



## **CITY OF OWENS CROSS ROADS ORDINANCE NO. 24-015**

**AN ORDINANCE TO ANNEX 50 FEET OF PARCEL NUMBER 23-06-24-0-000-005.000 LOCATED AT 0 OLD BIG COVE ROAD PIN # 87300 ROAD OWNED BY THE ESTATE OF WILSON MANN INTO THE CITY LIMITS OF OWENS CROSS ROADS, ALABAMA**

**WHEREAS**, The Estate of Wilson Mann, the owners of the property described in Section 1 below, have petitioned (see Exhibit B for petition for annexation) the City Council of Owens Cross Roads, Alabama, for annexation of said property into the municipal limits of the City of Owens Cross Roads; and

**WHEREAS**, the property is contiguous to the existing corporate limits of the City of Owens Cross Roads; and

**WHEREAS**, it is in the best interest of the City of Owens Cross Roads and its citizens to annex the property described herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF OWENS CROSS ROADS, ALABAMA, AS FOLLOWS:**

### **SECTION 1. Description of Property**

The following described property is hereby annexed into the City of Owens Cross Roads, Alabama and zoned Rural Residential:

**See Exhibit A (2 pages) for legal description of:**  
Parcel Number 23-06-24-0-000-005.000  
Pin Number 87300

### **SECTION 2. Effectiveness of Annexation**

The corporate limits of the City of Owens Cross Roads, Alabama, are hereby extended to include the property described in Section 1 of this Ordinance. Said property shall be subject to all the laws and ordinances of the City of Owens Cross Roads as if such territory had been part of the City at the time of the adoption of said laws and ordinances.

### **SECTION 3. Filing and Recording**

Upon adoption, a copy of this Ordinance shall be filed and recorded with the Probate Judge of Madison County, Alabama, and a certified copy shall be sent to the Alabama Department of Revenue.

### **SECTION 4. Severability**

If any section or provision of this Ordinance shall be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

CITY OF OWENS CROSS ROADS ORDINANCE NO. 24-015

**SECTION 5. Repealer**

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 6. Effective Date**

This Ordinance shall become effective upon its adoption and publication as required by law.

ADOPTED THIS 17<sup>th</sup> DAY OF DECEMBER 2024.

**Approved By:**

**Attest By:**

  
\_\_\_\_\_  
Tony Craig, Mayor

  
\_\_\_\_\_  
Christie D. Eason, City Clerk/Treasurer

City of Owens Cross Roads, Alabama, certificate of publication.  
This is to certify that Ordinance No. 24-009, City of Owens Cross Roads, Alabama,  
was published by posting on the City website, and on at least four (4) bulletin boards within the City.





5125A Research Drive NW  
Huntsville, AL 35805

TEL 256.534.5512  
FAX 256.534.5544

www.GarverUSA.com

EXHIBIT A

**STATE OF ALABAMA  
MADISON COUNTY**

**Surveyor's Description for Wilson Mann Annexation- Madison County.**

A tract of land lying and being situated in Section 24, Township 5 South, Range 1 East of the Huntsville Meridian in Madison County, Alabama.

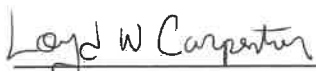
Said tract being a portion of the property conveyed to the Wilson Mann Estate, Deed Book 172, Page 388, as recorded in the Office of the Judge of Probate for Madison County, Alabama and being more particularly described as follows:

Commencing at a #4 rebar with cap stamped "TACON AL 13653" found marking the southeast corner of Section 24, Township 5 South, Range 1 East of the Huntsville Meridian; thence along said section line North 1 Degrees 11 Minutes 19 Seconds East a distance of 2,644.1 feet to the center of the east boundary of said section; thence North 1 Degrees 11 Minutes 19 Seconds East a distance of 980.00 feet; thence North 1 Degrees 11 Minutes 19 Seconds East a distance of 619.43 feet; thence leaving said section line and along the eastern boundary of a tract of land conveyed to Wilson Mann as recorded in the Office of the Judge Probate for Madison County, Alabama in Deed Book 172, Page 388 North 20 Degrees 11 Minutes 20 Seconds West a distance of 304.69 feet; thence North 24 Degrees 6 Minutes 10 Seconds West a distance of 750.13 feet to a #5 rebar set with a cap stamped "GARVER LLC CA-445-LS" (typical) set, said point being the Point of Beginning of the herein described tract;

Thence leaving said eastern boundary South 89 Degrees 57 Minutes 48 Seconds West a distance of 72.33 feet to #5 rebar set; thence North 0 Degrees 02 Minutes 12 Seconds West a distance of 50.00 feet to #5 rebar set marking the south right-of-way of Old Big Cove Road; thence along said right-of-way of North 89 Degrees 57 Minutes 48 Seconds East a distance of 50.00 feet to a #5 rebar set marking the eastern boundary of said Mann tract; thence leaving said right-of-way and along the eastern boundary of said Mann property South 24 Degrees 6 Minutes 10 Seconds East for a distance of 57.76 feet to the Point of Beginning.

