



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

City of Prattville Planning Commission

The minutes of the July 22, 2010 meeting of the
City of Prattville Planning Commission were
approved.

8/19/10

Reuben Gardner, Chairman

Date



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA
Special Meeting
July 22, 2010
3:00pm

Call to Order:

Roll Call:

Mayor Byard, Councilman Miller, Chairman Gardner, Vice-Chairman McAuley, Chief Brown, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

Minutes:

Old Business:

None

New Business:

1. Preliminary Plat: Avalon Place, Plat 5 (*Time Extension*) *District 3*
Located East side of Ridgewood
Owner/Developer: Avalon Properties, LLC
Representative: Jeffcoat Engineers & Surveyors, LLC
2. Preliminary Plat: Oaks of Buena Vista, Plat 3 *Public Hearing*
Located on Old Mill Way *District 7*
Owner/Developer: John Parker, Oaks of Buena Vista, LLC
Representative: Greg Gillian, Larry Speaks & Associates, Inc.
3. Preliminary Plat: Dawson's Mill Subdivision *Public Hearing*
Located on Moses Road *Police Jurisdiction*
Owner/Developer: Kevin Smith/John Brown
Representative: Charles Brown Jr., P.E.
4. Preliminary Plat: Murphy Oil, Plat 1 *Public Hearing*
Located at 2189 Cobbs Ford Road *District 4*
Owner/Developer: Murphy Oil, USA, Inc.
Representative: Ron D. Bordelon, Jr., Pan American Engineers Alexandria, Inc.
5. Final Plat: Murphy Oil, Plat 1 *District 4*
Located at 2189 Cobbs Ford Road
Owner/Developer: Murphy Oil, USA, Inc.
Representative: Ron D. Bordelon, Jr., Pan American Engineers Alexandria, Inc.

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
Special Meeting
July 22, 2010**

Call to order:

The special meeting of the Prattville Planning Commission was held on July 22, 2010. Chairman Reuben Gardner called the meeting to order at 3:02 p.m.

Roll Call:

The secretary called the roll. Present: Mayor Jim Byard, Councilman Tom Miller, Chairman Reuben Gardner, Mr. Gene Hall, Mr. Bobby Nelson and Mr. Tim Smith. Absent: Vice-Chairman Roy McAuley, Chief Terry Brown and Mrs. Paula Carpenter.

(Quorum present)

Staff present: Mr. Joel Duke, City Planner; and Mrs. Jessica Causey, Administrative Assistant.

Minutes:

None

New Business:

None

Old Business:

- 1. Preliminary Plat: Avalon Place, Plat 5 *(Time Extension)*
Located East side of Ridgewood
Owner/Developer: Avalon Properties, LLC
Representative: Jeffcoat Engineers & Surveyors, LLC**

Mr. Nelson introduced a resolution recommending approval of the preliminary plat of Avalon Place, Plat 5 and moved for its approval. Mr. Smith seconded the motion.

Mr. Duke stated he had no objective to extend for another year.

The motion to approve passed unanimously.

- 2. Preliminary Plat: Oaks of Buena Vista, Plat 3
Located on Old Mill Way
Owner/Developer: John Parker, Oaks of Buena Vista, LLC
Representative: Greg Gillian, Larry Speaks & Associates, Inc.**

Councilman Miller introduced a resolution recommending approval of the preliminary plat of Oaks of Buena Vista, Plat 3 and moved for its approval. Mr. Nelson seconded the motion.

Greg Gillian of Larry Speaks & Associates, petitioner representative, introduced the preliminary plat of Oaks of Buena Vista, Plat 3. He stated that the subdivision will be developed according to preliminary plan.

Councilman Miller asked about available green space area. Mr. Gillian stated there is quality green space for the subdivision. Mr. Duke stated that privately maintained green space has been dedicated with the subdivision.

The motion to approve passed unanimously.

**3. Preliminary Plat: Dawson's Mill Subdivision
Located on Moses Road
Owner/Developer: Kevin Smith/John Brown
Representative: Charles Brown Jr., P.E.**

Mr. Smith introduced a resolution recommending approval of the preliminary plat of Dawson's Mill Subdivision and moved for its approval. Mayor Byard seconded the motion.

John Brown, petitioner representative, introduced the preliminary plat of Dawson's Mill Subdivision.

Councilman Miller asked about available green space. Mr. Brown asked Mr. Duke to explain to the Commission what they discussed in previous meeting. Mr. Duke stated he preferred to acquire green space in other areas around the subdivision rather than in the upper part of the quadrant.

Mr. Hall asked if there would be traffic problems due to the subdivision. Mr. Duke stated the subdivision traffic does not create a problem. The traffic congestion is school traffic in the area. The subdivision has only emergency access to Moses Road. Mr. Duke stated due primarily to the traffic is not significant enough to deny approval of the subdivision.

Mr. Nelson asked if the houses were to be sprinkled. Mr. Duke stated no, there would be a knock box for the Fire Department to access the Moses Road connection.

The motion to approve passed unanimously.

**4. Preliminary Plat: Murphy Oil, Plat 1
Located at 2189 Cobbs Ford Road
Owner/Developer: Murphy Oil, USA, Inc.
Representative: Ron D. Bordelon, Jr., Pan American Engineers Alexandria, Inc.**

Mayor Byard introduced a resolution recommending approval of the preliminary plat of Murphy Oil, Plat 1 and moved for its approval. Mr. Hall seconded the motion.

Mayor Byard asked about cross access from other businesses nearby. Mr. Duke stated there is no cross access at this point and had asked Murphy Oil to seek.

Ray Boles with Prattville Carpet stated he would like access between properties but lawyers limited who he would be able to sell property too, insurance on cross walk and give certain property for cross access. He stated he will not give access due to what lawyers presented him.

Ron Bordelon, petitioner representative, stated Murphy Oil doesn't have any problems with cross access and does see traffic problems on Cobbs Ford Road.

Mayor Byard asked Mr. Duke if the Commission accepts the plat can it be changed at a later date. Mr. Duke stated it could and it is workable the way it is drawn out at the present time.

Mr. Smith stated he would rather see access.

Mr. Bordelon stated he has no objective to having cross access with other businesses.

The motion to approve passed unanimously.

- 5. Final Plat: Murphy Oil, Plat 1**
Located at 2189 Cobbs Ford Road
Owner/Developer: Murphy Oil, USA, Inc.
Representative: Ron D. Bordelon, Jr., Pan American Engineers Alexandria, Inc.

Mr. Hall introduced a resolution recommending approval of the final plat of Murphy Oil, Plat 1 and moved for its approval. Mayor Byard seconded the motion.

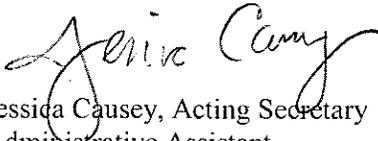
The motion to approve passed unanimously.

Miscellaneous:

Adjourn:

The meeting was adjourned at 3:34 p.m.

Respectfully submitted,



Jessica Causey, Acting Secretary
Administrative Assistant

Prattville Planning Commission

Speaker Sign-In Sheet

7/22/10

3:00 p.m.

Name	Address
1. Greg Gillian	
2. John Brown	
3. Ron Bordelon	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

MEMORANDUM

DATE: July 12, 2010

TO: Prattville Planning Commission

FROM: Joel T. Duke, AICP
City Planner 

RE: July 15, 2010 Commission Meeting

Enclosed is the agenda for the July 15, 2010 Commission meeting. Listed below are the staff recommendations for each item. Location maps and copies of each plat are enclosed for reference.

