



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

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## 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

**GARY L. WHITESIDE**  
DISTRICT 5

**RAY C. BOLES**  
DISTRICT 6

**LORA LEE BOONE**  
DISTRICT 7

## City of Prattville Planning Commission

The minutes of the February 19, 2015 meeting of the City of Prattville Planning Commission were approved.

3/19/15

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Tim Smith, Chairman

Date

Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile  
planning.prattvilleal.gov



# CITY OF PRATTVILLE

BILL GILLESPIE, JR.  
MAYOR

## CITY COUNCIL

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

## CITY OF PRATTVILLE PLANNING COMMISSION AGENDA February 19, 2015 3:00pm

### Call to Order:

### Roll Call:

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

### Minutes:

December 18, 2014 and January 15, 2015

### Old Business:

None

### New Business:

1. Preliminary Plat: Carver Street Plat 1  
Location: Carver Street at Tuskegee Street and Fisk Street  
Owner: Magna Development & Builders, LLC  
Engineer/Representative: Larry Speaks & Associates
2. Final Plat: HomePlace Phase 1 (J)  
Location: Fire Fly at Constitution Avenue  
Owner: HomePlace Developers, Inc.  
Engineer/Representative: Chambliss Engineering/HomePlace Developers, Inc.

*Public Hearing  
District 1*

### Miscellaneous:

### Adjourn:

## PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-595-0500 ■ 334-361-3677 FACSIMILE

planning.prattvilleal.gov

**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**February 19, 2015**

**Call to order:**

Chairman Tim Smith called the meeting to order at 3:04 p.m.

**Roll Call:**

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

***(Quorum present)***

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

**Minutes:**

None

**Old Business:**

None

**New Business**

**1. Preliminary Plat: Carver Street Plat 1**

**Location: Carver Street at Tuskegee Street and Fisk Street**

**Owner: Magna Development & Builders, LLC**

**Engineer/Representative: Larry Speaks & Associates**

Greg Gillian of Larry Speaks & Associates, petitioner's representative, presented the preliminary plat of Carver Street Plat 1. He stated that the property was presented and approved 7 years ago for 11 single family lots.

Chairman Smith opened the public hearing.

William Andrews, 102 Live Oak Drive, addressed concerns for apartment use on the property.

The public hearing was closed.

Mr. Gardner introduced a resolution recommending approval of the preliminary plat of Carver Street Plat 1 and moved for its approval. Mr. McAuley seconded the motion.

Mr. Duke presented the staff report for the preliminary plat of Carver Street Plat 1. He stated that the initial plat was approved in 2007. He stated that there is no difference in the submitted plat and the initial approval. He stated that the Board of Zoning Adjustment was presented a request to use the property for apartments, January 2014, which it denied the use. The permitted use of the property is single family residential, as proposed by the applicant. He stated that city comments have been addressed by Larry Speaks & Associates. He stated that the staff recommends approval.

The motion to approve passed unanimously.

**2. Final Plat: HomePlace Phase 1 (J)**

**Location: Fire Fly at Constitution Avenue**

**Owner: HomePlace Developers, Inc.**

**Engineer/Representative: Chambliss Engineering/HomePlace Developers, Inc.**

Mr. McAuley introduced a resolution recommending approval of the final plat of HomePlace Phase 1 (J) and moved for its approval. Mr. Gardner seconded the motion.

Mr. Duke presented the staff report for the final plat of HomePlace Phase 1 (J). He stated that the plat was ready for approval with bond amounts approved. He stated that the staff recommended approval.

Bob Champion of HomePlace Developers, Inc., petitioner's representative, stated that one lot was pending sale.

The motion to approve passed unanimously.

**Miscellaneous Business:**

Chairman Smith opened the floor for the election of officers.

Mr. McAuley moved to nominate Mr. Smith as Chairman. Mrs. Carpenter seconded the motion. With no other nominations, the vote passed unanimously.

Mr. McAuley moved to nominate Mr. Gardner as Vice-Chairman. Mrs. Carpenter seconded the motion. With no other nominations, the vote passed unanimously.

**Adjourn:**

The meeting was adjourned at 3:49 p.m.

Respectfully submitted,



Alisa Morgan, Secretary  
Prattville Planning Commission

Prattville Planning Commission

Sign-In Sheet

2/19/15

3:00 p.m.

Name	Address
1. William Andrews	102 LIVE OAK DR
2.	
3.	
4.	
5.	
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18.	
19.	
20.	

