOVEMBER 3, 2019

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and Brenda Baker, as owner(s), hereby
 certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat
 or map was made at the instance of said owner, that this plat or map is a true and correct map of lands shown
 therein known as, BRENDA BAKER FAMILY SUBDIVISION, showing the sub-divisions into which it is proposed to divide said
 lands, giving the lengths and bearings of each lot line and its number, showing the streets, alleys and public grounds,
 giving the length and width and name of each street as well as the number of each lot and showing the relation to
 the government survey, and that iron pins have been found or installed at all lot corners and curve points as shown
 and are designated by small open circles for set lines and small closed circles for found lines on said plat or map.
 Said owner also certifies that they are the owner of said lands and that the same is not subject to any mortgage
 further states that all parts of this survey and drawing have been completed in accordance with the current requirements
 of the Standards of Practice for the Practice of Land Surveying in the State of Alabama to the best of my knowledge,
 information and belief.

In witness whereof, said surveyor executed these presents this _____ day of _____, 20____.

By: Rodney Shiflett Date: 11/5/19
 Rodney Shiflett, P.L.S. #21784
 P.O. Box 204
 Columbiana, AL 35051
 205-669-1205



I, Heather Letts, a Notary Public in and for said county and state, do hereby certify that Rodney Shiflett, whose name
 is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that
 after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full
 authority therefor.

Given under my hand and seal this the _____ day of _____, 20____.

