

# CITY OF LOXLEY

RICHARD L. TEAL, MAYOR

City Clerk – Treasurer  
Melissa Lawrence

P. O. Box 9  
LOXLEY, ALABAMA 36551

Council Members  
Richard Lee Wilson  
Jeffrey T. Knight  
Katherine Q. Breeden  
Chris McCall  
Kasey Childress

OFFICE: (251) 964-5162  
FAX: (251-964-5371

March 2, 2026

RE: Annexation into the corporate limits of the City of Loxley

To Whom It May Concern:

The City of Loxley Council, during a regular council meeting held on January 12, 2026, approved Ordinance Number 2026-04 which annexed property into the corporate limits of the City of Loxley. Documentation on the annexation is enclosed. Please update your records to include the following parcels in the City of Loxley Corporate Limits.

Property Owner(s): Alabama 1031 QEAT Services, LLC and 59 North, LLC

Parcel Number: 05-33-05-16-0-000-007.001	PIN: 91148	Census Block: 2125
Parcel Number: 05-33-05-16-0-000-003.001	PIN: 84337	Census Block: 2037
Parcel Number: 05-33-05-16-0-000-003.002	PIN: 118766	Census Block: 2125
Parcel Number: 05-33-05-16-0-000-003.003	PIN: 213493	Census Block: 2038, 2039

If you have any questions, please contact me at 251-964-5162 or [melissal@cityofloxley.com](mailto:melissal@cityofloxley.com).

Sincerely,



Melissa Lawrence  
City Clerk/Treasurer

enclosure

RECEIVED

APR 21 2026

SALES & USE TAX

APR 21 2026

ORDINANCE NO. 2026-04

Sales Tax Ord.  
Alabama Dept. of Revenue

ORDINANCE TO APPROVE THE ANNEXATION OF TERRITORY WITHIN THE CITY LIMITS OF THE CITY OF LOXLEY, ALABAMA

WHEREAS, on the 17<sup>th</sup> day of November 2025, Gilbert F. Dukes, III, as Manager of Alabama 1031 QEAT Services, LLC, as Title Holder for 59 North, LLC being the owner of all the real property hereinafter described, did file with the City Clerk a petition asking that the said tract or parcel of land be annexed to and become a part of the City of Loxley; and

WHEREAS, said petition did contain the signatures of all the owners of the described territory and a map of said property showing its relationship to the corporate limits of the City of Loxley; and

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the City of Loxley and it did further determine that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama, 1975;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LOXLEY, ALABAMA, AS FOLLOWS:

Section 1. The Council of the City of Loxley, Alabama finds and declares as the legislative body of the City that it is in the best interests of the citizens of the City, and the citizens of the affected area, to bring the territory described in Section 2 of this ordinance into the City of Loxley.

Section 2. The boundary lines of the City of Loxley, Alabama, be, and the same are hereby altered or rearranged so as to include all of the territory heretobefore encompassed by the corporate limits of the City of Loxley, Alabama, and in addition thereto the following described territory, to-wit:

**PIN: 213493, 118766, 91148, 84337**

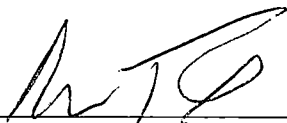
COMMENCE AT A ONE-HALF INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 1327.36 FEET TO A 3 INCH PIPE WITH CAP FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 1328.22 FEET TO A 5/8" CAPPED REBAR FOUND (LOWERY); THENCE RUN SOUTH 89 DEGREES 52 MINUTES 55 SECONDS WEST, A DISTANCE OF 1907.92 FEET TO A 5/8" CAPPED REBAR FOUND (LOWERY) ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 59; THENCE RUN SOUTH 24 DEGREES 37 MINUTES 36 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1458.84 FEET TO A 5/8"

CAPPED REBAR FOUND (LOWERY); THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 1303.44 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 48.94 ACRES, MORE OR LESS, AND LIES IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

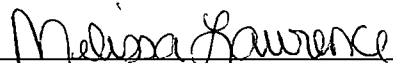
Section 3. This ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Baldwin County, Alabama

Section 4. The territory described in this ordinance shall become a part of the corporate limits of Loxley, Alabama, upon publication of this ordinance as set forth in Section 3 above.

ADOPTED THIS THE 12<sup>TH</sup> DAY OF JANUARY 2026.

