



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 5

NATHAN D. FANK
PRESIDENT PRO TEMPORE
DISTRICT 7

ALBERT C. STRIPLIN
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DENISE B. BROWN
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

City of Prattville Planning Commission

The minutes of the August 16, 2012 meeting of the City of Prattville Planning Commission were approved.

Reuben Gardner, Chairman

9/20/12

Date



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CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA
August 16, 2012
3:00pm

Call to Order:

Roll Call:

Mayor Gillespie, Councilman Boles, Chairman Gardner, Vice-Chairman McAuley, Chief Johnson, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

Minutes:

May 17, 2012; June 21, 2012; July 19, 2012

Old Business:

None

New Business:

1. Preliminary Plat: Pecan Grove, Plat 1
Location: Ridgewood Road
Owner: CNE of Prattville, LLC
Engineer/Representative: Larry Speaks & Associates, Inc.
2. Preliminary Plat: Riverchase North Plat 7A
Location: Riverton Drive
Owner: CNE of Prattville, LLC
Engineer/Representative: Larry Speaks & Associate, Inc.

Public Hearing
Districts 2 & 3

Public Hearing
District 3

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

August 16, 2012

Call to order:

Chairman Reuben Gardner called the meeting to order at 3:05 p.m.

Roll Call:

The secretary called the roll. Present: Mayor Bill Gillespie, Chairman Reuben Gardner, Vice-Chairman Roy McAuley, Chief Dallis Johnson, Mr. Gene Hall, and Mrs. Paula Carpenter. Absent: Councilman Ray Boles, and Mr. Bobby Nelson. Mr. Tim Smith arrived at 3:07 p.m.

(Quorum present)

Staff present: Mr. Joel Duke, City Planner and Ms. Alisa Morgan, Secretary.

Minutes:

Mr. McAuley moved to approve the minutes of the May 17, 2012; June 21, 2012; July 19, 2012 meetings. Mr. Hall seconded the motion. The motion passed unanimously.

Old Business:

None

New Business:

1. Preliminary Plat: Pecan Grove, Plat 1

Location: Ridgewood Road

Owner: CNE of Prattville, LLC

Engineer/Representative: Larry Speaks & Associates, Inc.

Greg Gillian of Larry Speaks & Associates, Inc. introduced the preliminary plat of Pecan Grove, Plat 1. He stated that the proposed 10 lot subdivision was the same as the approved sketch plan (June 21, 2012).

Chairman Gardner opened the public hearing for comments. There were none. The public hearing was closed.

Chief Johnson introduced a resolution to approve the preliminary plat of Pecan Grove Subdivision Plat 1 and moved for its approval. Mr. Hall seconded the motion.

Mr. Duke recommended approval of the plat.

The motion to approve passed unanimously.

2. Preliminary Plat: Riverchase North Plat 7A

Location: Riverton Drive

Owner: CNE of Prattville, LLC

Engineer/Representative: Larry Speaks & Associate, Inc.

Greg Gillian of Larry Speaks & Associates, Inc. introduced the preliminary plat of Riverchase North Plat 7A. He stated that the initial preliminary plat submitted for review did not show

connectivity. He stated that a subsequent revised plat was submitted that shows connectivity to the north of the subdivision.

Chairman Gardner opened the public hearing for comments. There were none. The public hearing was closed.

Mr. McAuley introduced a resolution recommending the approval of the preliminary plat of Riverchase North Plat 7A and moved for its approval. Mr. Smith seconded the motion.

Mr. Duke stated that the preliminary plat matched the approved sketch plan of Glennbrooke Subdivision by providing the north connection from Riverton Drive. He recommended approval with this change in connectivity and the recommended solution for the drainage area at the southern end of the plat (Memorandum 8/13/12).

The motion to approve passed unanimously.

Miscellaneous Business:

None

Adjourn:

The meeting was adjourned at 3:10 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission

Sign-In Sheet

8/16/12

3:00 p.m.

Name	Address
1. Greg Gillian	
2.	
3.	
4.	
5.	
6.	
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15.	
16.	
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18.	
19.	
20.	



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 5

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PRESIDENT PRO TEMPORE
DISTRICT 7

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DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DENISE B. BROWN
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

MEMORANDUM

DATE: August 13, 2012
TO: Prattville Planning Commission
FROM: Joel T. Duke, AICP
City Planner
RE: August 16, 2012 Commission Meeting

Attached is the agenda for the August 16, 2012 Commission meeting. Listed below are the staff recommendations for each item.

