

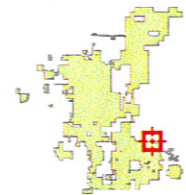
Proposed Annexation

Created By: KTaylor
Date Created: 12/2/2013

Kathryn Flanagan



Overview



Legend

- Main Highways
- County Roads
- Centerlines
- Foley City Limits
- County Mask
- Foley City Limit Background
- Parcels
- Downtown Historic District
- Streams and Creeks
- Lakes and Bays

PIN - 11710
Par Num - 045.000
Acreage - 0.459
Subdivision - 01WB
Lot -
Street Name - MIFLIN RD
Street Number - 23104
Improvement - RES,UTIL,GARA

Name - FLANAGAN, KATHRYN DIANE
Address1 - 23104 MIFLIN RD
Address2 -
Address3 -
City - FOLEY
State - AL
Zip - 36535

Last Data Upload: 12/2/2013 2:11:47 AM

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Baldwin County Revenue Commissioner

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 12/ 2/2013

Tax Year 2013

Valuation Date October 1, 2012

OWNER INFORMATION

PARCEL 61-01-12-0-000-045.000 **PPIN** 011710 **TAX DIST** 02
NAME FLANAGAN, KATHRYN DIANE
ADDRESS 23104 MIPLIN RD
 FOLEY, AL 36535
DEED TYPE IN **BOOK** 0000 **PAGE** 0774625
PREVIOUS OWNER DURRANCE, JAMES M & HILDA P
LAST DEED DATE 11/14/2003

DESCRIPTION

100'X200' WOLF BAY EST UNIT 2 LOT 7 SEC 12-8-4(WD)

PROPERTY INFORMATION

PROPERTY ADDRESS 23104 MIPLIN RD
NEIGHBORHOOD FOLEY **FOLEY AREA**
PROPERTY CLASS **SUB CLASS**
SUBDIVISION 01WB **SUB DESC** WOLF BAY ESTATES
LOT 7 BLOCK U-2
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION 100X200 **ZONING**

PROPERTY VALUES

LAND: 15000 **CLASS 1:** **TOTAL ACRES:**
BUILDING: 108500 **CLASS 2:** **TIMBER ACRES:**
CLASS 3: 123500
TOTAL PARCEL VALUE: 123500
ESTIMATED TAX:

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	Hs	Pn	MARKET USE VALUE	VALUE
M	LAND	1	BV BS-15000	X	1110-RESIDENTIAL	3	Y	N	15000	
	BLDG	1	R 111	SINGLE FAMILY RESIDENCE	-	3	Y	N	96400	
	BLDG	2	O 26 WCC	UTILITY, WOOD OR C.B.	-	3	Y	N	2400	
	BLDG	3	O 24 WCBN	GARAGE, WOOD OR C.B., NO	-	3	Y	N	9700	

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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 City of Foley, 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 City of Foley, a municipal corporation, that said property be annexed into the City of Foley, Alabama 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 City Council of the City of Foley, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

We, the undersigned PETITIONERS also ask that the Honorable Mayor and City Council of the City of Foley, Alabama, do all things necessary and requisite to comply with the terms of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS understand that we will have no right to vote in any elections which we would be entitled to vote in as a result of this proposed annexation until the annexation is pre-cleared by the United States Department of Justice pursuant to section 5 of the Voting Rights Act of 1965, as amended.

Dated this 27 day of November, 2013.

Kathryn Diane Flanagan
Petitioner's Signature

Petitioner's Signature

STATE OF ALABAMA
BALDWIN COUNTY

On this 27 day of November, 2013, before me personally appeared Kathryn Diane Flanagan to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.



Melanie J. Schnieders
NOTARY PUBLIC
My Commission Expires: June 25, 2014

STATE OF ALABAMA
BALDWIN COUNTY

On this ____ day of _____, 20__, before me personally appeared _____, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

NOTARY PUBLIC
My Commission Expires: _____

ATTACHMENT TO PETITION

PETITIONER(S) REQUEST PROPERTY BE INITIALLY ZONED AS FOLLOWS:

