



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 Board of Zoning Adjustment

The minutes of the February 11, 2014 meeting of the City of Prattville Board of Zoning Adjustment were approved.

Leo Jamieson, Chairman

11 March 2014

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 BOARD OF ZONING ADJUSTMENT A G E N D A February 11, 2014 4:00pm

Call to Order:

Roll Call:

Chairman Leo Jamieson, Vice-Chairman James Miles, Mr. Jerry Cimis, Mr. Mac Macready, and Mrs. Jerry Schannep. Alternate Member: Commander Michael Whaley.

Minutes:

Old Business:

None

New Business:

1. 140211-01 VARIANCE

District 2

To encroach into the required front, rear and side yards setback.
249 Easy Street
R-3 Zoning District (Single Family Residential)
Ethel M. Stoudemire, Petitioner

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 Board of Zoning Adjustment
Minutes
February 11, 2014**

CALL TO ORDER:

The regular meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:03 p.m. on Tuesday, February 11, 2014.

ROLL CALL:

Present: Chairman Leo Jamieson, Vice-Chairman James Miles, Mr. Gerald Cimis, Mr. Mac Macready, and Commander Michael Whaley. Absent: Mrs. Jerry Schannep.

Quorum Present

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

Chairman Jamieson stated the governing rules for the Prattville Board of Zoning Adjustment according to the *Code of Alabama, 1975* and the procedure of the meeting.

OLD BUSINESS:

None

NEW BUSINESS:

VARIANCE

To encroach into the required front, rear and side yards setback.

249 Easy Street

R-3 Zoning District (Single Family Residential)

Ethel M. Stoudemire, Petitioner

Mr. Duke provided the staff report for the variance request to encroach into the required front, rear and side yards setback.

Ethel M. Stoudemire, petitioner, presented the variance request for the 8' encroachment into the 25' front yard, 5' encroachment into the 30' rear yard and the .2' encroachment into the northwest corner side yard. She stated that she did not know that there was any violation until she received notification from the city's building department. She stated that she did not obtain a survey of the property until after construction because she thought one was previously done. She stated that the lots' description that she received from the county's office was different than the survey. She stated that the original house plans were modified several times to ensure that the house would fit on the lot. She stated that the front porch is the major encroachment but it looks no closer to the street than the surrounding neighbor's property.

Chairman Jamieson opened the public hearing.

Jimmy Morris, 226 Easy Street, stated that he help his sister with the construction. He stated that they realized that there were violations after the house was built. He pleaded to the board for leniency to allow his sister to maintain the property as constructed.

Chairman Jamieson called for a five minute recess. The meeting resumed with all prior members present.

Approved 11 March 14

Queenie Morris Ezell, 270 Easy Street, spoke in favor of the request. She stated that the house and other new construction had improved the look and safety of the neighborhood.

Betty Robinson, 125 Spanish Oak, spoke in opposition to the request. She stated that she purchased property that she couldn't use because of zoning regulations. She stated that everyone should comply with regulations.

Carol Dassel, 520 Upper Kingston Road, adjacent property owner had no objection to the request.

The public hearing was closed.

After no further comments, questions, or discussion, the vote was called. Finding that the variance would not adversely affect the surrounding property, the general neighborhood, or the community as a whole; Mr. Cimis moved to approve as submitted. Commander Whaley seconded the motion.

The motion to approve passed unanimously.

MISCELLANEOUS:

ADJOURN:

After no further comments, questions or discussion the meeting was adjourned at 5:51 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Board of Zoning Adjustment

PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER: ETHEL M. STOUDEMIRE
249 EASY STREET
PRATTVILLE, AL 36067

REQUEST: VARIANCE TO ENCROACH INTO THE REQUIRED FRONT, REAR
AND SIDE YARDS SETBACK
249 EASY STREET
R-3 ZONING DISTRICT (SINGLE FAMILY RESIDENTIAL)

ORDER

The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on February 11, 2014 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the variance to encroach into the front, rear and side yards setback (as submitted) at 249 Easy Street.**

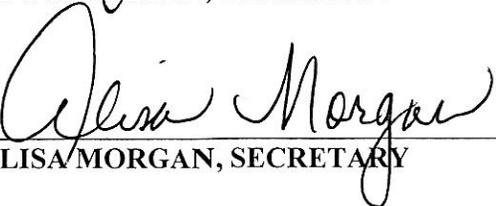
IT IS THEREFORE ORDERED the petition of Ethel M. Stoudemire, 249 Easy Street, Prattville, AL is hereby approved.

DONE THIS THE 11th DAY OF February 2014.

