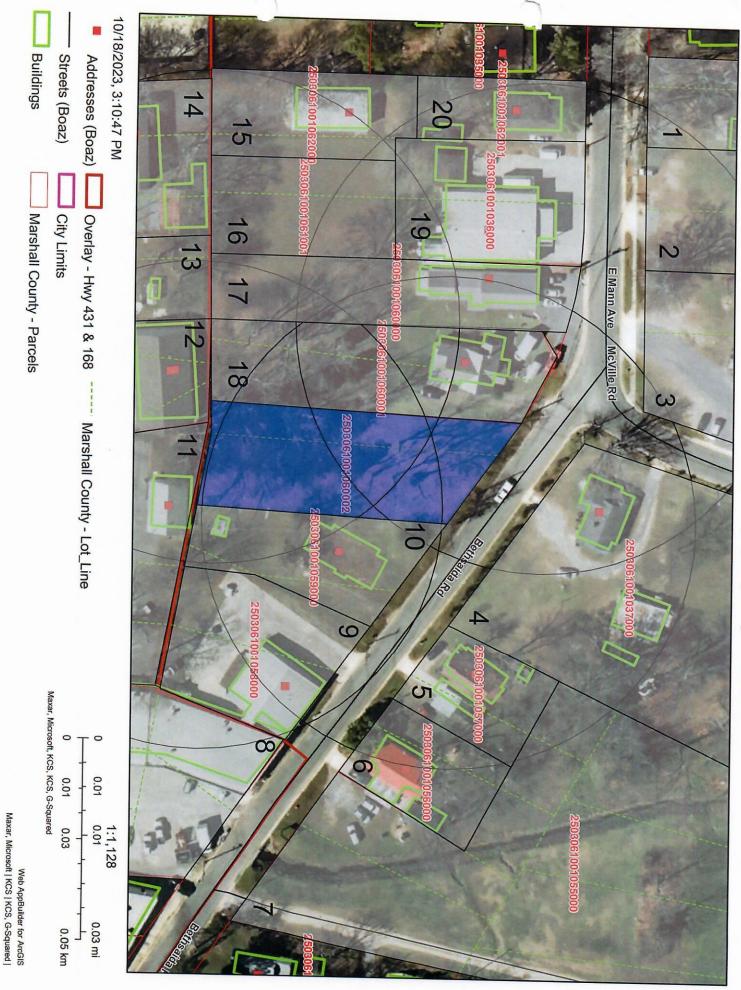
Ramirez Rezoning Adj. property owners





10.