1. Preliminary Plat: Pecan Grove, Plat 1

North side of Ridgewood Road, west of Mt. Airy Drive

Petitioner: CNE of Prattville, LLC

Representative: Larry E. Speaks and Associates, Inc. (Greg Gillian)

At the June 21, 2012 Planning Commission meeting, the petitioner presented a sketch plan showing 32 lots to be developed within a 21 acre parcel on the north side of Ridgewood Road and adjacent to and east of Mac Gray Park. The petitioner is requesting an initial preliminary plat of 10 lots corresponding with the approved sketch plan. The lots average 90' wide and .50 acres and meet the requirements of the property's R-2, Single-family Residential zoning classification. Nine of the lots will front on Ridgewood Road. The tenth lot will front a north/south street located according to the approved sketch plan. Only the Ridgewood Road intersection and 152' of the street will be constructed with this plat. The preliminary plat includes the required addition of curb and gutter, piped drainage and sidewalks to the north side of Ridgewood Road. Comments have been returned to the petitioner's engineer. Staff recommends approval of the preliminary plat.

2. Preliminary Plat: Riverchase North, Plat 7A

North end of Riverton Drive, south of Glennbrooke Subdivision

Petitioner: CNE of Prattville, LLC

Representative: Larry E. Speaks and Associates, Inc. (Greg Gillian)

Planning & Development Department

102 West Main Street ■ Alabama 36067 ■ 334-361-3613 ■ 334-361-3677 Facsimile
planning.prattvilleal.gov

Petitioners are requesting approval of an additional plat in the Riverchase North subdivision. Plat 7A contains 15 lots on 8.54 acres fronting a 650' extension of Riverton Drive. The proposed lots, averaging .33 acres with a minimum width of 75', are appropriate for the property's R-2, Single-family Residential zoning classification. The proposed plat requires crossing an existing City of Prattville sanitary sewer main and intermittent tributary of Pine Creek. 2.39 acres of the plat will be dedicated to the city as sanitary sewer easement or for storm water management.

The proposed plat does not include the connection to north property line required in the approved sketch plan for Riverchase North subdivision. The required connection may be accomplished by creating a stubbed connection from Riverton Drive or by turning Riverton Drive north. The sketch plan for Glennbrooke Subdivision and the Phase 2A preliminary plat for Glennbrooke approved on March 15, 2012 provide a north/south stub street connecting to the proposed plat. Staff has requested adjustments to the plat to include the connecting streets. The Planning staff recommends holding consideration of the preliminary plat until revisions are submitted and reviewed connecting to Glennbrooke subdivision.

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

Pecan Grove Subdivision Plat 1

August 16, 2012

Whereas, CNE of Prattville, LLC is the owner of Pecan Grove Subdivision Plat 1; and

Whereas, the proposed development is located inside the Prattville city limits at the north side of Ridgewood Road, west of Mt. Airy Drive; and

Whereas,

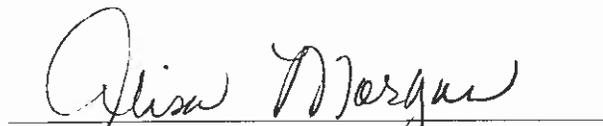
1. the sketch plan for the proposed development was approved on June 21, 2012
2. a public hearing for the proposed preliminary plat was heard on August 16, 2012; and

Whereas, the required city departments 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 submitted preliminary plat of Pecan Grove Subdivision Plat 1.

APPROVED:


