

ORDINANCE No. 2020- 02

**AN ORDINANCE OF THE TOWN OF TRIANA RELATING TO ZONING;
AMENDING THE OFFICIAL ZONING MAP, AS LAST AMENDED,
BY CLASSIFYING CERTAIN PARCELS OF LAND HEREINAFTER
DESCRIBED FROM R-3 TO R-2**

WHEREAS, application was made for the parcels of land described below to be re-zoned from R-3 classification to R-2 classification at a public meeting held on November 4, 2019;

WHEREAS, that application for re-zoning was considered at a public hearing held on January 6, 2020 and recommended for approval by the Planning and Zoning Board at that time;

**BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF TRIANA,
ALABAMA AS FOLLOWS:**

SECTION 1: That pursuant to Section 11 of the Zoning Ordinance of the Town of Triana, Alabama, as amended, and the authority granted to municipalities by the Code of Alabama 1975 §§ 11-52-77 and -78, classifying the following areas of real property, which are depicted on the map attached to this Ordinance, from R-3 to R-2.

Tract 1:

All that part of Section 22, Township 5 South, Range 2 West, Tract 1, part of Block Q Town of Triana Plat Book 13, Page 37; Commencing at the Southwest corner of said Block Q then North 7° West 208.26 Feet to the point of beginning; then, from the point of beginning along the West boundary of said Block Q North 7° West 291.88 Feet, then North 83° East 208.93 Feet, then South 7° E 291.88 Feet, then South 83° West 208.93 feet to the point of beginning. Containing 1.40 acres, more or less.

Tract 2:

All that part of Section 22, Township 5 South, Range 2 West, Tract 1, part of Block Q Town of Triana Plat Book 13, Page 37; Commencing at the Southwest corner of said Block Q North 7° West 208.26 feet, then North 83° East 434.31 feet to a point on the East boundary South 7° E 191.59 feet to the Southeast corner of said Block Q, then along the Southern boundary of said Block Q South 81° West 435.03 feet to the point of beginning. Containing 2.0 acres more or less.

Tract 3:

All that part of Section 22, Township 5 South, Range 2 West, Tract 2, part of Block P Town of Triana Plat Book 13, Page 37; Commencing at the Northwest corner of said Block P, then from the point of beginning North 81° East 433.79 feet to the Northeast corner of said Block P, then along the East boundary of said Block P South 6° East 188.97 feet; then South 79° West 351.14 feet to a point; then North 7° West 146.01 feet; then South 84° West 78.25 feet to a point on the West boundary of said Block P; then along said boundary North 7° West 50.49 feet to the point of beginning. Containing 1.67 acres more or less