BOARD OF ZONING ADJUSTMENT



LEO JAMIESON, CHAIRMAN



ALISA MORGAN, SECRETARY

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT
PUBLIC HEARING
SPEAKERS SIGN-IN SHEET**

MEETING DATE: February 11, 2014

PETITIONER: Ethel M. Stoudemire

ADDRESS OF PETITION: 249 Easy Street

	NAME	ADDRESS
1.	<i>Ethel Stoudemire</i>	<i>249 Easy St</i>
2.	<i>Jimmy Brown</i>	
3.	<i>Ernest Eagle</i>	<i>270 Easy St. Prattville, AL 360</i>
4.	<i>Patty Johnson</i>	<i>12.5 Spanish Oak</i>
5.	<i>Carol Dassel</i>	<i>520 Upper Kingston Rd</i>
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		

CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



VARIANCE 249 Easy Street
BZA Application – 140211-01

DATE February 10, 2014

PROPOSED DEVELOPMENT

Petitioner: Ethel M. Stoudimere

Property Owners: same as petitioner

Agent: N/A

Location: 249 Easy Street

Development Status and History

Previous Variance Requests/Approvals: N/A

Conditions of Previous Approvals: N/A

Property Configuration

Acreage: 0.37 acres (15,940 square feet)

Zoning Classification: R-3, Single Family Residential

Relevant District Standards: Yard Setbacks:
Front: 25'
Rear: 30'
Side: 8'6"

Requested Variance: Effective variance as re-stated by staff (see application for applicant statement): Encroachments into required 25" front setback, 30' rear setback, and 6' side yard. Amount of encroachment:

1. 6' into front yard due to covered porch
2. 5' encroachment into rear yard at SE corner

3. 0.2 ' encroachment into side yard at NW corner

Statement of Hardship: (taken from application) "Writer is requesting this variance because it is important for writer to move the house to meet the city zoning criteria."

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: Several visits in October 2013

Recommendation: Approval based on minimal or no impact to surrounding properties.

Planning Staff Comments:

The variance is being requested for the recently completed residential structure at 249 Easy Street. A survey of the completed structure and property was requested by the applicant/owner in September 2013 prior to requesting a Certificate of Occupancy. The survey indicates that the completed house deviates from the site plan presented to the city for building permit approval. The deviations created encroachments into the required front, side and rear setbacks. The applicant is requesting a variance to correct these builder errors.

State code and best practices require the BZA to measure variance requests against several basic standards. Below is the staff opinion regarding the standards and this request.

1. No special conditions and circumstances exist regarding this structure which are not applicable to other lands, structures, or buildings in the same R-3 zoning district.
2. A literal interpretation of the zoning ordinance would not deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance.
3. The special conditions and circumstances do result from actions of the applicant.

4. The granting of a variance will confer a special privilege on the applicant that is denied by this ordinance to other lands, structures, or buildings in the same R-3 district;
 5. The granting of a variance is in harmony with the intent and purposes of the zoning ordinance;
 6. A variance will not adversely affect the surrounding property, the general neighborhood, or the community as a whole;
 7. A variance will not allow the establishment of a use prohibited under the terms of the zoning ordinance in an R-3 district.
- It is clear that the applicant and the builder clearly deviated from the approved site plan; making changes without consulting the city for information and approval. Therefore, the hardship and the need for a variance are self-created. In addition, by submitting a site plan for building permit approval that met code, the applicant indicated that a variance is not necessary to allow construction of a residential structure on the property.
 - It is clear that the applicant's actions and the existence of a complete structure magnify the impact of any decision by the Board. However, the Board should still try to review the request as if it were presented prior to permit approval. This requires the Board to examine the impact of the requested variances to the surrounding neighborhood. Do the encroachments into the required setbacks adversely impact the adjacent properties? Is the present setback significantly different from the setback of existing structures near 249 Easy Street?
 - The impact of the requested variances to the surrounding neighborhood and properties is minimal. The front setback encroachment is confined to the front porch, and while not in compliance, matches the average setback of the existing, older structures on the street. The rear setback encroachment is not noticeable from the street. The side encroachment is known due to the survey to a ten of a foot.

ATTACHMENTS

1. Location Map
2. Site plan provided with December 2012 permit application
3. Survey of completed structure – September 2013