Reuben Gardner, Chairman

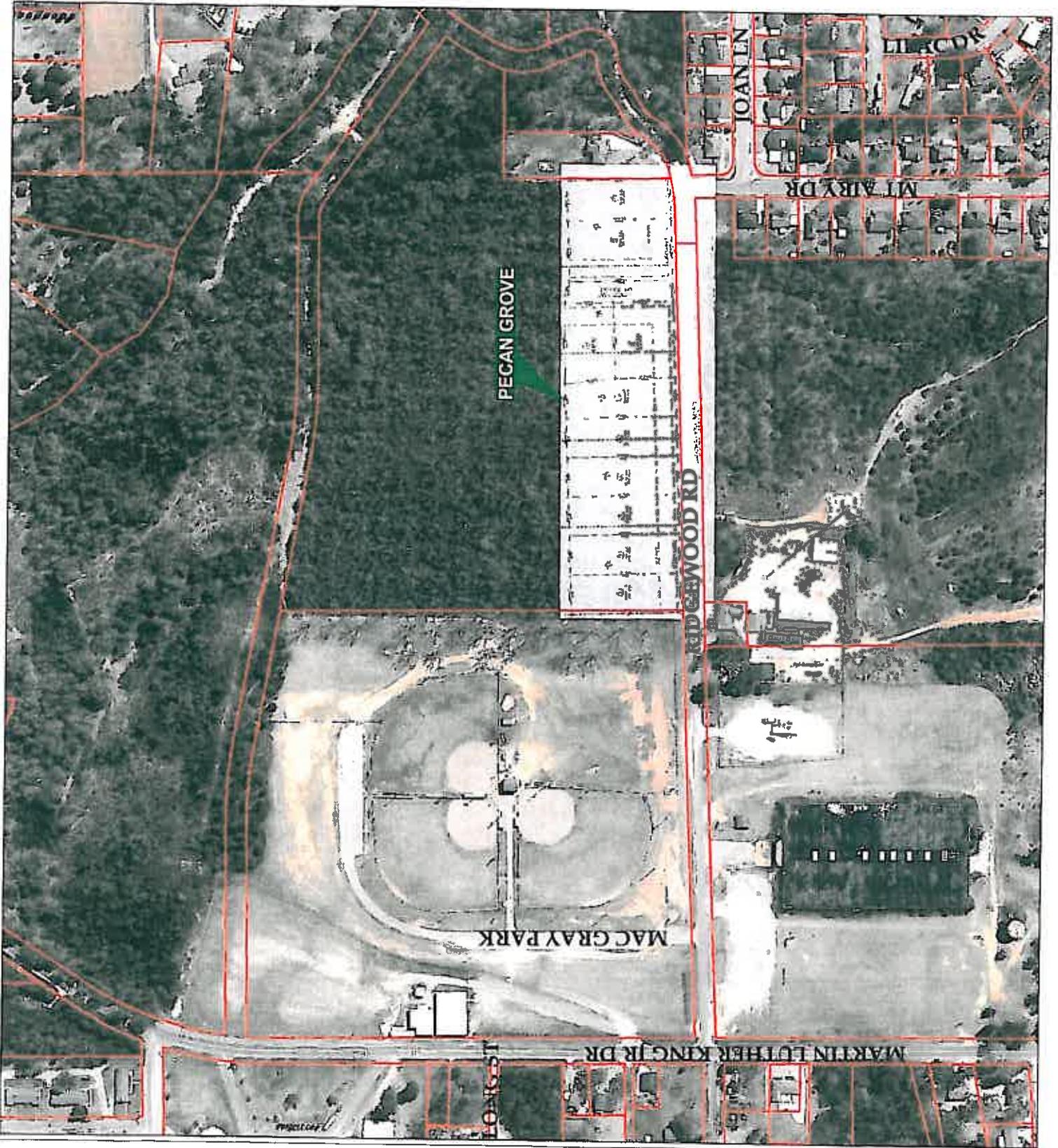
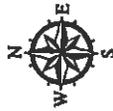

Alisa Morgan, Secretary

The motion to approve passed unanimously.
8/16/12

CITY OF
PRATTVILLE, ALABAMA



1" = 300'



