

HB467 INTRODUCED



1 HB467
2 36SIZEZ-1
3 By Representative Holk-Jones (N & P)
4 RFD: Baldwin County Legislation
5 First Read: 18-Apr-24



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A BILL
TO BE ENTITLED
AN ACT

To alter, rearrange, and extend the boundary lines and corporate limits of the City of Gulf Shores in Baldwin County.
BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

Section 1. The boundary lines and corporate limits of the City of Gulf Shores in Baldwin County are altered and rearranged and extended to include within the corporate limits of the municipality, in addition to the lands now included, all of the following territory:

Parcel 1

Green Book Development, LLC, PIN #109194 and #109195
The West 223 feet of Lot 16 and all of Lot 28 of Shell Bank Subdivision according to the plat thereof recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Deed Book H at Page 762.

Parcel 2

Reed, PIN #052902
Lots 2 and 3, Unit 1, of the Repartition of Lot 11, Shellbanks Subdivision, as recorded in Map Book 11, Page 156, in the records of the Judge of Probate, Baldwin County, Alabama together with a non-exclusive easement for ingress and egress appurtenant to Lot 3, across that certain 50 foot right-of-way which lies to the South of and adjoins the land



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29 described herein.

30 **Parcel 3**

31 Fort Morgan Bayside, LLC, PIN #016676, #065236 and
32 #065237

33 Beginning at a point 210 feet East of the Northwest
34 corner of Lot 9 in the Village of Shellbanks in Section 23,
35 Township 9 South, Range 2 East as per plat thereof recorded in
36 Deed Book I, Page 678 in the Office of the Judge of Probate of
37 Baldwin County, Alabama; run in a southerly direction and
38 parallel with the East line of said Lot 9 a distance of 210
39 feet; thence Westerly and parallel with the North line of said
40 Lot 9 a distance of 80 feet; thence Northerly and parallel
41 with the East line of said Lot 9 a distance of 210 feet;
42 thence Easterly along the North line of said Lot 9 a distance
43 of 80 feet to the point of beginning; being the East 80 feet
44 of the West 210 feet of said Lot 9 in the Village of
45 Shellbanks. The East 28 feet of Lot 9 of the Village of
46 Shellbanks in Section 23, Township 9 South, Range 2 East as
47 per plat thereof recorded in Deed Book I, Page 678 in the
48 Office of the Judge of Probate of Baldwin County, Alabama. The
49 West 100 feet of the East 250 feet of Lot 8 and the West 100
50 of the East 250 feet of Lot 37, Shellbanks Subdivision,
51 Section 23, Township 9 South, Range 2 East as per plat thereof
52 recorded in Deed Book I, Page 678 in the Office of the Judge
53 of Probate of Baldwin County, Alabama. The West 80 feet of Lot
54 8 and the West 80 feet of Lot 37, Shellbanks Subdivision,
55 Section 23, Township 9 South, Range 2 East as per plat thereof
56 recorded in Deed Book I, Page 678 in the Office of the Judge



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57 of Probate of Baldwin County, Alabama.

58 **Parcel 4**

59 City of Gulf Shores, PIN #012642

60 Commence at a point where the West line of Fractional
61 Section 23, Township 9 South, Range 2 East intersects the
62 North right-of-way of Dixie Graves Parkway, for the Point of
63 Beginning; run thence South 87 degrees 31 minutes 35 seconds
64 East along the North right-of-way of said Dixie Graves
65 Parkway, for a distance of 1,072.86 feet; run thence in a
66 Northeasterly direction along a curve to the left having a
67 radius of 789.17 feet for an arc distance of 994.84 feet; run
68 thence North 89 degrees 22 minutes 35 seconds West, for a
69 distance of 379 feet, more or less, to the East margin of
70 Collins Bayou; run thence in a Westwardly direction along the
71 meanders of Collins Bayou to a point which intersects the
72 South margin of Mobile Bay; continue thence Westwardly along
73 the meanders of said Mobile Bay to the West line of said
74 Fractional Section 23; run thence South 00 degrees 51 minutes
75 30 seconds West along said section line, for a distance of 300
76 feet, more or less to an iron pin; run thence South 00 degrees
77 46 minutes 00 seconds West along said Section line, for a
78 distance of 325.0 feet; run thence South 00 degrees 56 minutes
79 30 seconds West along said section line, for a distance of
80 347,21 feet to the North right-of-way of Dixie Graves Parkway
81 and the said Point of Beginning.