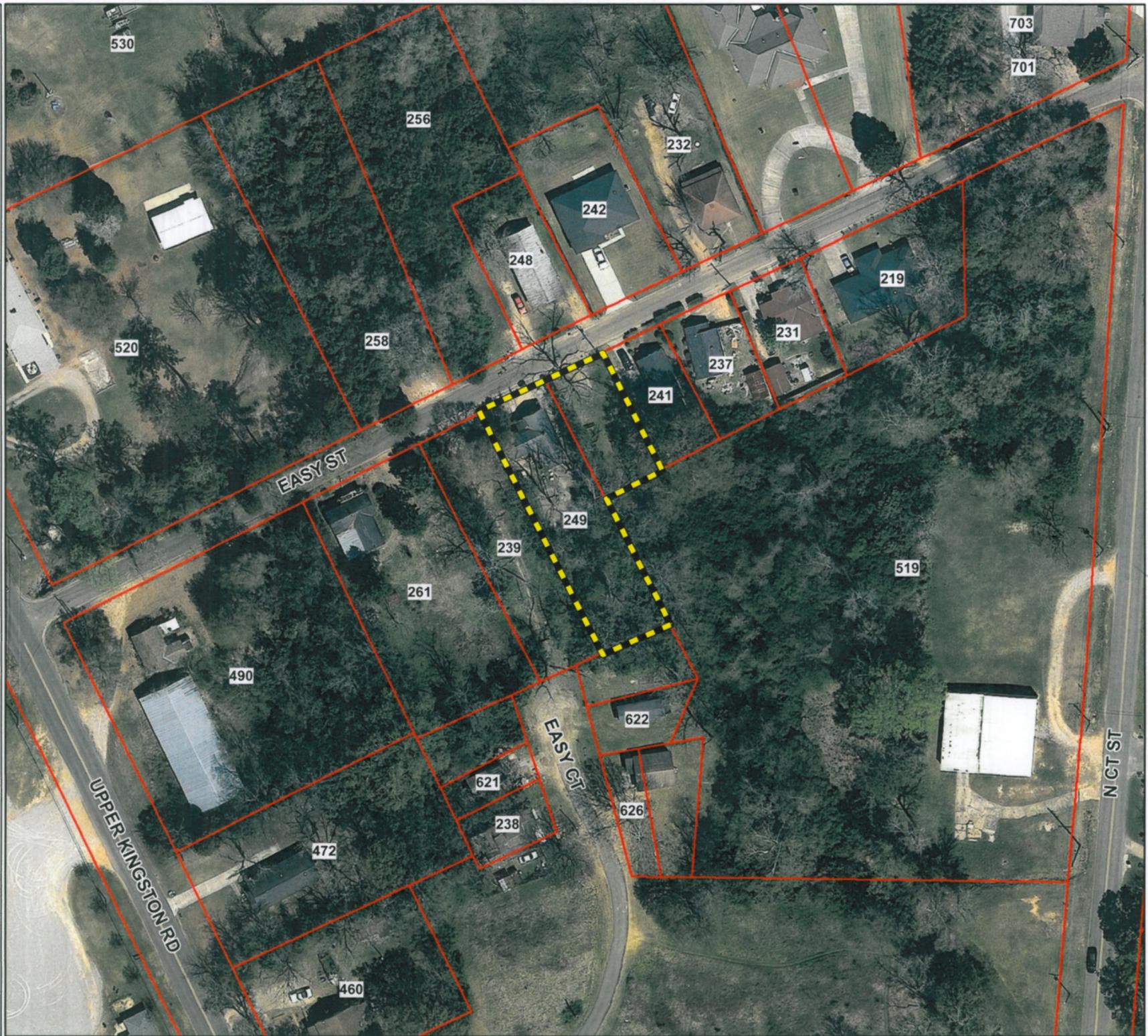
CITY OF
PRATTVILLE, AL

249
Easy St
Stoudemire
Property

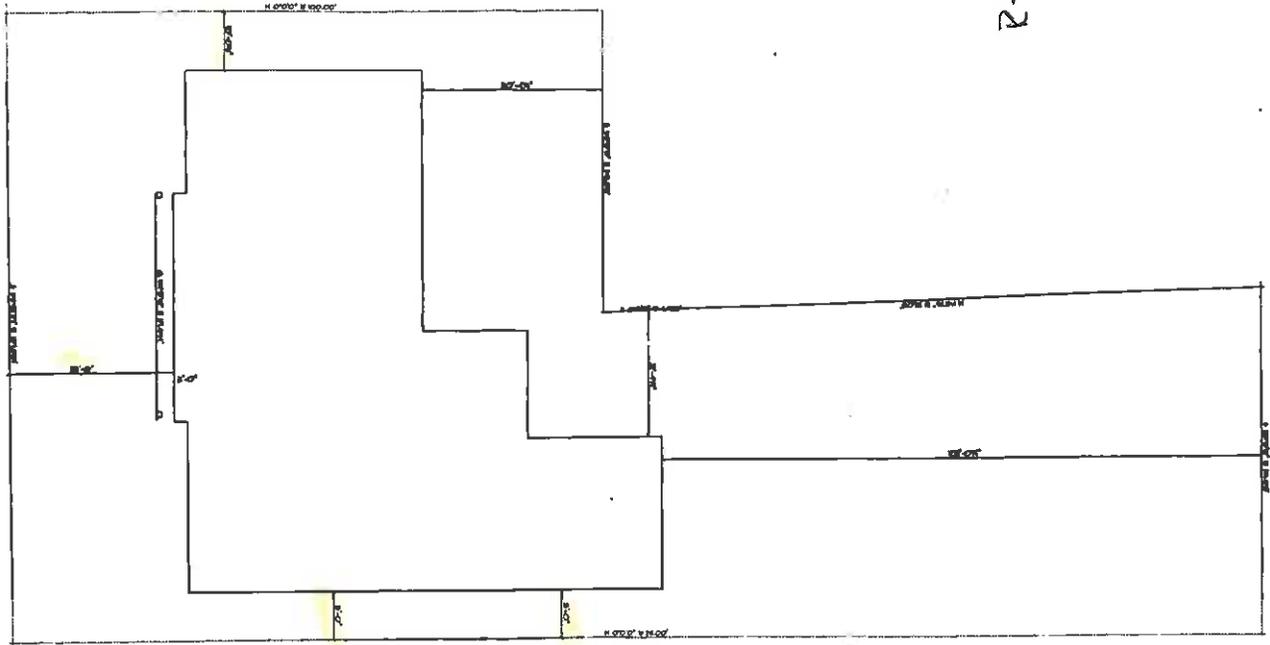
Scale: 1" = 100'