RESOLUTION

Preliminary Plat

Carver Street Subdivision, Plat 1

February 19, 2015

Whereas, Magna Development & Builders, LLC, is the developer of Carver Street Subdivision, Plat 1; and

Whereas, the proposed development is located inside the Prattville city limits on the west side of Carver Street, north of Live Oak Drive; and

Whereas, the revised sketch plan for the proposed development, formally known as Oak Creek Subdivision, was approved on July 19, 2007; and

Whereas, the initial preliminary plat was approved on September 6, 2007; and

Whereas, the approved preliminary plat was approved for four time extensions; and

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

Now, Therefore, **Be It Resolved**, that the City Of Prattville Planning Commission hereby gives its favorable review of the submitted preliminary plat of Carver Street Subdivision, Plat 1.

Approved:



---

Tim Smith, Chairman



---

Alisa Morgan, Secretary

The motion to approve passed unanimously.  
2/19/15



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

---

## CITY COUNCIL

**WILLIE WOOD, JR.**  
PRESIDENT  
DISTRICT 2

**ALBERT C. STRIPLIN**  
PRESIDENT PRO TEMPORE  
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DISTRICT 7

**February 18, 2015**

**Mr. Greg Gillian, PE**  
**Larry Speaks & Associates, Inc.**  
**530 Herron Street**  
**Montgomery, AL 36104**

**RE: Prattville Preliminary Plat Review #070080-2**  
**Carver Street Subdivision Plat 1 @ Carver Street**

**Dear Greg,**

**The preliminary Carver Street Subdivision Plat 1 has been reviewed with the following comments:**

**PLANNING DEPARTMENT:**

- 1. Sanitary sewer easements unnecessary through the middle of the lots 4 and 5, and missing on lots 7 and 8.**
- 2. Placement of manholes on lots should be adjusted to place on property lines move out of middle of yards.**

**ENGINEERING DEPARTMENT:**

- 1. Show 20 ft. Sanitary Sewer ROW for sanitary sewer relocation.**

**WASTEWATER DEPARTMENT:**

- 1. 20 ft. Sanitary Sewer easement is not 15 ft. as shown. Sanitary sewer is under the drainage easement and needs to be ductile iron pipe the entire width of the drainage easement with ridged transition couplings at each end of the ductile iron. Sheet # 3 needs to have the scale provided.**

**Planning & Development Department**

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile  
planning.prattvilleal.gov

Please address these review comments and provide three sets of these revised plans. If we can be of further assistance please contact us.

Sincerely,

A handwritten signature in black ink that reads "George Stathopoulos". The signature is written in a cursive style with a long horizontal flourish extending to the right.

George Stathopoulos  
Senior Planner

CITY OF  
PRATTVILLE, AL



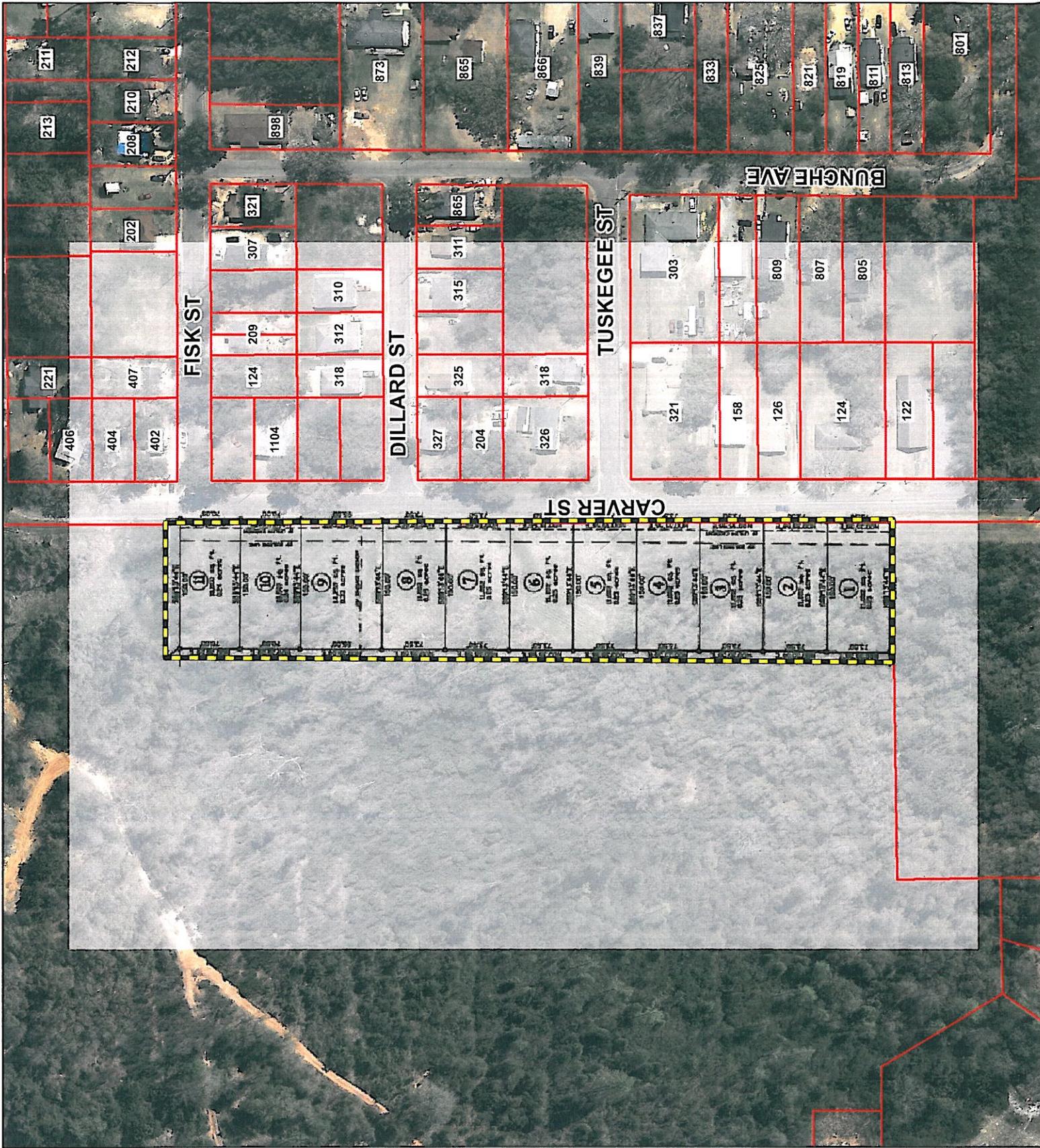
Scale; 1" = 150'