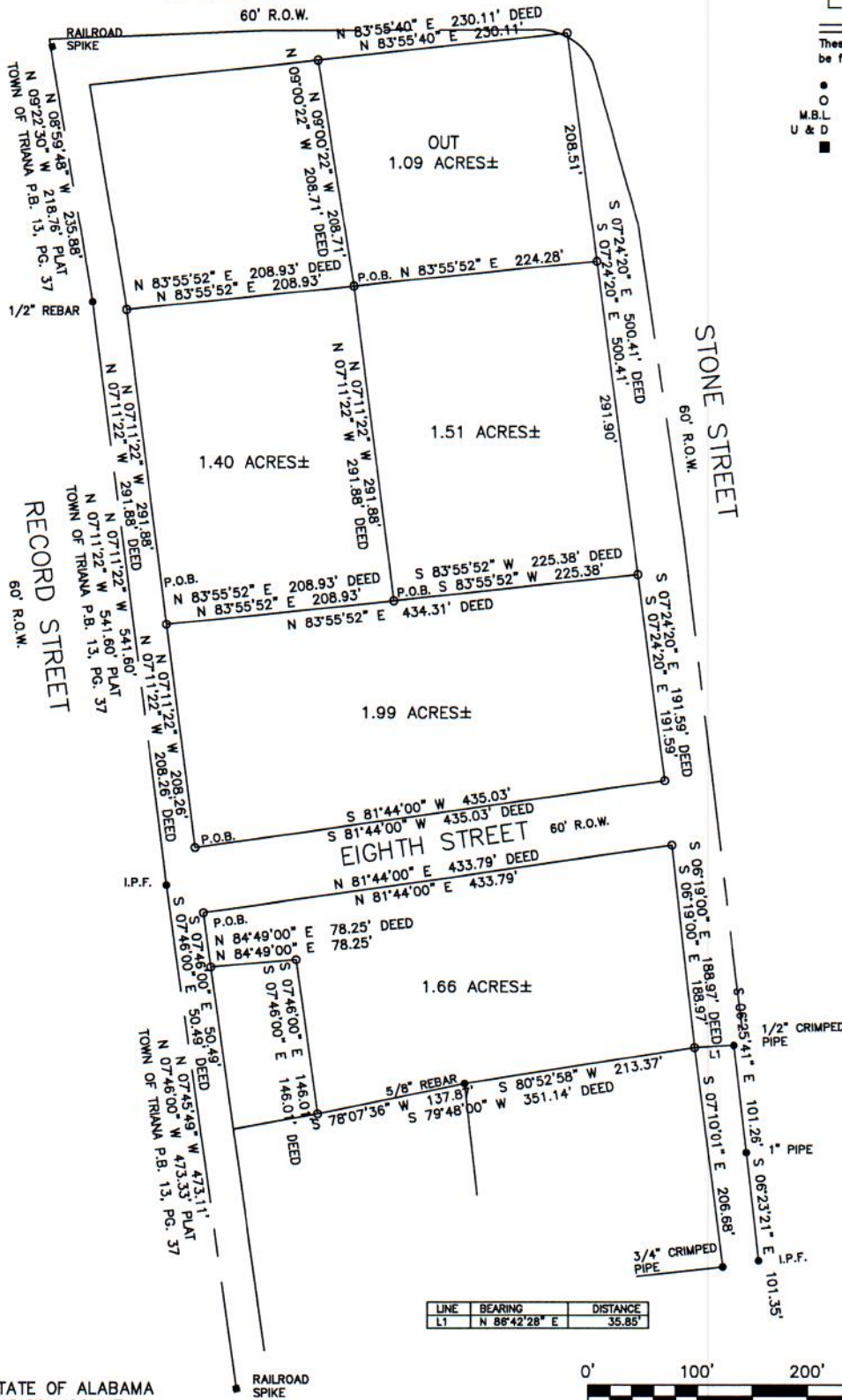
Tract 4:

STONE STREET

LEGEND

These standard symbols will be found in the drawing.

- IRON PIN FOUND
- 1/2" CAPPED REBAR SET
- M.B.L. MINIMUM BUILDING LINE
- U & D UTILITY & DRAINAGE EASEMENT
- CONCRETE MONUMENT



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 86°42'28" E | 35.85' |

STATE OF ALABAMA
MADISON COUNTY

SURVEY OF A PART OF LOT N/A, BLOCK Q AND BLOCK P, ACCORDING TO THE PLAT OF TOWN OF TRIANA, AS RECORDED IN PLAT BOOK 13, PAGE 37, IN THE OFFICE OF THE PROBATE JUDGE OF SAID COUNTY:
THE ADDRESS OF THE PROPERTY IS 235 RECORD STREET, TRIANA, ALABAMA AND SAID PROPERTY LIES INSIDE THE CORPORATE LIMITS OF TRIANA, ALABAMA.

I 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.

John M. Stanley, Jr.
JOHN M. STANLEY, JR.
AL PLS NO. 26630

DATE: 8-3-18



BOUNDARY SURVEY

Prepared by
STANLEY LAND SURVEYING, INC
473 SHARPS COVE RD.
GURLEY, AL 35748
256-776-8801
MIKESTANLEY005@GMAIL.COM

| | | |
|----------------|--------------|----------------|
| Scale: 1"=100' | Date: 8/3/18 | Field: 7/18/18 |
| Drawn: jms | Checked: jms | Job: 18-188 |