

ORDINANCE NO. 1453 - 13
AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND
ZONING MAP OF THE CITY OF MUSCLE SHOALS, ALABAMA

Be it ordained by the Council of the City of Muscle Shoals, Alabama, that the Zoning Ordinance and the Zoning Map of the City of Muscle Shoals, are hereby amended as follows:

That the following described area which are currently zoned R-2 and is hereby incorporated in and made a part of the B-2 District, to wit:

TRACT 1:

A portion of Detroit Park Subdivision as recorded in Map Book 2, Page 259 and Detroit Park Third Addition Subdivision as recorded in Map Book 2, Page 563, in the Office of the Probate Judge of Colbert County, Alabama, and being more particularly described as follows: Begin at an iron pin set (capped PLS 24022) at the Northwest corner of Lot 969 of Detroit Park Subdivision on the Eastern right of way of Detroit Street (undeveloped 50' right of way); thence South 88° 16' 12" East for a distance of 1280.00 feet to an iron pin set on the Northern lot line of Lot 1003 of Detroit Park Subdivision; thence South 01° 09' 00" West for a distance of 1219.21 feet to an iron pin set at the Southeast corner of Lot 385 of Detroit Park Third Addition Subdivision and on the Northern right of way line of Pingree Avenue (undeveloped 60' right of way); thence along the Northern right of way line of Pingree Avenue, North 88° 43' 27" West for a distance of 1284.96 feet to an iron pin set at the Southwest corner of Lot 414 of Detroit Park Third Addition Subdivision on the Eastern right of way of Detroit Street (undeveloped 50' right of way); thence along said Eastern right of way line Detroit Street, North 01° 19' 16" East for a distance of 826.86 feet to an iron pin set on the centerline of the Grand River Avenue right of way as depicted in Detroit Park Subdivision (undeveloped 100' right of way, 33' North 67' South); thence continue along the Eastern right of way of Detroit Street, North 01° 30' 47" East for a distance of 402.50 feet to the Point of Beginning. Said Parcel having an area of 36.06 acres more or less and is subject to any and all easements or restrictions of record.

Said property is a part of said subdivisions known as DETROIT PARK SUBDIVISION and DETROIT PARK SUBDIVISION, THIRD ADDITION, further described as follows:

All of Lots 969 through 1002, and part of Lots 1003 and Lot 1026, all of Lots 1027 through 1060, Lots 1124 through 1183 in DETROIT PARK SUBDIVISION, and designated according to the map and plat thereof recorded in Map Book 2, Page 259, in the Office of the Judge of Probate of Colbert County, Alabama.

And ALSO: Lots 46 through 105, 137 through 166, 209 through 238, 261 through 290, 333 through 362, and 385 through 414, in DETROIT PARK SUBDIVISION, THIRD ADDITION, and designated according to the map and plat thereof recorded in Map Book 2, Page 367, in the Office of the Judge of Probate of Colbert County, Alabama.

ALSO, A TRACT BEING 120 FOOT WIDE FOR PURPOSES OF ACCESS, further described as follows: A portion of Detroit Park Third Addition Subdivision as recorded in Map Book 2, Page 563, in the Office of the Probate Judge of Colbert County, Alabama, and being more particularly described as follows: Commence at an iron pin set (capped PLS 24022) at the Northwest corner of Lot 969 of Detroit Park Subdivision on the Eastern right of way of Detroit Street (undeveloped 50' right of way); thence along the Eastern right of way of Detroit Street, South $01^{\circ} 30' 47''$ West for a distance of 402.50 feet to an iron pin set on the centerline of Grand River Avenue right of way as depicted on Detroit Park Subdivision (undeveloped 100' right of way, 33' North, 67' South); thence continue along the Eastern right of way of Detroit Street, South $01^{\circ} 19' 16''$ West for a distance of 152.17 feet to an iron pin set at the Point of beginning; thence continue along the Eastern right of way of Detroit Street, South $01^{\circ} 19' 16''$ West a distance of 120.00 feet to an iron pin set; thence North $88^{\circ} 16' 12''$ West a distance of 149.56 feet to an iron pin set; thence with a curve turning to the right with an arc length of 268.13 feet, with a radius of 560.00 feet, with a chord bearing of North $74^{\circ} 33' 12''$ West and with a chord length of 265.57 feet to an iron pin set; thence with a reverse curve turning to the left with an arc length of 210.67 feet, with a radius of 440.00 feet, with a chord bearing of North $74^{\circ} 33' 12''$ West and with a chord length of 208.66 feet to an iron pin set; thence North $88^{\circ} 16' 12''$ West a distance of 148.04 feet to an iron pin set on the Eastern right of way of Wilson Dam Highway (right of way varies); thence along the Eastern right of way of Wilson Dam Highway, North $01^{\circ} 31' 14''$ East a distance of 120.00 feet to an iron pin set; thence leaving said right of way line, South $88^{\circ} 16' 12''$ East a distance of 148.47 feet to an iron pin set; thence with a curve turning to the right with an arc length of 268.13 feet, with a radius of 560.00 feet, with a chord bearing of South $74^{\circ} 33' 12''$ East and with a chord length of 265.57 feet to an iron pin set; thence with a reverse curve turning to the left with an arc length of 210.67 with a radius of 440.00 feet; with a chord bearing of South $74^{\circ} 33' 12''$ East and with a chord length of 208.66 feet to an iron pin set; thence South $88^{\circ} 16' 12''$ East a distance of 148.70 feet to the point of beginning. Said Parcel having an area of 2.14 acres more or less and is subject to any and all easements or restrictions of record.

