

**STATE OF ALABAMA
COUNTY OF ELMORE**

**PETITION TO THE ELMORE COUNTY COMMISSION TO ABANDON RIGHT OF WAY
AND ASSENT TO VACATION**

Comes now Petitioner, ROGER CONNER, as owner of the property located on Maverick Circle, Wetumpka, AL 36093, being 1.00 acres, more or less, lying in the SE 1/4, Section 2, Township 17, Range 19, and being a tract of land abutting the east ROW of **Maverick Circle** which lies adjacent to the 80-foot ROW for Dozier Road in Wetumpka, Alabama, and presents unto the Elmore County Commission the following statement, to wit:

1. Petitioner is the sole owner of the aforementioned property identified as *ad valorem* tax parcel No. 24 01 02 0 000 002.004 by virtue of deed recorded on RLPY 2021, Page 1260.

2. Maverick Circle lies in the SE 1/4 of Sec. 2, T17, R19 and is approximately ¼ mile in length. The road runs north to south and creates a semi-circle loop off the east ROW of Dozier Road. Petitioner's western property line and the western property line of his neighbors, Gladys G. Horn and Janice A. McGlaun, run along the east right of way line of Maverick Circle for approximately 485 feet.

3. Petitioner desires to vacate the northernmost portion (approx. 485 feet) of Maverick Circle from the East ROW of Dozier Road southward to the south boundary of Petitioner's property (*ad valorem* tax parcel No. 24 01 02 0 000 002.004). (See attached copy of Elmore County Revenue Department Map marked in yellow to reflect the area to be vacated and attached Survey of the area, dated April 14, 2023, by Ronald Burke, Alabama License No. 16670.) Petitioner is not requesting a vacation for any portion of the ROW for Dozier Road. The area to be vacated is further described, to wit:

Commence at an iron pin at the SE corner of Section 2, T17N, R19E, Elmore County, Alabama; thence North 02 degrees 12 minutes 45 seconds West, along the east line of Section 2, 1127.54 feet to an iron pin; thence North 67 degrees 21 minutes 23 seconds West, 403.62 feet to an iron pin; thence North 67 degrees 23 minutes 10 seconds West, 65.90 feet to an iron pin; thence North 67 degrees 24 minutes 09 seconds West, 207.88 feet to an iron pin on the east right of way of Maverick Circle, a county gravel

road, said point being the POINT OF BEGINNING; thence North 66 degrees 11 minutes 27 seconds West, 34.19 feet to an iron pin on the east right of way of County Road No. 59, Dozier Road, 80' R.O.W.; thence northerly, on the east right of way of said Dozier Road, being the west margin of Maverick Circle, along a curve to the left, having a radius of 1122.74 feet, 351.67 feet, chord being North 02 degrees 27 minutes 22 seconds West, 350.23 feet to the "PT" of said curve; thence North 09 degrees 54 minutes 52 seconds West, along said right of way and margin of road, 135.22 feet to an iron pin; thence leaving said right of way, North 85 degrees 36 minutes 52 seconds East, 59.18 feet to an iron pin on the east margin of Maverick Circle; thence southerly, along the east margin of said Maverick Circle, the following five (5) calls; 1) South 09 degrees 21 minutes 56 seconds East, 149.82 feet to an iron pin; 2) South 09 degrees 21 minutes 41 seconds East, 75.12 feet to an iron pin; 3) South 07 degrees 57 minutes 09 seconds East, 74.60 feet to an iron pin; 4) South 09 degrees 50 minutes 01 seconds West, 50.02 feet to an iron pin; 5) South 10 degrees 05 minutes 17 seconds West, 158.79 feet to the point of beginning.

The above-described property lies in the NE 1/4 of the SE 1/4 of Section 2, T17N, R19E, Elmore County, Alabama, and contains 0.60 acres, more or less.

4. Adjoining land owners are:

A. Roger A. Conner and Kimberly A. Conner who own 2.50 acres abutting the east ROW of Maverick Circle; the tax identification number of the property owned by them 24 01 02 0 000 002.007; 24 01 02 0 000 002.006; and 24 01 02 0 000 002.004.

B. Gladys G. Horn and Janice A. McGlaun who own the 5.49 acres abutting the east ROW of Maverick Circle; the tax identification number of the property owned by them 24 01 02 0 000 002.005.

