

SB258 INTRODUCED



1 SB258
2 HL72333-1
3 By Senator Williams (N & P)
4 RFD: Mobile County Legislation
5 First Read: 19-Mar-25



A BILL
TO BE ENTITLED
AN ACT

Relating to Mobile County; to alter, rearrange, and extend the boundary lines and corporate limits of the City of Semmes in Mobile County.

BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

Section 1. The boundary lines and corporate limits of the City of Semmes in Mobile County are altered and rearranged to include within the corporate limits of the municipality, in addition to the lands now included, all of the following territory:

ANNEX 1

Beginning at the Northwest corner of Lot 2, First Addition to North Schillinger Industrial-Commercial Park, as recorded in Map Book 47, Page 93, Probate Court Records, Mobile County, Alabama, run South 89°-25'-49" East, along the North line of said subdivision and along the South right-of-way line of Morris Hill Road (60 foot right-of-way), a distance of 2207.34 feet to the PC of a 25.00 foot radius curve to the right; thence Southwardly and Eastwardly along the arc of said curve (chord bears South 44°-35'-56" East, 35.25 feet), a distance of 39.12 feet to a point on the Eastern line of North Schillinger Industrial-Commercial Park,



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as recorded in Map Book 42, Page 71, said Probate Records, and the West right-of-way line of Schillinger Road North Service Road (40 foot right-of-way); thence South $00^{\circ}-13'-58''$ West, along the East line of said subdivision and the West line of said Service Road, 1341.89 feet; thence along the Western right-of-way of Schillinger Road North as follows: South $26^{\circ}-53'-39''$ East, 50.43 feet; South $00^{\circ}-13'-58''$ West, 130.00 feet; South $26^{\circ}-47'-52''$ West, 55.90 feet; North $89^{\circ}-46'-02''$ West, 170.00 feet; South $00^{\circ}-13'-58''$ West, 30.00 feet; South $89^{\circ}-46'-02''$ East, 170.00 feet; South $26^{\circ}-19'-56''$ East, 44.72 feet; South $00^{\circ}-13'-58''$ West, 79.60 feet; South $08^{\circ}-48'-00''$ West, 208.47 feet; South $11^{\circ}-53'-34''$ West, 120.29 feet; South $05^{\circ}-07'-45''$ West, 698.75 feet to a point on the Northern right-of-way line of Illinois Central & Gulf Railroad (200 foot right-of-way); thence North $44^{\circ}-57'-56''$ West and along said Northern right-of-way line, 3115.20 feet; thence North $07^{\circ}-30'-33''$ East, 594.15 feet to the Point of Beginning.

TOGETHER WITH Beginning at the Northwest corner of Lot 2, Seales Commercial Park, as recorded in Map Book 88, Page 74, Probate Court Records, Mobile County, Alabama, run South $88^{\circ}-44'-06''$ East and along the North line of said Lot 2, a distance of 286.99 feet; thence North $00^{\circ}-13'-00''$ West and along the East line of Lot 1, said subdivision, 135.00 feet to a point on the South right-of-way line of Morris Hill Road (60 foot right-of-way); thence South $87^{\circ}-51'-32''$ East and along said South right-of-way line, 2334.13 feet; thence South $00^{\circ}-00'-08''$ East, 128.90 feet; thence North $89^{\circ}-30'-46''$ West, 2622.95 feet to a point on the East right-of-way line of



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Schillinger Road North; thence along said East right-of-way line as follows: North 00°-13'-58" East, 51.71 feet; North 03°-20'-13" East, 294.23 feet; North 18°-01'-13" West, 63.25 feet; North 00°-24'-53" East, 560.71 feet; North 00°-27'-18" East, 259.23 feet to the Point of Beginning.

ANNEX 2

The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 2, Township 3 South, Range 3 West, Mobile County, Alabama.

LESS AND EXCEPT the right-of-way of County Road 217 (aka Lott Road), the right-of-way of Spice Pond Road and the right-of-way of Spice Pond Road Extension.

ALSO LESS AND EXCEPT properties conveyed by instrument recorded in Real Property Book 2918, Page 941; Instrument No. 2022028336; Instrument No. 2023060407; Real Property Book 7118, Page 437; and Real Property Book 2272, Page 763, Probate Court Records, Mobile County, Alabama.

Being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 2, Township 3 South, Range 3 West, Mobile County, Alabama, run North 01°-19'-18" West, 40.00 feet to a point on the North right-of-way line of Spice Pond Road Extension (80 foot right-of-way) and the Point of Beginning of the property herein described; thence continue North 01°-19'-18" West and along the East line of property conveyed by Instrument No. 2022023064, said Probate Records and a projection thereof, a distance of 639.04 feet; thence South 89°-45'-06" East and



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along the South line of properties conveyed by Instrument No. 2019024356 and Instrument No. 2023051645, said Probate Records, a distance of 350.00 feet to a point on the Western right-of-way line of Spice Pond Road (80 foot right-of-way); thence South 13°-39'-05" West and along said West right-of-way line, 652.32 feet to a point on the North right-of-way line of Spice Pond Road Extension (80 foot right-of-way); thence North 90°-00'-00" West and along said North right-of-way line, 178.58 feet to the Point of Beginning.

