CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

CLYDE CHAMBLISS, JR.
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville
Planning Commission

The minutes of the October 17, 2013 meeting of the City of Prattville Planning Commission were approved.

Reuben Gardner 12/19/13

Reuben Gardner, Chairman Date

PLANNING & DEVELOPMENT DEPARTMENT
102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677
FACSIMILE
planning.prattvilleal.gov

CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR. PRESIDENT DISTRICT 2	ALBERT C. STRIPLIN PRESIDENT PRO TEMPORE DISTRICT 1	DENISE B. BROWN DISTRICT 3	JERRY STARNES DISTRICT 4	CLYDE CHAMBLISS, JR. DISTRICT 5	RAY C. BOLES DISTRICT 6	LORA LEE BOONE DISTRICT 7

CITY OF PRATTVILLE
PLANNING COMMISSION
AGENDA
October 17, 2013
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:
July 18, 2013 and August 15, 2013

Old Business:
None

New Business:

1. Final Plat: Pendlebrooke Subdivision Plat 2A — *District 3*
   Location: Pendlebrooke Drive
   Owner: Trustmark National Bank/Stone Martin Builders
   Engineer/Representative: Barrett-Simpson, Inc.

2. Final Plat: Glennbrooke Subdivision Plat 3A — *District 3*
   Location: Pendlebrooke Drive
   Owner: Trustmark National Bank/Stone Martin Builders
   Engineer/Representative: Barrett-Simpson, Inc.

Miscellaneous:

Adjourn:

PLANNING & DEVELOPMENT DEPARTMENT
102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677
FACSIMILE
planning.prattvilleal.gov

CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES

October 17, 2013

Call to order:
Chairman Reuben Gardner called the meeting to order at 3:06 p.m.

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

(Quorum present)

Staff present: Mr. George Stathopoulos, Senior Planner and Ms. Alisa Morgan, Secretary.

Minutes:
Mrs. Carpenter moved to approve the minutes of the July 18, 2013 and August 15, 2013 meetings. Mr. Nelson seconded the motion. The motion passed unanimously.

Old Business:
None

New Business:

1. **Final Plat: Pendlebrooke Subdivision Plat 2A**
   Location: Pendlebrooke Drive
   Owner: Trustmark National Bank/Stone Martin Builders
   Engineer/Representative: Barrett-Simpson, Inc.

Mrs. Carpenter introduced a resolution recommending approval of the final plat of Pendlebrooke Subdivision Plat 2A and moved for its approval. Mr. Nelson seconded the motion.

Blake Rice of Barrett-Simpson, Inc., petitioner's representative, introduced the final plat of Pendlebrooke Subdivision Plat 2A. He stated that there were four (4) lots proposed to be platted off Pendlebrooke Drive. He stated that the developer was willing to post bond to cover any incomplete improvements.

Mr. Stathopoulos provided the staff report. He stated that there no complications with the subdivision. He stated that the petitioner had provided a letter of agreement for bond to cover any incomplete improvements. (Letter made a part of the minutes).

Mr. McAuley moved to amend approval contingent upon pending bond agreement with the Planning Department. Mr. Smith seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

2. **Final Plat: Glennbrooke Subdivision Plat 3A**
   Location: Pendlebrooke Drive
   Owner: Trustmark National Bank/Stone Martin Builders
   Engineer/Representative: Barrett-Simpson, Inc.

Mr. Smith introduced a resolution recommending approval of the final plat of Glennbrooke Subdivision Plat 3A and moved for its approval. Mr. McAuley seconded the motion.

Blake Rice of Barrett-Simpson, Inc., petitioner's representative, introduced the final plat of Glennbrooke Subdivision Plat 3A. He stated that there were 18 lots proposed to be platted. He stated that the developer was willing to post bond to cover any incomplete improvements.

Mrs. Carpenter moved to amend approval contingent upon pending bond agreement with the Planning Department. Mr. McAuley seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

Miscellaneous Business:

Adjourn:
The meeting was adjourned at 3:19 p.m.

Respectfully submitted,

Alisa Morgan

Alisa Morgan, Secretary
Prattville Planning Commission

STONE MARTIN
BUILDERS

404 S. EIGHTH STREET
OPELIKA, AL 36801
334-742-8050 OFFICE
334-742-8096 FAX

October 11, 2013

Mr. George Stathopoulos
Senior Planner
City of Prattville

RE: Glennbrooke Ph IIIA & Pendlebrooke Phase IIA

Dear George,

As you know, the above referenced project is scheduled to be on the upcoming October 17th Planning Commission agenda for final plat. Our contractor has been diligently working on this project and is currently laying the aggregate base course for the roadways. All utilities have been installed and he expects to have it paved by Monday October 21st.

I understand this means the project will not be substantially complete at the time of the meeting, but I am willing to post a bond for any required infrastructure improvements not complete at the time of plat recording. I am requesting the Commission hear this agenda item and consider approving this Final Plat subject to a bond being posted for any incomplete improvements.

Should you have any questions or concerns, please contact me at 334-703-3214 or by e-mail at blakerice@plainsdevelopment.com .