The above-described tract contains 0.07 acres (3058.27 sq. ft.), more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

All according to my survey this the 13<sup>th</sup> day of December 2024.

  
Loyd W. Carpenter, PLS  
Alabama License No. 26012





PREPARED FOR:  
 TOWN OF OWENS CROSS ROADS  
 6022 HIGHWAY 431 SOUTH  
 OWENS CROSS ROADS, AL 35763

REV.	DATE	DESCRIPTION

WILSON MANN  
 ANNEXATION  
 MADISON COUNTY, AL

JMS  
 ACQUISITION  
 SURVEY  
 JOB NO: 21020200  
 DATE: OCT 2021  
 CHECKED BY: LWC  
 DRAWN BY: SBP  
 DRAWING NUMBER  
 SHEET NUMBER

**REFERENCE:**  
 ALL MEASUREMENTS MADE IN THIS SURVEY ARE REFERENCED TO THE STATE PLANE COORDINATE ZONE EAST OF WADSWORTH. THE STATE PLANE COORDINATE ZONE EAST OF WADSWORTH IS BASED ON THE NAD 83 DATUM AND THE STATE PLANE COORDINATE ZONE EAST OF WADSWORTH IS BASED ON THE NAD 83 DATUM.

- SURVEY POINTS FOUND
- PROPERTY CORNER FOUND (TYPE NOTED)
- (R) MEASURED BEARING AND DISTANCE
- (C) CALCULATED BEARING AND DISTANCE
- ▲ CALCULATED POINT

POINT OF COMMENCEMENT  
 AT THE EAST BOUNDARY  
 OF SECTION 24, TOWNSHIP 5  
 SOUTH, RANGE 1 EAST OF  
 THE HUNTSVILLE MERIDIAN

