

CITY OF DAPHNE, ALABAMA
ORDINANCE 2022- 28



ORDINANCE TO ANNEX PROPERTY CONTIGUOUS TO THE CORPORATE LIMITS OF THE
CITY OF DAPHNE

East of County Road 13 - Red Barn, L.L.C.

WHEREAS, on the 28th day of December, 2021, Red Barn L.L.C., being the owner of certain real property hereinafter described, did file with the City Clerk a petition requesting that said tracts or parcels of land be annexed into and become part of the City of Daphne, Alabama (the "City"); and

WHEREAS, said petition did contain an accurate description of the property to be annexed together with a map of the said territory showing its relationship to the corporate limits of the City of Daphne, Alabama, and the signatures of all owners of the property described; and

WHEREAS, said petition was presented to the Planning Commission of the City of Daphne at a regular scheduled meeting on February 24, 2022, and the Commission set forth a favorable recommendation for the City Council of the City of Daphne to consider said request for annexation of said property; and

WHEREAS, after proper publication, a public hearing was held by the City Council on April 18, 2022, concerning the petition for annexation.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, AS FOLLOWS:

SECTION ONE: ANNEXATION

The City Council of the City of Daphne finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City and the citizens of the affected area to bring the property described in Section Three of this Ordinance into the corporate limits of the City, and has further determined that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, *et seq.*, Code of Alabama (1975); effective on publication as required by Section 11-42-21, Code of Alabama (1975), as amended.

SECTION TWO: ZONING

At the May 16, 2022, regularly scheduled City Council meeting, Ordinance 2022-27 was adopted pre-zoning the said property as R-6(G), Garden or Patio Home, with the apportionment of said zoning districts to the subject property described therein.

SECTION THREE: DESCRIPTION OF TERRITORY

The boundary lines of the City of Daphne are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Daphne and, in addition thereto, the following described property, to-wit:

Legal Description for Annexation:

BEGIN AT THE NORTHWEST CORNER OF OLDFIELD PHASE 4 AMENDED SUBDIVISION, AS SHOWN BY A MAP OR PLAT THEREOF RECORDED AT SLIDE 2676-E, PROBATE RECORDS,

BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF 165.81 FEET; THENCE RUN SOUTH 25 DEGREES 30 MINUTES 37 SECONDS EAST, A DISTANCE OF 55.63 FEET; THENCE RUN SOUTH 05 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 409.52 FEET; THENCE RUN SOUTH 14 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 51.82 FEET; THENCE RUN SOUTH 00 DEGREES 39 MINUTES 04 SECONDS WEST, A DISTANCE OF 150.02 FEET; THENCE RUN SOUTH 85 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 287.00 FEET; THENCE RUN NORTH 48 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 154.04 FEET; THENCE RUN SOUTH 37 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 203.37 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 141.91 FEET, (CHORD BEARS NORTH 65 DEGREES 00 MINUTES 51 SECONDS WEST, A DISTANCE OF 140.77 FEET); THENCE RUN SOUTH 22 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 215.00 FEET; THENCE RUN SOUTH 03 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 436.03 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 190.90 FEET, (CHORD BEARS NORTH 79 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 188.12 FEET); THENCE RUN SOUTH 27 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 193.22 FEET; THENCE RUN SOUTH 14 DEGREES 16 MINUTES 17 SECONDS EAST, A DISTANCE OF 118.52 FEET; THENCE RUN SOUTH 08 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 684.72 FEET; THENCE RUN SOUTH 22 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 54.31 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 53 SECONDS WEST, A DISTANCE OF 563.98 FEET; THENCE RUN NORTH 89 DEGREES 35 MINUTES 53 SECONDS WEST, A DISTANCE OF 1327.33 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 14.50 FEET, (CHORD BEARS NORTH 06 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.50 FEET); THENCE RUN SOUTH 84 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 06 DEGREES 18 MINUTES 11 SECONDS EAST, A DISTANCE OF 100.90 FEET; THENCE RUN NORTH 84 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 893.49 FEET, (CHORD BEARS NORTH 03 DEGREES 25 MINUTES 38 SECONDS EAST, A DISTANCE OF 893.19 FEET); THENCE RUN NORTH 00 DEGREES 50 MINUTES 30 SECONDS EAST, A DISTANCE OF 1612.09 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 2137.34 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 108.30 ACRES, MORE OR LESS, AND LIES IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

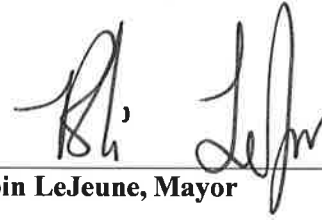
SECTION FOUR: MAP OF PROPERTY

The property hereby annexed into the City of Daphne, Alabama, as described in Section Three of this Ordinance, is set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "A" showing its relationship to the corporate limits of the City of Daphne.