82 **Parcel 5**

83 Doughty, PIN #027064 and #054333

84 Beginning at the point of the Southwest corner of Lot



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85 Three (3), according to the map of "Shell Banks", recorded in
86 Deed Book I, Page 678, in the Office of the Probate Judge of
87 Baldwin County, Alabama for the point of beginning; run thence
88 in a Northerly line along and with the West line of said Lot
89 3, a distance of 538.5 feet more or less to a point on Mobile
90 Bay; run thence at right angles to the West line of said Lot 3
91 in an Easterly direction 47.3 feet to a point; run thence
92 Southerly and parallel to the West line of said Lot 3 a
93 distance of 538.5 feet more or less to a point on the South
94 boundary of said Lot 3, run thence Westerly and along the
95 South boundary of Lot 3, a distance of 47.3 feet to the point
96 of beginning. Less and except beginning at a point 150 feet
97 North of the Southwest corner of Lot Three (3), according to
98 the map of "Shell Banks", recorded in Deed Book I, Page 678,
99 in the Office of the Probate Judge of Baldwin County, Alabama
100 (said point being on the West line of the said Lot 3) for the
101 point of beginning; run thence in a Northerly direction along
102 and with the West line of said Lot 3, a distance of 150 feet;
103 run thence at right angles to the West line of said Lot 3 in
104 an Easterly direction 47.3 feet to a point on the East line of
105 the property now owned by the Grantors herein; run thence
106 Southerly and parallel to the West line of said Lot 3 a
107 distance of 150 feet; run thence Westerly and parallel to the
108 South boundary of said Lot 3, a distance of 47.3 feet to the
109 point of beginning. And further less and except beginning at a
110 point 150 feet North of the Southwest corner of Lot Three (3),
111 according to the map of "Shell Banks", recorded in Deed Book
112 I, Page 678, in the Office of the Probate Judge of Baldwin



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113 County, Alabama, run thence in a Northerly direction along and
114 with the West line of said Lot 3, a distance of 150 feet; run
115 thence at right angles to the West line of said Lot 3 in an
116 Easterly direction 47.3 feet; run thence Southerly and
117 parallel to the West line of said Lot 3 a distance of 150 feet
118 more or less to a point on the South boundary of said Lot 3,
119 run thence Westerly and along the South boundary of said Lot
120 3, a distance of 47.3 feet to the point of beginning.

Parcel 6

122 Erdman, PIN #012418

123 Starting at the point of the Southwest corner of Lot
124 Three (3), according to the map of "Shell Banks", recorded in
125 Deed Book I, Page 678, of the records in the Office of the
126 Probate Judge of Baldwin County, Alabama; run thence East
127 along and with the South boundary of said Lot 3 a distance of
128 47.3 feet to the point of beginning; run thence Northerly
129 parallel to the West boundary of said Lot 3 a distance of
130 538.5 feet more or less to a point on Mobile Bay; run thence
131 Easterly at right angles to the last course a distance of 47.3
132 feet; run thence Southerly and parallel to the West boundary
133 of said Lot 3 a distance of 538.5 feet more or less to the
134 South boundary of said Lot 3; run thence Westerly and along
135 the South boundary of said Lot 3 a distance of 47.3 feet to
136 the point of beginning.

Parcel 7

138 Erdman, PIN #064219

139 Beginning at a point on the Northwest corner of Lot
140 Forty-Two (42) according to a map of "Shell Banks", recorded



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141 in Deed Book I, Page 678, of the records in the Office of the
142 Probate Judge of Baldwin County, Alabama;, for the point of
143 beginning; thence running in a Southerly direction along the
144 West boundary line of Lot 42, 415.5 feet to a point on the
145 Southwest corner of Lot 42; thence running 100 feet East along
146 the South boundary of Lot 42, to a point; thence running
147 Northerly and parallel with the West boundary of Lot 42, to a
148 point on the North boundary of Lot 42; thence running Westerly
149 along the North boundary of Lot 42, 100 feet to the point of
150 beginning.

Parcel 8

Fretwell, PIN #000063

153 Beginning at the Northeast Corner of Lot No. 41 as
154 shown on the map of "Shell Banks" recorded in Deed Book No. 1,
155 Page 678 of the Probate Records of Baldwin County, Alabama and
156 running thence Southwardly along the east line of said Lot No.
157 41 to the intersection of the said line with Third Street
158 (Dixie Graves' Parkway); thence Westwardly along the South
159 line of said Lot No. 41 a distance of 100 feet; thence
160 Northwardly and parallel to the East line of Lot No. 41 a
161 distance of Approximately 468.7 feet to the North line of said
162 Lot 41; thence Eastwardly along the North line of said Lot No.
163 41; a distance of 100 feet to the point of beginning.

Parcel 9

Fretwell, PIN #014234

166 The East one-half of the East one-half of Lot No. 4 of
167 the Kennedy Survey and Plat of Shellbanks in the Drury Tract,
168 Section 23, Township 9 South, Range 2 East, in Baldwin County,



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169 Alabama, being a strip of land 82.5 feet in width and the real
170 property located in Baldwin County, Alabama, described in a
171 survey by J.B. Allen dated October 19, 1953, as Lot No. 3 and
172 more particularly described as follows; the West one-half of
173 the East one-half of Lot No. 4 of the Kennedy survey and plat
174 of Shellbanks, in the Drury Tract, Section 23, Township 9
175 South, Range 2 East, in Baldwin County, Alabama, being a strip
176 of land 82.5 feet in width.