STREETS
TAX PARCELS

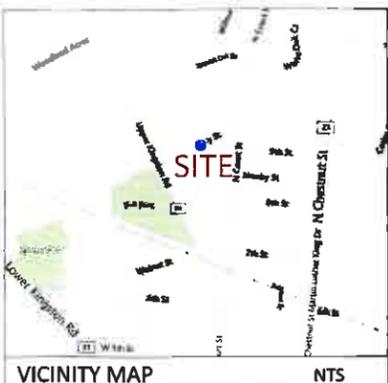


Site Plan Submitted for Approval of Building Permit
121424, Issued December 12, 2012



R-3





VICINITY MAP NTS



249 EASY STREET NTS

SURVEYOR'S NOTES:

NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A RETRACEMENT AND/OR BOUNDARY SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

THIS SURVEY WAS CONDUCTED WITHOUT REFERENCE TO AN ABSTRACT OR TITLE SEARCH BUT MATERIAL FROM SOURCE OF INFORMATION HEREON WAS USED.

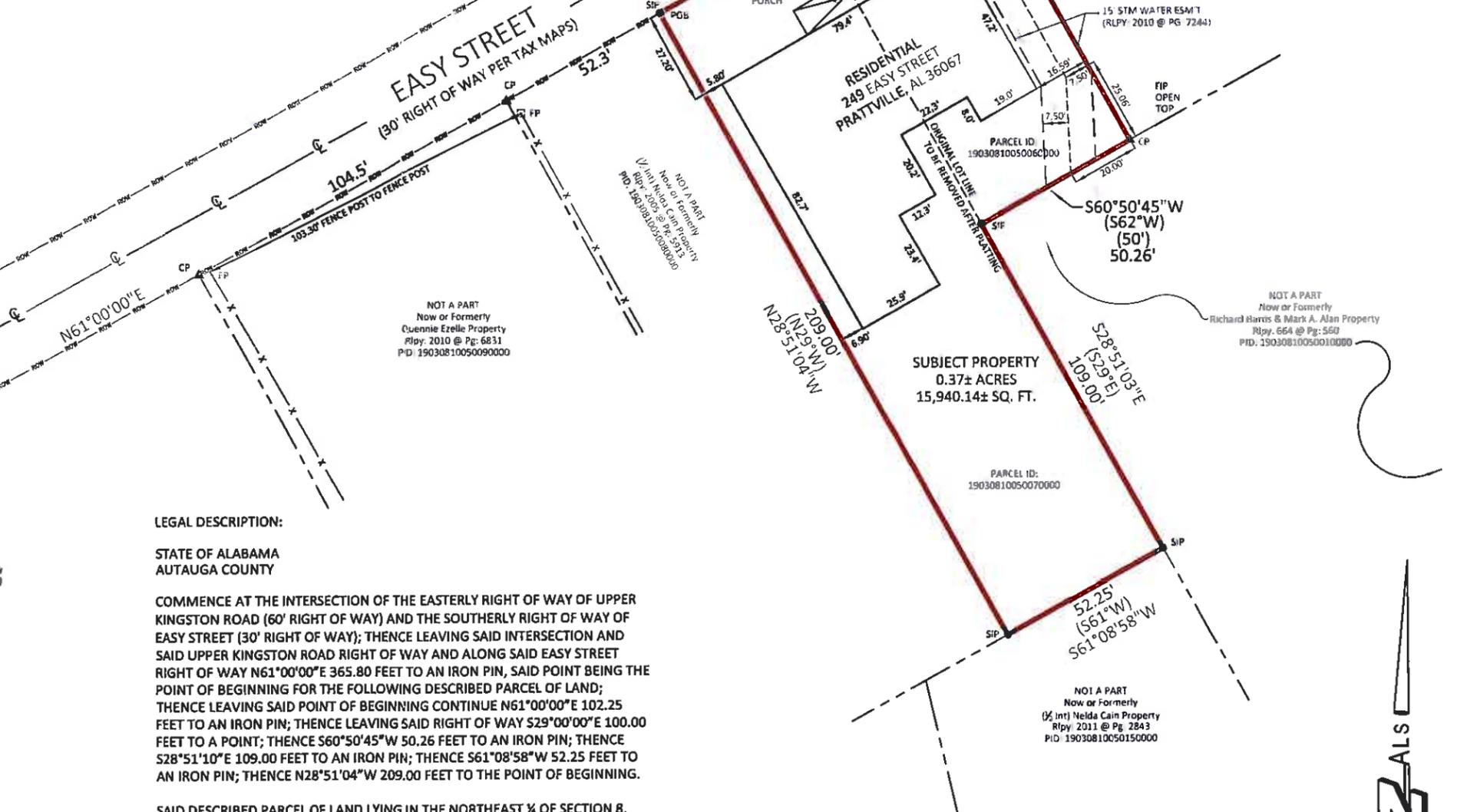
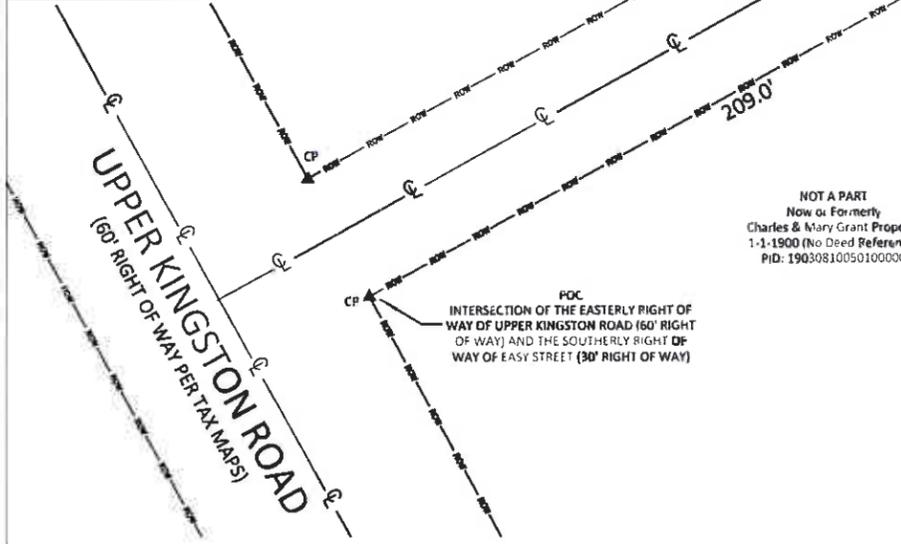
SUBJECT TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN BY PUBLIC RECORDS AND/OR NOT PROVIDED THAT ARE NOT DEPICTED ON THIS SURVEY.