5. That Petitioner avers Maverick Circle is often used by people coming off Dozier Road at high speeds. The speeding has created a dangerous condition which can be remedied by closing a portion of the road and severing the loop connecting both ends to Dozier Road. The Petitioner and adjoining landowners agree that they would benefit from vacating the road and excluding the public from its use.

6. The vacation of the right of way described above and across the property will not deprive any property owner of convenient and reasonable means of ingress and egress to and from their property.

7. Petitioner is not aware of any public utilities located in said right of way, but avers that

such utilities, if present, shall have the right to continue to maintain, extend, and enlarge their lines, equipment, and facilities to the same extent as if the vacation had not occurred.

8. Petitioner desires to vacate said right of way and to close same and to nullify the effect of any dedication of said right of way to the County for public use.

9. The adjacent land owners affected by this petition have been notified and have agreed to the vacation as evidenced by the signed Consent to Vacation which is attached hereto.

NOW THEREFORE, in consideration of the premises, Petitioner does hereby request that the Elmore County Commission assent to, approve, ratify and confirm the vacation of the above described Right of Way and the annulment of the dedication of such property to the use of the public.

IN WITNESS WHEREOF the Petitioner has hereunto set his hand and seal on this the 26th day of July, 2023.



ROGER CONNER

STATE OF ALABAMA
COUNTY OF ELMORE

I, the undersigned authority, a Notary Public in and for the said State at Large, hereby certify that ROGER CONNER, whose name is signed to the foregoing instrument and who is known to me and who being by me first duly sworn, acknowledged before me on this day that being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

SWORN TO AND SUBSCRIBED before me on this the 26th day of July, 2023.

OFFICIAL SEAL
JUSTIN D. EDWARDS
NOTARY PUBLIC - ALABAMA
STATE AT LARGE
MY COMMISSION EXPIRES 06-05-2025



Notary Public
My Commission Expires: 5-5-2025

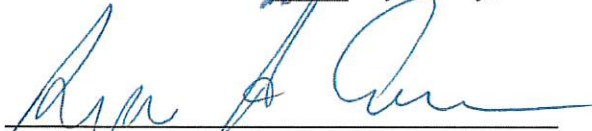
ATTORNEY FOR THE PETITIONER:
Justin D. Edwards, Esq. (EDW048)
The Law Firm of Edwards & Edwards, P.C.
109 East Bridge Street
Wetumpka, AL 36092
(334) 514-1011
File No.: RE23-345 (REL Conner)

STATE OF ALABAMA
COUNTY OF ELMORE

CONSENT TO ABANDONMENT OF RIGHT OF WAY

We, Roger A. Conner and Kimberly A. Conner, residing at 210 Maverick Circle, Wetumpka, AL, 36093, and being the owners of that certain parcel of land located in Elmore County, Alabama, identified as Tax Parcel Nos. 24 01 02 0 000 002.007; 24 01 02 0 000 002.006; and 24 01 02 0 000 002.004, do hereby acknowledge receipt of the Petition to Abandon Right of Way and Assent to Vacation filed by Roger Conner with the Elmore County, Alabama Commission, for the abandonment of that northern portion of a right of way Maverick Circle. We further give our consent and request that the Elmore County Commission grant said Petition and vacate that portion of right of way. We further waive any further notice of any proceedings dealing with this matter.

Executed this 26th day of July, 2023.



Roger A. Conner



Kimberly A. Conner

STATE OF ALABAMA:
COUNTY OF ELMORE

I, Jessie D. Edmunds a Notary Public in and for said County in said State, hereby certify that Roger A. Conner and Kimberly A. Conner, whose names are signed to the foregoing document, and who are known to me, acknowledged before me on this day that, being informed of the contents of this consent, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2023.

(S E A L)



Notary Public
My Commission Expires: 5-5-2025

STATE OF ALABAMA
COUNTY OF ELMORE

CONSENT TO ABANDONMENT OF RIGHT OF WAY

We, Gladys G. Horn and Janice A. McGlaun, owners of that property located at 192 Maverick Circle, Wetumpka, AL, 36093, and being that land located in Elmore County, Alabama, identified as Tax Parcel No. 24 01 02 0 000 002.005, do hereby acknowledge receipt of the Petition to Abandon Right of Way and Assent to Vacation filed by Roger Conner with the Elmore County, Alabama Commission, for the abandonment of that northern portion of a right of way Maverick Circle. We further give our consent and request that the Elmore County Commission grant said Petition and vacate that portion of right of way. We further waive any further notice of any proceedings dealing with this matter.