Sincerely,

Blake Rice
Development Coordinator
Stone Martin Builders, LLC

RESOLUTION

Final Plat

Pendlebrooke Subdivision Plat 2A

October 17, 2013

Whereas, Stone Martin Builders is the developer of Pendlebrooke Subdivision Plat 2; and

Whereas, the proposed development is located inside the city limits at the west side of Old Ridge Road, north of existing Glennbrooke Subdivision, Plats 1 & 2; and

Whereas, the revised sketch plan for the proposed Pendlebrooke Subdivision Plat 2 & Glennbrooke Subdivision Plat 3 was approved on July 18, 2013; and

Whereas, the preliminary plat of the proposed development was approved on August 15, 2013; 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 submitted final plat of Pendlebrooke Subdivision Plat 2A *contingent upon pending bond agreement with Planning Department* .

APPROVED:

Reuben Gardner

Reuben Gardner, Chairman

Alisa Morgan

Alisa Morgan, Secretary

The motion to approve passed unanimously.
10/17/13

CITY OF
PRATTVILLE, ALABAMA

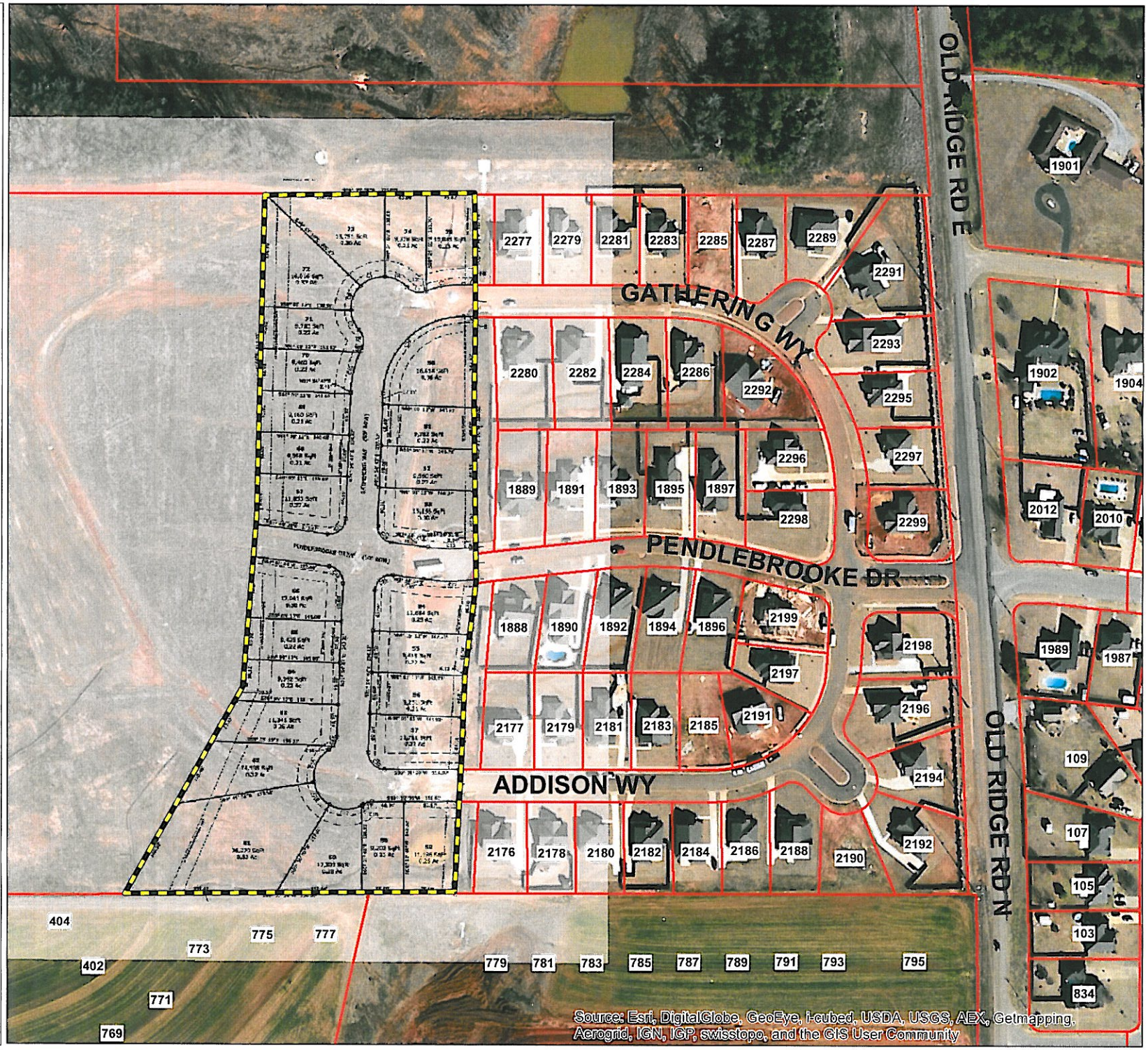
PENDLEBROOKE
SUBDIVISION

PLAT 2

Scale: 1" = 200'