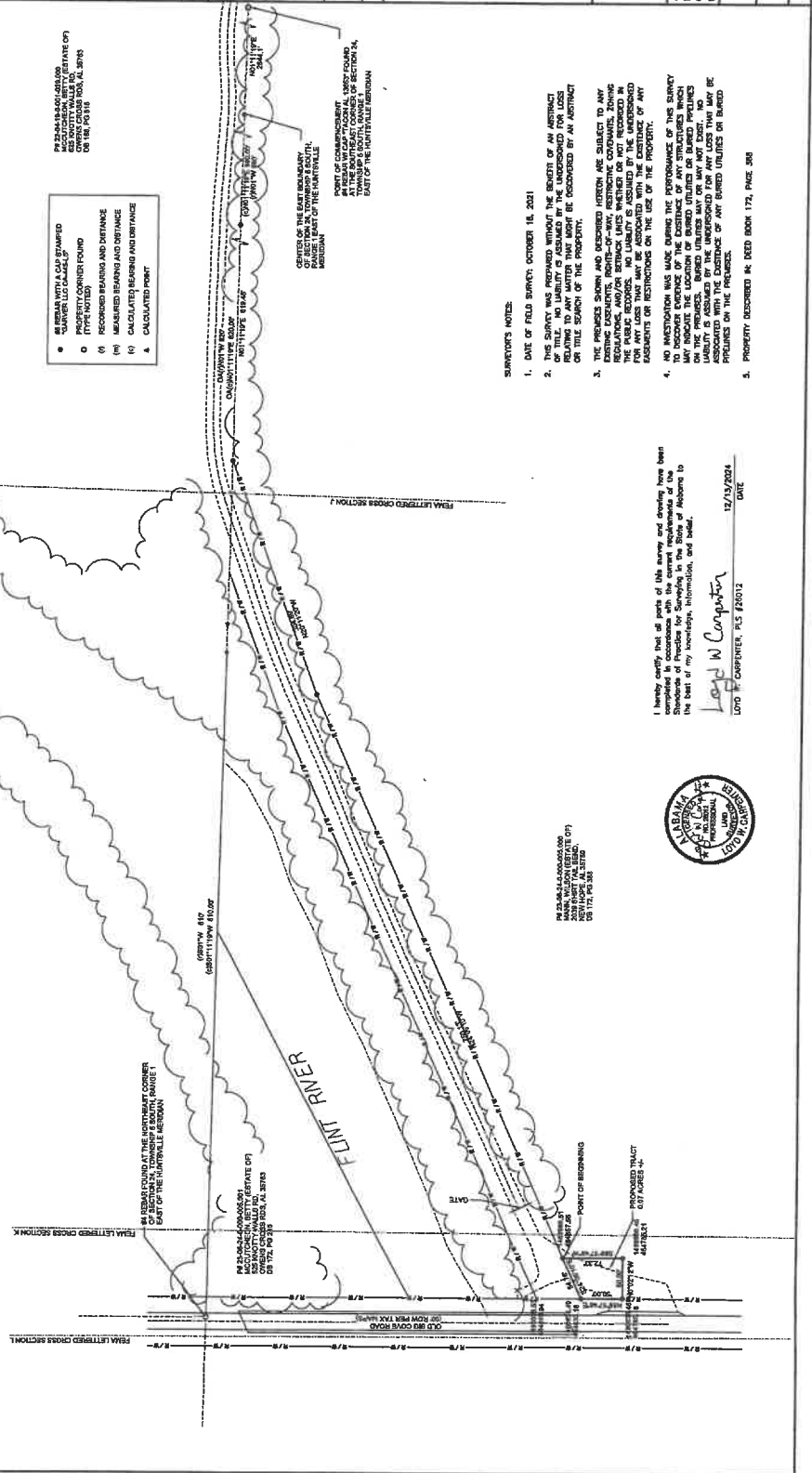
- SURVEYOR'S NOTES:**
- DATE OF FIELD SURVEY: OCTOBER 18, 2021
  - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF ANY INFORMATION RELAYED TO ANY PARTY THAT MAY BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
  - THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY RECORDS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, EASEMENTS, AND OTHER INTERESTS OF RECORD IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED SURVEYOR FOR ANY INTERESTS OR ENCUMBRANCES NOT SHOWN OR DESCRIBED ON THE USE OF THE PROPERTY.
  - NO ACCURATION WAS MADE REGARDING THE PERFORMANCE OF THIS SURVEY. NO WARRANTY IS MADE AS TO THE ACCURACY OF ANY INFORMATION RELAYED TO ANY PARTY THAT MAY BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED SURVEYOR FOR ANY INTERESTS OR ENCUMBRANCES NOT SHOWN OR DESCRIBED ON THE USE OF THE PROPERTY.
  - PROPERTY DESCRIBED IN DEED BOOK 172, PAGE 308

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the State of Alabama and the Surveyor's Code of Ethics. I am a duly Licensed Professional Surveyor in the State of Alabama to the best of my knowledge, information, and belief.

