



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 10th day of September, 2021.

[Handwritten signature]

Petitioner's Signature

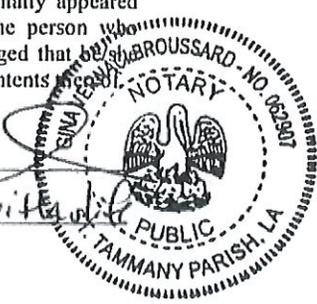
Petitioner's Signature

STATE OF ALABAMA Louisiana
BALDWIN COUNTY St. Tammany Parish

On this 16th day of September, 2021, before me personally appeared Adam Henning, 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 executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

[Handwritten signature]
NOTARY PUBLIC

My Commission Expires: with it



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-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-1 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 vacant

Number of occupants Adults NA Race NA

Number of businesses currently located on the property being annexed _____

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

Name of business NA

Owner's Name NA

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


 _____ 9-16-21
 Petitioner's Signature Date

 Petitioner's Signature Date

For Internal Use Only: Are infrastructure valuation forms for annexations and subdivision acceptance from the Engineering Department attached?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No

NOTARIZED AUTHORIZATION OF OWNER

I/We, Ceann Wachter/Wachter Family Investments, LLC as the sole or joint fee simple title holder(s) of the property described as parcels 05-55-08-27-0-000-017.000 in, County of Baldwin, State of Alabama, authorize Lonesome Development, LLC & JADE Consulting, LLC and/or their consultants to act as our agent to seek City, County or state Annexation, PUD, Rezone, subdivision, Site Plan/Development, Variance, DOT & DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company Wachter Family Investments LLC

Ceann Wachter

By:

As Its: Owner/ Seller

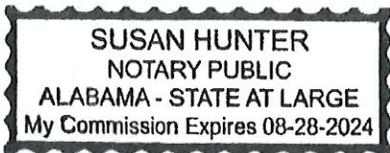
Address: PO Box 520
Montrose AL 36559

Phone: 251-209-6282 Fax: N/A

Email: ceannwachter@gmail.com

STATE OF Alabama
COUNTY OF Baldwin

The forgoing instrument was acknowledged before me this 24 day of August, 2021 by Ceann Wachter as its Owner/Seller, who is personally known to me or who has produced _____ (type of ID) as identification and who did not take an oath.



Susan Hunter
NOTARY PUBLIC - STATE OF Alabama

Susan Hunter
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO: EXP 8.28.2024

WACHTER FAMILY INVESTMENTS

UNANIMOUS WRITTEN CONSENT OF THE MEMBERS

August 19, 2021

The undersigned, being all of the Members of Wachter Family Investments, LLC, an Alabama limited liability company (the “**Company**”), by execution hereof do hereby: (i) consent to and take the following actions as of the date hereof; (ii) waive all requirements of notice; and (iii) direct that this Unanimous Written Consent be filed with the minutes of the proceedings of the Company. Capitalized terms not otherwise defined herein shall have the meanings for such terms as set forth in the Operating Agreement.

APPROVAL OF THE TRANSACTION.

WHEREAS, the Members of the Company believe it to be in the best interest of the Company to authorize Chason Wachter or Ceann Wachter to sign documents on behalf of the Company related to the sale of the property, described as parcels 05-55-08-27-0-000-017.000 in Baldwin County (the “Property”), to Lonesome Development, LLC or JADE Consulting, LLC, consistent with the terms described in the Agreement to Purchase & Sell, dated March 1, 2021 (the “Purchase Agreement”).

BE IT RESOLVED, that the undersigned Members authorize Chason Wachter or Ceann Wachter to sign on behalf of all the Members of the Company to accomplish the sale of Property pursuant to the Purchase Agreement or related documents.