  
\_\_\_\_\_  
Richard L. Teal  
Mayor

Attest:

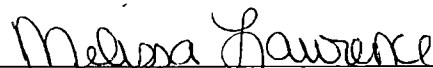
  
\_\_\_\_\_  
Melissa Lawrence  
City Clerk/Treasurer

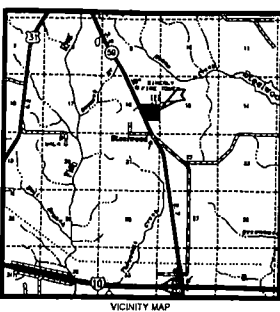
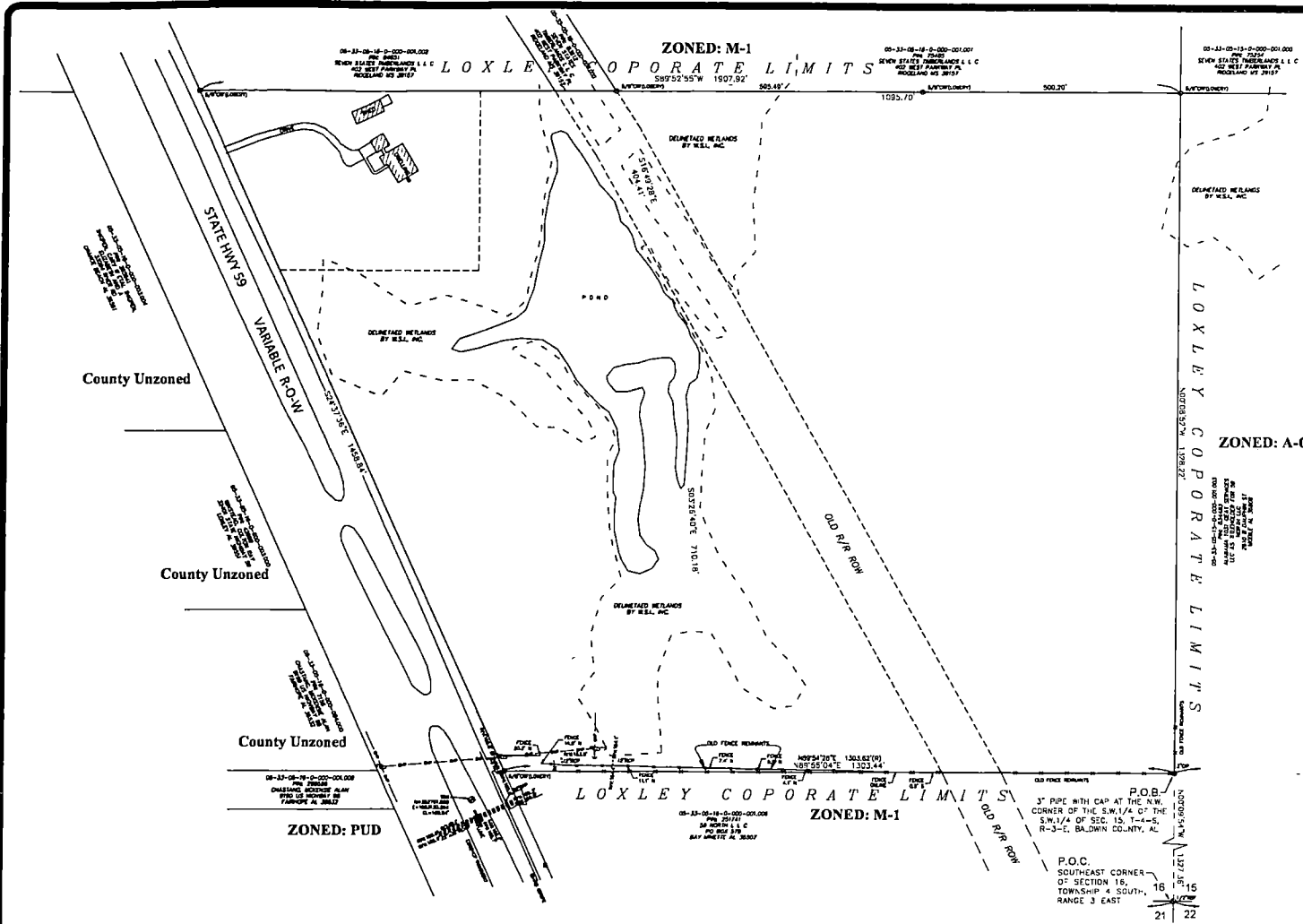
**CERTIFICATION**

I, Melissa Lawrence, City Clerk of the City of Loxley, Alabama hereby certify the above to be true and correct copy of an ordinance adopted by the City Council of the City of Loxley at its meeting held on the 12<sup>th</sup> day of January 2026, as same appears in the minutes or record of said meeting.