Executed this 26th day of July, 2023.

Gladys G. Horn
Gladys G. Horn

Janice A. McGlaun
Janice A. McGlaun

STATE OF ALABAMA:
COUNTY OF ELMORE

I, Justin D. Edwards a Notary Public in and for said County in said State, hereby certify that Gladys G. Horn and Janice A. McGlaun, whose names are signed to the foregoing document, and who are known to me, acknowledged before me on this day that, being informed of the contents of this consent, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2023.

(S E A L)
OFFICIAL SEAL
JUSTIN D. EDWARDS
NOTARY PUBLIC - ALABAMA
STATE AT LARGE
MY COMMISSION EXPIRES 05-05-2025

Justin D. Edwards
Notary Public
My Commission Expires: 5-5-2025



ELMORE COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

- Search
- My Profile
- My Alerts

PARCEL #: 24 01 02 0 000 002.004
OWNER: CONNER ROGER
ADDRESS: 210 MAVERICK CIRCLE WETUMPKA AL 36093
LOCATION: 210 MAVERICK CIRCLE WETUMPKA AL 36093

[MANFHOM-DO] Baths: 0.0 H/C Sqft: 0
 2401 Bed Rooms: 0 Land Sch: ST/SAA
 Land: 14,130 Imp: 5,460 Total: 19,590
 Acres: 1.000 Sales Info: \$0

<< Prev Next >> [0 / 0 Records] Processing

Tax Year: 2023

Report

Measure Aerials

Recent Previous

Nbhd Sales

Show Sales

Clear Sales

- QUICK LINKS
- Home
 - Search
 - My Profile
 - My Alerts
 - My Recent
 - My Favorites
 - My History
 - My Bookmarks
 - My Settings
 - My Account
 - My Logout

Disclaimer: Information and data provided by any section of this website are being provided "as-is" without warranty of any kind. The information and data may be subject to errors and omissions.

LEE MAGON

2010-2011
 2011-2012
 2012-2013
 2013-2014
 2014-2015
 2015-2016
 2016-2017
 2017-2018
 2018-2019
 2019-2020
 2020-2021
 2021-2022
 2022-2023