MEMBER:

Thomas Wachter

<i>Thomas Wachter</i>	dotloop verified 08/23/21 9:40 AM CDT USIN-JOKO-BSCD-CCV8
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MEMBER:

Ann Chason Wachter

<i>Ann Chason Wachter</i>	dotloop verified 08/23/21 9:12 PM CDT LJDE-JDPC-MYEI-HJWY
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MEMBER:

Chad Stewart Wachter

<i>Chad Wachter</i>	dotloop verified 08/20/21 2:13 PM CDT QTLM-YTZE-MP84-2ZVR
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MEMBER:

Sonya Thomas Wachter

<i>Sonya Wachter</i>	dotloop verified 08/20/21 2:26 PM CDT BTY8-JVRU-OCYC-LVB9
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MEMBER:

Mason Thomas Wachter

<i>Mason Wachter</i>	dotloop verified 08/20/21 2:37 PM CDT K6JX-AIAX-JWNL-RHOJ
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MEMBER:

Mary-Steward Wachter Crosby

<i>Mary Stewart Wachter</i>	dotloop verified 08/20/21 5:20 PM EDT Z11H-UQLE-AMYT-OKJK
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MEMBER:

Catherine Ceann Wachter

<i>Catherine Wachter</i>	dotloop verified 08/20/21 4:20 PM CDT B2OU-YF66-E1DR-XYRM
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MEMBER:

Ceann Chason Wachter

Ceann Chason Wachter

MEMBER:

Howard C Wachter

Howard C Wachter

MEMBER:

Misha Wachter Alexander

Misha Alexander dotloop verified
08/20/21 8:39 PM CDT
B55G-R59E-YCAJ-VMPR

MEMBER:

Floyd Alexander

Floyd Alexander dotloop verified
08/20/21 3:15 PM EDT
YZ4V-XOBH-POK9-TXQP

MEMBER:

Dorothy Ceann Alexander

Dorothy Alexander dotloop verified
08/23/21 11:13 PM
CDT
SD7X-R38N-TIXY-C1KQ

MEMBER:

Chason Howard Wachter

Chason Howard Wachter

MEMBER:

Rachel C Wachter

Rachel C. Wachter dotloop verified
08/23/21 11:05 PM CDT
ZWAT-HKGC-6RVI-9VES



**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 2/17/2021

Tax Year 2020
Valuation Date October 1, 2019

OWNER INFORMATION

PARCEL 55-08-27-0-000-017.000 **PPIN** 007115 **TAX DIST** 02
NAME WACHTER FAMILY INVESTMENTS L L C (1/3 IN
ADDRESS C/O PAMELA CHASON MOSES
 51-55TH ST
 GULFPORT MS 39507
DEED TYPE IN **BOOK** 0000 **PAGE** 0879356
PREVIOUS OWNER WACHTER FAMILY INVESTMENTS L L C (1/3 IN
LAST DEED DATE 9/ 3/2004

DESCRIPTION

14 AC(C) THAT PT OF LOT 1 AS BEG AT THE INT OF S MARGIN OF
 US HWY 98 AND THE E LINE OF LOT 1 RUN TH W 20'S FOR THE POB
 TH RUN W 685'S TH S 895' TH E 692'S TH N 885'S TO POB SEC 2
 7-T7S-R3E (WDOG) IN646326 IN758692 IN#734717 IN#734719 IN#75
 8942

PROPERTY INFORMATION

PROPERTY ADDRESS 15924 US HWY 98
NEIGHBORHOOD MAGSPRING
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 157300 **CLASS 1:** **TOTAL ACRES:** 14.00
BUILDING: **CLASS 2:** 22500 **TIMBER ACRES:**
 ===== **CLASS 3:** 134800
TOTAL PARCEL VALUE: 157300
ESTIMATED TAX: \$139.44
TOTAL USE VALUE: 4784

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF</u>	<u>METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pn</u>	<u>MARKET</u>	<u>USE</u>
									<u>VALUE</u>	<u>VALUE</u>
M	LAND	3	ST AC9W	12.00 acres	8100-AGRICULTURAL	3	N	N	134800	
M	LAND	4	ST AC9W	2.00 acres	1110-RESIDENTIAL	2	N	N	22500	
U	USE	5	ST AC9W	8.00 acres	8120-CROP (AVG A2)	3	N	N		3544
U	USE	6	ST AC9W	4.00 acres	8130-CROP (POOR A3)	3	N	N		1240