1. **Avalon Place, Plat 5 – Preliminary Plat** – Originally approved by the Commission July 17, 2008. The first time extension was granted by the Commission on July 23, 2009. Planning staff recommends approval of the one year time extension.
2. **Oaks of Buena Vista, Plat 3 – Preliminary Plat** – The proposed preliminary plat extends Windmill Way approximately 1000' northward in accordance with the sketch plan approved in 2005. The plat contains 27 lots that meet the R-5 zoning minimums. The average lot width is 45'. A copy of the minor staff comments and concerns is attached. Planning staff recommends approval with conditions.
3. **Dawson's Mill Subdivision/Smith Property (Moses Road) – Preliminary Plat** – See attached staff report. Planning staff recommends approval with conditions.
4. **Murphy Oil, Plat 1 – Preliminary Plat/Final Plat** – In April 2010, the Commission heard a request from Murphy Oil and Roland Hepburn to rezone the property located at 2189 Cobbs Ford Road to accommodate redevelopment as a convenience store. The development requires reconfiguration of the two lots purchased by Murphy Oil. This plat divides the lots into a 1.5 acre parcel and .5 acre parcel; providing utility and access easements for the parcel without frontage on Cobbs Ford Road. Planning staff recommends approval of the preliminary and final plats.

If you have any questions concerning the agenda items, please do not hesitate to call, e-mail or drop by the office.

Resolution

Preliminary Plat (Time Extension)

Avalon Place, Plat 5

July 15, 2010

Whereas, Avalon Properties, LLC is the developer of Avalon Place, Plat #5, located south of Avalon Forest, Plats 1 & 2 and north of Martin Garden Subdivision, and

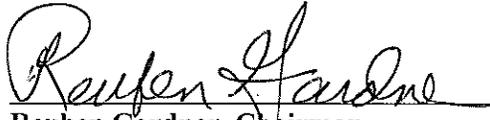
Whereas, the developer has requested for a time extension of one (1) additional year; and

Whereas, the preliminary plat was granted a time extension for one year on July 23, 2009.

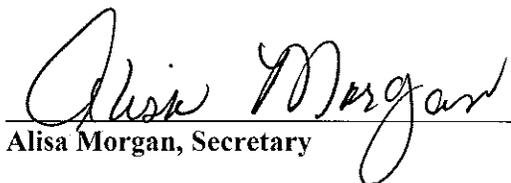
Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat Avalon Place, Plat 5.

Now, Therefore, Be It Further Resolved, that all contingencies of July 17, 2008 preliminary plat approval remain in effect.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
7/22/10

CITY OF
PRATTVILLE, ALABAMA

LOCATION MAP
AVALON 5

PRELIMINARY PLAT



-  STREETS
-  AVALON 5
-  TAX PARCELS
-  STRUCTURES
-  PRATTVILLE CITY LIMIT



Ryan Prebarks GIS Coordinator



RESOLUTION

Preliminary Plat

The Oaks at Buena Vista #3

July 15, 2010

Whereas, The Oaks of Buena Vista, LLC, is the owner and developer of The Oaks at Buena Vista #3; and

Whereas, the proposed development is located off County Road 4 on Old Mill Way; and

Whereas, the proposed development is located inside the Prattville city limits; and

Whereas, the sketch plan for the proposed development was approved January 5, 2006; and

Whereas, a public hearing for the proposed development was heard on July 15, 2010; and

Whereas, the city Department Heads have reviewed and commented on the proposed development.

Now, Therefore, Be It Resolved, that the City Of Prattville Planning Commission hereby gives its favorable review of the preliminary plat of The Oaks at Buena Vista Plat #3.

Approved:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.

7/22/10



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

July 12, 2010

Mr. Greg Gillian
Larry Speaks & Associates
535 Herron Street
Montgomery, Alabama 36104

**RE: City of Prattville Preliminary Plat Review # 100030
Oaks @ Buena Vista, Plat 3**

Dear Greg:

The submitted Preliminary plans for the **Oaks @ Buena Vista, Plat 3** have been reviewed with the following comments:

PLANNING DEPARTMENT:

1. Require storm inlets be protected for silt.
2. Construction entrance is needed for later phases of the development – provide alternatives.

FIRE DEPARTMENT:

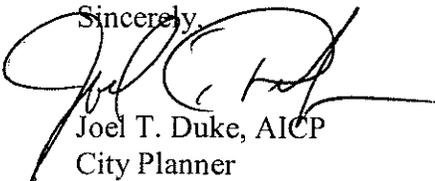
1. Future expansion of this subdivision will be required to tie in for a second road entering/exiting the subdivision.

ENGINEERING DEPARTMENT:

1. Show ROW or easement around temporary turn around.
2. D.I. require for sanitary storm crossing.

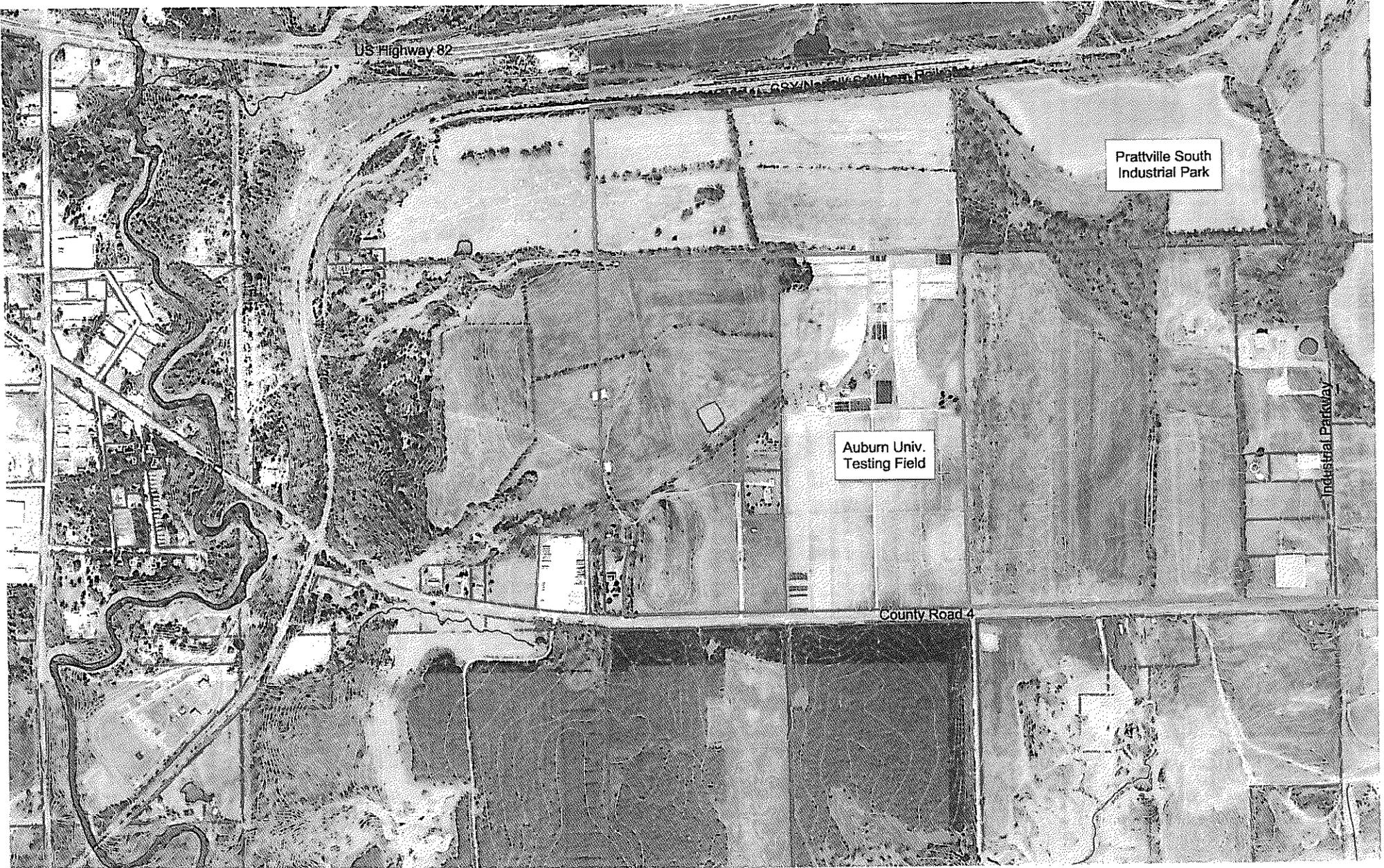
These details noted above must be addressed and clarified with revised preliminary plat plans. If you have any questions, please contact me.

