



PETITION FOR ANNEXATION

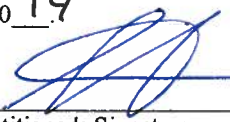
We, the undersigned PETITIONERS, owners of the property described in the attached Exhibit A and as delineated on the map attached as Exhibit B, such property being outside the corporate limits of the City of Foley, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous 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).

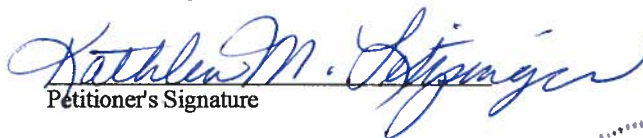
We, the undersigned PETITIONERS further petition that the Honorable Mayor and City Council of the City of Foley, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

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.

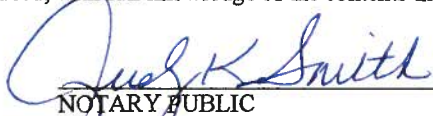
Dated this 9TH day of JUNE, 2014


Petitioner's Signature


Petitioner's Signature

STATE OF ALABAMA
BALDWIN COUNTY

On this 9th day of June, 2014, before me personally appeared William F. Litzinger, 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.

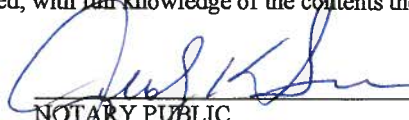

NOTARY PUBLIC
My Commission Expires: _____



JUDY K SMITH
NOTARY PUBLIC - STATE AT LARGE
State of Alabama - County of Baldwin
My Commission Expires Aug. 29, 2016

STATE OF ALABAMA
BALDWIN COUNTY

On this 9th day of June, 2014, before me personally appeared Kathleen M. Litzinger, 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: _____



JUDY K SMITH
NOTARY PUBLIC - STATE AT LARGE
State of Alabama - County of Baldwin
My Commission Expires Aug. 29, 2016

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-4 | Residential Single Family & Duplex |
| ☐ | GPH-1 | Residential Garden-Patio Homes |
| ☐ | TH-1 | Residential Townhouses |
| ☐ | MH-1 | Residential Mobile Home Park/Subdivision |
| ☐ | OSP | Open Space/Reservation District |
| ☐ | 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-I | Light Industry |
| ☐ | A-O | Agriculture Open Space |
| ☐ | 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 251-943-4011.

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 0

Number of occupants Adults 0 Race N/A

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 _____

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

[Signature]
Petitioner's Signature

6/9/14
Date

Kathleen M. [Signature]
Petitioner's Signature

6/9/14
Date

For Internal Use Only: Are infrastructure valuation forms for annexations and subdivision acceptance from the Engineering Department attached?

☐ Yes

☐ No

Date: June 13, 2014

To: City of Foley Alabama

From: William F. & Kathleen M. Litzsinger
8865 Turf Creek Dr
Foley, AL 36535
(251) 228-1201

Per the attached documentation we are requesting annexation into the city of Foley a 75' X125' parcel of land which we bought through Brooks DeLaney and purchased from the county. Our house is currently in the city and we would appreciate your rezoning of this new parcel and including it into our property lines.

Thank You in advance

A handwritten signature in black ink, appearing to be 'William F. Litzsinger', with a long horizontal flourish extending to the right.

William F Litzsinger

PS: Since it is such a small piece of property anything that can be done to midigate the \$250.00 would be heloful.

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Southern Capital Development, LLC	Grantee's Name:	William F. Litzsinger and Kathleen M. Litzsinger
Mailing Address:	P.O. Box 1040 Magnolia Spring, AL 36555	Mailing Address:	8865 8885 Turf Creek Drive Foley, AL 36535
Property Address:	Unknown Foley, AL	Date of Sale:	06/09/2014
		Purchase Price:	10000
		Loan Amount:	0
		Equity:	10000