Angel Rogue Ramirez 1003 Daisy St. Albertville, AL 35951

1. WHITFIELD BARBARA GAIL PO BOX 1357 BOAZ, AL 35957

2.WHITEFIELD PROPERTY
MANAGEMENT LLC
P O BOX 1357
BOAZ, AL 35957

3. WHITFIELD GAIL PO BOX 1357 BOAZ, AL 35957

4. CORONA, HEBERTO 205 MCVILLE ROAD BOAZ, AL 35957

5.MURGULA RAMON MORENO AND ORTEGA GLORIA
806 BETHSAIDA ROAD
BOAZ, AL 35957

6.PEDRO, PASCUAL ANDRES & MAGDALENA JUAN 810 BETHSAIDA ROAD BOAZ, AL 35957

7. MTT HOLDINGS LLC 1128 BLOUNT AVENUE GUNTERSVILLE, AL 35976

8.GASPAR, MARIA CRISTINA & 30 DAMARIS DRIVE ALBERTVILLE, AL 35950

ADJOINING PROPERTY OWNERS

Angel Rogue Ramirez Rezoning R-1 to B-3

9.GASPAR, MARIA CRISTINA & 30 DAMARIS DRIVE ALBERTVILLE, AL 35950

11. PHUNG HANH DUC 1685 BRUCE RD BOAZ, AL 35957

12.GABRIEL, ALVARO
811 WILLIAMS STREET
BOAZ, AL 35957

13.R BARKLEY ENTERPRISES INC P O BOX 1034
ALBERTVILLE, AL 35950

14. BOLTON, KYTHIA I P O BOX 188 HORTON, AL 35980

15.BOLTON KYTHIA I P O BOX 188
HORTON, AL 35980

16.BROOKS FAMILY ENTERPRISES LLC 715 E MANN AVE BOAZ, AL 35957

17.BROOKS FAMILY ENTERPRISES LLC 715 E MANN AVE BOAZ, AL 35957

18.J & I PROPERTIES LLC 2004 DEBBIE STREET BOAZ, AL 35956

19.BROOKS FAMILY ENTERPRISES LLC 715 E MANN AVE BOAZ, AL 35957

20.HARTLINE DIANE P O BOX 1357
BOAZ, AL 35957

APPLICATION FOR ZONING AMENDMENT

Case No.____

Date

STAT COU	TE OF A	ALABAMA F MARSHALL		
This is Comn	s to cert nission t	ify that I (we) the undersigned owner(s) do hereby request the Boaz Planning to consider a zoning amendment for the property identified below:		
1.)		iption of property for which amendment is requested:		
	a.)	Address: 801 + 805 Beflseida RO. BOAZ AL 35957		
	b.)	Name of Subdivision plat J. F. Williams H-Subdivision of a portion of		
	c)	Lot and Block numbers involved in change: North of the History of 1 216		
	d.)	Total acreage of change: unknown is who lots of Block 2		
	e.)	Recorded in Plat Book Number; Page Number: 214		
	f.)	Owned in whole by the undersigned? Yes		
	g.)	If owned in part, name(s) of co-owner(s):		
2.	Zoning	change requested:		
	a.)	Present classification of property		
	b.)	Reclassification desired: 3 - 3		
	c.)	Character of neighborhood: To west-rental house + cleaners		
3.	a.) Reasons for requesting change and use to which property will be put:			
		surrounded mostly by businesses.		
	to p	lace a Compercial business.		

- 4. The following attachements must accompany the request for consideration of a zoning amendment:
 a.) One copy of a list of the names and addresses of the owners of all properties lying within two hundred (200) feet of any part of the property to be rezoned.
 b.) One copy of a map or plat, drawn to scale, showing the existing and proposed zoning re-classification and other pertinent information.
 - proposed zoning re-classification and other pertinent information.

 c.) One copy of the legal description of the property to be rezoned.
 - d.) Fifty dollars (\$50.00) filing fee.

5.	Certifications:
	a.) Applicant Name Angel Roque Ramirez.
	Address: 1003 Daisy St. Albertrille, AL 35951
	Telephone: 256-202-0105
	b.) Date: Aug. 1, 2023
6.	Signatures:
	1 Angil Roque Ramirez
Fee Pai	d: 45000
Date Fi	led: $10/09/23$
Hearing	g Dates: Planning Commission 11/2/23 City Council: 11/27/23
	on of Planning Commission: City Council:



Please notify of Learning date and if other information is required.

City of Boaz Miscellaneous Receipt

Misc. Receipt No: 15126

POS Receipt No: 14557

10/04/2023

Receipt Date:

Customer ID:

59

Name: **Description:** **BOAZ CITY HALL**

ZONING AMENDMENT 801 BETHSAIDA RD

Receipted By:

Jill Smith

Receipted On:

10/04/2023 8:16 AM

Miscellaneous Receipt Total

\$50.00

GL Account Number	GL Account Description	Debit	Credit
01-4-10-4079-000	Sub-Div/Zoning Var. Appl. Fee	\$0.00	\$50.00
Miscellaneous Receipt Totals:		\$0.00	\$50.00

Thank You!

Prepared by: Fran Kilpatrick Milwee Attorney at Law 116 N Broad Street Boaz, AL 35957 (256) 593-4009

Marshall County, Alabama 08:13:2020 09:18:37 AM 3211241

Book: 6392 Page: 16 #Pgs: 2 DEED by DC

RECORDING: \$12.00 Deed/MTG/OTH: \$10.00 \$3.00 ADDL PG: \$3.00 FIRST PG: INDEX FEE: \$1.00 PROBATE FEE: \$5.00

Total Fees: \$22.00

ANDREA LeCROY, Judge of Probate

[space above is for recording information]

Warranty Deed

STATE OF ALABAMA - COUNTY OF MARSHALL

KNOW ALL MEN BY THESE PRESENTS, in consideration of TEN THOUSAND and No/100 Dollars (\$10,000.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MILTON F. DUKE, JR., a Minied herein GRANTOR, does hereby grant, bargain, sell and convey unto ANGEL ROQUE RAMIREZ, herein GRANTEE, heirs and assigns, in and to the following described real property:

All that part of Lots 2 and 3, Block 2 of the John F. Williams Re-subdivision of a portion of the R. L. McClesky Annex to the Town of Boaz, Alabama, according to the plat prepared by E. H. Lee, C.E. and surveyor, which plat is recorded on a file in Plat Book 1, Page 214 (Slide A45) in the Probate Office of Marshall County, Alabama, and being more particularly described as follows:

Commencing at a bolt found at the purported NW Corner of Lot 1, Block 2 of said J.F. Williams re-subdivision, said point being located on the Southerly right of way East Mann Avenue; thence along the Southerly right of way of said East Mann Avenue the following chord bearings and distances: South 78° 01' 48" East 39.0 feet, South 78° 01' 48" East 60.65 feet and South 56° 11' 46" East 39.35 feet to an ½" rebar found, the true point of beginning for the property herein described; thence from the true point of beginning and along said Southerly right of way the following chord bearings and distances: South 56° 11' 46" East 30.20 feet and South 56° 11' 46" East 69.80 feet to a 1" flat bar found at the purported NE Corner of Lot 3, Block 2 of said John F. Williams Re-subdivision; thence leaving the Southerly right of way of said East Mann Avenue and along the Easterly boundary of said Lot 3, Block 2, South 02° 34' 29" West 198.49 feet (192.0 feet -Plat record) to an 1" solid rod found by a fence post; thence North 85° 02' 54" West 51.00 feet to an ½" rebar found; thence South 86° 13' 53" West 34.17 feet to an ½" rebar set stamped "JLS 20045"; thence North 02° 26' 30" East 252.00 feet to the True Point of Beginning for the property herein described; said lands containing 0.44 acres, more or less, and lying and being in Marshall County, Alabama. Subject to all existing easements and rights of way. (Description taken from survey by Jeff Snider, AL Reg No. 20045, dated 8/2/2020, File: 20HDuke, Disk: John F. Williams 1-3, BL 2, TR 3)

Property herein conveyed is not the homestead of Grantor nor its spouse.