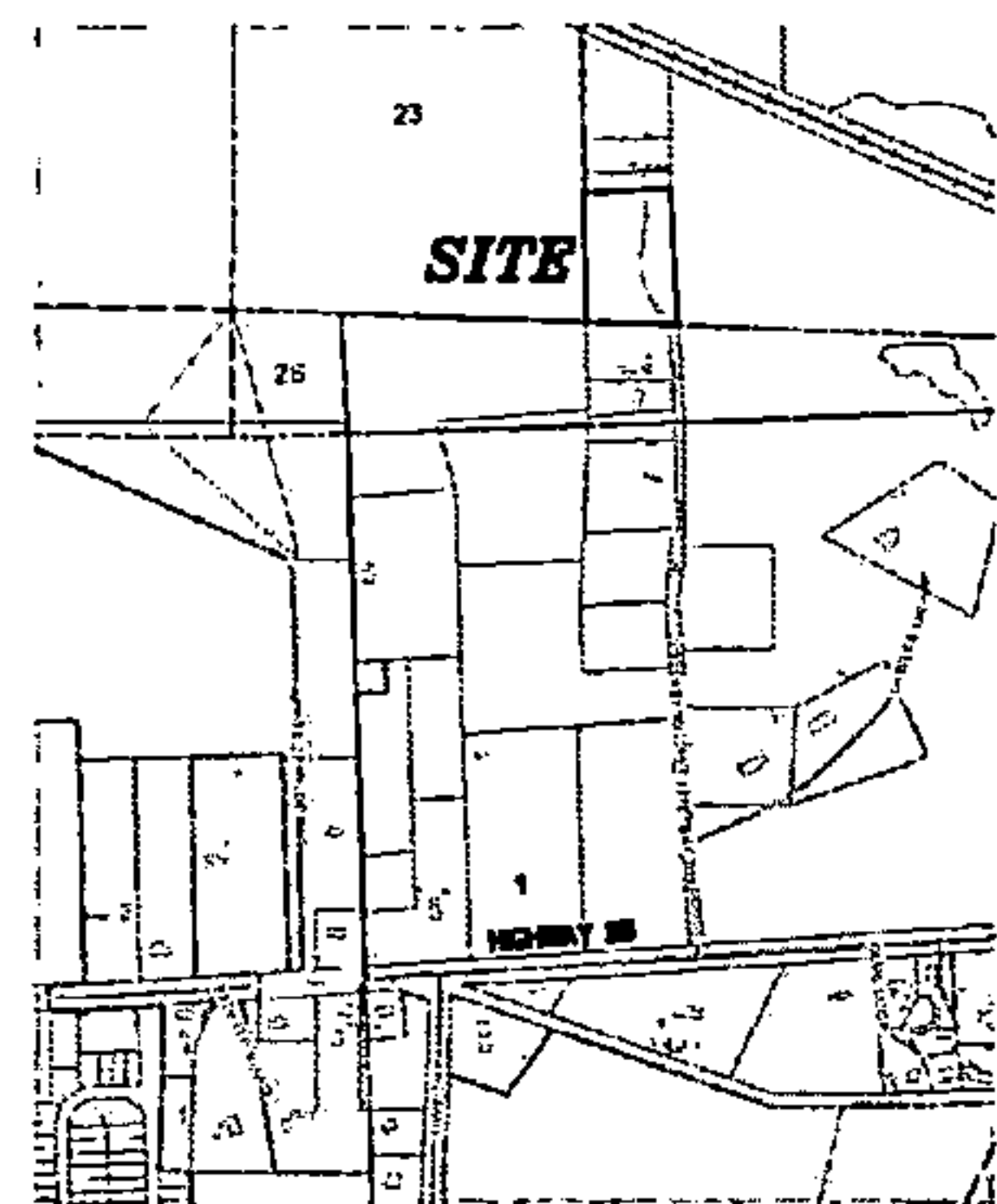
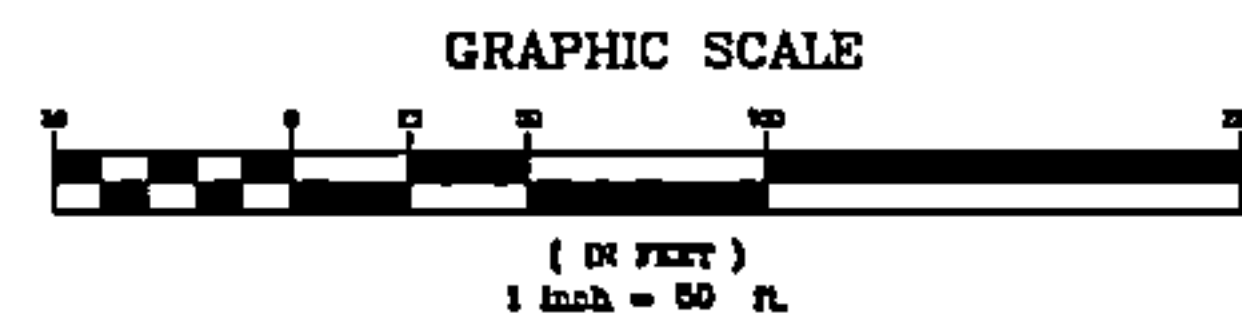
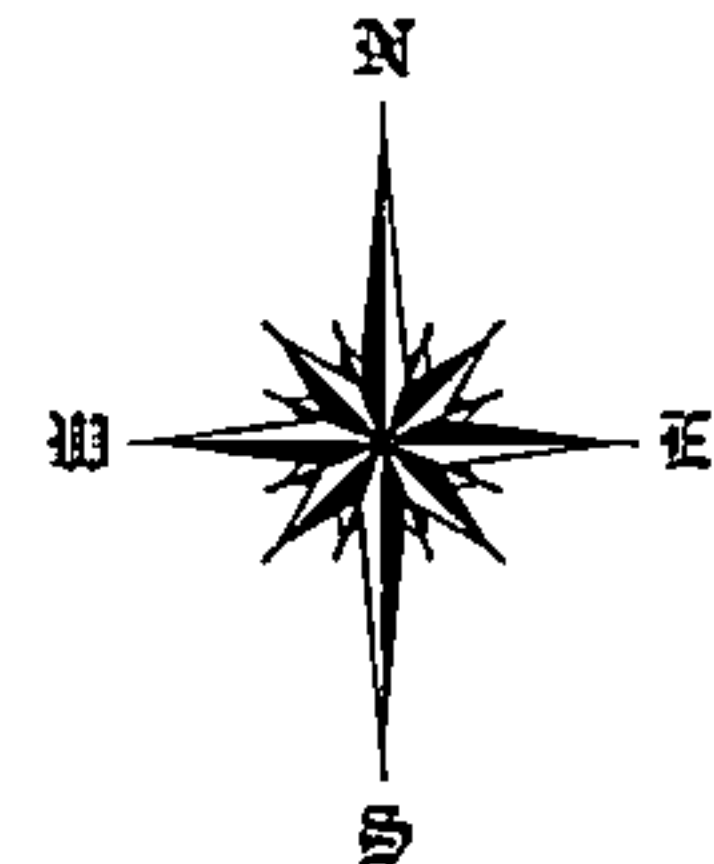
Notary Public _____ My Commission Expires _____