Sincerely,



Joel T. Duke, AICP
City Planner

File: 100030



US Highway 82

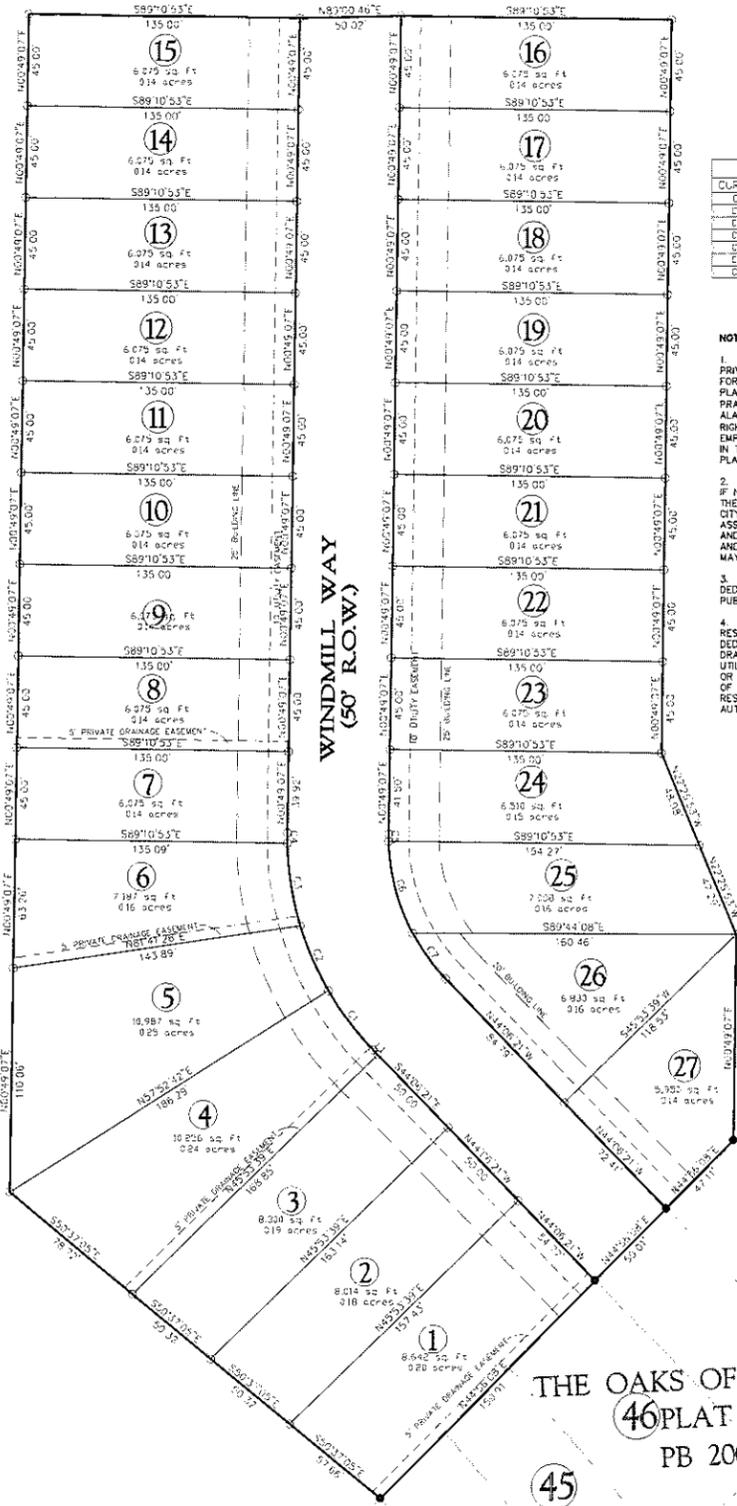
Prattville South
Industrial Park

Auburn Univ.
Testing Field

County Road 4

Industrial Parkway

FUTURE PLAT



CURVE TABLE with columns: CURVE, CHORD DISTANCE, CHORD BEARING, RADIUS. Includes curves C1 through C7.

- NOTES: 1. ALL EASEMENTS OR RIGHTS-OF-WAYS, EXCEPT UTILITY... 2. EASEMENTS FOR SANITARY SEWERS AND WATER MAINS... 3. STREETS SHOWN HEREON... 4. A TEN FOOT EASEMENT FOR UTILITIES IS HEREWITH RESERVED ON THAT PORTION OF EACH LOT...

STATE OF ALABAMA COUNTY OF AUTAUGA I, Gregory M. Gilliam, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of The Oaks of Buena Vista L.L.C., an Alabama Limited Liability Corporation, situated in Autauga County, Alabama, Vista and more particularly described as follows:

And that the plat or map contained herein is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and name of the streets, said map further shows the relation to the land so platted to the Government Survey, and that permanent monuments have been placed at point marked thus (a) on hereon shown, and I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements for the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this the ____ day of ____ 2010. Gregory M. Gilliam Alabama Registration No. 16163

DEED: I, Will Parker, as Managing Member, The Oaks of Buena Vista, L.L.C., an Alabama limited liability corporation, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as The Oaks of Buena Vista Plat No. 3 said subdivision lying in section 27, T-17-N, R-16-E Autauga County, Alabama, and that the streets, ditches, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

PROPERTY OWNER ACKNOWLEDGMENT: STATE OF ALABAMA COUNTY OF AUTAUGA

CERTIFICATE OF APPROVAL BY THE AUTAUGA COUNTY HEALTH DEPARTMENT: The undersigned, as authorized by the Autauga County Health Department, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of ____ 2010.

CERTIFICATE OF THE WATER WORKS BOARD: The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of ____ 2010.

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT: The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of ____ 2010.

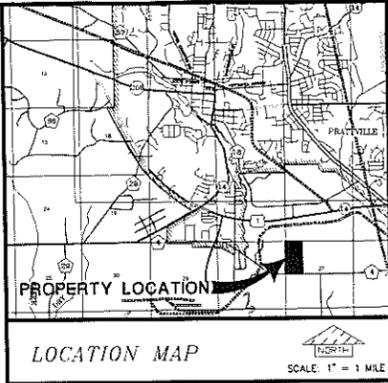
CERTIFICATE OF THE CITY ENGINEER: The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of ____ 2010.

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT: The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of ____ 2010.

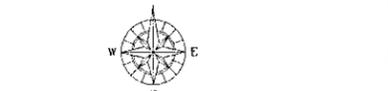
CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER: The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the ____ day of ____ 2010.

OFFICE OF THE JUDGE OF PROBATE: I hereby certify that this Plat or Map was filed in this Office this the ____ day of ____ 2010, at ____ o'clock ____ M, and recorded in Book ____ of Plats and Maps, Page ____ Recording fee paid.

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE OAKS OF BUENA VISTA PLAT NO. 3. By adoption of this plat, The Oaks of Buena Vista, L.L.C., owner of all of the lots and lands embraced herein, hereby grants to Alabama Power Company, South Central Bell Telephone Company and Alabama Gas Corporation, their successors and assigns, or other appropriate public or quasi-public utilities, the easements along and over all of the lots and property reflected hereon, together with the right to construct, install, operate and maintain along said easements, all conduits, cables, lines, pipes, poles, towers, structures and other facilities useful or necessary in connection therewith, for the underground transmission and distribution of electrical power, gas, steam, water, telephone, cable television, and other services, and to install and maintain underground communication services, and natural gas service, water, sewer and storm sewer lines or in part. Enforcement of these protective covenants shall be by proceeding at law or in equity against the persons, persons, or legal entities violating or attempting to violate any of these covenants. Said action may be either to restrain violation or to recover damages therefore. This declaration shall in no way affect any one of the other provisions or other portions thereof, which shall remain in full force and effect.