TIE FOR THIS SURVEY TAKEN FROM HISTORIC DEEDS AND OR PLATS.

BASIS OF BEARING:
MAP HAS BEEN ROTATED TO MATCH THE SAME BEARINGS AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA IN RLPY: 2010 @ PAGE: 2797

SOURCE OF INFORMATION:
FOLLOWING DEEDS AND OR PLATS RECORDED IN AUTAUGA COUNTY, ALABAMA:

- RLPY: 2010, PAGE: 2797
- RLPY: 2010, PAGE: 7244
- RLPY: 2005, PAGE: 5913
- AUTAUGA COUNTY TAX MAPS
- RLPY: 2010, PAGE: 6831
- RLPY: 664, PAGE: 560
- RLPY: 2003, PAGE: 3495



LEGAL DESCRIPTION:

STATE OF ALABAMA
AUTAUGA COUNTY

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF UPPER KINGSTON ROAD (60' RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY OF EASY STREET (30' RIGHT OF WAY); THENCE LEAVING SAID INTERSECTION AND SAID UPPER KINGSTON ROAD RIGHT OF WAY AND ALONG SAID EASY STREET RIGHT OF WAY N61°00'00\"/>

SAID DESCRIBED PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 8, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA AND CONTAINING 0.37 ACRES MORE OR LESS.

SUBJECT TO A 15' STORM WATER EASEMENT BEING FURTHER DESCRIBED IN RLPY 2010 AT PAGE 7244, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA.

Alabama Land Surveyors, Inc.
101 East 4th Street, Prattville, AL 36067
www.alabamalandsurveyors.net

SHEET TITLE: RETRACEMENT SURVEY	
SHEET NUMBER: 01	SURVEY END DATE: 9/28/2013
	DRAWING SCALE: AS SHOWN
	DRAWING END DATE: 9/27/2013

249 EASY STREET
ETHEL STOUDEMIRE & ANGELA MERRITT PROPERTY
PARCEL ID: 19030810050060000
PARCEL ID: 19030810050070000
PRATTVILLE, ALABAMA 36087



LEGEND		
MONUMENTATIONS	ABBREVIATIONS	ABBREVIATIONS
FIP - FOUND IRON PIN	AC - ACRES / SQ. FT. - SQUARE FEET	CONC - CONCRETE
SIP - SET IRON PIN (ALS-0173)	(X)X(X) - RECORDED DISTANCE / BEARING	DRAIN - DRAINAGE
CP - CALCULATED POINT	XXX - FIELD MEASURED DISTANCE / BEARING	PL - PLAT BOOK
CM - CONCRETE MONUMENT	ROW - RIGHT OF WAY	DB - DEED BOOK
FP - FENCE POST	STM - STORM	PG - PAGE
	ESMT. - EASEMENT	PP - POWER POLE
LINE TYPES		
--- EASEMENT LINE		--- CENTERLINE OF ROAD
- - - FENCE LINE		--- STM WATER LINE
--- ADJOINING PROPERTY		
--- RIGHT OF WAY LINE		

STATE OF ALABAMA
AUTAUGA COUNTY

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS THE 30TH DAY OF SEPTEMBER, 2013.