SECTION FIVE: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall become effective upon its date of publication as required by Section 11-42-21 Code of Alabama (1975), as amended, and the property described herein shall be then annexed into the corporate limits of the City of Daphne, and a certified copy of the same shall be filed with the Office of the Judge of Probate of Baldwin County, Alabama, in accordance with Section 11-42-21, Code of Alabama (1975), as amended.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE,
ALABAMA, THIS THE 16th DAY OF May, 2022.

A handwritten signature in black ink, appearing to read "Robin LeJeune", written over a horizontal line.

Robin LeJeune, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Candace G. Antinarella", written over a horizontal line.
Candace G. Antinarella, CMC, City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION: HOPE VINEYARD

BEGIN AT THE NORTHWEST CORNER OF OLDFIELD PHASE 4 AMENDED SUBDIVISION, AS SHOWN BY A MAP OR PLAT THEREOF RECORDED AT SLIDE 2676-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF 165.81 FEET; THENCE RUN SOUTH 25 DEGREES 30 MINUTES 37 SECONDS EAST, A DISTANCE OF 55.63 FEET; THENCE RUN SOUTH 05 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 409.52 FEET; THENCE RUN SOUTH 14 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 51.82 FEET; THENCE RUN SOUTH 00 DEGREES 39 MINUTES 04 SECONDS WEST, A DISTANCE OF 150.02 FEET; THENCE RUN SOUTH 85 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 287.00 FEET; THENCE RUN NORTH 48 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 154.04 FEET; THENCE RUN SOUTH 37 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 203.37 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 141.91 FEET, (CHORD BEARS NORTH 65 DEGREES 00 MINUTES 51 SECONDS WEST, A DISTANCE OF 140.77 FEET); THENCE RUN SOUTH 22 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 215.00 FEET; THENCE RUN SOUTH 03 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 436.03 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 190.90 FEET, (CHORD BEARS NORTH 79 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 188.12 FEET); THENCE RUN SOUTH 27 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 193.22 FEET; THENCE RUN SOUTH 14 DEGREES 16 MINUTES 17 SECONDS EAST, A DISTANCE OF 118.52 FEET; THENCE RUN SOUTH 08 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 684.72 FEET; THENCE RUN SOUTH 22 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 54.31 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 53 SECONDS WEST, A DISTANCE OF 563.98 FEET; THENCE RUN NORTH 89 DEGREES 35 MINUTES 53 SECONDS WEST, A DISTANCE OF 1327.33 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 14.50 FEET, (CHORD BEARS NORTH 06 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.50 FEET); THENCE RUN SOUTH 84 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 06 DEGREES 18 MINUTES 11 SECONDS EAST, A DISTANCE OF 100.90 FEET; THENCE RUN NORTH 84 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 893.49 FEET, (CHORD BEARS NORTH 03 DEGREES 25 MINUTES 38 SECONDS EAST, A DISTANCE OF 893.19 FEET); THENCE RUN NORTH 00 DEGREES 50 MINUTES 30 SECONDS EAST, A DISTANCE OF 1612.09 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 2137.34 FEET TO THE POINT OF BEGINNING.

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- LEGEND**
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ACTUAL CURVE DATA