BEARINGS ROTATED TO MATCH OAKS OF BUENA VISTA PLAT NO. 1 AS RECORDED IN PG 207 OF THE PUBLIC OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA.



SCALE: 1" = 40'

- LEGEND: FOUND IRON PIN (5/8" REBAR CAPPED) W/ # CA-00017LS (UNLESS OTHERWISE NOTED); SET IRON PIN (5/8" REBAR CAPPED) W/ # CA-00017LS; CALCULATED POINT

- 1. No lot shall be used except for single family residential purpose. 2. No buildings, or additions thereto, shall be erected, altered, placed, or permitted to remain on any lot hereon other than one (1) detached single-family dwelling not to exceed two and one-half (2 1/2) stories in height. 3. No residence shall be erected upon any lot within the subdivision unless the total heated and cooled square footage of the dwelling, exclusive of the attached garage, porch, or patio, is at least 1,000 square feet. 4. No building shall be located on any lot nearer to the front lot line or the side street line than as reflected on the above referenced plat and map and shall run with the lot and be binding upon the lot. 5. No dwelling shall be erected or placed on any lot having a width of less than forty-five (45) feet. 6. All construction once begun must be pursued to completion with due diligence. 7. Easements for installation and maintenance of utility and private drainage and access are reserved as shown on this plat. 8. No separate garages or outbuildings or auxiliary structures of any kind or nature, except garden or ornamental landscape structures, shall be erected or allowed to occupy any portion of a lot in the rear of the residence, and no such building shall be constructed, used or occupied prior to the construction of the main house structure, except such as may be used in storing tools and materials for the construction of the main house. 9. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighbors or the neighborhood. 10. No structure of a temporary character (trailer, tent, mobile home, motor home, basement, shack, garage, barn, other outbuilding or auxiliary structure) shall be used at any time as a residence, either temporarily or permanently. 11. No sign of any kind shall be displayed visible to the public view on any lot except one (1) professional sign of not more than one (1) square foot. 12. No drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon, in, or under any lot, nor shall oil wells, tunnels, tanks, mineral excavations or shafts be permitted on, upon, or under any lot. 13. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, and other normal and common household pets may be kept, provided that they are kept in reasonable numbers (maximum of 3) and under reasonable conditions so not to create a nuisance and are not otherwise unreasonably disturb the neighbors or the neighborhood. 14. No fence, wall, hedge, or shrub planting which obstructs sight lines on elevations between two (2) and six (6) feet above the roadway shall be placed or permitted to remain on any corner lot within that triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the corner intersection of said street lines. 15. No boat, boat trailer, house trailer, trailer, camper, motor home, or any similar items shall be stored on any lot, except and unless the same are kept, stored or placed to the rear of an imaginary line across said lot which is equal distance between the front and rear walls of the residence which is constructed on said lot. 16. Regardless of any provisions of these covenants, any lot within this plat may be used by the declarant or its successors and assigns as the site of a temporary lot/home sales center which may be of either permanent or temporary construction type until such time as the lot within the plat is sold, but not thereafter. 17. The declarant may amend this declaration of protective covenants without any other approvals or consents until such time as the last lot within subject property has been sold. 18. Whenever the term "owner" or "developer" or "declarant" is used herein, it shall include The Oaks of Buena Vista, L.L.C. and its successors and assigns. 19. An Architectural Review Board shall be established. 20. A Homeowners Association shall be established and known as The Oaks of Buena Vista Homeowners Association and sometimes herein referred to as "homeowners association". 21. Satellite antenna dishes and any and all other transmitting or receiving antenna type devices with the subdivision or on the exterior of any house within the subdivision may be approved as to size, size, location, required screening, and any other aspect by the ARB, whose absolute discretion in these matters shall be with respect to their actions on behalf of the Architectural Review Board. 22. Mailboxes: The design of all mailboxes must be approved by the ARB and said ARB will establish a common design and required location for all mailboxes, so long as compatible with the requirements of the United States Postal Service. 23. Waterfront Areas and Waterways: Any lot which shall abut any lake, stream, pond or other waterway shall be subject to the following covenants, conditions and restrictions: A. No pier, dock or other structure or obstruction shall be built or maintained upon any waterfront lot or into or upon any waterway on the property or adjacent thereto except with the specific written approval of the ARB. B. All such lots shall be subject to a perpetual easement in favor of the Association over that portion of the lot designed on the face of the plat as "storm drainage overflow easement" the right to submerge the portion of the lot included therein. C. The owner of each lot shall have the right at all times of ingress and egress to and from the water, and shall be responsible for the maintenance of the property between the side lot lines of his property to the waters edge. D. The owner of each lot abutting the waters edge shall release and discharge the Declarant, the Association, the County of Autauga ("County") and the City of Prattville, Alabama, a municipal corporation ("City"), from any and all claims now or hereafter existing or occurring in owner's favor against any parties for debt and damage now or hereafter sustained by owner or owner's family or to owner's property and property rights by reason of or account of the operation and maintenance of said lakes, except for any particular party's gross negligence or willful misconduct in failing to maintain lakes.

THE OAKS OF BUENA VISTA 46 PLAT NO. 2 PB 2008 PG 5

THE OAKS OF BUENA VISTA PLAT NO. 3 Autauga County, Alabama

LARRY E. SPEARS & ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS 335 HERCULES STREET MONTGOMERY, AL 36104 TEL: 334/266-2571 SHEET 3 OF 14

Resolution

Preliminary Plat

Dawson's Mill Subdivision

July 15, 2010

Whereas, Kevin Smith is the owner of Dawson's Mill Subdivision; and

Whereas, the proposed development is located on Moses Road off Martin Luther King Drive; and

Whereas, the proposed development is located outside the city limits; and

Whereas, the sketch plan for the proposed development was approved on May 20, 2010; and

Whereas, a public hearing for the proposed development was heard on July 15, 2010; and

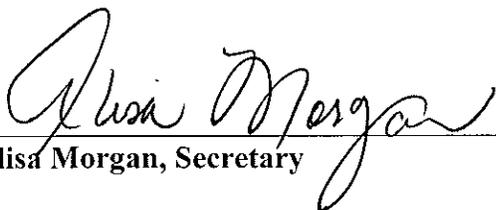
Whereas, the city department heads have reviewed and commented on the proposed development.

Now, therefore, be it resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the preliminary plat of Dawson's Mill Subdivision.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
7/22/10

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report



PRELIMINARY PLAT Smith Property – Moses Road/Martin Luther King Drive
DATE July 12, 2010

PROPOSED DEVELOPMENT

Petitioner: Dawson's Mill, Inc.
Property Owner: Kevin Smith
Agent: Charles Brown, P.E.
Location: Moses Road – south side – west of Martin Luther King Drive intersection. Martin Luther King Drive – west side - south of Moses Road (see attached location map)

Development Status and History

Submission Status: Initial submission for preliminary plat approval. Two previous sketch plan submissions and approvals (see below).

Previous Approvals: Sketch plan approval by Commission – September 17, 2009.

Sketch plan by Dawson's Mill, Inc. approved by the Commission on May 20, 2010

Conditions of Previous Approvals: Sketch plan by Dawson's Mill, Inc. approved with following modifications:
1. Stub street to Powell property relocated to the west to allow for development of the Powell property.
2. Acquisition of a permanent emergency access to Moses Road. Access may be closed when Powell property is developed and secondary access obtained.

Property Configuration

Acreage: 22.77 acres

Proposed Number of Lots and Configuration: 86 lots located in a new subdivision accessing from Martin Luther King Drive.

The 86 lots have an average dimension of 65' x 125' or 8,125 square feet. They are configured around four new 50' right-of-way streets connecting to Martin Luther King Drive approximately 1,300' south of Moses Road. The layout shows two north/south 900' long streets approximately 300' apart. They are connected at the north and south ends by two east/west streets. The northern street ends in a stub to the west after connecting the two, but the southern street extends westward to 950' then ending in a northward stub.