LESS AND EXCEPT the right-of-way for County Road 217 (aka Lott Road) (80 foot right-of-way).

TOGETHER WITH property conveyed by instrument recorded in Land Records Book 7635, Page 1245, Probate Court Records, Mobile County, Alabama, and being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 2, Township 3 South, Range 3 West, Mobile County, Alabama, run North 00°-14'-54" East, 40.00 feet to a point on the North right-of-way line of Sims Road (80 foot right-of-way); thence North 90°-00'-00" West and along said North right-of-way line, 200.00 feet to the Point of Beginning of the property herein described; thence continue North 90°-00'-00" West, 167.41 feet; thence North 24°-47'-29" West, 25.00 feet to a point on the East line of Spice Pond Road (80 foot right-of-way); thence North 13°-39'-05" East and along said East right-of-way line, 156.24 feet; thence North 90°-00'-00" East, 142.00 feet; thence South 00°-14'-54" West, 175.00 feet to the Point of Beginning.



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ANNEX 3

Beginning at the Southwest intersection of Broadus Loop Road and McCrary Road in Mobile County, Alabama, run South 01°-30'-00" West and along the West line of said McCrary Road (80 foot right-of-way), a distance of 420.50 feet; thence South 75°-41'-24" West, 25.25 feet to a point on the Easterly line of Lott Road (80 foot right-of-way); thence North 27°-46'-29" West and along said East right-of-way line, 491.72 feet to a point on the South line of said Broadus Loop Road; thence South 88°-10'-00" East, 264.75 feet.

TOGETHER WITH Beginning at the Northwest corner of Lot 1, Family Dollar Subdivision, as recorded in Map Book 101, Page 32, Probate Court Records, Mobile County, Alabama, run South 88°-10'-00" East, along the North line of said Lot 1, a distance of 318.65 feet to a point on the East line of said subdivision; thence along said East line as follows: South 01°-30'-00" West, 214.97 feet; South 87°-14'-40" East, 62.05 feet; South 01°-16'-14" West, 216.59 feet; thence South 02°-51'-35" East, along the East line of said subdivision and a projection thereof, 222.76 feet; thence South 07°-51'-54" East, 145.17 feet; thence South 01°-20'-06" West, 23.22 feet to a point on the North line of Resubdivision of Lot 1, Lott Road Corner's Subdivision, as recorded in Instrument No. 2023019325, said Probate Records; thence South 77°-14'-06" West and along the North line of said Lot 1, a distance of 264.33 feet to a point on the Eastern right-of-way line of Lott Road (right-of-way varies); thence North 27°-47'-54" West and along said East right-of-way line, 339.12 feet to a point



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on the East line of McCrary Road (80 foot right-of-way);
thence North $01^{\circ}-30'-00''$ East and along said East right-of-way
line, 515.04 feet to the Point of Beginning.

TOGETHER WITH Beginning at the Southeast corner of Lot
2, Resubdivision of Lots 1, 2, 3, 4, and 5, McCrary Road East
Subdivision, as recorded in Map Book 109, Page 57, Probate
Court Records, Mobile County, Alabama, said point being on the
Westerly right-of-way line of Lott Road (right-of-way varies)
and in the arc of a 10609.68 foot radius curve to the left;
thence Northwardly and Westwardly along the arc of said curve
(chord bears North $27^{\circ}-29'-52''$ West, 546.62 feet), a distance
of 546.62 feet; thence North $28^{\circ}-51'-23''$ West and along said
Westerly right-of-way line, 46.36 feet to the PC of a 25 foot
radius curve to the left; thence Southwardly and Westwardly
along the arc of said curve (chord bears South $75^{\circ}-34'-18''$
West, 48.42 feet), a distance of 65.95 feet to a point on the
East right-of-way line of McCrary Road (80 foot right-of-way);
thence South $00^{\circ}-00'-00''$ East and along the East line of said
McCrary Road, 614.47 feet to the Point of Beginning. Said
property being Lot 1 and Lot 2 of said Resubdivision of Lots
1, 2, 3, 4, and 5, McCrary Road East Subdivision.