- | | | |
|-------------------------------------|-------|---|
| ☒ | R-1A | Residential Single Family |
| ☐ | R-1B | Residential Single Family |
| ☐ | R-1C | Residential Single Family |
| ☐ | R-1D | Residential Single Family |
| ☐ | R-1R | Restricted Residential Single Family |
| ☐ | R-2 | Residential Single Family & Duplex |
| ☐ | R-3 | Residential Multi Family |
| ☐ | R-3P | Residential Multi Family Planned |
| ☐ | R-4 | Residential Single Family & Duplex |
| ☐ | GPH-1 | Residential Garden-Patio Homes |
| ☐ | TH-1 | Residential Townhouses |
| ☐ | MH-1 | Residential Mobile Home Park/Subdivision |
| ☐ | PDD | Planned Development District |
| ☐ | PUD | Planned Unit Development |
| ☐ | PID | Planned Industrial District |
| ☐ | B-1 | Central Business District |
| ☐ | B-1A | Commercial Extended Business District |
| ☐ | B-2 | Commercial Neighborhood Business District |
| ☐ | B-3 | Commercial Local Business District |
| ☐ | PO | Preferred Office District |
| ☐ | M-1 | Light Industry |
| ☐ | A-O | Agriculture Open Space |
| ☐ | FH | Flood Hazard Zone/Flood Prone Area |
| ☐ | H | Overlying area of Historic District |

PLEASE SELECT ONE OF THE ABOVE. IF YOU HAVE ANY QUESTIONS REGARDING THE REQUESTED ZONING, PLEASE CALL THE ZONING OFFICE AT 251-952-4011.

Initial Zoning Fee \$250.00 - check payable to the City of Foley due at time of submission.

Number of homes currently located on the property being annexed One

Total number of occupants: Under 18 3 Adults 4 Race _____

Number of businesses currently located on the property being annexed 0

(If more than one business on property, print information on back.)

Name of business N/A

Owner's Name _____

Mailing Address _____

If property is undeveloped, have plans been submitted to Planning Commission?

☐ Yes

If yes, state estimated date the development or subdivision will be completed _____

☒ No

Hathyn Lomax 11/27/13
 Petitioner's Signature Date

 Petitioner's Signature Date

THIS INSTRUMENT
PREPARED BY:
Jule R. Herbert Jr.
Herbert & Harrell LLC
Attorneys at Law
P.O. Drawer 3889
Gulf Shores, AL 36547
(251) 968-4764

STATE OF ALABAMA)

COUNTY OF BALDWIN)

WARRANTY DEED

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:

2003 November -25 8:16AM

Instrument Number 774625 Pages 3
Recording 9.00 Mortgage
Deed .50 Min Tax
Index .00
Archive 5.00
Adrian I. Johns, Judge of Probate

KNOW ALL MEN BY THESE PRESENTS, that JAMES M. DURRANCE and HILDA P. DURRANCE, husband and wife, hereinafter called the "Grantors," for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantors by KATHRYN DIANE FLANAGAN, hereinafter called the "Grantee," the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, have this day bargained and sold and by these presents do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lot 7, Unit Two, Wolf Bay Estates, according to map or plat thereof recorded in Map Book 6, Page 82, of the records in the Office of the Judge of Probate of Baldwin County, Alabama.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Building setback line and drainage and utility line easements, as shown on the recorded plat of said subdivision.
2. Restrictive covenants relating to the use and occupancy of the property described hereinabove as contained in instrument by Wolf Bay Estates, Inc., dated January 25, 1967, and recorded in Miscellaneous Book 20, Page 731, and amended in Miscellaneous Book 24, Page 166, and all amendments thereto.

The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to the Grantee's heirs and assigns, forever.

And except as to taxes hereafter falling due which are assumed by the Grantee, and except as to the above mentioned encumbrances, the Grantors do, for themselves and their heirs and assigns, hereby covenant with the Grantee that they are seized of an indefeasible estate in fee simple in said property, are in peaceable possession thereof, that said property is free and clear of all encumbrances, and that they do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the peaceable possession thereof, unto the Grantee, and to the heirs and assigns of Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the 14 day of November, 2003.

James M. Durrance (SEAL)
JAMES M. DURRANCE

Hilda P. Durrance (SEAL)
HILDA P. DURRANCE

STATE OF Alabama)
COUNTY OF Baldwin)

I, Melissa Gilbert Posey, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES M. DURRANCE, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14th day of November, 2003.

Melissa Gilbert Posey
Notary Public



My Commission Expires:
My Commission Expires 2/5/2005

My Commission Expires 2/5/2005

STATE OF Alabama)

COUNTY OF Baldwin)

I, Jhantel M Bryant, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that HILDA P. DURRANCE, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13th day of November, 2003.

Jhantel M Bryant
Notary Public



My Commission Expires:

12/06/06

Grantors' Address:

P.O. Box 2515
Robertsdale, AL 36567

Grantee's Address:

P.O. Box 3158
Gulf Shores, AL 36547

Instrument 774625 Page 3 of 3