N
W E
S

STREETS
TAX PARCELS



PLAT OF

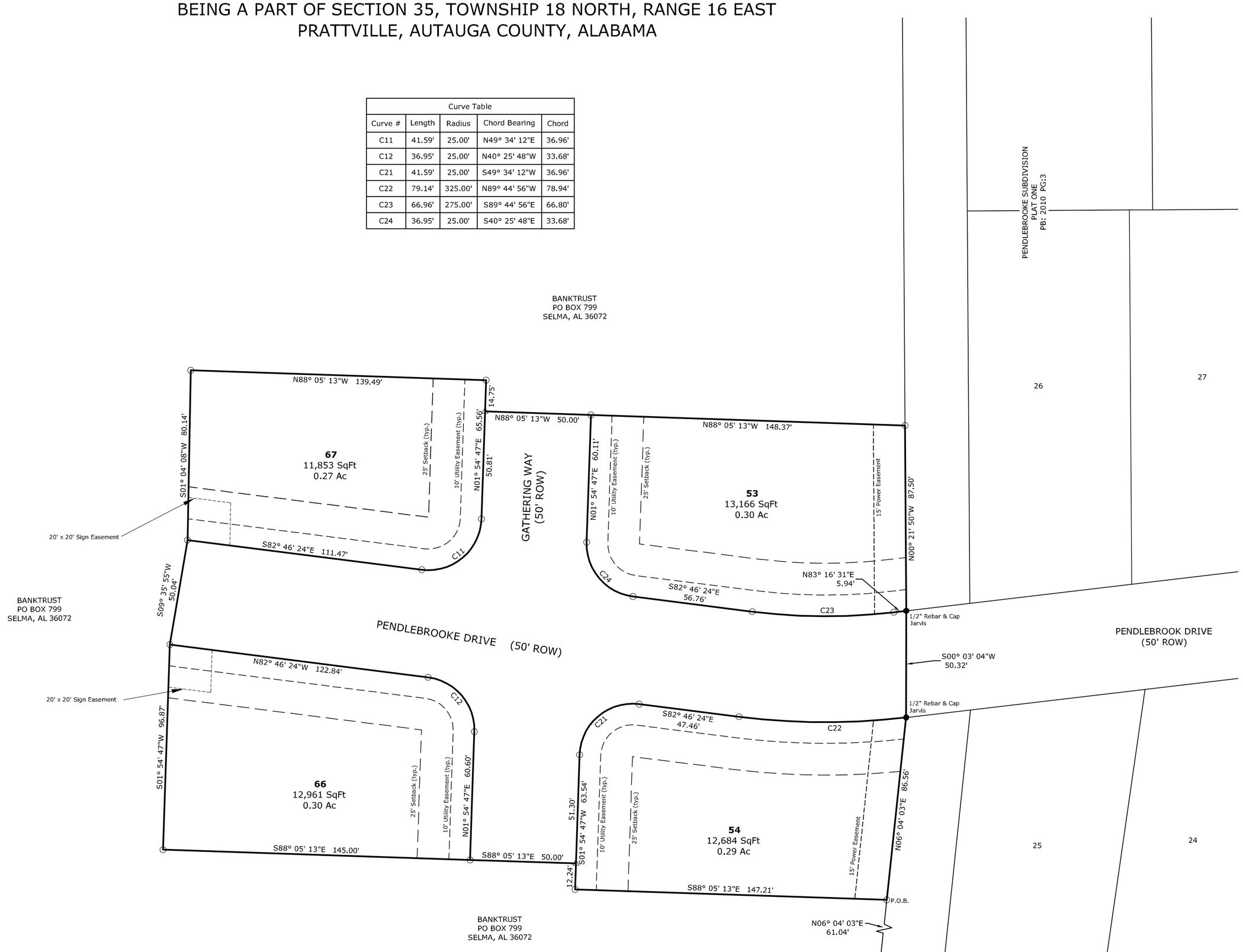
PENDLEBROOKE SUBDIVISION, PLAT 2A

BEING A PART OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 16 EAST
PRATTVILLE, AUTAUGA COUNTY, ALABAMA

NOTES:

1. Survey North is Grid North based upon Alabama West State Plane Coordinates, NAD83, by GPS observation.
2. Basis for Survey:
   -Deed Book 2011, Page 2301 as recorded in the Office of the Judge of Probate of Autauga County, Alabama.
   -Pendlebrooke Subdivision, Plat One, recorded in Plat Book 2010, page 3, in the Office of the Judge of Probate of Autauga County, Alabama.
3. According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Community Map No. 01001C0356D, effective June 16, 2009, the subject property is located in a Zone X (areas of minimal flooding) Flood hazard Area.
4. Plat Data:
   Total Number of Lots: 4
   Total Number of Residential Lots: 4
   Area of Largest Lot: 0.30 Ac (13,166 SqFt)
   Area of Smallest Lot: 0.27 Ac (11,853 SqFt)
   R.O.W. Acreage: 0.59 Ac
   Total Acreage: 1.76 Ac
5. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
6. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
7. This drawing becomes void if any alterations or changes are made by others.
8. This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C11	41.59'	25.00'	N49° 34' 12"E	36.96'
C12	36.95'	25.00'	N40° 25' 48"W	33.68'
C21	41.59'	25.00'	S49° 34' 12"W	36.96'
C22	79.14'	325.00'	N89° 44' 56"W	78.94'
C23	66.96'	275.00'	S89° 44' 56"E	66.80'
C24	36.95'	25.00'	S40° 25' 48"E	33.68'