Proposed Use: Single-family residential

Current Zoning: Located outside Prattville city limits – property is currently un-zoned. Developer has indicated desire to have property annexed and presented a petition that will appear on the July 20, 2010 City Council agenda. The property is currently un-zoned.

Required Zoning: The adopted Future Land Use plan calls for the area to develop as low density residential. R-3 zoning is one of the low density zoning designations. With annexation petition presented the Planning Department, the Planning Commission has considered a request for R-3, Single-family residential zoning and at its June 17, 2010 meeting recommended approval by the Council.

Surrounding Developments and Uses: The proposed 22.7 acre plat is part of a larger 37.8 parcel containing single family residential structures fronting Upper Kingston Road and Moses Road near the intersection of the two streets and mobile homes on Moses Road frontage near the Martin Luther King Drive intersection.

North of the proposed development are 10 single-family residential structures fronting Moses Road on the north and south side of the street. These lots have areas of between .15 and .20 acres. These structures date from the early 1980's or earlier. Further north of Moses Road and fronting Upper Kingston Road is the Gallagher Property currently being divided into 8 single-family residential lots. The Gallagher Property does not direct access to Upper Kingston Road and shares a single common access on

Moses Road.

West of the proposed development and the remainder of the 37.8 parcel is the Kingston Oaks subdivision completed in 2004. Kingston Oaks contains single family residential structures on approximately .25 acre lots.

South and east of the proposed development is undeveloped forest or farmland in active cultivation. These approximately 480 acres are controlled by a single owner-Powell Properties, LLC.

Street Extensions or New Streets:

The proposed preliminary plat contains four new streets branching from an intersection with Martin Luther King Drive. All streets are proposed as standard local streets within a 50' right-of-way with 5' sidewalks on a single side.

Water and Sewer:

The preliminary plat extends the Prattville Water Works Board mains on Moses Road and Martin Luther King Drive into the property. Sufficient capacity and flow exist to serve the proposed 86 lots.

The preliminary plat connects to an existing gravity main located in the Kingston Oaks Subdivision located to the west of the subject property. An easement will be obtained from an existing residential lot in the Kingston Oaks subdivision.

Unique Features:

Proposed 22.7 acre plat is part of a larger 37.8 parcel. The parcel has approximately 1250' of frontage on Moses Road, 110' of frontage on Upper Kingston Road and 50' of frontage on Martin Luther King Drive.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP
George Stathopoulos

Site Visits Conducted: May 17, 2010

Recommendation: Approval on condition that the comments from city departments are resolved prior to release for construction.

Planning Staff Comments:

1. Extend sidewalk on Street A to Martin Luther King Drive – terminate at Martin Luther King Drive right-of-way.

2. Have owners of Lots 38-40 Kingston Oaks Subdivision been contacted by developer concerning proposed connection/construction?
3. Provide survey of Lots 40 & 41 including structures and proposed sanitary sewer main.
4. Will detention pond be used for silt pond during construction? If so, provide design details and process for transition.
5. Is the detention pond designed for the entire Smith property or just this preliminary plat?

COMMENTS FROM OTHER CITY DEPARTMENTS

FIRE DEPARTMENT:

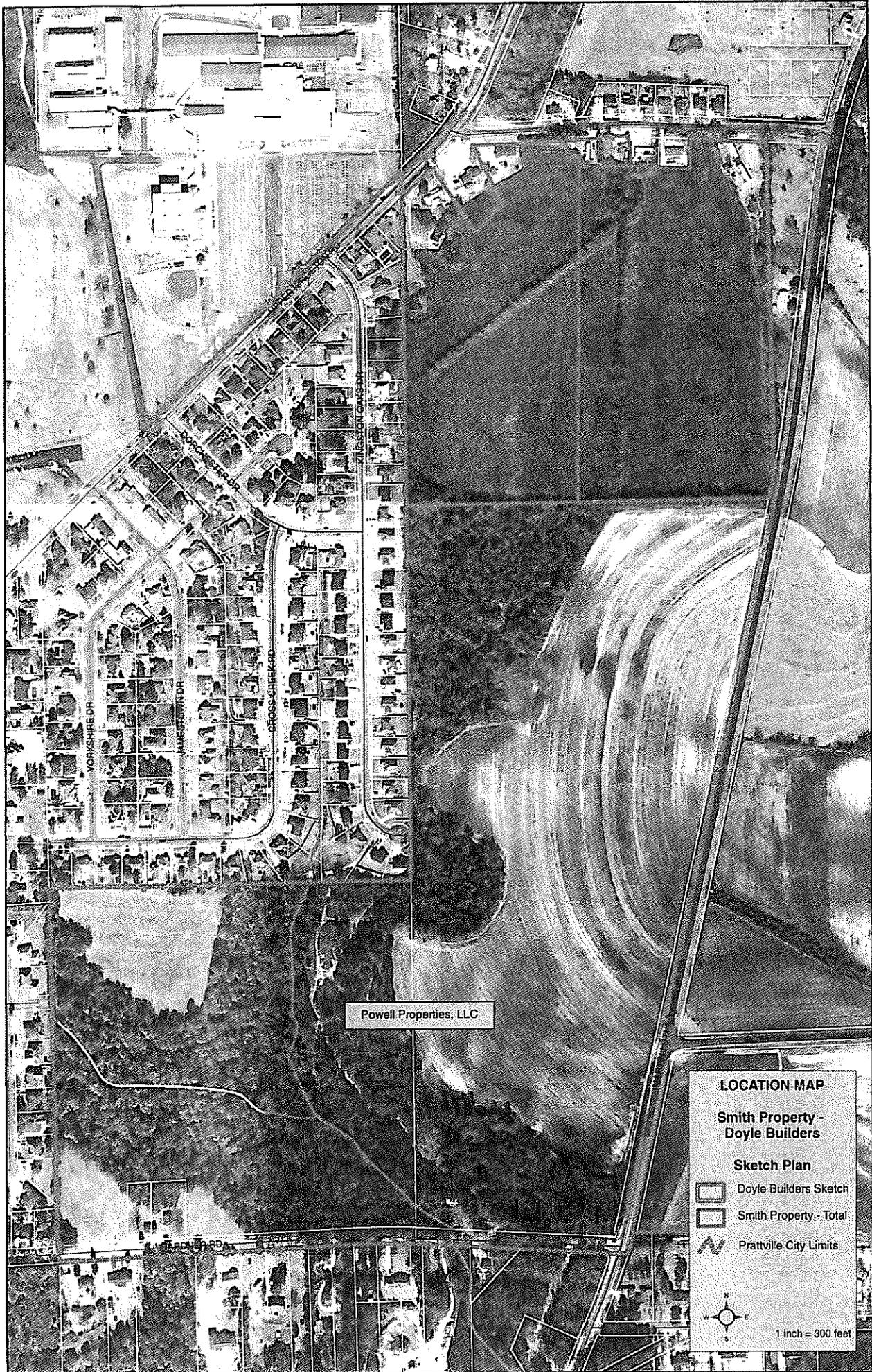
1. Move hydrant from Lot 9/10 and Lot 12/13 to get max distance of 800 and reduce hose lay around the turn.
2. Need statement from design engineer that Fire Department access road means the requirements of International Fire Code, 2006.