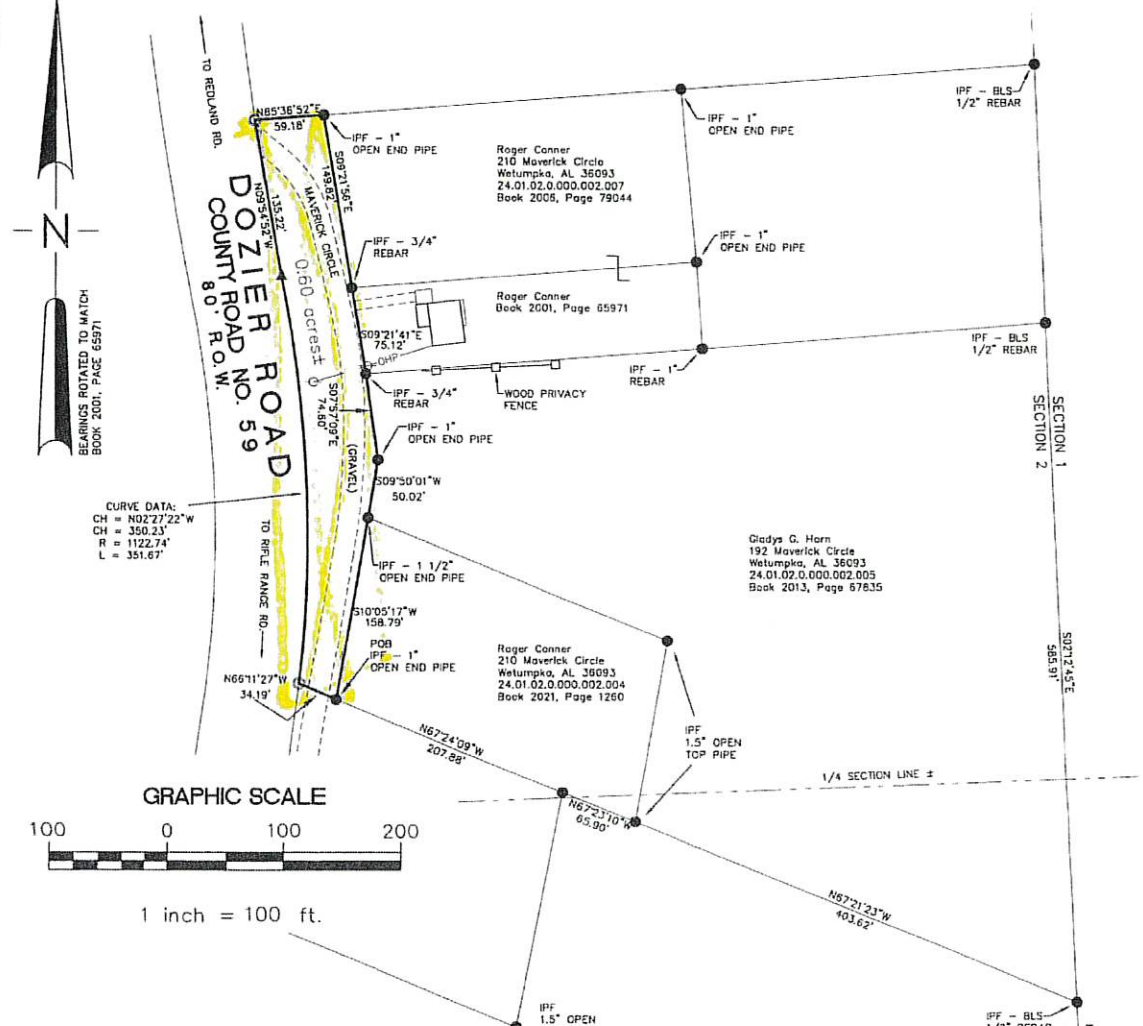


Powered by iEing.com

Website Development

RIGHT OF WAY ABANDONMENT SURVEY

VACATE A PORTION OF MAVERICK CIRCLE R.O.W. - A COUNTY GRAVEL ROAD



DESCRIPTION OF A PORTION OF MAVERICK CIRCLE RIGHT OF WAY TO BE ABANDONED BY THE ELMORE COUNTY HIGHWAY DEPARTMENT:

Commence at an iron pin at the SE corner of Section 2, T17N, R19E, Elmore County, Alabama; thence North 02 degrees 12 minutes 45 seconds West, along the east line of Section 2, 1127.54 feet to an iron pin; thence North 67 degrees 21 minutes 23 seconds West, 403.62 feet to an iron pin; thence North 67 degrees 23 minutes 10 seconds West, 65.90 feet to an iron pin; thence North 67 degrees 24 minutes 09 seconds West, 207.88 feet to an iron pin on the east right of way of Maverick Circle, a county gravel road, said point being the POINT OF BEGINNING; thence North 66 degrees 11 minutes 27 seconds West, 34.19 feet to an iron pin on the east right of way of County Road No. 59, Dozier Road, 80' R.O.W.; thence northerly, on the east right of way of said Dozier Road, being the west margin of Maverick Circle, along a curve to the left, having a radius of 1122.74 feet, 351.67 feet, chord being North 02 degrees 27 minutes 22 seconds West, 350.23 feet to the "PT" of said curve; thence North 09 degrees 54 minutes 52 seconds West, along said right of way and margin of road, 135.22 feet to an iron pin; thence leaving said right of way, North 85 degrees 36 minutes 52 seconds East, 59.18 feet to an iron pin on the east margin of Maverick Circle; thence southerly, along the east margin of said Maverick Circle, the following five (5) calls: 1) South 09 degrees 21 minutes 56 seconds East, 149.82 feet to an iron pin; 2) South 09 degrees 41 seconds East, 75.12 feet to an iron pin; 3) South 07 degrees 57 minutes 09 seconds East, 74.60 feet to an iron pin; 4) South 09 degrees 50 minutes 01 seconds West, 50.02 feet to an iron pin; 5) South 10 degrees 05 minutes 17 seconds West, 158.79 feet to the point of beginning.

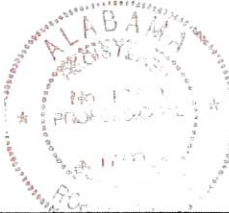
The above-described property lies in the NE 1/4 of the SE 1/4 of Section 2, T17N, R19E, Elmore County, Alabama, and contains 0.60 acres, more or less.