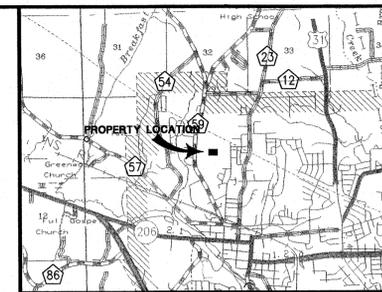
Zoning: R-3



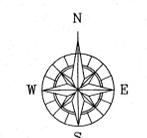
— STREETS

□ TAX PARCELS





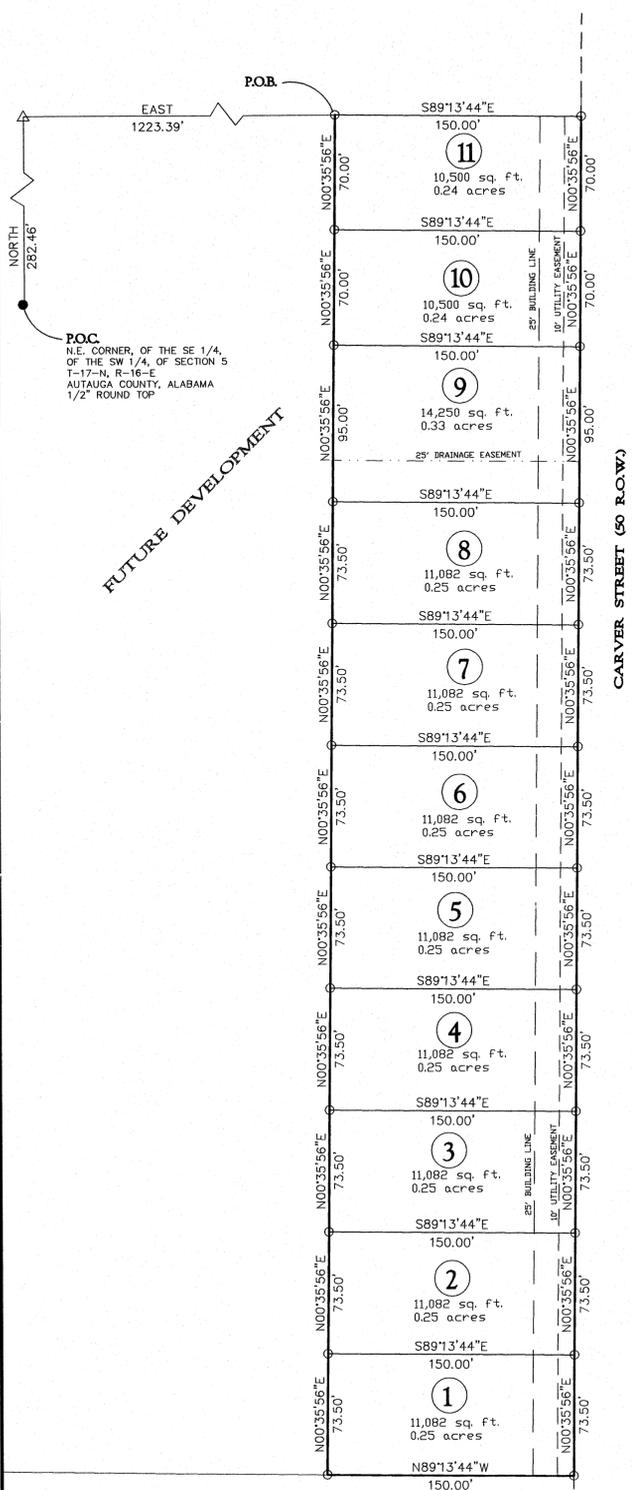
BEARINGS ROTATED TO MATCH OAK CREEK PLAT NO. 1 IN PB 2005  
 © PG 6 AUTAUGA COUNTY, ALABAMA