Attachment 1

**LOCATION MAP
SKETCH PLAN**

**CITY OF PRATTVILLE
PLANNING COMMISSION**

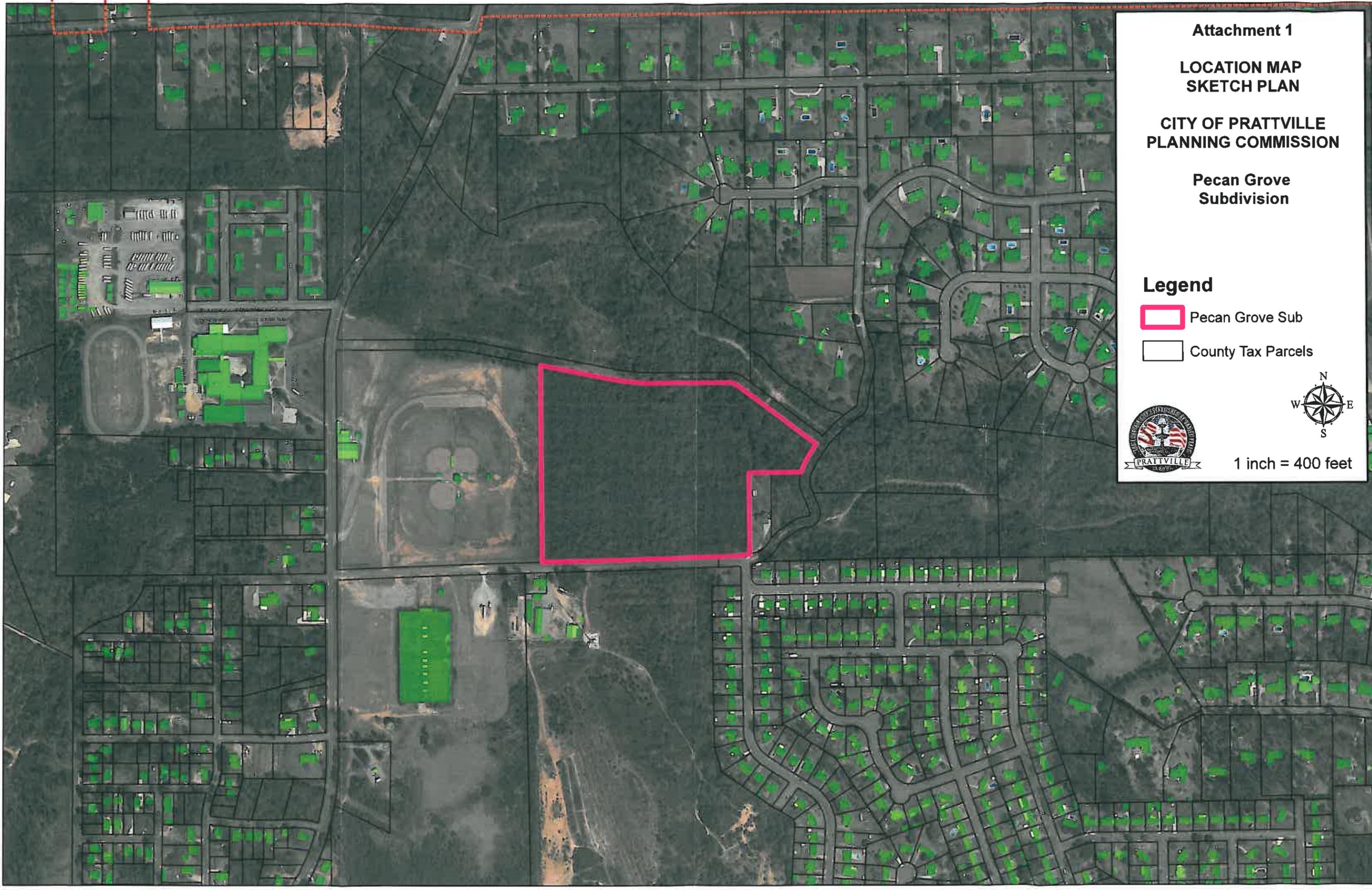
**Pecan Grove
Subdivision**

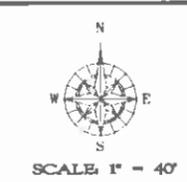
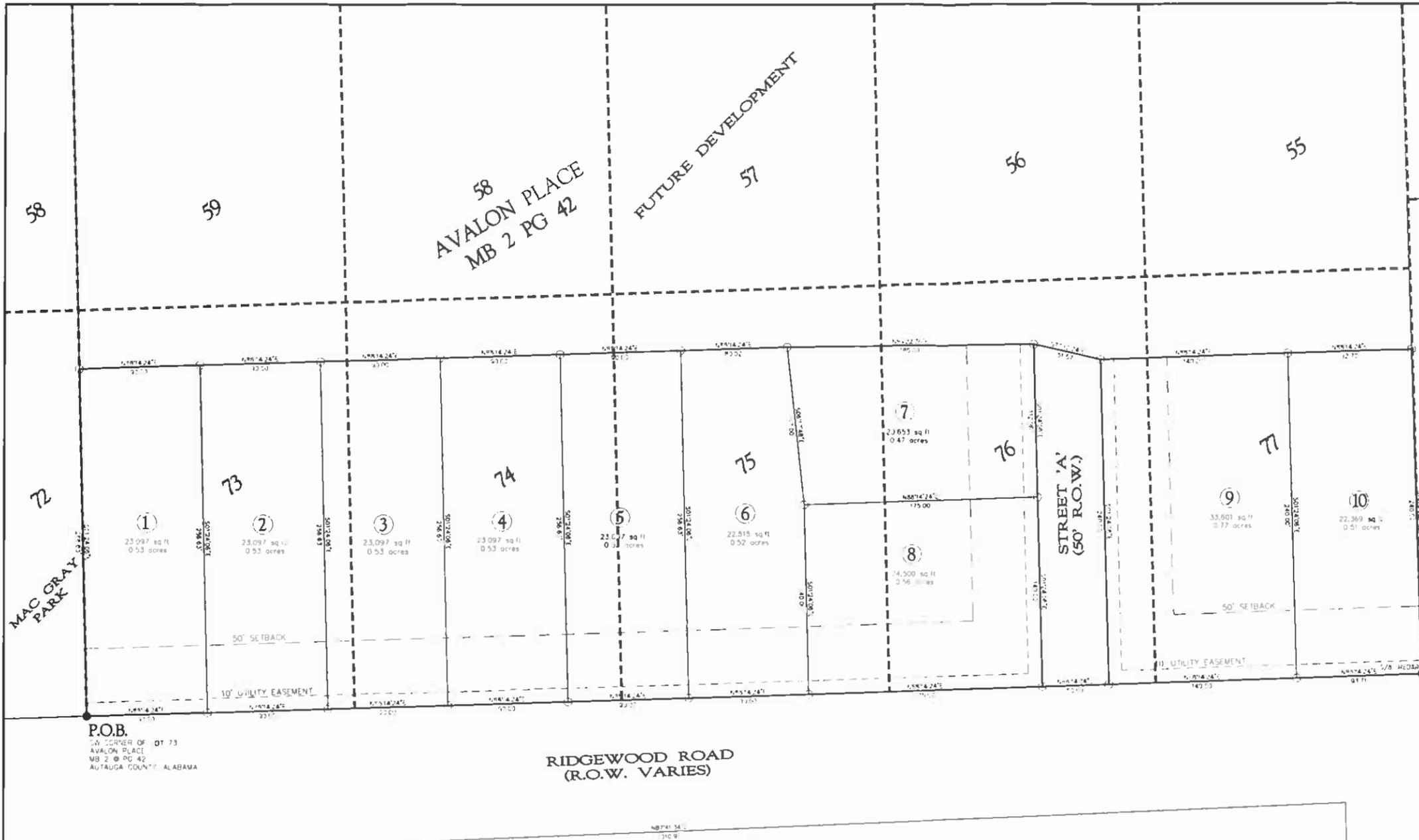
Legend