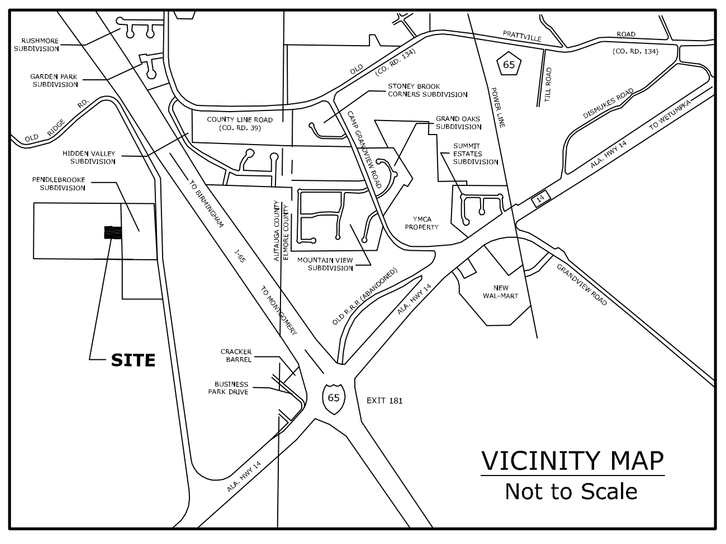


LAND SURVEYOR
Timothy W. Simpson
Ala. Reg. PLS No. 17039
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

DEVELOPER
Stone Martin Builders, LLC
404 South 8th Street
Opelika, AL 36801

LEGEND

●	IRON PIN OR PIPE FOUND	△	CALCULATED POINT
○	REBAR IRON PIN SET WITH PLASTIC IDENTIFICATION CAP		WATER METER
■	CONCRETE MONUMENT FOUND		WATER VALVE
□	CONCRETE MONUMENT SET WITH PLASTIC IDENTIFICATION CAP		FIRE HYDRANT (FH)
— x —	FENCE	R.O.W.	RIGHT-OF-WAY
— E —	ELECTRIC LINE W/POLE	N/F	NOW OR FORMERLY
	LIGHT POLE (LP)	DB:	DEED BOOK
	GUY WIRE (GW)	PB:	PLAT BOOK
	ELECTRIC METER (EM)	PG:	PAGE
(S) — SS —	SEWER LINE W/SSMH	( )	RECORD DISTANCE OR BEARING
— W —	WATER LINE	(TYP.)	TYPICAL EXAMPLE
	TELEPHONE BOX/CABINET	P.O.C.	POINT OF COMMENCEMENT
— T —	TELEPHONE LINE	P.O.B.	POINT OF BEGINNING
			NOT TO SCALE



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, EUFAULA, AL 36027 (PH 334-687-4257, FAX 334-687-8829)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF AUTAUGA

All that certain tract or parcel of land lying in Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama, containing 1.76 acres and being more particularly described as follows:

Starting at the Southeast corner of Section 35 go North 32 degrees 33 minutes 21 seconds West 1573.94 feet; thence North 02 degrees 43 minutes 54 seconds East 192.28 feet; thence North 02 degrees 38 minutes 05 seconds East 150.14 feet; thence North 06 degrees 04 minutes 03 seconds East 61.04 feet to the POINT OF BEGINNING; thence North 06 degrees 04 minutes 03 seconds East 86.56 feet to the South Right-of-Way of Pendlebrooke Drive; thence North 00 degrees 03 minutes 04 seconds West 50.32 feet to the North Right-of-Way of Pendlebrooke Drive; thence departing said Right-of-Way North 00 degrees 21 minutes 50 seconds West 87.50 feet; thence North 88 degrees 05 minutes 13 seconds West 148.37 feet to the East Right-of-Way of Gathering Way; thence North 88 degrees 05 minutes 13 seconds West 50.00 feet to the West Right-of-Way of Gathering Way; thence along said Right-of-Way North 01 degrees 54 minutes 47 seconds East 14.75 feet; thence departing said Right-of-Way North 88 degrees 05 minutes 13 seconds West 139.49 feet; thence South 01 degrees 04 minutes 08 seconds West 80.14 feet to the North Right-of-Way of Pendlebrooke Drive; thence South 09 degrees 35 minutes 55 seconds West 50.04 feet to the South Right-of-Way of Pendlebrooke Drive; thence departing said Right-of-Way South 01 degrees 54 minutes 47 seconds West 96.87 feet; thence South 88 degrees 05 minutes 13 seconds East 145.00 feet to the West Right-of-Way Gathering Way; thence South 88 degrees 05 minutes 13 seconds East 50.00 feet to the East Right-of-Way of Gathering Way; thence along said Right-of-Way South 01 degrees 54 minutes 47 seconds West 12.24 feet; thence departing said Right-of-Way South 88 degrees 05 minutes 13 seconds East 147.21 feet to the POINT OF BEGINNING.

I, Timothy W. Simpson, a Professional Land Surveyor in the State of Alabama hereby certify that I have surveyed the property of Stone Martin Builders, LLC an Alabama Limited Liability Corporation, shown hereon as Pendlebrooke Subdivision, Plat 2-A and situated in Autauga County, Alabama.

And that the plat or map contained here 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 points marked (O) as hereon shown; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice in the State of Alabama.

WITNESS my hand this the _____ day of _____, 2013.

_____
Timothy W. Simpson, P.L.S. Alabama Registration No. 17039

DEDICATION

STATE OF ALABAMA
COUNTY OF AUTAUGA

Stone Martin Builders, LLC, owners of the property as shown hereon, have caused the land embraced in the within plat to be surveyed, laid out, and plotted to be known as Pendlebrooke Subdivision Plat 2-A, said subdivision lying in Section 35, Township 18 North, Range 16 East, Autauga County, Alabama. Easements and right-of-way as shown on said plat, if not previously dedicated, are hereby tendered to the use of the public.