TOGETHER WITH Lot 2A, Kibby Subdivision (Revised), as
recorded in Map Book 99, Page 116, Probate Court Records,
Mobile County, and being more particularly described as
follows: Beginning at the Northeast corner of said Lot 2A,
Kibby Subdivision (Revised), run South $00^{\circ}-24'-31''$ East and
along the East line of said lot, a distance of 138.13 feet;
thence South $87^{\circ}-54'-41''$ West and along the South line of said



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lot, a distance of 157.02 feet to the West line of said lot and the East right-of-way line of Lott Road (right-of-way varies); thence North 26°-36'-47" West and along said East right-of-way line, 98.44 feet; thence North 70°-02'-45" East and along the North line of said lot, 84.55 feet; thence North 77°-25'-51" East and along the North line of said lot, 122.79 feet to the Point of Beginning.

ANNEX 4

Beginning at the Southwest corner of Lot 1, Snow Road Village, as recorded in Map Book 83, Page 17, Probate Court Records, Mobile County, Alabama, run North 00°-11'-48" West and along the East line of Snow Road (right-of-way varies), a distance of 315.61 feet to the PC of a 35 foot radius curve to the right; thence Northwardly and Eastwardly along the arc of said curve (chord bears North 56°-35'-20" East, 58.56 feet), a distance of 69.37 feet to a point on the South right-of-way line of Moffett Road (U.S. Highway 98) (right-of-way varies), said point being in the arc of a 5697.58 foot radius curve to the left; thence Southwardly and Eastwardly along the arc of said curve (chord bears South 64°-43'-12" East, 381.34 feet), a distance of 381.42 feet; thence South 00°-43'-48" East and along the East line of said Lot 1, a distance of 183.68 feet to the South line of said Lot 1; thence South 89°-48'-12" West and along the South line of said Lot 1, a distance of 390.28 feet to the Point of Beginning.

ANNEX 5

Beginning at the Northeast corner of Charmingdale West Subdivision, as recorded in Map Book 24, Page 60, Probate



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197 Court Records, Mobile County, Alabama, run North $89^{\circ}-46'-46''$
198 West, along the North line of said subdivision, a distance of
199 211.60 feet; thence South $00^{\circ}-13'-14''$ West and along the West
200 line of said subdivision, 346.08 feet; thence South
201 $89^{\circ}-28'-18''$ west and along the North line of Lot 8, Crabtree
202 Farmettes, as recorded in Map Book 16, Page 9, said Probate
203 Records, a distance of 614.27 feet to a point on the East
204 right-of-way line of Crabtree Lane (50 foot right-of-way);
205 thence North $00^{\circ}-08'-12''$ East and along said East right-of-way
206 line, 433.69 feet; thence South $78^{\circ}-57'-48''$ East, 50.92 feet
207 to a point on the Western right-of-way line of said Crabtree
208 Lane, said point being the Northeast corner of Resubdivision
209 of a Part of Lot 1 Crabtree Farmettes, as recorded in Map Book
210 128, Page 58, said Probate Records; thence North $78^{\circ}-57'-48''$
211 West and along the North line of said subdivision, 432.46
212 feet; thence South $00^{\circ}-20'-35''$ East and along the West line of
213 said subdivision, 335.59 feet; thence South $00^{\circ}-36'-29''$ West
214 and along the West line of Live Oaks Subdivision, as recorded
215 in Map Book 62, Page 31, said Probate Records, a distance of
216 203.68 feet; thence South $89^{\circ}-44'-00''$ West, 125.00 feet to a
217 point on the Eastern line of Pretty Branch Estates First Unit,
218 as recorded in Map Book 22, Page 58, said Probate Records;
219 thence North $00^{\circ}-20'-00''$ West and along the East line of said
220 subdivision, 505.26 feet to the Northeast corner of Lot 3,
221 said subdivision; thence continue North $00^{\circ}-20'-00''$ West,
222 388.23 feet to a point on the South right-of-way line of
223 Moffett Road (U.S. Highway 98) (right-of-way varies), said
224 point being in the arc of an 11,419.16 foot radius curve to



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the right; thence Southwardly and Eastwardly along the arc of said curve (chord bears South 79°-46'-14" East, 544.62 feet), a distance of 544.67 feet to a point on the Western right-of-way of Crabtree Lane; thence continue along the arc of said curve, 95.95 feet to a point on the Eastern right-of-way line of said Crabtree Lane; thence continuing along the arc of said curve, 83.90 feet to the PT of said curve; thence South 77°-30'-06" East and along said South right-of-way line, 522.57 feet; thence South 00°-13'-14" West and along said right-of-way line, 51.27 feet; thence South 77°-30'-06" East and along said South right-of-way line, 223.86 feet to the PC of a 25.00 foot radius curve to the right; thence Southwardly and Eastwardly along the arc of said curve (chord bears South 33°-11'-04" East, 34.93 feet), a distance of 38.67 feet to a point on the Western right-of-way line of Charmingdale Drive West (60 foot right-of-way); thence South 11°-08'-14" West and along said west right-of-way line, 80.27 feet to the PC of a 986.79 foot radius curve to the left; thence Southwardly and Eastwardly along the arc of said curve (chord bears South 09°-14'-24" East, 73.01 feet), a distance of 73.03 feet to the Point of Beginning.