-  Pecan Grove Sub
-  County Tax Parcels



1 inch = 400 feet





- 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

P.O.B.
SW CORNER OF LOT 73
AVALON PLACE
MB 2 PG 42
AUTAUGA COUNTY, ALABAMA

RIDGEWOOD ROAD
(R.O.W. VARIES)

OFFICE OF THE JUDGE OF PROBATE
STATE OF ALABAMA
AUTAUGA COUNTY
I hereby certify that this Plat or Map was filed in the Office this the _____ day of _____, 2012, at _____ o'clock _____ M., and recorded in Book _____ of Plats and Maps, Page _____ of _____ and Recording _____ pad.

Judge of Probate
Autauga County, Alabama

STATE OF ALABAMA COUNTY OF AUTAUGA
I, Gregory M. Gillon, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of ONE of PRATTVILLE, L.L.C., an Alabama Limited Liability Corporation, situated in Autauga County, Alabama, and more particularly described as follows:
Commence at an iron pin known as the southwest corner of Lot 73 of Avalon Place as recorded in MB 2 PG 42 in the Office of the Judge of Probate, Autauga County, Alabama; thence N 01°24'59" W 256.63' to an iron pin; thence N 88°14'24" E 930.00' to an iron pin; thence N 89°22'36" E 185.00' to an iron pin; thence S 77°12'24" E 51.57' to an iron pin; thence N 88°14'24" E 232.70' to an iron pin; thence S 01°38'31" E 240.00' to an iron pin on the North R.O.W. (R.O.W. varies) of Ridgewood Road; thence along said R.O.W. S 86°14'24" W 898.72' to an iron pin and point of beginning, containing 5.77 acres, more or less.
And that the plat or map contained hereon 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, and map further shows the relation to the land as platted to the Government Survey, and that permanent monuments have been placed at points marked thus (a) as herein 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 _____ day of _____, 2012.

Gregory M. Gillon
Alabama Registration No. 18183

DEDICATION:
I, T. Chandler Eskridge, Member, ONE of Prattville, 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 Pecan Grove and subdivision lying in Section 2, T-17-N, R-18-E Autauga County, Alabama, and that the streets, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.
WITNESS _____
PROPERTY OWNER _____
ACKNOWLEDGMENT:
STATE OF ALABAMA COUNTY OF AUTAUGA
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. Chandler Eskridge, whose name is Member, ONE of Prattville, L.L.C., an Alabama limited liability corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.
GIVEN under my hand and official seal this _____ day of _____, 2012.

Notary Public
My Commission Expires _____

CERTIFICATE OF APPROVAL BY THE AUTAUGA COUNTY HEALTH DEPARTMENT
The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Health Officer
Autauga County, Alabama

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 _____, 2012.

Water Works Board
Prattville, Alabama

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 _____, 2012.

Fire Department
Prattville, Alabama

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 _____, 2012.

CITY ENGINEER
Prattville, Alabama

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 _____, 2012.

Director of Planning & Development
Prattville, Alabama

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 _____, 2012.

Autauga County Engineer

**PECAN GROVE
Prattville, Alabama**

DATE: 7/16/2012

LARRY E. SPEAKS & ASSOCIATES
ENGINEERS & SURVEYORS
575 HERGEN STREET
MONTGOMERY, AL 36104
TEL: 334-833-1200

RESOLUTION

Preliminary Plat

Riverchase North Plat 7A

August 16, 2012

Whereas, CNE of Prattville, LLC is the owner of Riverchase North Plat 7A; and

Whereas, the proposed development is located inside the city limits at the north end of Riverton Drive, south of Glennbrooke Subdivision; and

Whereas, a public hearing for the proposed subdivision was heard on August 16, 2012; and

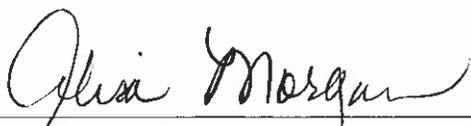
Whereas, the City department heads have reviewed and commented on the proposed development.