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



*Name of subdivision  
 Why not Oak Creek*

**STATE OF ALABAMA  
 COUNTY OF AUTAUGA**

I, Gregory M. Gillian, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of M.A.P., L.L.C., Inc. an Alabama limited liability company, situated in Autauga County, Alabama, and more particularly described as follows:

**STATE OF ALABAMA  
 AUTAUGA COUNTY**

Commence at an iron pin known as the Northeast Corner of the SE ¼ of the SW ¼ of Section 5, T-17-N, R-16-E, Autauga County, Alabama; thence leaving said point of commencement North 282.46' to a calculated point; thence East 1,223.39' to an iron pin and POINT OF BEGINNING for the herein described parcel of land; thence leaving said point of beginning S 89°13'44" E 150.00' to iron pin located on the West R.O.W. of Carver Street (50' R.O.W.); thence along said R.O.W. S 00°35'56" W 823.00' to an iron pin; thence leaving said R.O.W. N 88°13'44" W 150.00' to an iron pin; thence N 00°35'56" E 823.00' to an iron pin and point of beginning. Containing 2.83 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, 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 (o) as 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 \_\_\_\_\_, 2007.

Gregory M. Gillian  
 Alabama Registration No. 16163

**DEDICATION:**

I, Mac Post, Managing Member, M.A.P., L.L.C., as owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Carver Street Plat No. 1, a part of Section 5, T-17-N, R-16-E, Autauga County, Alabama, and that the (Streets, Drives, Public Easements, etc.) as shown on said plat have been dedicated to the use of the public, and I do hereby join in and sign the foregoing Surveyor's Certificate, map and plat, and adopt and approve this instrument on this the \_\_\_\_ day of \_\_\_\_\_, 2007.

M.A.P., L.L.C.

Mac Post  
 Managing Member

**ACKNOWLEDGMENT:**

**STATE OF ALABAMA  
 AUTAUGA COUNTY**

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Mac Post, Managing Member, M.A.P., L.L.C., whose name 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 Managing Member, executed the same voluntarily.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2007.

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 \_\_\_\_\_, 2007.

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 \_\_\_\_\_, 2007.

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 \_\_\_\_\_, 2007.

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 the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_ day of \_\_\_\_\_, 2007.

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 \_\_\_\_\_, 2007.

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 \_\_\_\_\_, 2007.

Autauga County Engineer

**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 \_\_\_\_\_, 2007, at \_\_\_\_ o'clock \_\_\_\_\_ M, and recorded in Book \_\_\_\_\_ of Plats and Maps, Page \_\_\_\_\_, Recording \_\_\_\_\_ paid.

Judge of Probate  
 Autauga County, Alabama

**Preliminary Plat  
 CARVER STREET  
 PLAT NO. 1  
 Prattville, Alabama**

DATE: 7/10/07

LARRY E. SPEAKS & ASSOCIATES  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 535 HERRON STREET  
 MONTGOMERY, AL 36104  
 TEL: 334/262-1091

**RESOLUTION**

**Final Plat**

**HomePlace Phase 1 Plat J**

**February 19, 2015**

**Whereas,** HomePlace Developers, Inc. are the owners of the property presented as HomePlace Phase 1 Plat J; and

**Whereas,** the proposed development is located inside the city limits off Constitution Avenue at Fire Fly; and

**Whereas,** a preliminary plat for the proposed development was approved with contingencies on December 15, 2005; and

**Whereas,** a revised preliminary plat for the proposed development was approved on July 24, 2014; 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 final plat of HomePlace Phase 1 Plat J.