Parcel 10

177 Fretwell, PIN #038299

179 Commencing at the Northwest corner of Lot 41, according
180 to a map of "Shell Banks", recorded in Deed Book I, Page 678,
181 Baldwin County, Alabama, and running Easterly along the North
182 boundary of Lot 41, 200 feet for the point of beginning;
183 thence running Southerly and parallel with the West boundary
184 of Lot 41, 400 feet more or less to a point on the South
185 boundary of Lot 41; thence running Easterly along the South
186 boundary of Lot 41, 30 feet to a point; thence running
187 Northerly and parallel with the West boundary of Lot 41, 400
188 feet more or less to a point on the North boundary of Lot 41;
189 thence running Westerly along the North boundary of Lot 41, 30
190 feet to the point of beginning.

Parcel 11

191 Malone, PIN #038300

193 Commencing at the Northwest corner of Lot 41, according
194 to a map of "Shell Banks", recorded in Deed Book I, Page 678,
195 Baldwin County, Alabama, and running along the North boundary
196 of Lot 41, 100 feet to a point of beginning; thence running in



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197 a Southerly direction and parallel with the West boundary of
198 Lot 41, 400 feet, more or less, to a point on the South
199 boundary of Lot 41, thence running Easterly along the South
200 boundary of Lot 41, 100 feet to a point, thence running
201 Northerly and parallel with the West boundary of Lot 41, 400
202 feet, more or less, to a point on the North Boundary of Lot
203 41, thence running Westerly along the North boundary of Lot
204 41, 100 feet to the point of beginning.

Parcel 12

205 Malone, PIN #054823

206 Beginning at the point of the Southwest corner of Lot
207 Three (3), according to the map of "Shell Banks", recorded in
208 Deed Book I, Page 678, in the Office of the Probate Judge of
209 Baldwin County, Alabama for the point of beginning; run thence
210 in a Northerly direction along and with the West line of said
211 Lot 3, a distance of 150 feet; run thence at right angles to
212 the West line of said Lot 3 in an Easterly direction 47.3
213 feet; run thence Southerly and parallel to the West line of
214 said Lot 3a distance of 150 feet more or less to a point on
215 the South boundary of said Lot 3, run thence Westerly and
216 along the South boundary of said Lot 3, a distance of 47.3
217 feet to the point beginning.

Parcel 13

219 McAleer, PIN #017740 and #621169

220 Commencing at the Southeast corner of Section 22,
221 Township 9 South, Range 2 East, St. Stephens Meridian, Baldwin
222 County, Alabama (as evidenced by a round concrete monument
223 labeled U.S. Land Office 1950) thence run North 87 degrees 01
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225 minutes 05 seconds along the South Boundary of Said Section
226 22, a distance of 1,328.69 feet to a 4-inch Open Top Pipe
227 being the Southwest corner of the Ewing Property; thence run
228 North 00 degrees 41 minutes 00 seconds East, along the West
229 Boundary of said Ewing property a distance of 572.88 feet to
230 an iron pin marker lying on the North Right-of-way Park line;
231 thence run along a curve to the right, having a radius of
232 5,894.58 feet, an arc distance of 115.34 feet to a concrete
233 monument; thence run South 89 degrees 35 minutes 52 seconds
234 East, along said North Right-of-way Park line a distance 66.33
235 feet to iron pin marker; thence run South 87 degrees 17
236 minutes 35 seconds East, along said North Right-of-way line a
237 distance 175.66 feet to a iron pin marker for the Point of
238 Beginning; thence run North 03 degrees 42 minutes 02 seconds
239 West, a distance of 515.04 feet to an iron pin marker; thence
240 continue North 03 degrees 42 minutes 02 seconds West, a
241 distance of 100.6 feet to a point; thence run North 67 degrees
242 35 minutes 40 seconds East, a distance of 83.0 feet to a
243 point; thence run South 04 degrees 25 minutes 32 seconds East,
244 a distance of 49.0 feet to a point; thence run South 67
245 degrees 35 minutes 42 seconds West, a distance of 16.58 feet
246 to a point; thence run South 22 degrees 24 minutes 18 seconds
247 East, a distance of 1.0 feet to a point; thence run North 67
248 degrees 35 minutes 42 seconds East, a distance of 16.25 feet
249 to a point; thence run South 04 degrees 25 minutes 32 seconds
250 East, a distance of 570.40 feet to a point; thence run South
251 87 degrees 17 minutes 35 seconds West, a distance of 13.2 feet
252 to a point; thence run South 02 degrees 42 minutes 25 seconds



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253 West, a distance of 1.0 feet to a point; thence run South 04
254 degrees 25 minutes 32 seconds East, a distance of 30.23 feet,
255 to a point lying on said North Right-of-way line; thence run
256 North 87 degrees 17 minutes 35 seconds West, along said North
257 Right-of-way line a distance of 87.43 feet to the point of
258 beginning.

259 Section 2. In accordance with Section 11-42-6 of the
260 Code of Alabama 1975, a map showing the proposed territory to
261 be annexed into the City of Gulf Shores in Baldwin County is
262 on file and open to public inspection in the Office of the
263 Judge of Probate in Baldwin County, Alabama.

264 Section 3. This act shall become effective on October
265 1, 2024.