STATE OF ALABAMA)
 ELMORE COUNTY)

I, Ronald Burke, a licensed land surveyor in the State of Alabama, hereby certify 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.

According to my survey this the 14th day of April, 2023.

Ronald Burke
 Ronald Burke - Alabama License No. 16670



- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET (1/2" CAPPED REBAR REG.#16670)
 - ▲ CALCULATED POINT
 - CONC. MON. FOUND
 - ⊙ CORNER POST
 - x- BARBED WIRE FENCE
 - UTILITY POLE
 - OHP- OVERHEAD POWER LINE
 - () PLAT BEARING / DISTANCE

RON BURKE SURVEYING
 7330 U.S. HWY. 231
 WETUMPKA, AL. 36093
 TELEPHONE: 334/567-2185

DATE: 04/14/23	DRAWN BY: B.K.	DC FILE: 05-160a
CHECKED BY: R.B.	JOB NO. 23-06BA	SCALE
CREW CHIEF: B.B.		

PROPERTY OWNERS
(North Portion of Maverick Circle)

KIMBERLY A. CONNER
210 Maverick Circle
Wetumpka, AL 36093

24 01 02 0 000 002.007
24 01 02 0 000 002.006
24 01 02 0 000 002.004

GLADYS G. HORN
192 Maverick Circle
Wetumpka, AL 36093

24 01 02 0 000 002.005

JANICE A. MCGLAUN
5800 E Shirley Ln,
Montgomery, AL 36117

24 01 02 0 000 002.005

**LEGAL NOTICE OF PROPOSED VACATION OF
A PORTION OF MAVERICK CIRCLE**

Pursuant to a written petition filed by Roger Conner, the Elmore County Commission will consider whether or not to vacate a portion of Maverick Circle in Elmore County, Alabama, which street is more particularly and accurately described as follows:

Commence at an iron pin at the SE corner of Section 2, T17N, R19E, Elmore County, Alabama; thence North 02 degrees 12 minutes 45 seconds West, along the east line of Section 2, 1127.54 feet to an iron pin; thence North 67 degrees 21 minutes 23 seconds West, 403.62 feet to an iron pin; thence North 67 degrees 23 minutes 10 seconds West, 65.90 feet to an iron pin; thence North 67 degrees 24 minutes 09 seconds West, 207.88 feet to an iron pin on the east right of way of Maverick Circle, a county gravel road, said point being the POINT OF BEGINNING; thence North 66 degrees 11 minutes 27 seconds West, 34.19 feet to an iron pin on the east right of way of County Road No. 59, Dozier Road, 80' R.O.W.; thence northerly, on the east right of way of said Dozier Road, being the west margin of Maverick Circle, along a curve to the left, having a radius of 1122.74 feet, 351.67 feet, chord being North 02 degrees 27 minutes 22 seconds West, 350.23 feet to the "PT" of said curve; thence North 09 degrees 54 minutes 52 seconds West, along said right of way and margin of road, 135.22 feet to an iron pin; thence leaving said right of way, North 85 degrees 36 minutes 52 seconds East, 59.18 feet to an iron pin on the east margin of Maverick Circle; thence southerly, along the east margin of said Maverick Circle, the following five (5) calls; 1) South 09 degrees 21 minutes 56 seconds East, 149.82 feet to an iron pin; 2) South 09 degrees 21 minutes 41 seconds East, 75.12 feet to an iron pin; 3) South 07 degrees 57 minutes 09 seconds East, 74.60 feet to an iron pin; 4) South 09 degrees 50 minutes 01 seconds West, 50.02 feet to an iron pin; 5) South 10 degrees 05 minutes 17 seconds West, 158.79 feet to the point of beginning.

The above-described property lies in the NE 1/4 of the SE 1/4 of Section 2, T17N, R19E, Elmore County, Alabama, and contains 0.60 acres, more or less.

Prior to taking final action on said petition, the Elmore County Commission will conduct a public hearing on the proposed vacation. This public hearing shall be held at the regularly scheduled meeting of the Elmore County Commission set for 5:00 p.m. on the 23rd day of October, 2023, at the Elmore County Courthouse, 100 E. Commerce Street, in Wetumpka, Alabama. Any citizen alleging to be affected by the proposed vacation may submit a written objection to the Elmore County Commission or may request an opportunity to be heard at the public hearing.

Jeffrey J. Courtney
Attorney for the Elmore County Commission