_____
Bryan Stone, Manager

NOTARY

STATE OF ALABAMA
COUNTY OF AUTAUGA

I, _____, a Notary Public in and for said County, in said State, hereby certify that Stone Martin Builders, LLC, an Alabama Limited Liability Corporation by Bryan Stone, Manager, whose name is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this ____ day of _____, 2013.

_____ _____ _____
Notary Public My Commission Expires

CERTIFICATE OF APPROVAL BY
THE DIRECTOR OF PLANNING & DEVELOPMENT
CITY OF PRATTVILLE

The undersigned, as Director of Planning and Development 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 _____, 2013.

_____
Director of Planning and Development
Prattville, Alabama

CERTIFICATE OF THE WATER WORKS BOARD
CITY OF PRATTVILLE

The undersigned, as authorized by the Water Works Board 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 _____, 2013.

_____
Water Works Board
Prattville, Alabama

CERTIFICATE OF THE FIRE DEPARTMENT
CITY OF PRATTVILLE

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 _____, 2013.

_____
Fire Department
Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER
CITY OF PRATTVILLE

The undersigned, as the City Engineer 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 _____, 2013.

_____
City Engineer
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
AUTAUGA COUNTY

The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2013.

_____
Autauga County Engineer

30' 0' 30' 60'
Barscale 1" = 30'

OFFICE OF THE JUDGE OF PROBATE
AUTAUGA COUNTY

STATE OF ALABAMA
AUTAUGA COUNTY

I, hereby certify that this, Plat or Map was filed in this Office this _____ day of

_____, 2013, at _____ o'clock __M, and recorded in

Book _____ of Plats and Maps, Page _____. Recording _____ paid.

_____
JUDGE OF PROBATE
AUTAUGA COUNTY, ALABAMA

DATE: 16 SEPT., 2013 SCALE: 1"=30' DRAWN BY: JAH
FILE: 13-0243 PROJECT NO: 13-0243 DRAWING NO:
FIELD BY: JAH

RESOLUTION

Final Plat

Glennbrooke Subdivision Plat 3A

October 17, 2013

Whereas, Stone Martin Builders is the developer of Glennbrooke Subdivision Plat 3; and

Whereas, the proposed development is located inside the city limits at the west side of Old Ridge Road, north of existing Glennbrooke Subdivision, Plats 1 & 2; and

Whereas, the revised sketch plan for the proposed Glennbrooke Subdivision Plat 3 & Pendlebrooke Subdivision Plat 2 was approved on July 18, 2013; and

Whereas, the preliminary plat of the proposed development was approved on August 15, 2013; 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 submitted preliminary plat of Glennbrooke Subdivision Plat 3A *contingent upon pending bond agreement with Planning Department.*

APPROVED:

Reuben Gardner

Reuben Gardner, Chairman

Alisa Morgan

Alisa Morgan, Secretary

The motion to approve passed unanimously.
10/17/13

CITY OF
PRATTVILLE, ALABAMA

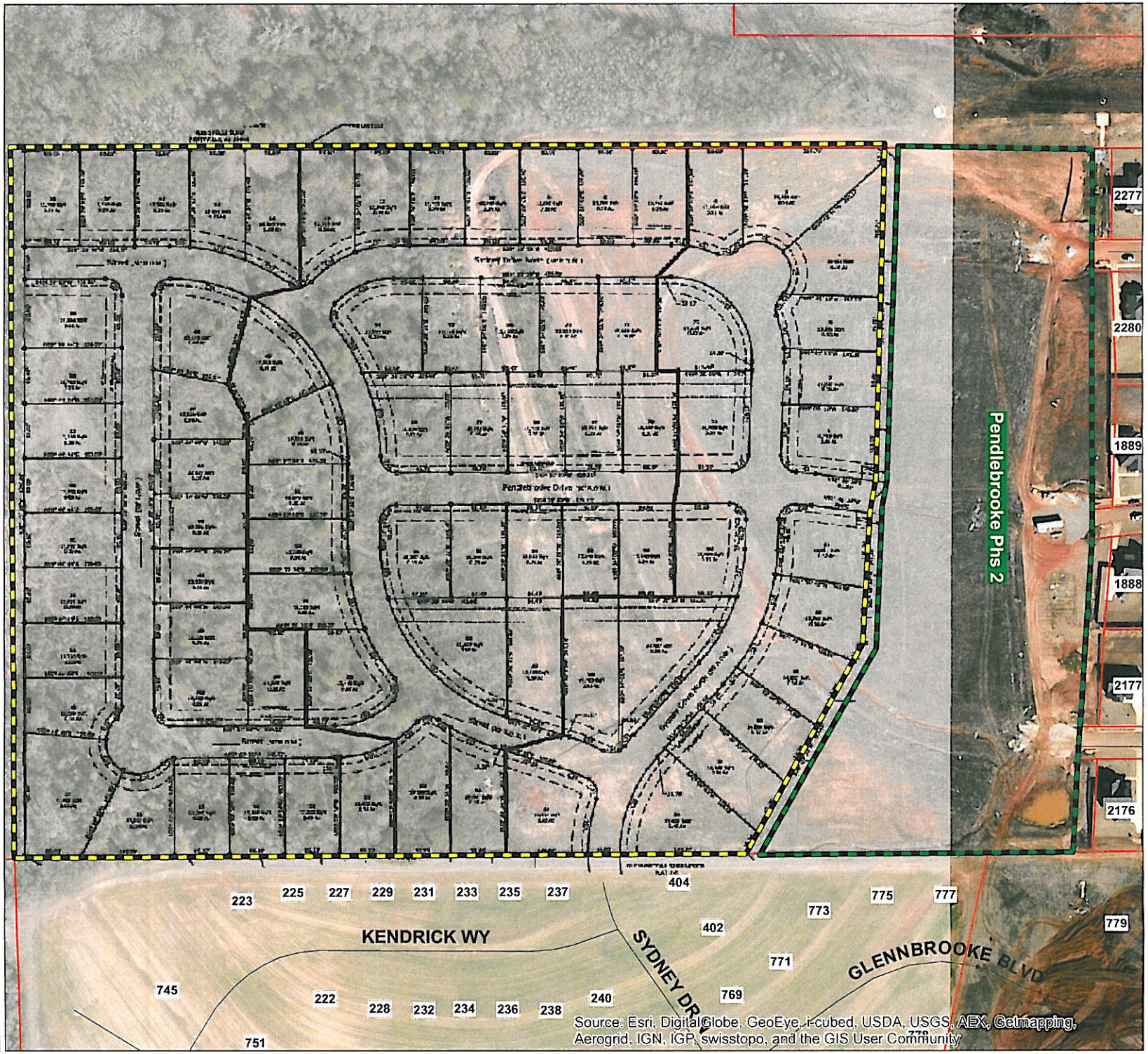
GLENNBROOKE
SUBDIVISION

PLAT 3

Scale: 1" = 200'

N
W E
S

STREETS
TAX PARCELS



PLAT OF

GLENNBROOKE SUBDIVISION, PLAT 3A

BEING A PART OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 16 EAST
PRATTVILLE, AUTAUGA COUNTY, ALABAMA

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF AUTAUGA

All that certain tract or parcel of land lying in Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama, containing 8.83 acres and being more particularly described as follows:

Starting at the Southeast corner of Section 35 go North 45 degrees 35 minutes 37 seconds West 1891.14 feet to the POINT OF BEGINNING; thence North 29 degrees 09 minutes 32 seconds East 372.45 feet; thence North 01 degrees 54 minutes 47 seconds East 201.38 feet to a point on the South Right-of-Way of Pendlebrooke Drive; thence North 09 degrees 35 minutes 55 seconds East 50.04 feet to a point on the North Right-of-Way of Pendlebrooke Drive; thence departing said Right-of-Way North 01 degrees 04 minutes 08 seconds East 517.03 feet; thence South 89 degrees 35 minutes 59 seconds West 301.75 feet; thence South 00 degrees 24 minutes 01 seconds West 151.90 feet to a point on the North Right-of-Way of Sydney Drive North; thence South 08 degrees 03 minutes 00 seconds West 50.00 feet to the South Right-of-Way of Sydney Drive North; thence along the South Right-of-Way of Sydney Drive North the following two calls: as it curves, concave to the South 18.44 feet, radius of 125.00 feet and chord bearing and distance of North 86 degrees 10 minutes 31 seconds West 18.42 feet; thence South 89 degrees 35 minutes 59 seconds West 23.12 feet; thence departing said Right-of-Way South 00 degrees 24 minutes 01 seconds West 145.00 feet; thence North 89 degrees 35 minutes 59 seconds East 33.89 feet; thence South 00 degrees 24 minutes 01 seconds East 155.00 feet to a point on the North Right-of-Way of Pendlebrooke Drive; thence South 00 degrees 24 minutes 01 seconds East 50.00 feet to the South Right-of-Way of Pendlebrooke Drive; thence along said Right-of-Way South 89 degrees 35 minutes 59 seconds West 6.95 feet; thence departing said Right-of-Way South 00 degrees 24 minutes 01 seconds East 145.00 feet; thence South 89 degrees 35 minutes 59 seconds East 172.97 feet; thence South 00 degrees 24 minutes 01 seconds East 212.19 feet to a point on the North Right-of-Way of an unnamed street; thence South 17 degrees 23 minutes 55 seconds West 50.00 feet to the South Right-of-Way of unnamed street; thence along said South Right-of-Way of unnamed street North 72 degrees 36 minutes 05 seconds West 78.03 feet; thence departing said Right-of-Way South 00 degrees 22 minutes 34 seconds East 160.23 feet; thence North 89 degrees 37 minutes 26 seconds East 126.67 feet to the West Right-of-Way of Sydney Drive North; thence North 89 degrees 37 minutes 26 seconds East 50.00 feet to the East Right-of-Way of Sydney Drive North; thence departing said Right-of-Way North 89 degrees 37 minutes 26 seconds East 195.77 feet to the POINT OF BEGINNING.

I, Timothy W. Simpson, a Professional Land Surveyor in the State of Alabama hereby certify that I have surveyed the property of Stone Martin Builders, LLC an Alabama Limited Liability Corporation, shown hereon as Glennbrooke Subdivision, Plat 3A and situated in Autauga County, Alabama.

And that the plat or map contained here 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 points marked (O) as hereon shown; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice in the State of Alabama.

WITNESS my hand this the _____ day of _____, 2013.

_____
Timothy W. Simpson, P.L.S. Alabama Registration No. 17039

DEDICATION

STATE OF ALABAMA
COUNTY OF AUTAUGA

Stone Martin Builders, LLC, owners of the property as shown hereon, have caused the land embraced in the within plat to be surveyed, laid out, and plotted to be known as Glennbrooke Subdivision Plat 3A, said subdivision lying in part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Autauga County, Alabama. Easements and right-of-way as shown on said plat, if not previously dedicated, are hereby tendered to the use of the public.