M. P. Hayden
MITCHELL P. HAYDEN
AL REG. NO. 12692
FILE: PROJECTS/249 EASY ST.DWG



CITY OF PRATTVILLE
 Board of Zoning Adjustment

Planning Department Staff Report



DATE:	1/24/14
APPLICATION TYPE:	Variance (140211-01)
PROPERTY LOCATION or DESCRIPTION:	249 Easy Street
PETITIONER(S) AND AGENT(S):	Ethel M. Stoudemire
ZONING DISTRICT(S)	R-3 (Single Family Residential)
REQUESTED ACTION:	To encroach into the required front yard 7', 5' into the rear yard and 1' into the (west) 6'side yard.
ZONING ORDINANCE REFERENCE:	<p>Appendix A-Zoning Ordinance Section 71 Residential district requirements:</p> <p>R-3 District</p> <p>Minimum Yard Size</p> <p style="padding-left: 40px;">Front yard - 25'</p> <p style="padding-left: 40px;">Rear Yard – 30'</p> <p style="padding-left: 40px;">Side Yard – 8'6"</p>



CITY OF
PRATTVILLE, AL



Scale: 1" = 100'



STREETS

TAX PARCELS





140211-01

Variance
To encroach into required setbacks

City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
www.prattvilleal.gov

Application
Prattville Board of Zoning Adjustment

Use-On-Appeal Variance Administrative Appeal

Applicant /Agent Information
Notarized letter from the property owner is required if agent is used for representation.

Name: Ethel M. Staudemire
 Street Address: 249 Easy Street
 City: Prattville State Alabama Zip: 36067
 Phone Number(s): 334 462 3099

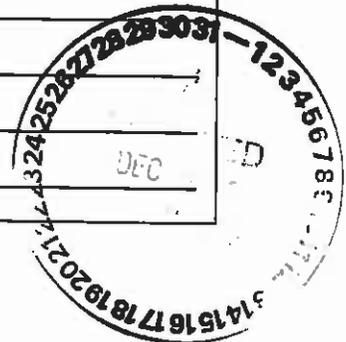
Property Owner Information
if different than above

Name: _____
 Address of Property Owner: _____
 City: _____ State: _____ Zip: _____
 Phone Number: () _____

Property Description

County Tax Parcel Number/Legal Description: 19-03-08-1-005-007-000#0

Current Zoning of Property: R-3 Physical Address: 249 Easy Street
 Proposed Use of Property (generally): Resident
 Describe Proposed Use or Variance:
New house for single family dwelling
Owner was informed the house is too close
to street & the east back portion too far/close
toward the boundary



The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." Code of Alabama, 1975, as amended. § 11-52-80(d) (3))

Writer is requesting this variance because it is important for writer to move the house to meet the city zoning criteria

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the Code of Alabama, 1975, as amended.

<u>Ethel M. Stoudemire</u>	<u>Ethel M. Stoudemire</u>	<u>12/31/13</u>
Printed Name	Signature	Date

I the undersigned authority, a Notary Public in and for said County in said State, herby certify that Ethel m. Stoudemire, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 31 day of December, 2013.