**APPROVED:**



**Tim Smith, Chairman**



**Alisa Morgan, Secretary**

The motion to approve passed unanimously.  
2/19/15



# FINAL PLAT THE HOMEPLACE, PHASE 1 (J)

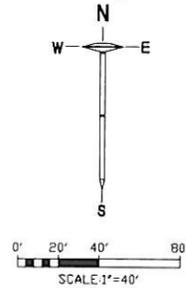
BEING A PLAT OF PREVIOUSLY UNPLATTED LANDS

Line #	Length	Direction
L1	6.82'	S76° 22' 06" W
L2	7.07'	N56° 40' 36" W
L3	45.03'	S75° 38' 58" W
L4	11.95'	N24° 09' 34" W
L5	11.18'	N12° 23' 15" W
L6	5.65'	N12° 23' 14" W
L7	19.63'	N12° 14' 47" W

NOTE: THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE HOMEPLACE, PHASE 1 (J) THAT ARE RECORDED AS A SEPARATE DOCUMENT ARE PART OF THIS PLAT AS IF RECORDED HEREON.

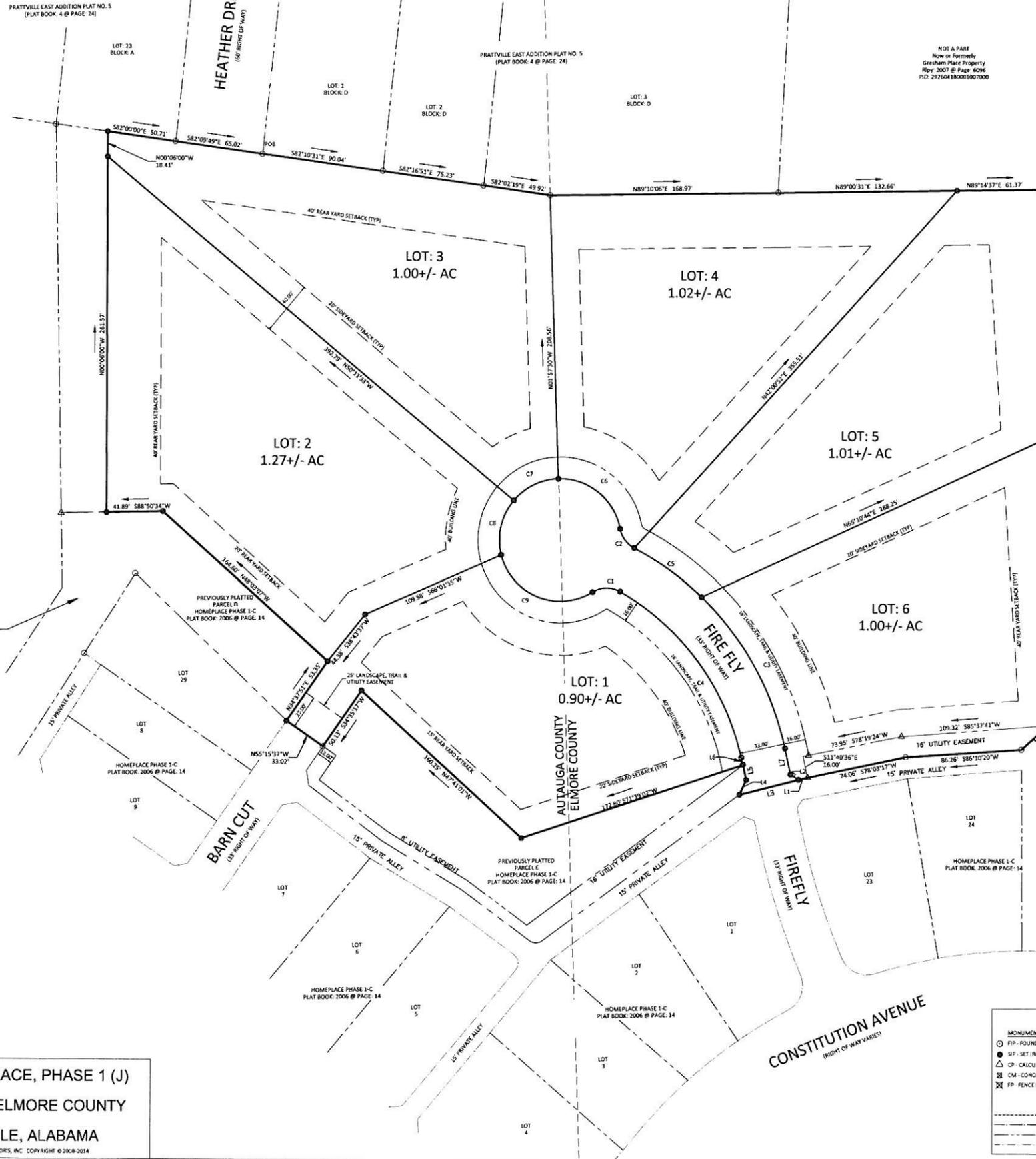
Curve #	Chord Length	Chord Direction	Radius	Length	Delta
C1	20.48	S88° 50' 34" W	19.81	21.52	62.24
C2	17.58	S38° 33' 22" E	20.16	18.19	51.71
C3	127.51	N29° 14' 00" W	218.15	129.40	33.99
C4	151.57	N38° 30' 22" W	189.94	156.02	47.06
C5	61.49	N54° 18' 20" W	218.07	61.70	16.21
C6	58.95	N51° 21' 30" W	45.24	64.21	81.31
C7	36.92	S63° 54' 14" W	45.24	38.03	48.16
C8	41.15	S12° 46' 08" W	45.24	42.72	54.11
C9	73.20	S68° 16' 51" E	45.24	85.27	107.99