ENGINEERING DEPARTMENT:

1. Provide for emergency overflow drainage.
2. Show details of gate limiting access to emergency access road.

ATTACHMENTS

1. Location Map
2. Preliminary Plat



Powell Properties, LLC

LOCATION MAP

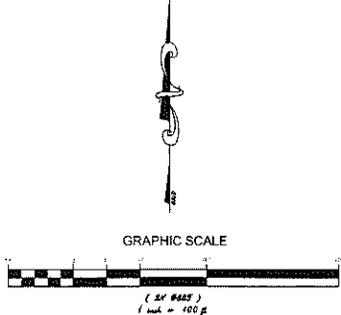
Smith Property - Doyle Builders

Sketch Plan

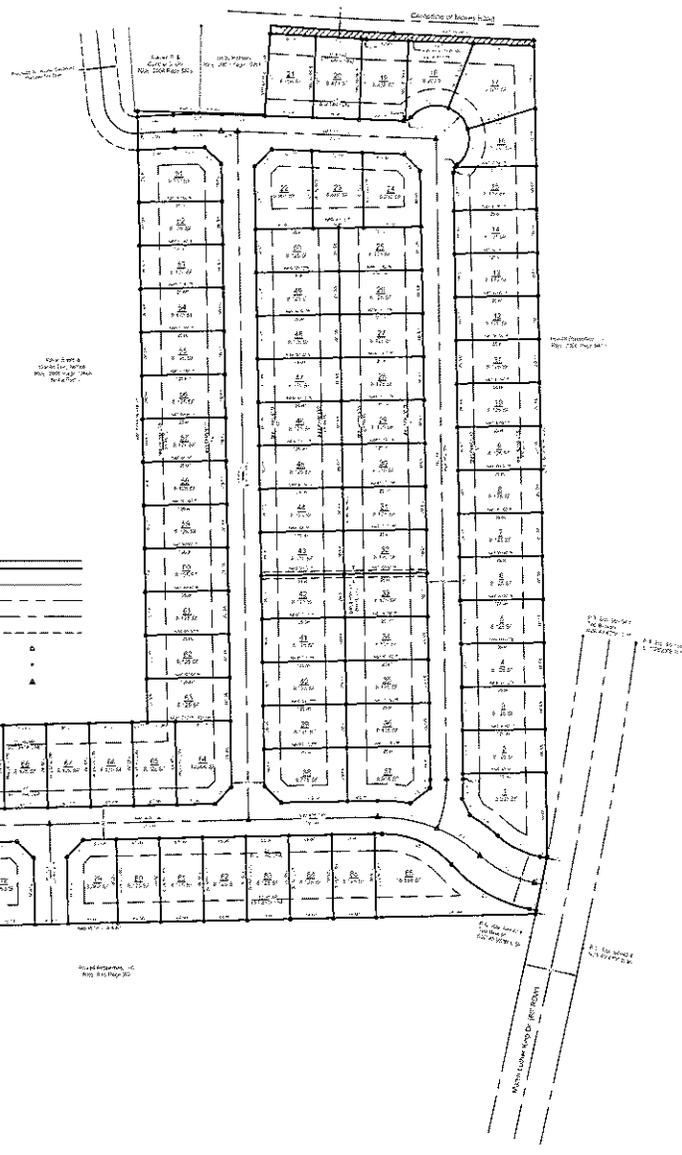
- Doyle Builders Sketch
- Smith Property - Total

Prattville City Limits

1 inch = 300 feet

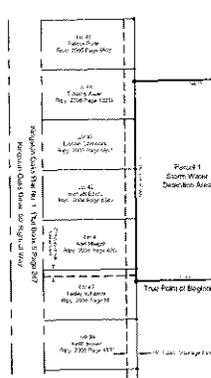


Preliminary Plat Dawson's Mill Subdivision
 Situated in
 The Southwest Quarter of the Northwest Quarter of Section 33
 Township 18 North, Range 16 East, Autauga County, Alabama.



LEGEND

PROPOSED LOT LINES	—————
LANDS ADJOINING	—————
TIES	—————
RIGHT OF WAY	—————
CENTERSLINE OF RIGHT OF WAY	—————
EASEMENTS (AS NOTED)	—————
PROPOSED SET-BACK & CAP BEARS	○
FOUND MONUMENT (as noted in plat)	●
CALCULATED POSITION	▲



Point of Beginning
 Southwest Corner of the Northwest Quarter of the Southwest Quarter of
 Section 33, Township 18 North, Range 16 East, Autauga County, Alabama
 Dawson's Mill Subdivision, Plat No. 2006 Page 217

State of Alabama,
 County of Autauga;

Know all men by these presents,

That the above described property is a portion of the property described in Plat No. 2006 Page 217, situated at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 16 East, Autauga County, Alabama, from which a disturbed 50' rebar & cap (Sheffield) bears S89°22'00"W 61.13 feet; thence N00°37'40"W along the east line of the said Kingdon Subdivision a distance of 1335.66 feet to a 4" concrete monument set at the True Point of Beginning of the following described parcel; thence continuing N00°07'40"W a distance of 300.01 feet to a set 5/8" rebar and cap; thence leaving said subdivision, N88°49'03"E a distance of 731.50 feet to a set 5/8" rebar and cap; thence N00°56'58"W a distance of 316.93 feet to a 5/8" rebar and cap set on the south boundary of the property described in Rely, 19 Page 10; thence along the south and east boundary of said deed reference the following two (2) courses: (1) S88°38'13"E a distance of 191.66 feet to a found 5/8" rebar and cap; (2) N03°57'15"E a distance of 133.46 feet to a 5/8" rebar and cap (Marion Allen) found on point of curvature with the south margin of Moses Road (Practicable), from which a radial line bears N04°30'15"E; thence along said curve to the left having a delta angle of 01°50'14" and a radius of 880.48 feet subtended by a chord of S36°15'52"E with a distance of 186.61 feet to a 5/8" rebar and cap set at a point of tangency; thence continuing, S87°14'59"E a distance of 211.51 feet to a 4" concrete monument set on the west boundary of Powell Properties, LLC; thence along the west boundary of the Powell Property, S00°56'57"E a distance of 1054.87 feet to a 4" concrete monument set on a point of curvature with the west right of way of Martin Luther King Drive (80' ROW), formerly known as North Chestnut Street, from which a radial line bears N79°01'53"W; thence along said curve to the right having a delta angle of 00°52'33" and a radius of 5664.29 feet; subtended by a chord of S11°24'54"W with a distance of 60.54 feet to a 4" concrete monument set on the north boundary of the aforementioned Powell Property; thence along the north boundary of the Powell Property, S88°49'03"W a distance of 1314.42 feet to the True Point of Beginning.

The above described property is a portion of the property described in Rely, 2006 Page 12658, situated in the Southwest Quarter of the Northwest Quarter of Section 33, Township 18 North, Range 16 East, Autauga County, Alabama and contains 22.77 acres, more or less.

GENERAL NOTES:

- All proposed streets shall be public streets and dedicated to the City of Prichard.
- The boundary survey was prepared by Geospatial, LLC (Surveyor) for the Civil Engineer for this development, Charles D. Brown, PE, PLS.
- The proposed lot area is 22.77 acres, more or less.
- This plat is privately funded by Kevin Smith.
- Total acreage in this development is 22.77 acres, more or less.
- Each lot has a 10-foot front and 5-foot rear utility easement.
- All of the lots are shown in this development.
- All easement utility shall be dedicated to the proposed developer prior to or as shown on the plat.
- At this time of the plat the owner has not developed a set of recorded covenants, but it is anticipated that they will be similar in nature to those recorded with the Morgan Oak Subdivision.