By: Brenda Baker Date: _____
 Brenda Baker

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Brenda Baker, whose name
 is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date, that
 after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full
 authority therefor.

Given under my hand and seal this the _____ day of _____, 20____.

Notary Public _____ My Commission Expires _____



VICINITY MAP (NOT TO SCALE)

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
 COLUMBIANA, ALABAMA 35051
 TEL. 205-669-1205 FAX. 205-669-1298
 JOB #19000



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Mayor, City of Montevallo _____ Date _____
 Montevallo City Engineer _____ Date _____
 Montevallo Planning Commission _____ Date _____
 Montevallo City Clerk _____ Date _____

SHELBY COUNTY HEALTH DEPARTMENT
 (For recording purposes only.)
 THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY HEALTH
 DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ON-SITE SEWAGE
 TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL
 MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH
 DEPARTMENT, AND ARE MADE PART OF THIS PLAT AS IF SET OUT HEREON.

CITY OF MONTEVALLO NOTES:
 A. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWER, STORM SEWERS, STORM
 DITCHES AND MAYBE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT
 THE SUBDIVISION. THE CITY OF MONTEVALLO IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY
 EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
 B. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF
 DRAINAGE PROBLEMS.
 C. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR
 APPROVAL OF THE CITY OF MONTEVALLO PLANNING COMMISSION.
 D. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) SHOWN ON THIS PLAT. DRIVEWAY ACCESS
 PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY
 DEPARTMENT AT 689-3800 TO OBTAIN ACCESS PERMIT.
 E. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X", AS SHOWN ON THE LATEST FEDERAL
 INSURANCE RATE MAPS, PANEL # 01117C 0502 E, DATED FEBRUARY 23, 2013.
 F. MAINTENANCE OF DETENTION PONDS AND ALL ASSOCIATED STRUCTURES AND APPURTENANCES ARE
 THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 G. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE
 CITY OF MONTEVALLO FLOOD DAMAGE PREVENTION ORDINANCE.
 H. NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A
 DESIGNATED FLOOD PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN
 SUBMITTED AND APPROVED BY THE CITY OF MONTEVALLO ENGINEER. ALL DEVELOPMENT WITHIN A
 DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE CITY OF MONTEVALLO FLOOD DAMAGE PREVENTION
 ORDINANCE.
 I. CITY OF MONTEVALLO IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE
 MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
 GENERAL NOTES:
 THE CURRENT ZONING FOR THIS SUBDIVISION IS A-R.

City of Montevallo,

I, Brenda Baker, request that my property on Reynolds Cemetery Road be de-annexed from the city to Shelby County. I wish to move a double wide mobile home onto this property. My son & daughter-in-law live across the street from where I want to put my home. My health is not good, I've been having dizzy spells and throwing up. I, also, am having shots put in my eyes. My retina specialist tells me I may go blind, even though I am keeping my diabetes in check.

We have no garbage pick-up or repairs to our road, which is almost impassable. I hope you will give me consideration and de-annex me back into Shelby county.

Thank you,
Brenda Baker



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