Bearings Based On Alabama State Plane Grid ( West Zone )  
Projection: SPC83-AL\_W  
Geoid Model: g2012au7



NOT A PART  
Now or Formerly  
James Hepp Sanford Property  
Rpy: 209 @ Page: 645  
PID: 19061320000030010

Parcel 10'  
HOMEPLACE PHASE 1-C  
PLAT BOOK: 2006 @ PAGE: 14



NOT A PART  
Now or Formerly  
DHS Holdings 2, Inc. Property  
Rpy: 2009 @ Page: 80133  
PID: 292604180001006008

**Alabama Land Surveyors, Inc.**  
101 East 4th Street, Prattville, AL 36067  
334-264-0266 www.alabamalandsurveyors.net

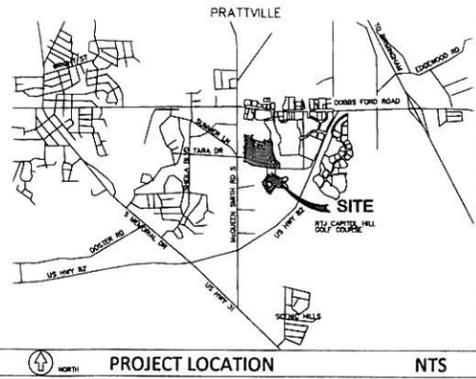
SHEET TITLE:	FINAL PLAT	NO.	REVISIONS	DATE
SHEET NUMBER:	02			
SURVEY END DATE:	01/15/2016			
DRAWING SCALE:	AS SHOWN			
DRAWING END DATE:	02/09/2016			

THE HOMEPLACE, PHASE 1 (J)  
AUTAUGA & ELMORE COUNTY  
PRATTVILLE, ALABAMA  
ALABAMA LAND SURVEYORS, INC. COPYRIGHT © 2008-2014

MONUMENTATIONS	ABBREVIATIONS	ABBREVIATIONS
○ FIP - FOUND IRON PIN	AC - ACRES / SQ. FT. - SQUARE FEET	CONC - CONCRETE
● SIP - SET IRON PIN (ALS-0173)	DDX(D) - RECORDED DISTANCE / BEARING	DRAIN - DRAINAGE
△ CP - CALCULATED POINT	DDX(D) - FIELD MEASURED DISTANCE / BEARING	PB - PLAT BOOK
⊗ CM - CONCRETE MONUMENT	ROW - RIGHT OF WAY	DB - DEED BOOK
⊗ FP - FENCE POST	UTL - UTILITY	PG - PAGE
	ESMT - EASEMENT	POB - POINT OF BEGINNING

LINE TYPES	ABBREVIATIONS
---	EASEMENT LINE
---	FENCE LINE
---	ADJOINING PROPERTY
---	RIGHT OF WAY LINE



# FINAL PLAT OF THE HOMEPLACE, PHASE 1 (J)

BEING A PLAT OF PREVIOUSLY UNPLATTED LANDS

### ENGINEER'S CERTIFICATE OF ENGINEERING DESIGN AND CONSTRUCTION

I, Clyde Chambliss, Jr., a Professional Engineer licensed in the State of Alabama, License No. 21798, do hereby certify that all facilities to be dedicated for public maintenance on this plat have been designed under my supervision according to the most recent version of the Prattville Subdivision Regulation.