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF BALDWIN

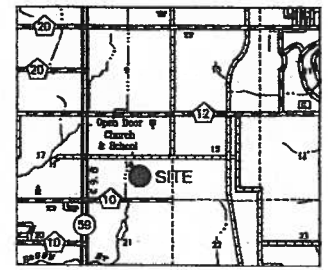
KNOW ALL MEN BY THESE PRESENTS that **SOUTHERN CAPITAL DEVELOPMENT, LLC** (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable considerations to Grantor in hand paid by **WILLIAM F. LITZSINGER AND KATHLEEN M. LITZSINGER** (hereinafter collectively referred to as "Grantee"), the receipt of which is hereby acknowledged, does by these presents, subject to the provisions hereinafter set out, GRANT, BARGAIN, SELL AND CONVEY unto Grantee as joint tenants with equal rights and interests for the period that both shall live, then to the survivor of them at the death of the other, and to the heirs, executors, administrators and assigns of such survivor forever, that certain real property situated in the County of Baldwin, State of Alabama, described as follows:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 43, WILLOW LAKE ESTATES, PHASE 1, DIVISION 1 SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2117-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA FOR A POINT OF BEGINNING AND RUN THENCE SOUTH 00 DEGREES 19 MINUTES 51 SECONDS EAST, A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 89 DEGREES 49 MINUTES 24 SECONDS EAST, A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 00 DEGREES 19 MINUTES 51 SECONDS WEST, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 43; THENCE RUN SOUTH 89 DEGREES 49 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 43, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Lien for ad valorem taxes for the current tax year against the aforescribed property due and payable October 1, 2014, which said taxes Grantee agrees to pay when due.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on or under aforescribed property.
3. Building setback lines, easements and other matters as set forth on recorded plat of subdivision.
4. Covenants, conditions, and restrictions as recorded in Instrument Number 881233; Instrument Number 923682; Instrument Number 1199234; and Instrument Number 1321790; , and any amendments thereof.
5. The Articles of Incorporation of Willow Lakes Estates Property Owner's Association, Inc. in Instrument Number 1177227, together with bylaws as recorded in Instrument Number 1177228, and any and all rules and regulations implemented by the Association.

PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.



VICINITY MAP
1" = 1 MILE

CERTIFICATION OF OWNERSHIP AND DEDICATION:

WE, AS PROPRIETORS, HAVE CAUSED THE LAND DESCRIBED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS

A PART OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED FOR THE USE AS SHOWN HEREON.

SIGNED AND SEALED IN THE PRESENCE OF: _____

OWNERS

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA DO CERTIFY THAT

WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2014.

CAL MARKERT, P.E.

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2014.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF PECAN STREET SUBDIVISION, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE _____ DAY OF _____, 2014.

CITY PLANNING COMMISSION CHAIRMAN

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
5. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS SHOWN.
6. SURVEY WAS CONDUCTED ON MAY 21ST, 2014; AND IS RECORDED IN FIELD BOOK #283, AT PAGE 06, AND IN AN ELECTRONIC DATA FILE.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
9. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
10. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 0100000003, COMMUNITY NUMBER 15004, PANEL NUMBER 0535, SUFFIX L, MAP REVISED DATE JULY 17, 2007.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, PREBLER-RISH, L.L.C., A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

LOT 43, WILLOW LAKE ESTATES, PHASE 1, DIVISION 1 SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2117-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND THE NORTH 75 FEET OF THE WEST 125 FEET OF LANDS IN WARRANTY DEED TO SOUTHERN CAPITAL DEVELOPMENT, L.L.C. RECORDED IN INSTRUMENT 947122, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCE AT 1/2" REBAR AT THE NORTHEAST CORNER OF LOT 43, WILLOW LAKE ESTATES, PHASE 1, DIVISION 1 SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2117-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA FOR A POINT OF BEGINNING AND RUN THENCE SOUTH 00 DEGREES 17 MINUTES 40 SECONDS EAST, A DISTANCE OF 149.85 FEET TO A 1/2" CAPPED REBAR (CA-0551-LS); THENCE RUN SOUTH 89 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 1/2" CAPPED REBAR (CA-0551-LS); THENCE RUN NORTH 00 DEGREES 19 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.00 FEET TO 5/8" CAPPED REBAR (CA-0569-LS); THENCE NORTH 89 DEGREES 53 MINUTES 14 SECONDS EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.43 ACRES, MORE OR LESS, AND LIES IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

PREBLER-RISH, L.L.C.
DAVID E. DIEHL

AL. P.L.S. No. 25014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



LEGEND:

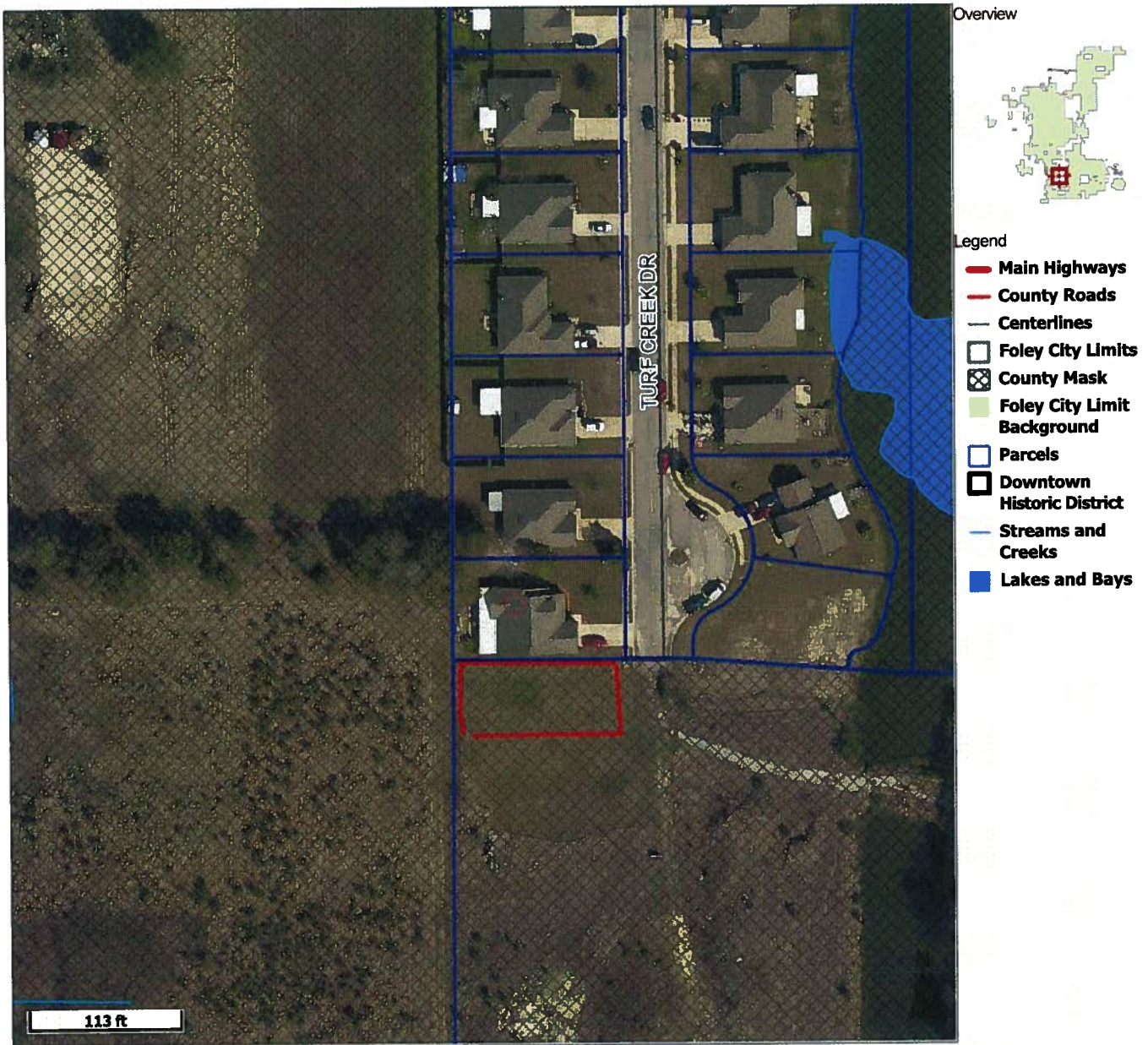
- = REBAR FOUND
- = CAPPED REBAR FOUND
- = 1/2" CAPPED REBAR SET (CA-0551-LS)
- = BUILDING SETBACK LINE
- = FENCE

BOUNDARY SURVEY & REPLAT		DATE	DATE
MR. WILLIAM LITZINGER		SCALE	1" = 40'
PREBLER-RISH, L.L.C.		DRAWN BY	WJ
CONSULTING ENGINEERS & SURVEYORS		CHECKED BY	SD
CIVIL - SURVEYING - STATEMENT		PROJECT	0010202
9949 Bellam Ave. Daphne, AL 36526		REF.	
351.990.9990 fax 351.990.9910 info@preblerishllc.com		DWG.#	0010202.010
		SHEET	NO. 1 OF 1

Annexation

Litzinger

Created By: KTaylor
Date Created: 6/16/2014



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