_____
Bryan Stone, Manager

NOTARY

STATE OF ALABAMA
COUNTY OF AUTAUGA

I, _____, a Notary Public in and for said County, in said State, hereby certify that Stone Martin Builders, LLC, an Alabama Limited Liability Corporation by Bryan Stone, Manager, whose name is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this ____ day of _____, 2013.

_____ _____
Notary Public My Commission Expires

CERTIFICATE OF APPROVAL BY
THE DIRECTOR OF PLANNING & DEVELOPMENT
CITY OF PRATTVILLE

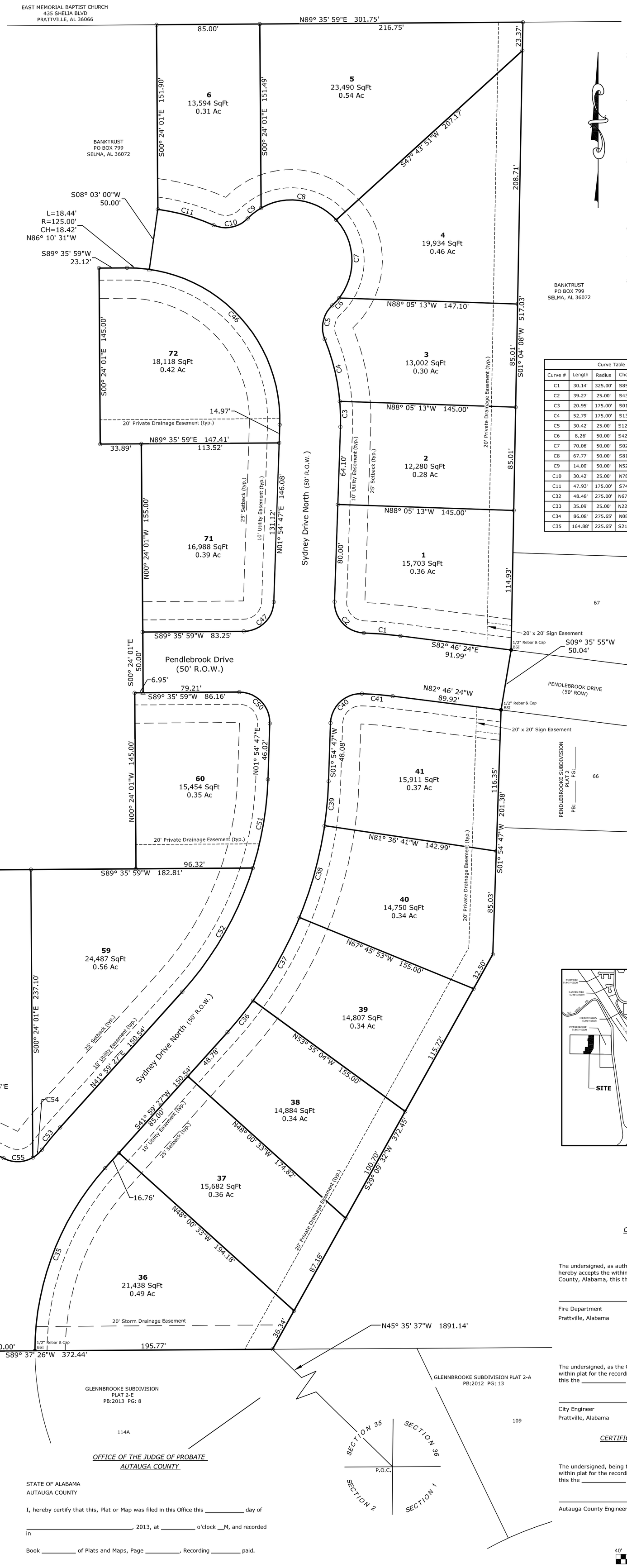
The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2013.

_____
Director of Planning and Development
Prattville, Alabama

CERTIFICATE OF THE WATER WORKS BOARD
CITY OF PRATTVILLE

The undersigned, as authorized by the Water Works Board 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 _____, 2013.

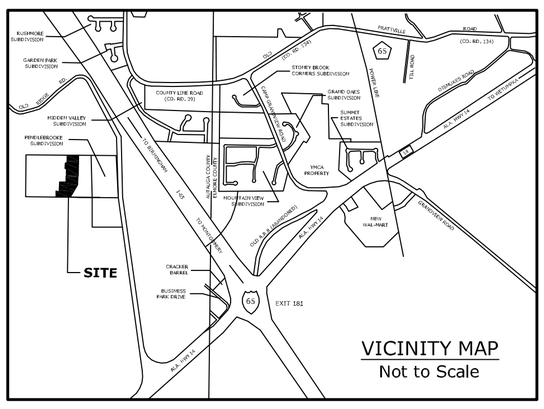
_____
Water Works Board
Prattville, Alabama



NOTES:

1. Survey North is Grid North based upon Alabama West State Plane Coordinates, NAD83, by GPS observation.
2. Basis for Survey:
   -Deed Book 2011, Page 2301 as recorded in the Office of the Judge of Probate of Autauga County, Alabama.
   -Glennbrooke Subdivision, Plat 2-A, recorded in Plat Book 2012, Page 13, in the Office of the Judge of Probate of Autauga County, Alabama.
   -Glennbrooke Subdivision, Plat 2-C, recorded in Plat Book 2013, Page 05, in the Office of the Judge of Probate of Autauga County, Alabama.
3. According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Community Map No. 01001C0356D, effective June 16, 2009, the subject property is located in a Zone X (areas of minimal flooding) Flood hazard Area.
4. Plat Data:
   Total Number of Lots: 18
   Total Number of Residential Lots: 18
   Area of Largest Lot: 0.56 Ac (24,487 SqFt)
   Area of Smallest Lot: 0.28 Ac (12,280 SqFt)
   R.O.W. Acreage: 1.74 Ac
   Total Acreage: 8.83 Ac
5. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
6. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
7. This drawing becomes void if any alterations or changes are made by others.
8. This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.