Danif Lakin
Notary Public

My commission expires _____

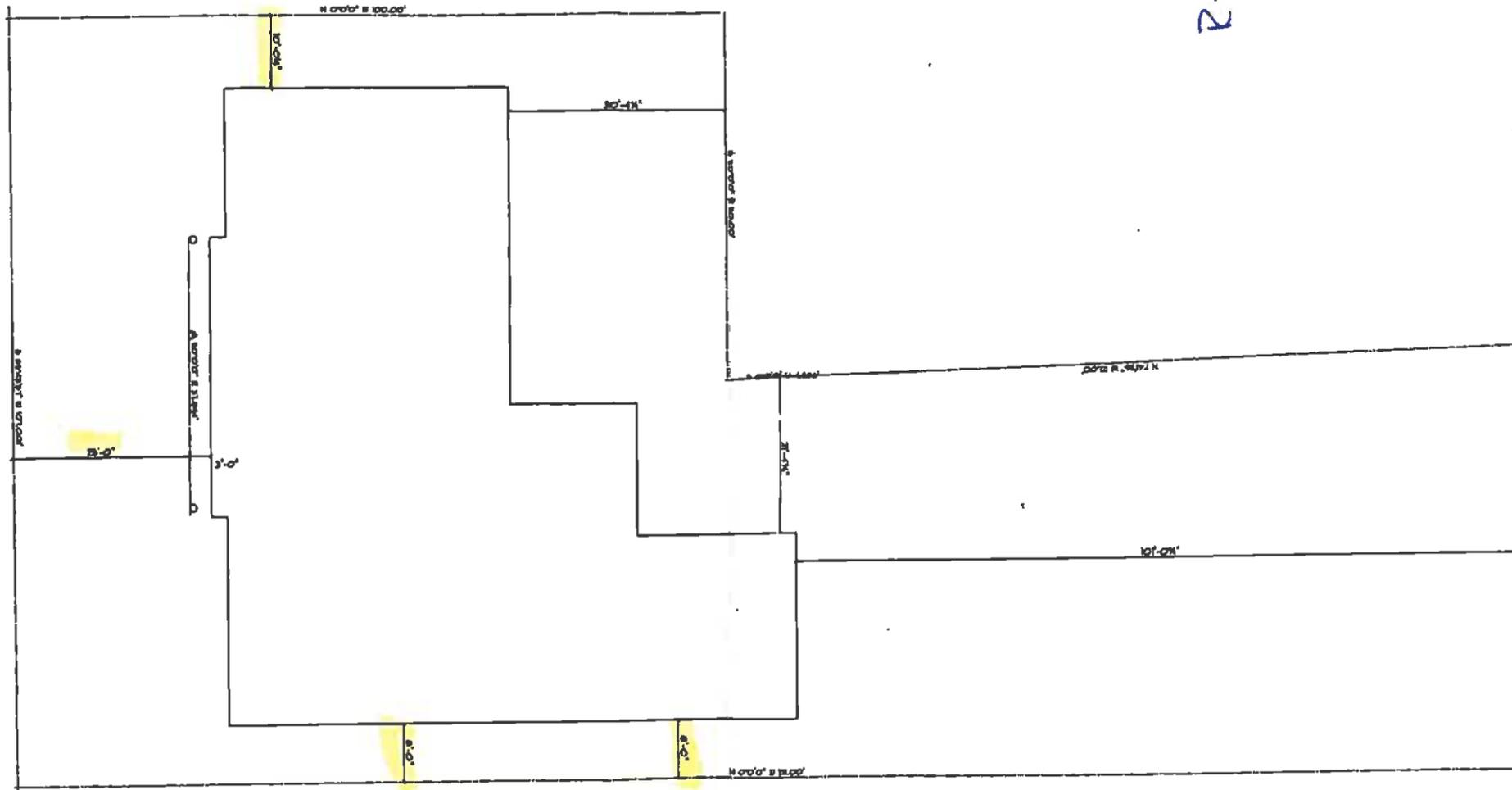
My Commission Expires March 19, 2016

Site Plan Submitted for Approval of Building Permit
121424, Issued December 12, 2012

