

**ORDINANCE NO. 2025 – 01**

**TO ANNEX CERTAIN PROPERTIES INTO THE CITY LIMITS OF THE CITY OF CULLMAN, ALABAMA**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CULLMAN, ALABAMA, AS FOLLOWS:

SECTION 1. The City Council of the City of Cullman finds that the following property owner, Pioneer Land Acquisitions, LLC, has petitioned the City under the provisions of Section 11-42-21 of the Code of Alabama, 1975, as amended, that the following described property, owned by the petitioner, be annexed into the City of Cullman:

PIN: 90195. PARCEL NUMBER: 17-07-26-0-001-041.002. PROPERTY ADDRESS: 0 Highway 31.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 26, TOWNSHIP 10 SOUTH, RANGE 3 WEST, CULLMAN COUNTY, ALABAMA; DESCRIBED AS COMMENCING AT A FOUND ½" CAPPED REBAR (ILLEGIBLE) MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, HAVING AN ALABAMA STATE PLANE, WEST ZONE, NAD 83 COORDINATE VALUE OF (N: 1504216.73, E: 2176246.49); THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER N89-40'38"W 611.33 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF C.S.X. RAILROAD; THENCE ALONG THE RIGHT-OF-WAY A CHORD BEARING AND DISTANCE OF N46-41'48"W 73.34 FEET TO A SET ½" CAPPED REBAR AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF C.S.X. RAILROAD AND THE NORTHERLY RIGHT-OF-WAY OF PHELAN ROAD BEING THE POINT OF BEGINNING; THENCE ALONG THE RIGHT-OF-WAY OF PHELAN ROAD THE FOLLOWING CHORD BEARINGS AND DISTANCES: N89-40'38"W 264.35 FEET TO A SET ½" CAPPED REBAR; THENCE N81-08'48"W 101.12 FEET TO A SET ½" CAPPED REBAR; THENCE N89-40'38"W 50.00 FEET TO A SET ½" CAPPED REBAR; THENCE N53-42'25"W 107.57 FEET TO A SET ½" CAPPED REBAR (BEING 100.00 FEET EAST AND PERPENDICULAR TO THE CENTER OF THE SOUTH BOUND LANE OF US HIGHWAY #31); THENCE PARALLEL TO THE CENTER OF THE SOUTH BOUND LANE OF U.S. HIGHWAY #31 A CHORD BEARING AND DISTANCE OF N33-19'39"W 83.57 FEET TO A SET ½" CAPPED REBAR; THENCE LEAVING THE RIGHT-OF-WAY 57-27'58"E 273.63 FEET TO A SET ½" CAPPED REBAR ON THE SOUTHWESTERLY RIGHT-OF-WAY OF C.S.X. RAILROAD; THENCE ALONG THE RIGHT-OF-WAY A CHORD BEARING AND DISTANCE OF S46-41'48"E 434.48 FEET TO THE POINT OF BEGINNING. BEING 2.00 ACRES MORE OR LESS. SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS RECORDED OR UNRECORDED.

LESS AND EXCEPT A PARCEL OF LAND BEING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 26, TOWNSHIP 10 SOUTH, RANGE 3 WEST, CULLMAN COUNTY, ALABAMA; DESCRIBED AS COMMENCING AT A FOUND ½" CAPPED REBAR (ILLEGIBLE) MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, HAVING AN ALABAMA STATE PLANE, WEST ZONE, NAD 83 COORDINATE VALUE OF (N 1504216.73, E:2176246.49); THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER N89-40'38"W 611.33 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF C.S.X. RAILROAD; THENCE ALONG THE RIGHT-OF-WAY A CHORD BEARING A DISTANCE OF N46-41'48"W 73.34 FEET TO A SET ½" CAPPED REBAR AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF C.S.X. RAILROAD AND THE NORTHERLY RIGHT-OF-WAY OF PHELAN ROAD; THENCE ALONG THE RIGHT-OF-WAY OF PHELAN ROAD THE FOLLOWING CHORD BEARINGS AND DISTANCES: N89-40'38"W 264.35 FEET TO A SET ½" CAPPED REBAR; THENCE N81-08'48"W 101.12 FEET TO A SET ½" CAPPED REBAR; THENCE N89-40'38"W 50.00 FEET TO A SET ½" CAPPED REBAR; THENCE LEAVING THE RIGHT-OF-WAY N22-40'01"W 36.24 FEET TO A SET ½" CAPPED REBAR BEING THE POINT OF BEGINNING; THENCE N21-54'27"W 10.00 FEET TO A SET ½" CAPPED REBAR; THENCE S68-05'33"W 10.00 FEET TO A SET ½" CAPPED REBAR; THENCE S21-54'27E 10.00 FEET TO A SET ½" CAPPED REBAR; THENCE N68-05'33"E 10.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS RECORDED AND UNRECORDED.

SECTION 2. That the Council has before it a map showing the relationship of the property proposed to be annexed to the corporate limits of the City of Cullman, and that said map is on file in the office of the City Clerk along with an acknowledgment by the property owner that they want it to be annexed into the City of Cullman.

SECTION 3. That the City of Cullman does hereby annex as a part of its corporate limits the above described tracts or parcels of land as B-2 Business District.

SECTION 4. That a copy of this ordinance after its adoption, which ordinance includes a description of the property annexed to the City of Cullman, be filed in the office of the Judge of Probate of Cullman County, Alabama, the county in which the municipality is located.

SECTION 5. That this ordinance shall take effect upon its passage and publication as required by law.

ADOPTED BY THE CITY COUNCIL this the 28th day of October, 2024.

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President of the City Council

ATTEST:

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City Clerk

APPROVED BY THE MAYOR this the 28th day of October, 2024.

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Mayor