Viewer Map



September 17, 2021

polygonLayer

Override 1

Parcels

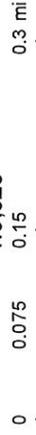
Centerlines

Coastal Control Line

Lot Lines

County Boundary

1:9,028



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

STATE OF ALABAMA

WARRANTY DEED

BALDWIN COUNTY

THIS INDENTURE, made and entered into by and between DOROTHY CHASON UNDERWOOD and THOMAS W. UNDERWOOD, JR., wife and husband, hereinafter referred to as parties of the first part, and PAMELA CHASON MOSES and ANNEAS S. MOSES, JR., wife and husband, hereinafter referred to as parties of the second part, WITNESSETH:

That for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration this day cash in hand paid to parties of the first part by parties of the second part, receipt whereof is hereby acknowledged, parties of the first part have granted, bargained, sold and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY an UNDIVIDED ONE-SIXTH (1/6th) INTEREST unto the parties of the second part, as joint tenants in the entirety and not as tenants in common, together with every contingent remainder and right of reversion, provided that neither joint tenant shall have the right, power, or authority to grant, bargain, sell, convey, or in any manner encumber or hypothecate the real property hereinafter described during his or her lifetime without the express written consent of the other joint tenant, but further providing that execution of the instrument by both joint tenants shall constitute consent; upon the death of either of the joint tenants, then to the survivor of them, in fee simple, the following described real estate in Baldwin County, Alabama, to-wit:

The Northeast Quarter of the Northeast Quarter of the Southeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Fractional Section 27, Township 7 South, Range 3 East, containing fifteen (15) acres, more or less.

SUBJECT TO any restrictions, reservations, rights of way, leases or easements of record.

SUBJECT ALSO TO a right of way for a public road over and across the North side of the subject real estate for U.S. Highway 98.

The above described real estate does not constitute any part of the Grantors' homestead.

Together with, all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining

TO HAVE AND TO HOLD unto the said PAMELA CHASON MOSES and ANNEAS S. MOSES, JR., wife and husband, as joint tenants in the entirety and not as tenants in common, all as specifically above set out in the granting clause of this instrument, but upon the death of either of the joint tenants, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, FOREVER.

And the said parties of the first part, for themselves and their heirs, executors and administrators, hereby covenant and warrant with and unto the said parties of the second part, their heirs and assigns, that they are seized of

879356

an indefeasible estate in fee simple in and to all of the property hereinabove conveyed; that they have a good right to sell and convey the same as herein conveyed; that they will guarantee the peaceable possession thereof; and that they will and their heirs, executors and administrators shall forever warrant and defend the same unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part hereunto set their hands and seals on this 3rd day of September, 2004.

Dorothy Chason Underwood (SEAL)
Dorothy Chason Underwood

Thomas W. Underwood, Jr. (SEAL)
Thomas W. Underwood, Jr.

STATE OF ALABAMA

BALDWIN COUNTY

I, Alicia Hammond, a Notary Public in and for said County in said State, hereby certify that DOROTHY CHASON UNDERWOOD and THOMAS W. UNDERWOOD, JR., wife and husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and Notarial Seal hereto affixed by me on this the 3rd day of September, 2004.

Alicia Hammond

Notary Public, Baldwin County
State of Alabama

My Commission Expires: 3-16-08



GRANTORS' ADDRESS:

Box 568 Foley, Ala. 36535

GRANTEES' ADDRESS:

51 55th St. Gulfport, Ms. 39507

This instrument prepared by:

Thomas W. Underwood, Jr.
Chason & Underwood, P.C.
Attorneys at Law
Post Office Drawer 2015
Foley, Alabama 36536

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

2005 March -28 9:46AM

Instrument Number 879356 Pages 2
Recording 6.00 Mortgage
Deed 145.00 Min Tax
Index DP 5.00
Archive 5.00
Adrian T. Johns, Judge of Probate