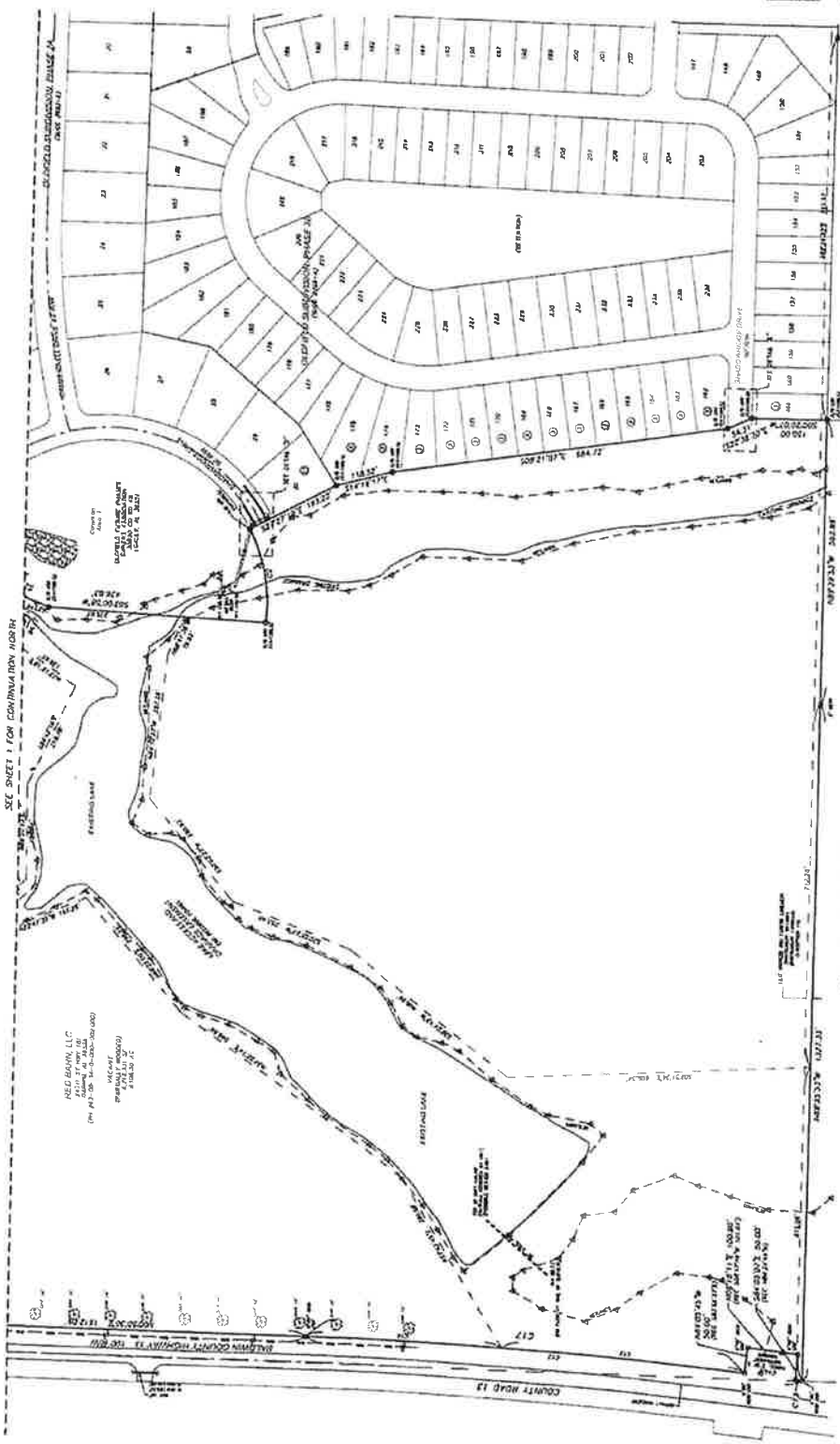
STATIONING	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
1+00.00	S 88° 30' 00" W	100.00	100.00	90.00
2+00.00	S 88° 30' 00" W	100.00	100.00	90.00
3+00.00	S 88° 30' 00" W	100.00	100.00	90.00
4+00.00	S 88° 30' 00" W	100.00	100.00	90.00
5+00.00	S 88° 30' 00" W	100.00	100.00	90.00
6+00.00	S 88° 30' 00" W	100.00	100.00	90.00
7+00.00	S 88° 30' 00" W	100.00	100.00	90.00
8+00.00	S 88° 30' 00" W	100.00	100.00	90.00
9+00.00	S 88° 30' 00" W	100.00	100.00	90.00
10+00.00	S 88° 30' 00" W	100.00	100.00	90.00