ANNEX 6

Beginning at the Northeast corner of Wellborn Woods Subdivision, as recorded in Map Book 75, Page 97, Probate Court Records, Mobile County, Alabama, run South 86°-44'-20" East and along the South line of County Road 217 (aka Lott Road) (80 foot right-of-way), a distance of 716.40 feet to the PC of a 25 foot radius curve to the right; thence Southwardly



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and Eastwardly along the arc of said curve (chord bears South 43°-20'-27" East, 34.16 feet), a distance of 37.73 feet to a point on the Western right-of-way line of Frank Maples Road (55 foot right-of-way); thence South 00°-15'-47" East and along said West right-of-way line, 1193.64 feet; thence South 00°-05'-12" West and along said West right-of-way line, 1327.83 feet; thence departing said right-of-way, run North 89°-03'-00" West, 675.75 feet to a point on the Eastern line of said Wellborn Woods Subdivision; thence North 00°-57'-37" West and along said East line, 2575.19 feet to the Point of Beginning.

ANNEX 7

Commencing at a recovered rebar marking the Southwest corner of Sellers Lane and Cody Road North, run South 01°-13'-49" East and along the West right-of-way line of said Cody Road (right-of-way varies), a distance of 150.01 feet to a recovered rod and cap (poly); thence South 00°-00'-07" East and along said West right-of-way line, 158.83 feet; thence departing said right-of-way line, run South 89°-56'-46" West, 473.26 feet; thence North 00°-00'-07" West, 308.83 feet to a point on the South right-of-way line of Sellers Lane (50 foot right-of-way); thence South 89°-56'-58" East and along said South right-of-way line, 323.17 feet to a recovered iron (Poly); thence South 00°-03'-03" East and along the West line of property conveyed by instrument recorded in Real Property Book 5321, Page 176, Probate Court Records, Mobile County, Alabama, a distance of 149.94 feet to a recovered rod and cap (Poly); thence North 89°-57'-39" East, 149.96 feet to the



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281 Point of Beginning.

282 ANNEX 8

283 Lots 28, 29, 30, 32, 33, 34, 35, and the South Half of
284 Block 5, lying West of the Illinois Central & Gulf (IC&G)
285 Railroad, Town of Semmes Farm Lots and Townsites, as recorded
286 in Deed Book 153, Pages 528-529, Probate Court Records, Mobile
287 County, Alabama and being more particularly described as
288 follows: Beginning at the Northeast corner of Semmes Estates
289 Subdivision, as recorded in Map Book 24, Page 26, said Probate
290 Records, run West and along the North line of said
291 subdivision, 1283.86 feet to a point on the East right-of-way
292 line of Wulff Road (80 foot right-of-way); thence North and
293 along said East right-of-way line, 1565.00 feet, more or less,
294 to the Northwest corner of the South Half of said Block 5;
295 thence East, and along the North line of said South Half,
296 251.00 feet, more or less, to a point on the Westerly
297 right-of-way line of the IC&G Railroad; thence along said
298 right-of-way as follows: South 32°-07'-14" East, 251.00 feet,
299 more or less; East 50.00 feet, more or less; South 32°-07'-14"
300 East, 1596.00 feet, more or less, to the Point of Beginning.

301 ANNEX 9

302 All of Section 16, Township 3 South, Range 3 West,
303 Mobile County, Alabama, less and except the Right-of-Way of
304 Moffett Road (U.S. Highway 98), Snow Road, Blackwell Nursery
305 Road, Ed George Road, and Siebert Road, more particularly
306 described as follows:

307 Beginning at the Northwest corner of Section 16,
308 Township 3 South, Range 3 West, Mobile County, Alabama, run



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309 Eastwardly along the North line of said Section a distance of
310 5330 feet, more or less to the Northeast corner of said
311 Section; thence Southwardly along the East line of said
312 Section a distance of 5330 feet, more or less to the Southeast
313 corner of said Section; thence Westwardly along the South line
314 of said Section a distance of 5338 feet, more or less to the
315 Southwest corner of said Section; thence Northwardly along the
316 West line of said Section a distance of 5354 feet, more or
317 less to the Point of Beginning.

318 Section 2. In accordance with Section 11-42-6 of the
319 Code of Alabama 1975, a map showing the proposed territory to
320 be altered, rearranged, and extended from the City of Semmes
321 is on file and open to public inspection in the office of the
322 Judge of Probate in Mobile County, Alabama.

323 Section 3. This act shall become effective on October
324 1, 2025.