

ORDINANCE 2183-17

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SYLACAUGA, ALABAMA, as follows:

SECTION 1. Ordinance No. 1763 of the City of Sylacauga, Alabama adopted June 7, 1989, entitled "An ordinance, in pursuance of the authority granted by Title 37, Chapter 16, Articles 1 and 2, Section 772 to 785 inclusive, Code of Alabama 1940, now Code of Alabama, 1975, Section 11-52-1 through 11-52-84 to provide for the establishment of district within the corporate limits of the City of Sylacauga, Alabama to regulate within such district, the heights, number of stories, and the size of buildings and other structures, the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population and the use of buildings, structures and land and to provide methods of administration of this ordinance and penalties for the violation thereof, as last amended" is hereby further amended as follows:

By removing all property subject to this action from a Business-One (B-1) Local Shopping District, a Business-Two (B-2) General Business District and/or a Manufacturing-Two (M-2) General Industry, and placing all subject property in a Business-Two (B-2) General Business District, as defined in Ordinance 1763, the following described real estate situated in the City of Sylacauga, Talladega County, Alabama:

PARCEL 1:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 EAST, TALLADEGA COUNTY, ALABAMA; THENCE PROCEED SOUTH ALONG THE EAST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 821.25 FEET; THENCE TURN AN ANGLE OF 90° 32' TO THE RIGHT AND PROCEED SOUTH 88° 42' WEST FOR A DISTANCE OF 579.57 FEET TO THE POINT OF BEGINNING. FROM THIS BEGINNING POINT CONTINUE SOUTH 88° 42' WEST FOR A DISTANCE OF 392.88 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 280; THENCE TURN AN ANGLE 30° 58' TO THE RIGHT AND PROCEED NORTH 60° 20' WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY FOR A DISTANCE OF 150 FEET; THENCE TURN AN ANGLE OF 90° TO THE RIGHT AND PROCEED NORTH 29° 40' EAST FOR A DISTANCE OF 250 FEET; THENCE TURN AN ANGLE OF 59° 02' TO THE RIGHT AND PROCEED NORTH 88° 42' EAST FOR A DISTANCE OF 392.88 FEET; THENCE TURN AN ANGLE OF 90° TO THE RIGHT AND PROCEED SOUTH 1° 18' EAST FOR A DISTANCE OF 291.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE NORTHWEST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 EAST, TALLADEGA COUNTY, ALABAMA, AND CONTAINS 3.06 ACRES.

PARCEL 2:

COMMENCE AT THE NORTHEAST CORNER OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 EAST, TALLADEGA COUNTY, ALABAMA; THENCE PROCEED SOUTH ALONG THE EAST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 529.70 FEET TO THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED SOUTH ALONG THE EAST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 291.55 FEET TO A POINT; THENCE TURN AN ANGLE OF 90° 32' TO THE RIGHT AND PROCEED SOUTH 88° 42' WEST FOR A DISTANCE OF 579.57 FEET TO A POINT; THENCE TURN AN ANGLE OF 90° AND PROCEED NORTH FOR A DISTANCE OF 291.55 FEET TO A POINT; THENCE TURN AN ANGLE OF 90° AND PROCEED EAST FOR A DISTANCE OF 579.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE NORTHWEST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 EAST, TALLADEGA COUNTY, ALABAMA

PARCEL 3:

A PARCEL OF LAND CONTAINING 17.485 ACRES, MORE OR LESS, LOCATED IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 EAST, TALLADEGA COUNTY, ALABAMA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE S 87° 38' 47" E, 176.84 FEET ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4, TO THE POINT OF BEGINNING AT A SET IRON PIN; THENCE S 87° 38' 47" E,

1194.06 FEET, MORE OR LESS, ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID FORTY; THENCE S 02° 27' 20" W, 539.10 FEET ALONG THE EAST LINE OF SAID FORTY TO AN IRON PIN SET; THENCE N 87° 00' 39" W, 972.45 FEET TO A FOUND 2 INCH PIPE; THENCE S 33° 57' 21" W, 250.00 FEET AT A FOUND PIPE ON THE NORTHERLY RIGHT OF WAY OF US HIGHWAY NO. 280; THENCE N 55° 57' 13" W, 473.73 FEET TO AN IRON PIN SET ALONG SAID RIGHT OF WAY; THENCE N 34° 49' 32" E, 583.78 FEET ALONG THE WESTERLY SIDE OF A 120 FOOT DITCH RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL 4:

FROM THE TRUE N.W. CORNER OF THE NW 1/.i - SE 1/.i OF SECTION 25, T21S-R3E, RUN THENCE SOUTH ALONG THE TRUE WEST BOUNDARY OF U.S. HIGHWAY #280; THENCE TURN 57° 42' 29" LEFT AND RUN 315.97 FEET ALONG SAID HWY. BOUNDARY; THENCE TURN 00° 01' 10" LEFT AND RUN 150.06 FEET ALONG SAID HWY. BOUNDARY TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE TURN 30° 58' LEFT AND RUN 931.94 FEET TO A POINT ON THE ACCEPTED EAST BOUNDARY OF SAID NW 1/.i - SE 1/.i; THENCE TURN 88° 27' 51" RIGHT AND RUN 797.90 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID U.S. HWY #280; THENCE TURN 138° 40' 37" RIGHT AND RUN 247.60 FEET ALONG SAID HWY. BOUNDARY AND THE FOLLOWING COURSES:

03° 13' 26" LEFT FOR 199.98 FEET; 02° 52' 38" LEFT FOR 199.98 FEET; 02° 52' 38" LEFT FOR 199.98 FEET; 02° 52' 38" LEFT FOR 199.98 FEET; THENCE TURN 03° 01' 34" LEFT AND RUN ALONG SAID HWY. BOUNDARY A DISTANCE OF 200.48 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND, CONTAINING 7.62 ACRES, SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

The above described property is further identified by Parcel IDs 2807254000001.004, 2807254000002.000, 2807254000003.000, and 2807254000004.000.

SECTION 2. This ordinance shall become effective immediately upon its adoption, approval and the publication as required by law.

ADOPTED this 7 day of March, 2017.

CITY OF SYLACAUGA
A Municipal Corporation



Lee Perryman, City Council President

TRANSMITTED TO MAYOR this 7 day of March, 2017.


Patricia Carden, City Clerk-Treasurer

ACTION BY MAYOR

APPROVED this 7 day of March, 2017.


James Heigl, Mayor

ATTEST:


Patricia G. Carden, City Clerk-Treasurer