Now, Therefore, Be it resolved, that the City of Prattville Planning Commission hereby approves the submitted substitute preliminary plat of Riverchase North Plat 7A.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

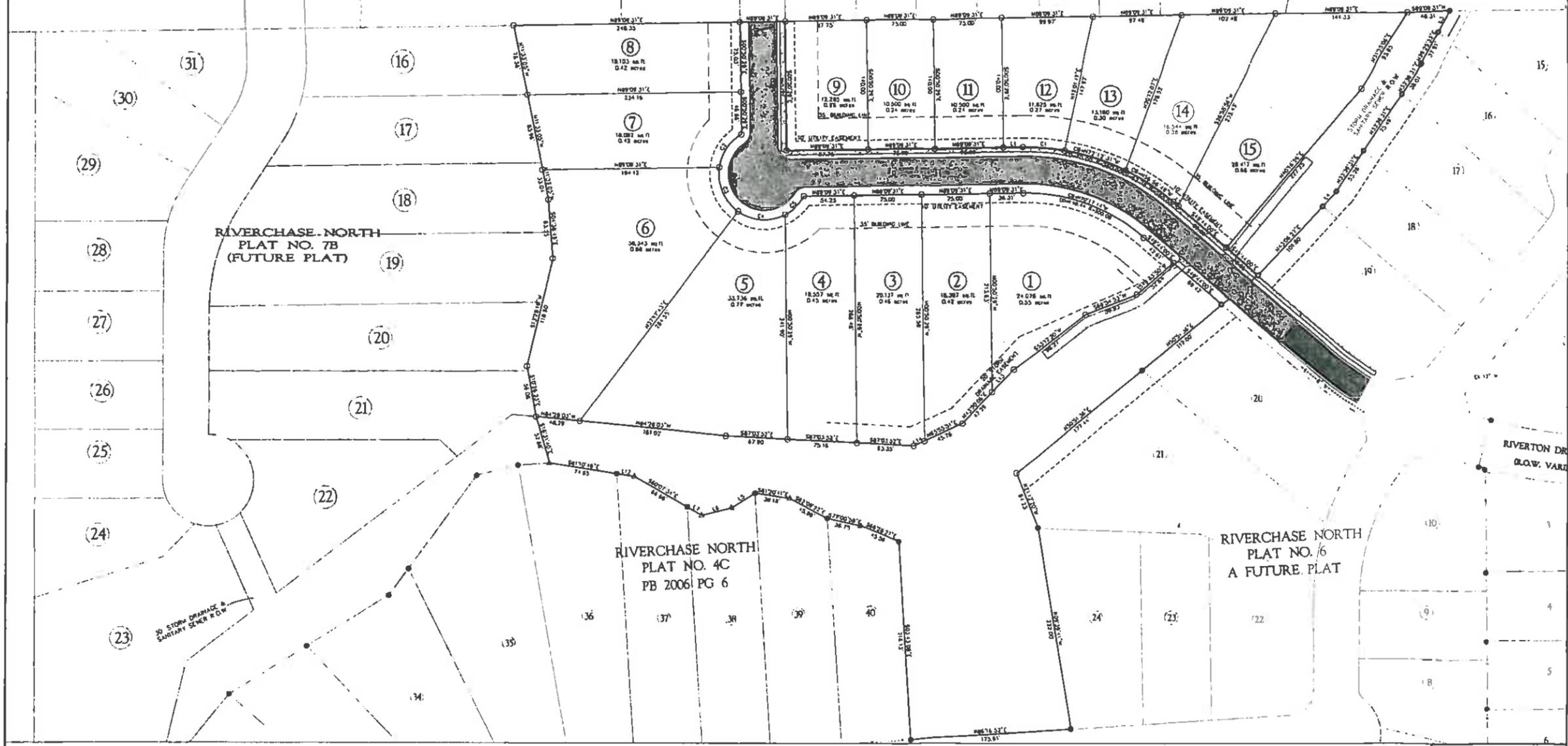
The motion to approve passed unanimously.
8/16/12



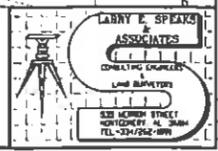
SCALE: 1"=50'

LINE TABLE		
LINE	LENGTH	BEARING
L.1	85.11	N89°09'31"W
L.2	7.58	S17°44'30"E
L.3	29.21	S84°15'23"E
L.4	88.11	S43°18'25"E
L.5	26.17	S57°32'19"W
L.6	33.31	S72°08'18"E
L.7	18.36	S60°07'34"E
L.11	85.46	N65°55'51"W
L.12	19.25	S11°12'45"E
L.13	22.97	S42°28'08"E
L.14	18.82	N63°52'31"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	46.12	850.00	S89°30'26"W
C2	22.36	200.00	S22°21'49"W
C3	4.86	20.00	S27°21'58"E
C4	20.23	20.00	S86°09'13"E
C5	42.31	30.00	N45°23'24"E