Lot Area

Lot No.	Area (Acres)	Area (Sq. Ft.)
1	0.10	6933
2	0.10	6933
3	0.10	6933
4	0.10	6933
5	0.10	6933
6	0.10	6933
7	0.10	6933
8	0.10	6933
9	0.10	6933
10	0.10	6933
11	0.10	6933
12	0.10	6933
13	0.10	6933
14	0.10	6933
15	0.10	6933
16	0.10	6933
17	0.10	6933
18	0.10	6933
19	0.10	6933
20	0.10	6933
21	0.10	6933
22	0.10	6933
23	0.10	6933
24	0.10	6933
25	0.10	6933
26	0.10	6933
27	0.10	6933
28	0.10	6933
29	0.10	6933
30	0.10	6933
31	0.10	6933
32	0.10	6933
33	0.10	6933
34	0.10	6933
35	0.10	6933
36	0.10	6933
37	0.10	6933
38	0.10	6933
39	0.10	6933
40	0.10	6933
41	0.10	6933
42	0.10	6933
43	0.10	6933
44	0.10	6933
45	0.10	6933
46	0.10	6933
47	0.10	6933
48	0.10	6933
49	0.10	6933
50	0.10	6933
51	0.10	6933
52	0.10	6933
53	0.10	6933
54	0.10	6933
55	0.10	6933
56	0.10	6933
57	0.10	6933
58	0.10	6933
59	0.10	6933
60	0.10	6933
61	0.10	6933
62	0.10	6933
63	0.10	6933
64	0.10	6933
65	0.10	6933
66	0.10	6933
67	0.10	6933
68	0.10	6933
69	0.10	6933
70	0.10	6933
71	0.10	6933
72	0.10	6933
73	0.10	6933
74	0.10	6933
75	0.10	6933
76	0.10	6933
77	0.10	6933
78	0.10	6933
79	0.10	6933
80	0.10	6933
81	0.10	6933
82	0.10	6933
83	0.10	6933
84	0.10	6933
85	0.10	6933
86	0.10	6933
87	0.10	6933
88	0.10	6933
89	0.10	6933
90	0.10	6933
91	0.10	6933
92	0.10	6933
93	0.10	6933
94	0.10	6933
95	0.10	6933
96	0.10	6933
97	0.10	6933
98	0.10	6933
99	0.10	6933
100	0.10	6933

Lot Area

Lot No.	Area (Acres)	Area (Sq. Ft.)
1	0.10	6933
2	0.10	6933
3	0.10	6933
4	0.10	6933
5	0.10	6933
6	0.10	6933
7	0.10	6933
8	0.10	6933
9	0.10	6933
10	0.10	6933
11	0.10	6933
12	0.10	6933
13	0.10	6933
14	0.10	6933
15	0.10	6933
16	0.10	6933
17	0.10	6933
18	0.10	6933
19	0.10	6933
20	0.10	6933
21	0.10	6933
22	0.10	6933
23	0.10	6933
24	0.10	6933
25	0.10	6933
26	0.10	6933
27	0.10	6933
28	0.10	6933
29	0.10	6933
30	0.10	6933
31	0.10	6933
32	0.10	6933
33	0.10	6933
34	0.10	6933
35	0.10	6933
36	0.10	6933
37	0.10	6933
38	0.10	6933
39	0.10	6933
40	0.10	6933
41	0.10	6933
42	0.10	6933
43	0.10	6933
44	0.10	6933
45	0.10	6933
46	0.10	6933
47	0.10	6933
48	0.10	6933
49	0.10	6933
50	0.10	6933
51	0.10	6933
52	0.10	6933
53	0.10	6933
54	0.10	6933
55	0.10	6933
56	0.10	6933
57	0.10	6933
58	0.10	6933
59	0.10	6933
60	0.10	6933
61	0.10	6933
62	0.10	6933
63	0.10	6933
64	0.10	6933
65	0.10	6933
66	0.10	6933
67	0.10	6933
68	0.10	6933
69	0.10	6933
70	0.10	6933
71	0.10	6933
72	0.10	6933
73	0.10	6933
74	0.10	6933
75	0.10	6933
76	0.10	6933
77	0.10	6933
78	0.10	6933
79	0.10	6933
80	0.10	6933
81	0.10	6933
82	0.10	6933
83	0.10	6933
84	0.10	6933
85	0.10	6933
86	0.10	6933
87	0.10	6933
88	0.10	6933
89	0.10	6933
90	0.10	6933
91	0.10	6933
92	0.10	6933
93	0.10	6933
94	0.10	6933
95	0.10	6933
96	0.10	6933
97	0.10	6933
98	0.10	6933
99	0.10	6933
100	0.10	6933

Resolution
Preliminary Plat
Murphy Oil Plat #1
July 15, 2010

Whereas, Murphy Oil, USA, Inc. is the owner Murphy Oil Plat #1; and

Whereas, the proposed development is located 2189 Cobbs Ford Road; and

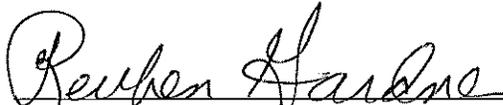
Whereas, the proposed development is located inside the city limits; and

Whereas, a public hearing for the proposed development was heard on July 15, 2010; and

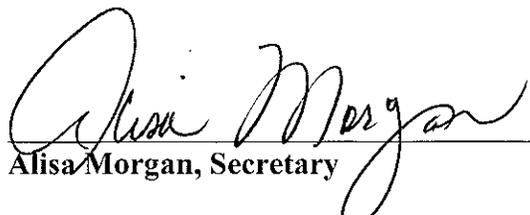
Whereas, the city department heads have reviewed and commented on the proposed development.

Now, therefore, be it resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the preliminary plat of Murphy Oil Plat #1.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
7/22/10

CITY OF
PRATTVILLE, ALABAMA

2189 COBBS FORD RD
CURRENT ZONING
B-4 & F.A.R.

REZONING TO: B-2

1" = 200'



— STREETS
▭ TAX PARCELS



Ryan Pecharka, G.I.S. Coordinator



LEGEND

- EXISTING BUILDING
LAND LOT LINE (LLL)
PROPERTY LINE
UTILITY POLE (UP), OVERHEAD LINES & CUP
TREE LINE
SANITARY SEWER MANHOLE (SSMH)
SANITARY CLEAN-OUT (SCO)
TELEPHONE MANHOLE OR TELESTAL
STORM DRAIN PIPE WITH HEADWALL
DOUBLE-WING CATCH BASIN
SINGLE-WING CATCH BASIN
JUNCTION BOX (JB)
DROP OR BURIED INLET (D-I OR C)
FENCE
DRAINAGE DITCH OR SWALE
EXISTING 5 FOOT CONTOUR
EXISTING 1 FOOT CONTOUR
EXISTING GRADE SPOT ELEVATION
DIRECTION OF SURFACE FLOW
RECORDED DATA
PARKING SPACE COUNT
LIGHT POLE (LP)
ELECTRICAL TRANSFORMER BOX
FIRE HYDRANT
WATER VALVE
GAS VALVE
WATER METER
GAS METER
WELL
MONITORING WELL
POST INDICATOR VALVE
WALLEYS
STREET SIGN
UNLAWFUL UTILITY STUB OUT
CONCRETE
FIRE DEPT CONNECTION
MANHOLES
INDICATION CENTRAL VALVE
WIGHT-OF-WAY
STORM DRAIN
REBAR PIN FOUND
OPEN TOP PIPE FOUND
CUT
DRAIN TOP PIPE FOUND
CMF
CONCRETE MONUMENT FOUND
ROD FOUND
RIF
BRASS DISK FOUND
WALE FOUND
R/S
REBAR PIN SET

P.O.C.
NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SEC. 7, T.24N, R.12E

P.O.B.
1/2" REF. TRACT "B"

P.O.B.
MURPHY OIL TRACT "A"

NOW OR FORMERLY
BLEU LAKE, LLC
O.B. 2006, P.C. 19118
T.P.N. 26 03 07 0 001 027 000
ZONED B-2

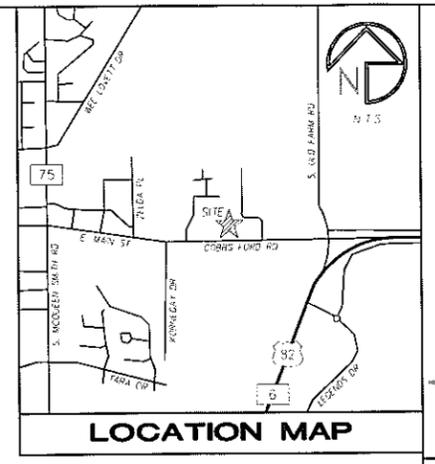
REMANDED TRACT
TRACT "B" AREA
21,542 S.F.
0.495 ACRES

NOW OR FORMERLY
CHRIST LUTHERAN CHURCH
O.B. 1978, P.C. 54
T.P.N. 26 03 07 0 001 027 001
ZONED F.A.R.