RECORD CURVE DATA

STATIONING	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
1+00.00	S 88° 30' 00" W	100.00	100.00	90.00
2+00.00	S 88° 30' 00" W	100.00	100.00	90.00
3+00.00	S 88° 30' 00" W	100.00	100.00	90.00
4+00.00	S 88° 30' 00" W	100.00	100.00	90.00
5+00.00	S 88° 30' 00" W	100.00	100.00	90.00
6+00.00	S 88° 30' 00" W	100.00	100.00	90.00
7+00.00	S 88° 30' 00" W	100.00	100.00	90.00
8+00.00	S 88° 30' 00" W	100.00	100.00	90.00
9+00.00	S 88° 30' 00" W	100.00	100.00	90.00
10+00.00	S 88° 30' 00" W	100.00	100.00	90.00

EXHIBIT B

PROPERTY BOUNDARY SURVEY
HOPE VINEYARD
Dewberry
10000 BENTLEY AVENUE, SUITE 100
DALLAS, TEXAS 75243
TEL: 972.992.2000
WWW.DEBERRY.COM
DATE: 08/12/2010
DRAWN BY: J. W. HARRIS
CHECKED BY: J. W. HARRIS
SCALE: AS SHOWN
SHEET NO. 1 OF 1



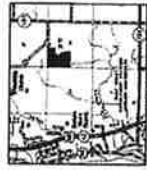
SEE SHEET 1 FOR CONVEYANCE HISTORY



HELD BEANS, LLC
ATTN: J. W. HARRIS
10000 BENTLEY AVENUE, SUITE 100
DALLAS, TEXAS 75243
TEL: 972.992.2000
WWW.DEBERRY.COM

SEE SHEET 1 FOR CONVEYANCE HISTORY

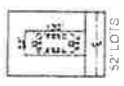
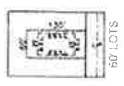
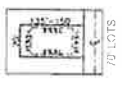
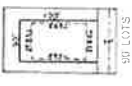
SEE SHEET 1 FOR CONVEYANCE HISTORY



LOT DISTRIBUTION:

LOT SIZE	NORTH	SOUTH	TOTAL	PERCENT
52'	27	4	31	(17.1%)
66'	55	37	92	(51.7%)
70'	40	15	55	(31.3%)
80'	11	17	28	(15.9%)
TOTAL	163	73	236	(100%)

TYPICAL LOT DETAILS



PROPERTY OWNER
 HOPE VINEYARD LLC
 24311 STATE HIGHWAY 181
 DARTHOPE AL 36525

APPLICANT
 MANORDA HOMES
 1000 W. HENRY CARRAWAY
 INVERVIEW FL 33579

SITE DATA

- PARCEL ID = PIN 6602
- TOTAL AREA = 123.20 AC
- FLOOD ZONE = "X"
- EXIST. ZONING = R-100 DIST. 10
- PROP. ZONING = R-800
- CITY OF DAPHNE

BULK STANDARDS

- LOTS (ZONE R-800)
- MINIMUM AREA = 5,000 SF
- MIN. WIDTH = 50'
- MAX. DENSITY = 8 DU/AC

SETBACKS

- 25' FRONT
- 25' REAR
- 5' SIDE/20' CORNER

ROADS (CITY OF DAPHNE)

- MIN. SIDEWALK = 5' W/ 4' CONC. CURB
- ROAD WIDTH = 22' PAVEMENT
- CUL-DE-SAC = 125' D. R/W
- 48' R. PAVEMENT

DEVELOPMENT SUMMARY:

PROPOSED USE = SINGLE FAMILY R/S

LOT SUMMARY

- SMALLEST LOT = 2,960 SF (LOT 217)
- LARGEST LOT = 20,354 SF (LOT 79)
- TOTAL AREA = 123.20 AC
- CROSS DENSITY = 37.8 DU/AC
- WETLANDS = 14.71 AC (13.6%)
- OPEN SPACE = 39.36 AC (36.3%)

TOTAL ROADS

- PAVEMENT = 11,556 LF
- 22' + 25' CURBS
- SIDWALKS = 5' BOTH SIDES

- LEGEND**
- THREE-WAY STOP
 - WALKING TRAIL
 - RAISED CROSSWALK
 - WOODEN BRIDGE



HOPE VINEYARD
 FEBRUARY 23, 2022

CONCEPTUAL MASTER PLAN



EXHIBIT "C"

OLDFIELD PHASE 2A

OLDFIELD PHASE 3B

OLDFIELD PHASE 3C