*Leif W Carpenter*  
 LEIF W CARPENTER, PLS #20073  
 12/13/2021  
 DATE

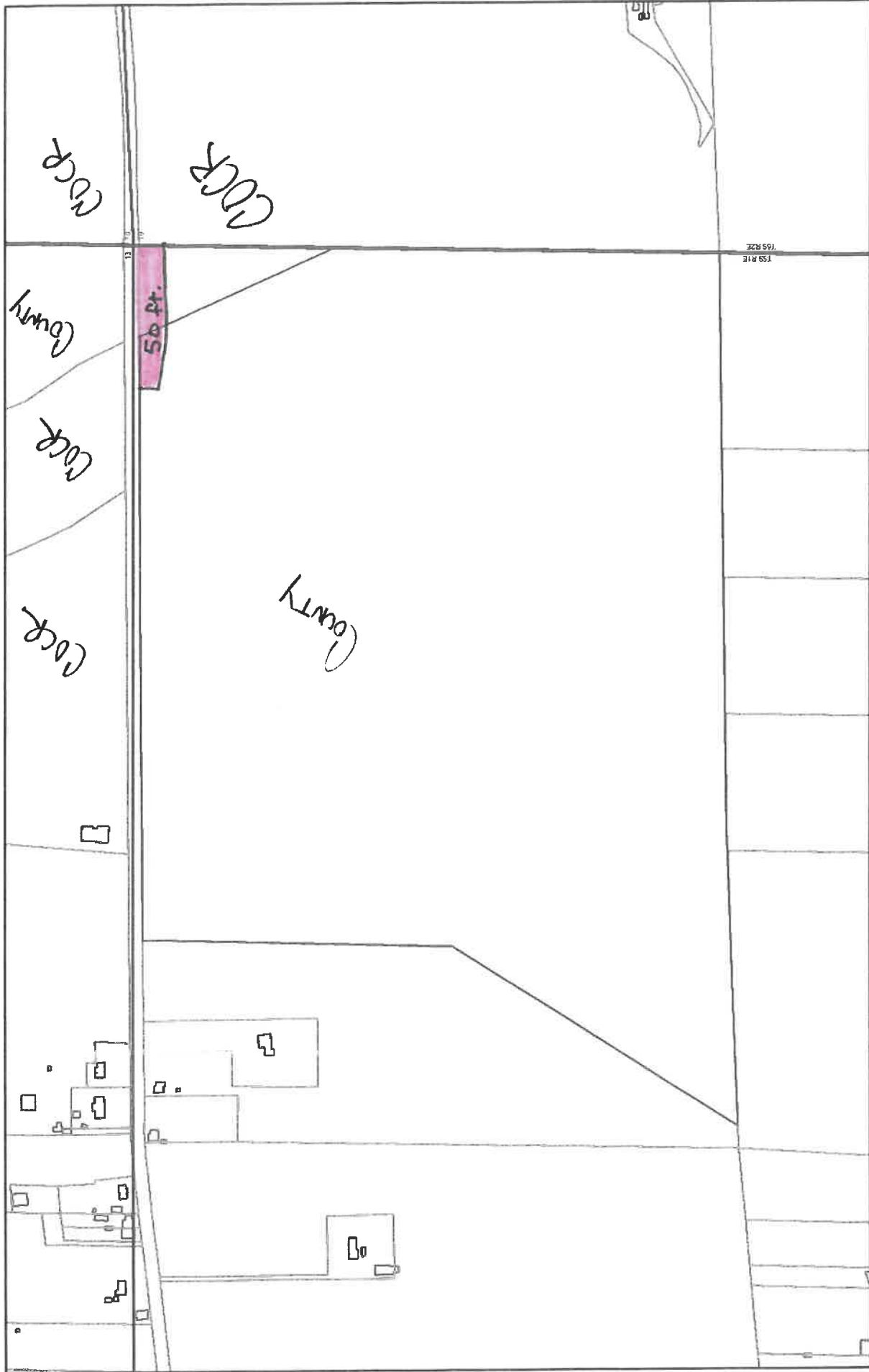


MEASUREMENTS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE ZONE EAST OF WADSWORTH.



Viewer Map

EXHIBIT C



August 31, 2021

1:9,028





# OWENS CROSS ROADS ALABAMA

EST. 1967

EXHIBIT D

## PETITION FOR ANNEXATION INTO THE CORPORATE LIMITS OF OWENS CROSS ROADS, ALABAMA:

The City of Owens Cross Roads petitions The Estate of Wilson Mann to annex fifty square feet (50 sq. ft) of the property legally known as 0 Old Big Cove Road, PIN # 87300, PARCEL # 23-06-24-0-000-005.000. Upon annexation the aforementioned property will be zoned ESTATE RESIDENTIAL and will be considered part of the corporate limits of Owens Cross Roads.

### AGREEMENT OF ANNEXATION

I/We, the undersigned Property Owner(s) shown in the attached Exhibit A and Exhibit B as delineated on the Madison County Tax Assessors Map attached as such property being outside the corporate limits of Owens Cross Roads, 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 is not lying within the corporate limits of any other municipality, do by these presents hereby petition Owens Cross Roads, a municipal corporation, that said property be annexed into the City of Owens Cross Roads, Alabama, pursuant to the authority of Sections 11-42-20 through 11-42-24, Code of Alabama, 1975.

I/We, the undersigned Petitioner(s), further make known that this property legally known as 0 Old Big Cove Road, PIN # 87300, PARCEL # 23-06-24-0-000-005.000. Upon annexation the aforementioned property will be zoned ESTATE RESIDENTIAL and will be considered part of the corporate limits of Owens Cross Roads.