REVISED SKETCHPLAN
RIVERCHASE NORTH
PLAT NO. 7A & 7B
PRATTVILLE, ALABAMA



"Revised Preliminary Plat"
(8-15-12)

Attachment 1

LOCATION MAP

**CITY OF PRATTVILLE
PLANNING COMMISSION**

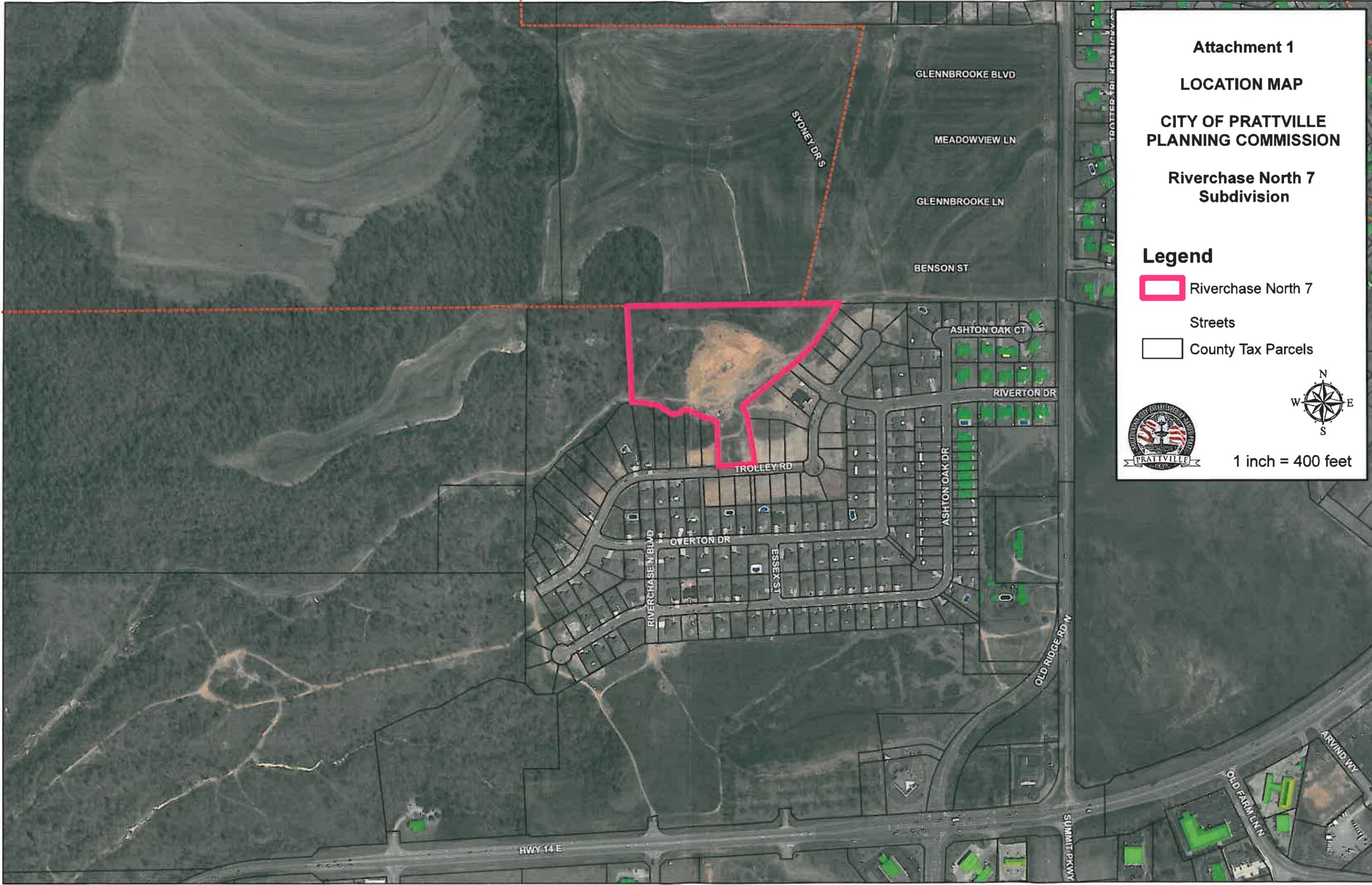
**Riverchase North 7
Subdivision**

Legend

-  Riverchase North 7
-  Streets
-  County Tax Parcels



1 inch = 400 feet





P.O.B.
 58905.31' W
 1.09611' N
 P.O.C.
 NE CORNER OF SECTION 2,
 T-17-N R-16-E,
 AUTAUGA COUNTY, ALABAMA

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

Commence at an iron pin known as the Northwest Corner of Section 2, T-17-N R-16-E, Autauga County, Alabama, thence S 89°05'31" W 1.09611' to an iron pin and POINT OF BEGINNING for herein described parcel of land thence S 2°25'33" W 64.25' to an iron pin, thence S 33°39'31" W 166.78' to an iron pin, thence S 43°21'25" W 22.11' to an iron pin, thence S 43°06'27" W 101.80' to an iron pin, thence S 51°56'27" W 51.66' to an iron pin, thence S 57°54'36" W 289.44' to an iron pin, thence S 21°12'07" E 4.423' to an iron pin, thence S 29°39'41" S 222.60' to an iron pin, thence S 86°16'52" W 175.61' to an iron pin, thence N 03°43'03" W 216.13' to an iron pin, thence N 68°26'27" W 45.59' to a calculated point, thence N 77°00'58" W 36.75' to an iron pin, thence N 62°09'22" W 45.96' to a calculated point, thence N 81°20'11" W 39.16' to an iron pin, thence S 67°43'57" W 30.47' to a calculated point, thence S 75°58'22" W 33.54' to a calculated point, thence N 60°17'34" W 18.58' to an iron pin, thence N 01°15'41" E 81.20' to an iron pin, thence N 00°52'28" W 262.57' to an iron pin, thence N 29°04'19" W 56.75' to an iron pin, thence N 00°52'28" W 140.03' to an iron pin, thence N 89°03'37" E 865.59' to an iron pin and point of beginning. Containing 6.84 acres, more or less, and lying in and being a part of the N 7/2 of the NE 1/4 of Section 2, T-17-N, R-16-E, Autauga County, Alabama.

And that the plat or map contained hereon 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, and map further show the relation to the land as platted to the Government Survey, and that permanent monuments have been placed at points marked thus (a) as herein shown, and I further certify that all parts of the 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 _____ day of _____, 2012.

Gregory M. Gillen
 Alabama Registration No. 18183

DEDICATION:
 I, T. Chandler Eskridge, Member, ONE of Prattville, 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 Riverchase North Plat No. 7 and subdivision lying in Section 2, T-17-N, R-16-E, Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

WITNESS _____ PROPERTY OWNER

ACKNOWLEDGMENT:
 STATE OF ALABAMA
 COUNTY OF AUTAUGA