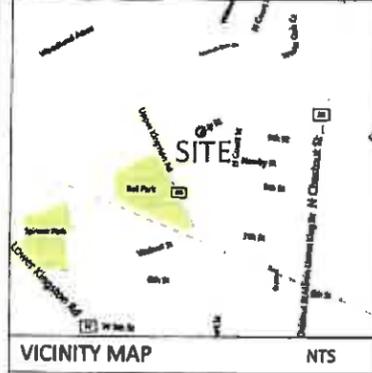
140211-01/A

Variance
To encroach into required setbacks

R-3

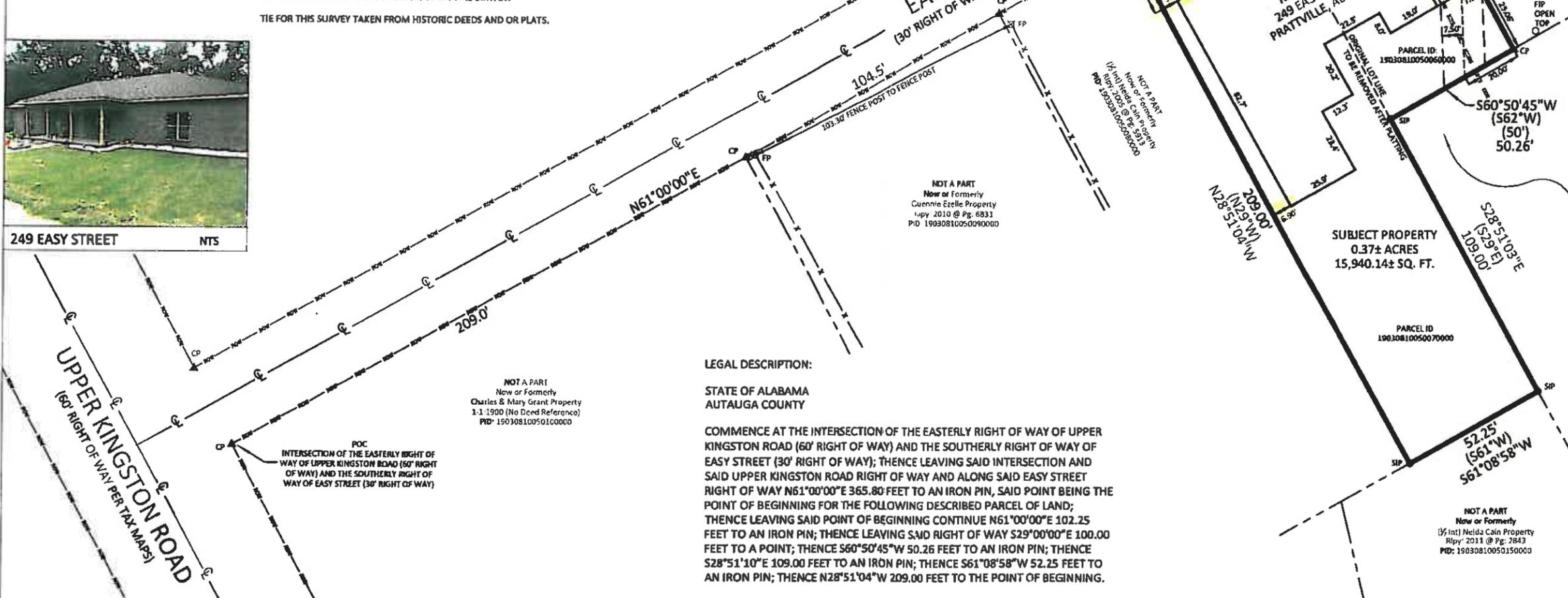


Variance
To encroach into required setbacks
(As built on site)



SURVEYOR'S NOTES:
NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.
THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A RETRACEMENT AND/OR BOUNDARY SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
THIS SURVEY WAS CONDUCTED WITHOUT REFERENCE TO AN ABSTRACT OR TITLE SEARCH BUT MATERIAL FROM SOURCE OF INFORMATION HEREON WAS USED.
SUBJECT TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN BY PUBLIC RECORDS AND/OR NOT PROVIDED THAT ARE NOT DEPICTED ON THIS SURVEY.
TIE FOR THIS SURVEY TAKEN FROM HISTORIC DEEDS AND OR PLATS.

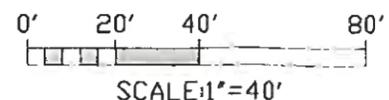
BASIS OF BEARING:
MAP HAS BEEN ROTATED TO MATCH THE SAME BEARINGS AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA IN RLPY: 2010 @ PAGE: 2797
SOURCE OF INFORMATION:
FOLLOWING DEEDS AND OR PLATS RECORDED IN AUTAUGA COUNTY, ALABAMA:
- RLPY: 2010, PAGE: 2797
- RLPY: 2010, PAGE: 7244
- RLPY: 2005, PAGE: 5913
- RLPY: 2010, PAGE: 6831
- RLPY: 664, PAGE: 560
- RLPY: 2003, PAGE: 3495
- AUTAUGA COUNTY TAX MAPS



Alabama Land Surveyors, Inc.
101 East 4th Street, Prattville, AL 36067
www.alabamalandsurveyors.net

SHEET TITLE: RETRACEMENT SURVEY
SHEET NUMBER: 01 OF 01
SURVEY END DATE: 9/26/2013
DRAWING SCALE: AS SHOWN
DRAWING END DATE: 9/27/2013

249 EASY STREET
ETHEL STOUDEMIRE & ANGELA MERRITT PROPERTY
PARCEL ID: 19030810050060000
PARCEL ID: 19030810050070000
PRATTVILLE, ALABAMA 36087



LEGEND

ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS
HP FOUND IRON PIN	AC ACRES / SQ. FT. SQUARE FEET	CCNC CONCRETE
SP SET IRON PIN (ALS-017)	DLXXX RECORDED DISTANCE / BEARING	DRN DRAINAGE
CP CALCULATED POINT	DLXXX SHLD MEASURED DISTANCE / BEARING	PLN PLAT BOOK
CM CONCRETE MONUMENT	ROW RIGHT OF WAY	DRS DEED BOOK
FP FENCE POST	STM STORM	PGC PAGE
	ESMT. EASEMENT	PP POWER POLE

LINE TYPES

--- BASEMENT LINE	--- CENTERLINE OF ROAD
- - - FENCE LINE	--- STM WATER LINE
- - - ADJOINING PROPERTY	
--- RIGHT OF WAY LINE	

STATE OF ALABAMA
AUTAUGA COUNTY

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
THIS THE 30TH DAY OF SEPTEMBER, 2013.

M. P. Hayden
MITCHELL P. HAYDEN
AL REG. NO. 12692
FILE: PROJECTS/249 EASY ST.01WG