I/We, the undersigned Petitioner(s), further petition that the Honorable Mayor and Council of the City of Owens Cross Roads, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

As owners(s) of the hereinafter described real property, I/we do hereby certify that I/we have the right and authority to execute and file with the office of the City of Owens Cross Roads approval for this petition and request for annexation; that said property is contiguous to the existing corporate limits of the City of Owens Cross Roads, Alabama, and that said property does not lie within the corporate limits of any other Municipality or if such property overlaps with any other Municipality, the property or territory hereinafter described is located closer to the corporate limits of the City of Owens Cross Roads, Alabama, than to the corporate limits of any other municipality as required by Section 11-42-21, Code of Alabama 1975.

TONY CRAIG, MAYOR

9032 HWY 431 SOUTH / PO BOX 158 OWENS CROSS ROADS, ALABAMA 35763  
PHONE 256-725-4163 / FAX 256-725-4092

CHRISTIE D. EASON, CLERK

I/We, the undersigned Petitioner(s), also ask that the Honorable Mayor and City Council of the City of Owens Cross Roads, Alabama, do all things necessary and requisite to comply with the terms of Section 11-42-21 of the Code of Alabama, 1975.

Dated this 30<sup>th</sup> day of August, 2021

Ruby M Glover

Signature of Petitioner

Ruby M Glover

Printed Name of Petitioner

STATE OF Alabama

COUNTY OF Madison

I, the undersigned Notary public in and for said County in said State, hereby certify that Ruby Glover whose name is signed to the foregoing instrument and who presented to me proof of identification proving before me on this day, that being informed of the contents within instrument, he-she-they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 30 day of August 2021.

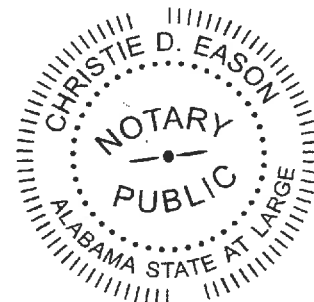
MY COMMISSION EXPIRES 02-05-2024

\_\_\_\_\_

My Commission Expires

Christie D Eason

Notary Public





**MADISON COUNTY**  
Property Appraisal and Tax Payments

Current Date: 8/20/2021

Tax Year: 2022

[Get Help](#)

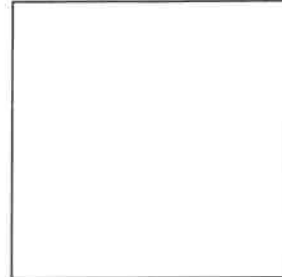
▲ Values and Taxes are estimates and are subject to change. [Click here](#) for the current amount due.

**Parcel Info**

**PIN** 87300  
**PARCEL** 23-06-24-0-000-005.000  
**ACCOUNT NUMBER** 39290  
**OWNER** MANN, WILSON (ESTATE OF)  
**MAILING ADDRESS** 2039 SHIRT TAIL BEND, NEW HOPE, AL 35760  
**PROPERTY ADDRESS** 0 OLD BIG COVE RD

**LEGAL DESCRIPTION** ALL N1/2 OF SEC 24 DES AS BEG AT CEN OF E BDY OF SEC TH N 980 FT TO RD TH NW WI RD TO N SEC/L TH W 2300 FT S 7 1/2 DEG E 932 FT S 30 DEG W 516 FT TO E BANK OF LAKE TH SW WI LAKE TO PT 101.5 FT E OF CEN OF S BDRY OF NW1/4 TH E 3858.5 FT TO BEG SEC 24 T5 R1E

**EXEMPT CODE**  
**TAX DISTRICT** COUNTY



**Tax Information**

TAXES ARE DUE ON 10/1/2022

YEAR	TAX DUE	PAID	BALANCE
2022	\$ 365.79	\$ 0.00	\$ 365.79

LAST PAYMENT DATE \*\*N/A\*\*  
 PAID BY

**Property Values**

**Total Acres** 196.41  
**Use Value** \$107,410  
**Land Value** \$178,900  
**Improvement Value** \$0  
**Total Appraised Value** \$178,900  
**Total Taxable Value** \$107,410  
**Assessment Value** \$10,740

**Subdivision Information**

**Code**  
**Name**  
**Lot**  
**Block**  
**Type / Book /** N/A / N/A / N/A  
**Page**  
**S/T/R**

**Detail Information**

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	136.410	8120-CROP AVERAGE A2	3	N	N	\$115,900
LAND	3	60.000	8310-TIMBER GOOD C1	3	N	N	\$63,000

**Building Components**

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