I further certify that copies of the ordinance above were published by posting copies thereof at the Loxley Post Office, Loxley City Hall, Loxley Public Library, and Loxley Public Works beginning January 15, 2026, and took effect five days thereafter.

THIS INSTRUMENT  
PREPARED BY  
City of Loxley  
P.O. Box 9  
Loxley, AL 36551

  
\_\_\_\_\_  
Melissa Lawrence  
City Clerk/Treasurer



**PARCEL INFORMATION**  
 05-23-05-18-0-000-003.001  
 05-23-05-18-0-000-003.002  
 05-23-05-18-0-000-003.003  
 05-23-05-18-0-000-003.004

**OWNER/DEVELOPER:**  
 ALABAMA 1031 GEAT SERVICES LLC  
 AS TITLEHOLDER AND S8 NORTH LLC  
 PO BOX 578  
 BAY MINETTE AL 36507

**SURVEYOR:**  
 DAVID DIEM  
 9089 WINDMILL RD  
 FAIRHOPE AL 36532

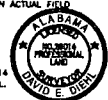
**UTILITY PROVIDERS**  
 WATER: CITY OF LOXLEY  
 SEWER: BCSS  
 POWER: BALDWIN EMC  
 TELEPHONE: BRIGHTSPEED

**SURVEYOR'S CERTIFICATE**  
 WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

COMMENCE AT A ONE-HALF INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 1327.26 FEET TO A 3" WOOD PIPE WITH CAP FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 09 MINUTES 52 SECONDS WEST, A DISTANCE OF 1328.22 FEET TO A 3/8" CAPPED REBAR FOUND (LOWERY); THENCE RUN SOUTH 89 DEGREES 32 MINUTES 35 SECONDS WEST, A DISTANCE OF 1007.92 FEET TO A 3/8" CAPPED REBAR FOUND (LOWERY) ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 58; THENCE RUN SOUTH 24 DEGREES 37 MINUTES 38 SECONDS EAST, ALONG S80 EAST RIGHT-OF-WAY, A DISTANCE OF 1458.84 FEET TO A 3/8" CAPPED REBAR FOUND (LOWERY); THENCE DEPARTING S80 EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 1303.44 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 48.94 ACRES, MORE OR LESS, AND LIES IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PRODATE RECORDS AND AN ACTUAL FIELD SURVEY)

S.E. CIVIL, LLC DATE: A.P.L.S. NO. 28014  
 DAVID E. DIEM SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



- SURVEYOR'S NOTES:**
1. THERE MAY BE RECORDS OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES. THERE HAS BEEN NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
  2. SURVEY WAS CONDUCTED ON SEPTEMBER 2023, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
  3. BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM ACTUAL FIELD MEASUREMENTS AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GRS 82 DATUM.
  4. ALL ELEVATIONS SHOWN WERE OBTAINED FROM A BENCHMARK PROVIDED BY METLAND SURVEYING AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GRS 82 DATUM.
  5. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLACING THE VISIBLE ABOVE-GROUND UTILITY FEATURES.
  6. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

- GENERAL NOTES:**
1. THERE IS A 10-FOOT EASEMENT HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON BOUNDARIES ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
  2. THERE IS DEDICATED HEREWITH A 10 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE.
  3. DRAINAGE UTILITY LINES FROM ADJUNCTIONAL REWARDS SHALL BE 30 FEET.
  4. THE BEARING AND DISTANCE FOR EACH PARCEL SHALL BE REFERENCED TO THE REQUIREMENTS OF THE CITY OF LOXLEY'S REQUIREMENTS AS PART OF THE DEVELOPMENT OF EACH PARCEL.