I further certify that the owner of the subdivision has obtained or will obtain all required Federal and State of Alabama permits for the construction of this plat.

Clyde Chambliss, Jr., P.E. (License No. 21798)  
 CA-2129-E, CA-0709-LS  
 Owner, Chambliss Engineering, L.L.C.

Date \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

STATE OF ALABAMA  
 COUNTIES OF AUTAUGA AND ELMORE

I, James D. Monk, a Licensed Land Surveyor of Autauga County, Alabama hereby certify that I have surveyed the property shown hereon as HomePlace Pod "J" 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 as hereon shown;

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Current Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this the 9TH day of February, 2015.

*James D. Monk*  
 James D. Monk  
 Alabama Registration No. 34763



### DEDICATION

STATE OF ALABAMA  
 ELMORE COUNTY

HomePlace Developers, Inc. owner of the property shown hereon has caused the land embraced in the within plat to be surveyed, laid out, and platted to be known as HomePlace Pod "J", said subdivision lying in the SW1/4 of Section 18, T-17-N, R-17-E, Elmore County, Alabama, and the SE1/4 of Section 13, T-17-N, R-16-E, Autauga County, Alabama, and that the streets shown on said plot are hereby dedicated to the use of the public.

HomePlace Developers, Inc.

By: \_\_\_\_\_

It's: \_\_\_\_\_

### Notary

State of Alabama  
 County of \_\_\_\_\_  
 I, the undersigned, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of HomePlace Developers, Inc., an Alabama 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the ac of aid corporation.  
 Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public  
 My commission expires: \_\_\_\_\_

### DEDICATION

STATE OF ALABAMA  
 ELMORE COUNTY

HomePlace Developers, Inc., owner of the property shown above, hereby joins in, executes and signs the foregoing surveyor's certificate, plat, and map and adopts and approves said plat and map on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

HomePlace Developers, Inc.

By: \_\_\_\_\_

It's: \_\_\_\_\_

### Notary

State of Alabama  
 County of \_\_\_\_\_  
 I, the undersigned, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of HomePlace Developers, Inc., an Alabama 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the ac of aid corporation.  
 Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public  
 My commission expires: \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER ELMORE COUNTY

The undersigned, as County Engineer of the County of Elmore hereby certifies as evidence by certificate and required by state law, that the Prattville Planning Commission approved the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

### OFFICE OF THE JUDGE OF PROBATE ELMORE COUNTY

ELMORE COUNTY  
 I, hereby certify that is plat of map was filed in this Office this \_\_\_\_\_ day of \_\_\_\_\_, 2015,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_.

Judge of Probate  
 Elmore County, Alabama

### JOINDER

DHS Holding-3, Inc., a corporation, hereby joins in, executes this instrument for the purpose of consenting and agreeing to said plat and map and to the Declaration of Protective Covenants, Conditions, Restrictions and Easements contained herein.

DHS Holding-3, Inc.

By: \_\_\_\_\_

It's: \_\_\_\_\_

### Notary

State of Alabama  
 County of \_\_\_\_\_  
 I, the undersigned, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of DHS Holding-3, Inc., an Alabama 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the ac of aid corporation.  
 Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public  
 My commission expires: \_\_\_\_\_

### JOINDER

Enoree, LLC, a corporation, hereby joins in, executes this instrument for the purpose of consenting and agreeing to said plat and map and to the Declaration of Protective Covenants, Conditions, Restrictions and Easements contained herein.

Enoree, LLC

By: \_\_\_\_\_

It's: \_\_\_\_\_

### Notary

State of Alabama  
 County of \_\_\_\_\_  
 I, the undersigned, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of Sterling Bank, a 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the ac of aid corporation.  
 Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public  
 My commission expires: \_\_\_\_\_

### OFFICE OF THE JUDGE OF PROBATE AUTAUGA COUNTY

AUTAUGA COUNTY  
 I, hereby certify that this plat was filed in this Office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015,  
 at \_\_\_\_\_ o'clock and was recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

Judge of Probate  
 Autauga County, Alabama

### CERTIFICATE OF APPROVAL BY THE CITY ENGINEER CITY OF PRATTVILLE

The undersigned as City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for recording of same in the Probate Office of Elmore County, Alabama.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

City Engineer, 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 same in the Probate Office of Elmore County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Water Works Board Prattville, Alabama

### 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 same in the Probate Offices of Autauga and Elmore Counties, Alabama.  
 This the \_\_\_\_\_ Day of \_\_\_\_\_, 2015.