GENERAL NOTES

- 1. SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING AN INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MAXIMUM OF 5 SECONDS OF ARC AND LINE DIMENSIONS DIRECTLY TO 0.01 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 28148 FEET, AND AN ANGULAR ERROR OF 7 SECONDS PER THOUSAND POINT AND WAS ADJUSTED BY COMPASS RULE METHOD.
3. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 134187 FEET.
4. TITLE TO THE SURVEYED PROPERTY IS CURRENTLY VESTED IN (TRACT A) ROLAND L. AND DIXIE W. HEPBURN BY VIRTUE OF A DEED RECORDED IN O.B. #1172, P.C. #237, AND (TRACT B) ROLAND L. AND DIXIE W. HEPBURN BY VIRTUE OF A DEED RECORDED IN O.B. #1172, P.C. #261, ELMORE COUNTY, GEORGIA RECORDS.
5. I HAVE EXAMINED FEMA FLOOD INSURANCE RATE MAP NO. 0105020385G, DATED NOVEMBER 19, 2008 AND HAVE DETERMINED BASED SOLELY BY GRAPHICALLY SCALING THE LOCATION ON THE MAP THAT THIS PROPERTY IS SHOWN NOT TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA.
6. THE BASIS OF NORTH USED FOR THIS SURVEY IS FROM THE LEGAL DESCRIPTION IN D.B. #1172, P.C. #237, ELMORE COUNTY, ALABAMA RECORDS ELEVATIONS SHOWN ON THIS SURVEY WERE ASSUMED AT THE TIME OF THIS SURVEY.
7. THE SURVEYED PROPERTY IS ZONED (TRACT A) M-4 (HIGHWAY COMMERCIAL BUSINESS) AND (TRACT B) F.A.M. (FOREST, AGRICULTURAL, RECREATION) ACCORDING TO THE CITY OF PRATTVILLE PLANNING & ZONING DEPARTMENT AND IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THIS ZONING CLASSIFICATION. THE SETBACK REQUIREMENTS FOR THIS ZONING CLASSIFICATION ARE:
FRONT 50 FT, SIDE 20 FT, REAR 20 FT, FRONT E.A.R. 50 FT, SIDE E.A.R. 20 FT, REAR E.A.R. 40 FT.
8. THE TAX PARCEL ID FOR THE SUBJECT PROPERTIES ARE (TRACT A) 26 03 07 0 001 027 003 AND (TRACT B) 26 03 07 0 001 027 002.
9. ALL REBARS SET ARE CAPED AND READ "PCO-AL 27943".
10. I 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.

SIGNATURE
PATRICK C. GREENFIELD
ALABAMA PLS NO. 27943
DATE



CERTIFICATE OF THE WASTE WATER DEPT.

THE UNDERSIGNED, AS AUTHORIZED BY THE WASTE WATER DEPARTMENT OF THE CITY OF PRATTVILLE, ALABAMA HEREBY ACCEPTS THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF _____ COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.

CERTIFICATE OF THE DIRECTOR OF PLANNING & DEVELOPMENT

THE UNDERSIGNED, AS DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF PRATTVILLE, ALABAMA HEREBY ACCEPTS THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF _____ COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.

CERTIFICATE OF THE COUNTY HEALTH DEPT.

THE UNDERSIGNED, AS AUTHORIZED BY THE COUNTY HEALTH DEPARTMENT, ALABAMA HEREBY ACCEPTS THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF _____ COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.

CERTIFICATE OF THE COUNTY ENGINEER

THE UNDERSIGNED, BEING THE COUNTY ENGINEER OR ACTING COUNTY ENGINEER OF _____ COUNTY, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF _____ COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.

CERTIFICATE OF THE PRATTVILLE FIRE DEPT.

THE UNDERSIGNED, AS AUTHORIZED BY THE FIRE DEPARTMENT OF THE CITY OF PRATTVILLE, ALABAMA HEREBY ACCEPTS THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF _____ COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA _____ COUNTY
I HEREBY CERTIFY THAT THIS PLAN OR MAP HAS IN THIS OFFICE FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M AND _____ RECORDING _____ PAID

SURVEYOR'S CERTIFICATE & DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF ELMORE
I, _____ A REGISTERED ENGINEER/SURVEYOR OF PRATTVILLE, ALABAMA HEREBY CERTIFY THAT I HAVE CONVEYED THE PROPERTY OF ROLAND L. AND DIXIE W. HEPBURN, A CORPORATION OR PROPRIETOR SITUATED IN PRATTVILLE, ALABAMA, AND THAT THE PLAN OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION AND WHICH THE PROPERTY DESCRIBED IS DIVIDED INTO THE LENGTH AND/OR PERMANENT BEARING BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND DURING THE BEARING, LENGTH, WIDTH, AND NAME OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND TO PLATTED TO THE GOVERNMENT SURVEY AND PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THIS (X) AS HEREON SHOWN.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

NAME OF SURVEYOR _____ REGISTRATION NO. _____

DEDICATION

WE, _____ AS PROPRIETOR(S) HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAN TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS _____ SAID SUBDIVISION Lying IN _____ ELMORE COUNTY ALABAMA, AND THAT THE STREETS, DRIVES, ALLEYS, SEWER EASEMENTS, ETC. SHOWN ON SAID PLAN ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

WITNESS _____ PROPERTY OWNER

WITNESS _____ PROPERTY OWNER

NOTARY

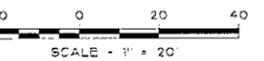
STATE OF ALABAMA
COUNTY OF ELMORE
I, _____ NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME IS SHOWN TO THE FOREGOING INSTRUMENT AND WHO IS TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT HE/S HAS/HAVE INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

CERTIFICATE OF THE WATER WORKS BOARD

THE UNDERSIGNED, AS AUTHORIZED BY THE WATER WORKS BOARD OF THE CITY OF PRATTVILLE, ALABAMA HEREBY ACCEPTS THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF _____ COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.

WATER AUTHORITY _____ ALABAMA



COBB'S FORD RD.
RIGHT-OF-WAY MARKS

PRELIMINARY

Bechtler Greenfield Surveying, LLC
1430 West Peachtree St., NW, Suite 225
Atlanta, GA 30309
Phone: (770) 422-8399
Fax: (770) 422-8101
Email: info@bechtlersurveying.com

Table with columns for DRAWING SCALE, DATE, DRAWN BY, CHECKED BY, etc.

0.997 ACRES
MURPHY OIL USA, INC.
AND ROLAND L. AND DIXIE W. HEPBURN

MURPHY OIL USA, INC.
AND ROLAND L. AND DIXIE W. HEPBURN

PROJECT NO. 10-102-0
DRAWING FILE: 10-102-0 PLAT/DWG
SHEET NO. S-1

Resolution

Final Plat

Murphy Oil Plat #1

July 15, 2010

Whereas, Murphy Oil, USA, Inc. is the owner Murphy Oil Plat #1; and

Whereas, the proposed development is located 2189 Cobbs Ford Road; and

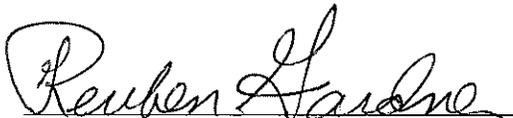
Whereas, the proposed development is located inside the city limits; and

Whereas, a preliminary plat for the proposed development was approved on July 15, 2010; and

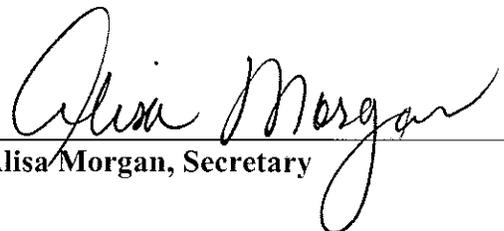
Whereas, the city department heads have reviewed and commented on the proposed development.

Now, therefore, be it resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the final plat of Murphy Oil Plat #1.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
7/22/10