Said property is a part of said subdivisions known as DETROIT PARK SUBDIVISION, THIRD ADDITION, further described as follows:

Part of Lots 11 through 45, and part of Lots 167-176, in DETROIT PARK SUBDIVISION, THIRD ADDITION, and designated according to the map and plat thereof recorded in Map Book 2, Page 367, in the Office of the Judge of Probate of Colbert County, Alabama.

TRACT 2:

Lots Numbered 5200 through 5227, inclusive, Lots 5706 through 5712, inclusive, Lots 5722 through 5735, inclusive, and the vacated alley lying between Lots 5200

thru 5223 and Lots 5724 thru 5735, known and designated according to the map and survey of HIGHLAND PARK SUBDIVISION, PLAT NUMBER THIRTEEN, prepared by P. S. Milner, C.E., and recorded in the office of the Judge of Probate of Colbert County, Alabama, in Map Book 2, Page 123.

ALSO: A tract of land being Lot 1, Block A in a RE-SUBDIVISION OF ORIGINAL BLOCKS 8 THRU 11, IN INDUSTRIAL VIEW HEIGHT SUBDIVISION, as same appears of record in the office of the Judge of Probate of Colbert County, Alabama, in Map Book Page 1; Part of vacated Hamilton Avenue and Part of Section 3, Township 4 South, Range 11 West, Colbert County, Alabama, with said tract of land being more particularly described as follows: Begin at the SW corner of Lot 1, Block A; thence N 0 degrees 16' 40" W 120.0 feet to a point; thence S 89 degrees 42' 13" E 106.47 feet to a point; thence N 1 degree 18' 31" W. 10.0 feet to a point; thence S 89 degrees 10' 58" E. 74.05 feet to a point; thence N 0 degrees 46' 13" W. 130.40 feet to a point; thence S 89 degrees 25' E. 58.0 feet to a point; said point being the NW corner of Lot 5735, in Highland Park Plat 13; thence S 0 degrees 42' 55" E. 260.35 feet to a point; said point being the SW corner of Lot 5200 in Highland Park 13; said point also lying on the North right of way line of Sixth Street; thence along said North right of way line the following bearings and distances; N 89 degrees 32' W. 57.75 feet; N 89 degrees 10' 58" W. 72.82 feet; N 89 degrees 43' 31" W. 108.62 feet to the point of beginning of the tract of land hereby described.

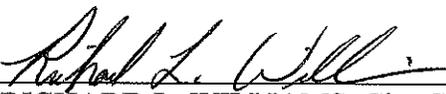
Lots Numbered 5241 through 5252, inclusive, Lots 5694 through 5705, inclusive, Lots 5713 through 5721, inclusive, known and designated according to the map and survey of HIGHLAND PARK SUBDIVISION, PLAT NUMBER THIRTEEN, prepared by P.S. Milner, C.E., and recorded in the office of the Judge of Probate of Colbert County, Alabama, in Map Book 2, Page 123.

ADOPTED AND APPROVED this 3rd day of September, 2013.

**CITY COUNCIL OF THE CITY OF
MUSCLE SHOALS, ALABAMA**

By: 
JAMES E. HOLLAND, Council President

ATTEST:


RICHARD L. WILLIAMS, City Clerk

TRANSMITTAL

I hereby certify that the above ordinance was passed on the 3rd day of September, 2013 by the Council of the City of Muscle Shoals and was transmitted to the Mayor on the 4th day of September, 2013 at 12:00 p.m. o'clock.



City Clerk

APPROVED on 9/4/13 at 12:10 p m oclock



DAVID H. BRADFORD
Mayor of the City of Muscle Shoals, Alabama

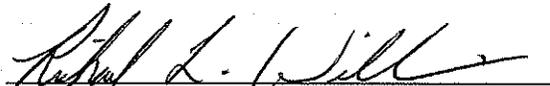
CERTIFICATE OF POSTING

I, Richard L. Williams, City Clerk for the City of Muscle Shoals, Alabama, hereby certify that the above and foregoing Ordinance was duly and properly adopted by the Council of the City of Muscle Shoals, Alabama at a regular meeting of the said Council held on the 3rd day of September, 2013 at 6:00 o'clock p.m. in said City.

The said Ordinance has been duly and properly published on this the 4th day of September, 2013, pursuant to and in compliance with Act. 2011-680 of the Acts of Alabama, by posting a copy of said Ordinance at the Office of the Mayor at City Hall in the City of Muscle Shoals, Alabama; Muscle Shoals Public Library; Muscle Shoals Recreation Building # 1, Gattman Park; and First Metro Bank, Muscle Shoals Branch; being four conspicuous public places lying and being within the City of Muscle Shoals, Alabama, there being no newspaper published and of general circulation in the City of Muscle Shoals, Alabama.

I certify that a copy of the said Ordinance has been posted to the City's website which may be found at www.cityofmuscleshoals.com. Reasonable steps will be undertaken to maintain the postings for not less than thirty (30) days.

This 4th day of September, 2013.



RICHARD L. WILLIAMS, CITY CLERK