Director of Planning & Development 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 Offices of Autauga and Elmore Counties, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Fire Department, Prattville, Alabama

### ELECTRICAL DISTRIBUTION

The Electric Distribution System will be installed by Alabama Power Company to serve the subdivision.  
 This the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Alabama Power Company

### SURVEYOR'S DESCRIPTION - HOMEPLACE POD "J"

STATE OF ALABAMA  
 COUNTIES OF AUTAUGA AND ELMORE

COMMENCING AT AN IRON PIN MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK D OF THE PRATTVILLE EAST ADDITION PLAT NO. 5, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA IN PLAT BOOK 4 AT PAGE 24, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE FOREGOING PARCEL OF LAND.

BEGINNING AT A SAID POINT; THENCE WITH A BEARING OF S 82°10'31" E A DISTANCE OF 90.04 FEET TO A POINT; THENCE WITH A BEARING OF S 82°16'51" E A DISTANCE OF 75.23 FEET TO A POINT; THENCE WITH A BEARING OF S 82°02'19" E A DISTANCE OF 49.92 FEET TO A POINT; THENCE WITH A BEARING OF N 89°10'08" E A DISTANCE OF 168.97 FEET TO A POINT; THENCE WITH A BEARING OF N 89°00'31" E A DISTANCE OF 132.66 FEET TO A POINT; THENCE WITH A BEARING OF N 89°14'37" E A DISTANCE OF 61.37 FEET TO A POINT; THENCE WITH A BEARING OF S 03°53'33" E A DISTANCE OF 180.24 FEET TO A POINT; THENCE WITH A BEARING OF S 03°53'33" E A DISTANCE OF 206.88 FEET TO A POINT; THENCE WITH A BEARING OF S 65°24'19" W A DISTANCE OF 20.33 FEET TO A POINT; THENCE WITH A BEARING OF S 47°54'00" W A DISTANCE OF 26.52 FEET TO A POINT; THENCE WITH A BEARING OF S 86°10'20" W A DISTANCE OF 86.26 FEET TO A POINT; THENCE WITH A BEARING OF S 78°03'17" W A DISTANCE OF 74.06 FEET TO A POINT; THENCE WITH A BEARING OF S 76°22'06" W A DISTANCE OF 6.82 FEET TO A POINT; THENCE WITH A BEARING OF S 75°38'58" W A DISTANCE OF 45.03 FEET TO A POINT; THENCE WITH A BEARING OF N 24°09'34" E A DISTANCE OF 11.96 FEET TO A POINT; THENCE WITH A BEARING OF N 12°23'15" W A DISTANCE OF 11.18 FEET; THENCE WITH A BEARING OF S 71°39'02" W A DISTANCE OF 172.90 FEET TO A POINT; THENCE WITH A BEARING OF N 47°41'01" W A DISTANCE OF 160.25 FEET TO A POINT; THENCE WITH A BEARING OF S 34°35'17" W A DISTANCE OF 50.13 FEET TO A POINT; THENCE WITH A BEARING OF N 55°15'37" W A DISTANCE OF 33.02 FEET TO A POINT; THENCE WITH A BEARING OF N 34°37'51" E A DISTANCE OF 53.35 FEET TO A POINT; THENCE WITH A BEARING OF N 48°03'07" W A DISTANCE OF 164.60 FEET TO A POINT; THENCE WITH A BEARING OF S 88°50'34" W A DISTANCE OF 41.89 FEET TO A POINT; THENCE WITH A BEARING OF N 00°06'00" W A DISTANCE OF 261.57 FEET TO A POINT; THENCE WITH A BEARING OF N 00°06'00" W A DISTANCE OF 18.41 FEET TO A POINT; THENCE WITH A BEARING OF S 82°00'00" E A DISTANCE OF 50.71 FEET TO A POINT; THENCE WITH A BEARING OF S 82°09'49" E A DISTANCE OF 65.02 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL LYING IN THE SOUTHWEST ¼ OF SECTION 18, T-17-N, R-17-E, ELMORE COUNTY, ALABAMA AND THE SOUTHEAST ¼ OF SECTION 13, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA AND CONTAINING 6.51 ACRES MORE OR LESS.



**Alabama Land Surveyors, Inc.**  
 101 East 4th Street, Prattville, AL 36067  
 334-264-0266 www.alabamalandsurveyors.net

SHEET TITLE:	FINAL PLAT	NO.	REVISIONS	DATE
SHEET NUMBER:	01			
	SURVEY END DATE: 01/15/2015			
	DRAWING SCALE: AS SHOWN			
	DRAWING END DATE: 02/09/2015			

THE HOMEPLACE, PHASE 1 (J)  
 AUTAUGA & ELMORE COUNTY  
 PRATTVILLE, ALABAMA

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