I, T. Chandler Eskridge, whose name as Member, ONE of Prattville, L.L.C., an Alabama limited liability corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as each officer and with full authority, executed the same voluntarily and as the act of said corporation.

GIVEN under my hand and official seal this _____ day of _____, 2012.

Notary Public
 My Commission Expires _____

**CERTIFICATE OF APPROVAL
 BY THE AUTAUGA COUNTY HEALTH DEPARTMENT**
 The undersigned, as authorized by the Autauga County Health Department, 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 _____, 2012.

Health Officer
 Autauga County, Alabama

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 _____, 2012.

Water Works Board
 Prattville, Alabama

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 the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Fire Department
 Prattville, Alabama

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 _____, 2012.

CITY ENGINEER
 Prattville, Alabama

**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 _____, 2012.

Director of Planning & Development
 Prattville, Alabama

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 _____, 2012.

Autauga County Engineer

LINE	LENGTH	BEARING
L1	21.11	N89°09'31"E
L2	7.32	S49°44'00"E
L3	26.34	N49°25'33"E
L4	22.11	N43°21'25"E
L5	30.47	N57°31'19"E
L6	33.51	N75°58'22"E
L7	18.58	S62°07'34"E
L8	40.45	N84°26'27"W
L9	14.87	S87°03'52"E
L10	21.21	S87°03'52"E
L11	25.46	N65°55'51"E

CURVE	LENGTH	RADIUS	BEARING
C1	46.12	250.00	N85°32'56"W
C2	5.74	200.00	S89°58'51"W



SCALE 1" = 50'

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

RIVERCHASE NORTH PLAT NO. 7A Prattville, Alabama

OFFICE OF THE JUDGE OF PROBATE
 STATE OF ALABAMA
 AUTAUGA COUNTY
 I hereby certify that this Plat or Map was filed in this Office this the _____ day of _____, 2012, at _____ o'clock _____ M., and recorded in Book _____ of Plats and Maps, Page _____, Recording _____ point.

NOTES:
 1. ALL EASEMENTS OR RIGHTS-OF-WAYS, EXCEPT UTILITY, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF PRATTVILLE, ALABAMA, AND/OR THE COUNTY OF AUTAUGA, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
 2. EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF PRATTVILLE, ALABAMA, ITS SUCCESSORS OR ASSIGNS, FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED OVER ANY PART OF THESE EASEMENTS.
 3. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
 4. A TEN FOOT EASEMENT FOR UTILITIES IS HEREBY RESERVED ON THAT PORTION OF EACH LOT ABUTTING A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM, FOR SURFACE DRAINAGE OR ACCESS AS HEREON. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY PRATTVILLE OR AUTAUGA COUNTY, ALABAMA.

DATE: 6/14/2012