

**LEGAL NOTICE OF PUBLIC HEARING ON PROPOSED VACATION OF CERTAIN
PUBLIC RIGHTS-OF-WAY AND STREETS**

LEGAL NOTICE IS HEREBY GIVEN in accordance with § 23-4-2 of the *Code of Alabama* (1975), as amended, that the Town Council of the Town of Magnolia Springs, Alabama ("the Town"), will hold a public hearing on October 24, 2023, beginning at 5:00 p.m. at the Town of Magnolia Springs Town Hall located at 12191 Magnolia Springs Hwy, Magnolia Springs, Alabama 36555, to consider a proposed vacation of a portion of Holly Avenue, also identified as a portion of an unnamed 20 foot platted right-of-way and an unnamed street depicted on the plat of Magnolia Plaza as recorded at Slide 36-A in the Office of the Judge of Probate of Baldwin County, Alabama, and more particularly described below.

Any citizen alleging to be affected by the proposed vacation may submit a written objection to the governing body or may request an opportunity to be heard at the public hearing.

The following is a legal description of the property to be vacated:

Parcel 1

Commence at a 3/4" crimped iron being the NE corner of Lot 7, Block F of Magnolia Plaza as recorded in Slide 134-B in the Office of the Judge of Probate of Baldwin County, Alabama; thence S 86° 38' 09" E a distance of 39.78 feet to a (CA 1165) #4 rebar being the NW corner of Lot 7, Block G of the aforementioned Magnolia Plaza (Slide 134-B); thence S 08° 54' 47" E a distance of 49.90 feet to a (CA 1165) #4 rebar being the SW corner of Lot 7, Block G of the aforementioned Magnolia Plaza (Slide 134-B) and Point of Beginning; thence along the South line of said Lot 7, Block G, also being the North right of way line of a 20 foot wide right of way; S 86° 38' 09" E a distance of 168.79 feet, more or less to a point on the West margin of Magnolia River; thence along said West margin of Magnolia River S 03° 11' 13" W a distance of 20.00 feet to a point on the South right of way line of the aforementioned 20 foot wide right of way; thence along said South right of way line thence N 86° 38' 09" W a distance of 164.50 feet, more or less to a point; thence N 08° 54' 47" W a distance of 20.47 feet to the Point of Beginning, having an area of 3,330 square feet, more or less.

Parcel 2

Commence at a 3/4" crimped iron being the NE corner of Lot 7, Block F of Magnolia Plaza as recorded in Slide 134-B in the Office of the Judge of Probate of Baldwin County, Alabama for a Point of Beginning; thence run S 86° 38' 09" E a distance of 39.78 feet to a (CA 1165) #4 rebar being the NW corner of Lot 7, Block G of the aforementioned Magnolia Plaza (Slide 134-B); thence S 08° 54' 47" E a distance of 49.90 feet to a (CA 1165) #4 rebar being the SW corner of Lot 7, Block G of the aforementioned Magnolia Plaza (Slide 134-B); thence N 86° 38' 09" W a distance of 39.62 feet to a 1/2" open top iron at the NE corner of Lot 8, Block F (Slide 134-B); thence along the East line of Lot 7 Block F (Slide 134-B) N 09° 05'

58" W a distance of 49.94 feet to the Point of Beginning, having an area of 1,936 square feet, more or less.

Parcel 3

The entire right of way running generally North and South, a scaled width of approximately fifteen feet wide as shown as access to lots 7 through 37 labeled as "BOAT HOUSE BLK." on the Plat of Magnolia Plaza, being recorded in Slide 36-A in the Office of the Judge of Probate of Baldwin County, Alabama.

Copies of the proposed resolution and related documents are available for inspection at the office of the Town Clerk during the hours of 9:00 a.m. – 4:00 p.m., Monday – Thursday and 9:00 am – 12:00 pm on Fridays. The resolution referenced above will be considered by the Town Council during a regularly scheduled council meeting on October 24, 2023 at 5:00 p.m. at Town Hall. Further information concerning this notice can be obtained from the office of the Town Clerk.