This conveyance, however, is subject to the following:

Matters of record as shown on the plat of said subdivision as recorded in Plat Book 1, page 214 in the Probate Office of Marshall County, Alabama.

Any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, covenants running with the land, encroachments or other matters or defects shown by a survey of the property herein conveyed.

Together with all and singular tenements, hereditament, right, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the GRANTEE, heirs and assigns, as aforesaid.

The GRANTOR, for itself and its heirs covenant to the GRANTEE, heirs and/or assigns, that the GRANTOR is lawfully seized in fee simple of the property conveyed herein; that the property is free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the same and the GRANTOR will warrant and defend the same to the GRANTEE, heirs and/or assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand/s and seal/s on this the day of August, 2020.

MILTON F. DUKE, IR

STATE OF ALABAMA

ACKNOWLEDGMENT

COUNTY OF MARSHALL)

I, the undersigned, Notary Public of the State of Alabama at Large do hereby certify that MILTON F. DUKE, JR, whose name/s is/are signed to the foregoing conveyance, and who is/are known to me, acknowledge before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the date the same bears date.

GIVEN under my hand on this the day of August, 2020

NOTARY PUBLIC

My Commission Expires

Address of Grantor(s): 1820 Lasseter RD

Address of Grantee(s) and tax statements to:

Property Address:

Southside AC

801 Bethsaida Road

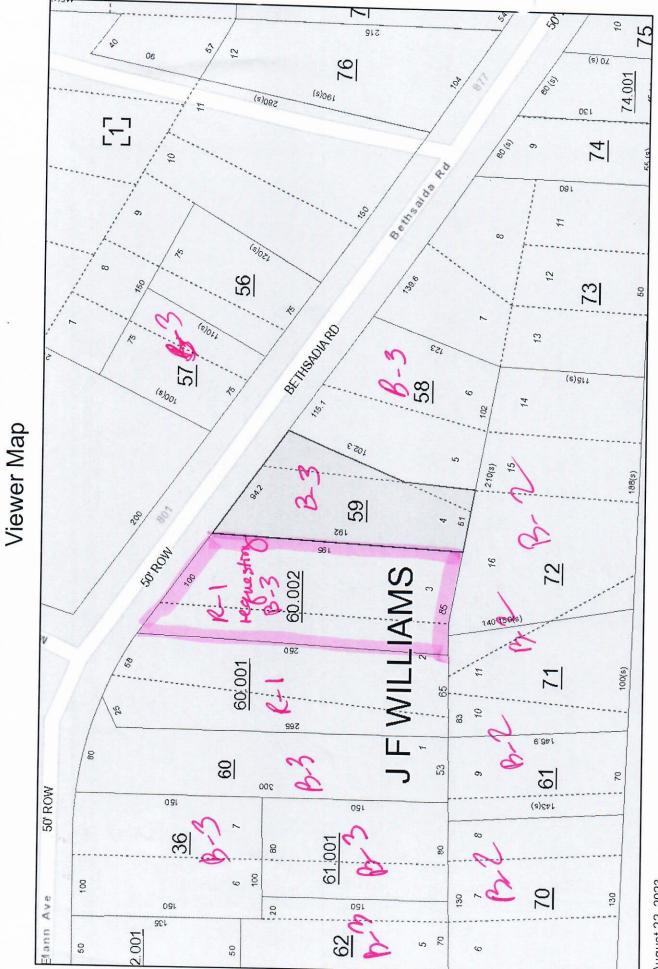
Boaz, AL 35957

By execution this instrument, the Grantors herein certify the consideration referred to is the total purchase price or the actual cash value of the property being conveyed and this certification is made pursuant to and in compliance with § 40-22-1, Code of Alabama, 1975. The parties to this instrument understand that any false statement as to the purchase price or actual cash value may result in the imposition of a penalty as prescribed in § 40-22-1 (h) Code of Alabama, 1975.

This deed made without benefit of a title examination unless a separate written opinion is rendered and a separate charge made for such examination. The draftsman does not expressly or impliedly give any opinion or warranty as to the status of the title to the property conveyed or the sufficiency of the interest conveyed herein. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description. For prior instruments in the chain of title, see the following references in the probate office of this county

Page: 78

20-0362as



August 22, 2023

Override 1 polygonLayer

Lot_Line

Landhook_Line

County Boundary

Parcels

0.06 km 0.03 mi 1:1,128 0.0075 0.015 0.015

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P. NRCan. Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thalland).