Curve Table					Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord	Curve #	Length	Radius	Chord Bearing	Chord
C1	30.14'	325.00'	S85° 25' 48"E	30.13'	C36	33.51'	325.00'	S39° 02' 12"W	33.50'
C2	39.27'	25.00'	S43° 05' 13"E	35.36'	C37	78.54'	325.00'	S29° 09' 32"W	78.35'
C3	20.95'	175.00'	S01° 30' 58"E	20.93'	C38	78.54'	325.00'	S15° 18' 43"W	78.35'
C4	52.79'	175.00'	S13° 35' 15"E	52.59'	C39	36.73'	325.00'	S05° 09' 03"W	36.71'
C5	30.42'	25.00'	S12° 37' 30"W	28.57'	C40	39.27'	25.00'	S46° 54' 47"W	35.36'
C6	8.26'	50.00'	S42° 44' 50"W	8.25'	C41	25.50'	275.00'	N85° 25' 48"W	25.50'
C7	70.06'	50.00'	S02° 07' 38"E	64.47'	C46	201.40'	125.00'	N44° 14' 37"W	180.31'
C8	67.77'	50.00'	S81° 05' 52"E	62.70'	C47	38.26'	25.00'	N45° 45' 23"E	34.63'
C9	14.00'	50.00'	N52° 03' 11"E	13.95'	C50	40.28'	25.00'	N44° 14' 37"W	36.06'
C10	30.42'	25.00'	N78° 53' 16"E	28.57'	C51	74.37'	275.00'	N09° 39' 39"E	74.15'
C11	47.93'	175.00'	S74° 06' 14"E	47.78'	C52	117.99'	275.00'	N29° 41' 59"E	117.08'
C32	48.48'	275.00'	N67° 33' 03"W	48.42'	C53	23.66'	275.65'	N39° 31' 55"E	23.65'
C33	35.09'	25.00'	N22° 17' 13"W	32.28'	C54	9.92'	25.00'	N48° 26' 12"E	9.85'
C34	86.08'	275.65'	N08° 58' 49"E	85.73'	C55	25.18'	25.00'	N88° 39' 00"E	24.13'
C35	164.88'	225.65'	S21° 03' 28"W	161.24'	C56	57.30'	325.00'	S67° 33' 03"E	57.22'



LAND SURVEYOR
George W. Barrett
Ala. Reg. PLS No. 11666
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

DEVELOPER
Stone Martin Builders, LLC
404 South 8th Street
Opelika, AL 36801

LEGEND

●	IRON PIN OR PIPE FOUND	△	CALCULATED POINT
○	REBAR IRON PIN SET WITH PLASTIC IDENTIFICATION CAP		WATER METER
■	CONCRETE MONUMENT FOUND		WATER VALVE
□	CONCRETE MONUMENT SET WITH PLASTIC IDENTIFICATION CAP		FIRE HYDRANT (FH)
		R.O.W.	RIGHT-OF-WAY
— X —	FENCE	N/F	NOW OR FORMERLY
— E —	ELECTRIC LINE W/POLE	DB:	DEED BOOK
	LIGHT POLE (LP)	PB:	PLAT BOOK
	GUY WIRE (GW)	PG:	PAGE
	ELECTRIC METER (EM)	( )	RECORD DISTANCE OR BEARING
— SS —	SEWER LINE W/SSMH	(TYP.)	TYPICAL EXAMPLE
— W —	WATER LINE	P.O.C.	POINT OF COMMENCEMENT
	TELEPHONE BOX/CABINET	P.O.B.	POINT OF BEGINNING
— T —	TELEPHONE LINE		NOT TO SCALE

OFFICE OF THE JUDGE OF PROBATE
AUTAUGA COUNTY

STATE OF ALABAMA
AUTAUGA COUNTY

I, hereby certify that this, Plat or Map was filed in this Office this _____ day of

_____, 2013, at _____ o'clock __M, and recorded in

Book _____ of Plats and Maps, Page _____. Recording _____ paid.

_____
JUDGE OF PROBATE
AUTAUGA COUNTY, ALABAMA

CERTIFICATE OF THE FIRE DEPARTMENT
CITY OF PRATTVILLE

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 _____, 2013.

_____
Fire Department
Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER
CITY OF PRATTVILLE

The undersigned, as the City Engineer 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 _____, 2013.

_____
City Engineer
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
AUTAUGA COUNTY

The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2013.

_____
Autauga County Engineer

40' 0' 40' 80'
Barscale 1" = 40'

DATE: 16 SEPT., 2013 SCALE: 1"=40' DRAWN BY: JAH
FILE: 13-0243 PROJECT NO: 13-0243 DRAWING NO:
FIELD BY: JAH

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, EUFAULA, AL 36027 (PH 334-687-4257, FAX 334-687-8829)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)