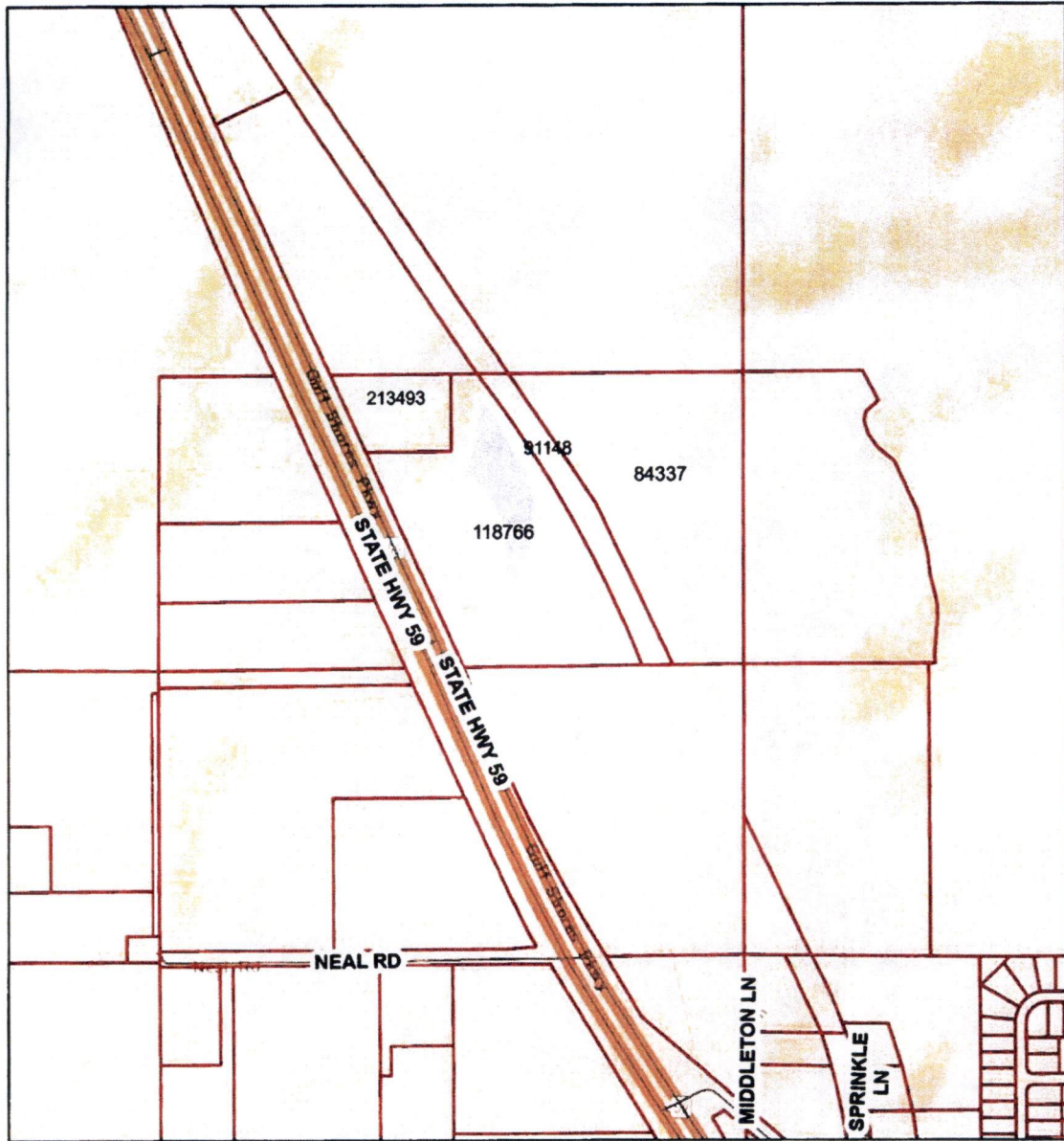
# ANNEXATION EXHIBIT

**BOUNDARY & SUBDIVISION**  
 ALABAMA 1031 GEAT SERVICES LLC







**DRAWN:** DED  
**CHKD:** DED  
**PROJ MGR:** DED  
**SCALE:** 1"=100'  
**PROJECT:** 2024104  
**FILE:** 2024104 REBAR  
**SHEET:** 1 OF 1

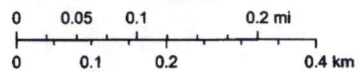
# 59 Commercial Replat



January 28, 2026

-  County Boundary
-  Lot Lines
-  Centerlines
-  Parcels

1:9,028



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Copyright 2025