August 30, 2023

NOTICE OF PUBLIC HEARING AND CONSIDERATION FOR APPROVAL/DISAPPROVAL OF REPLAT OF LOT 4 DEEP WOOD ESTATES AND OTHER LANDS WITHIN THE PLANNING JURISDICTION OF PRICEVILLE

THERE WILL BE A PUBLIC HEARING BEFORE THE PRICEVILLE PLANNING AND ZONING COMMISSION ON MONDAY, SEPTEMBER 18, 2023 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS OF THE PRICEVILLE MUNICIPAL BUILDING FOR THE PURPOSE OF HEARING ANY AND ALL PERSONS WISHING TO SPEAK IN FAVOR OF OR OPPOSED TO THE FOLLOWING REPLAT:

Replat of Lot 4 Deep Wood Estates and Other Lands – on Lynnwood Circle, east of the Lynnwood Circle and S Bethel Rd intersection

NOTE: The change is a property swap / line re-draw. No new lots are being created.

IT IS ALSO THE PURPOSE OF THIS NOTICE TO INFORM THE PUBLIC THAT THE PRICEVILLE PLANNING AND ZONING COMMISSION WILL HAVE A RESOLUTION TO CONSIDER ADOPTING, DISAPPROVING OR MODIFYING SAID REPLAT AT ITS MEETING TO BE HELD ON MONDAY, SEPTEMBER 18, 2023 IMMEDIATELY FOLLOWING SAID PUBLIC HEARING OR AT SUCH TIME AS MAY BE DETERMINED BY SAID PLANNING COMMISSION.

Notice posted at the following five locations
within the City of Priceville:
Priceville Municipal Building
(Priceville) Linda Duran Public Library
Priceville Foodland Grocery Store
Marathon Station
www.cityofpriceville.com/news

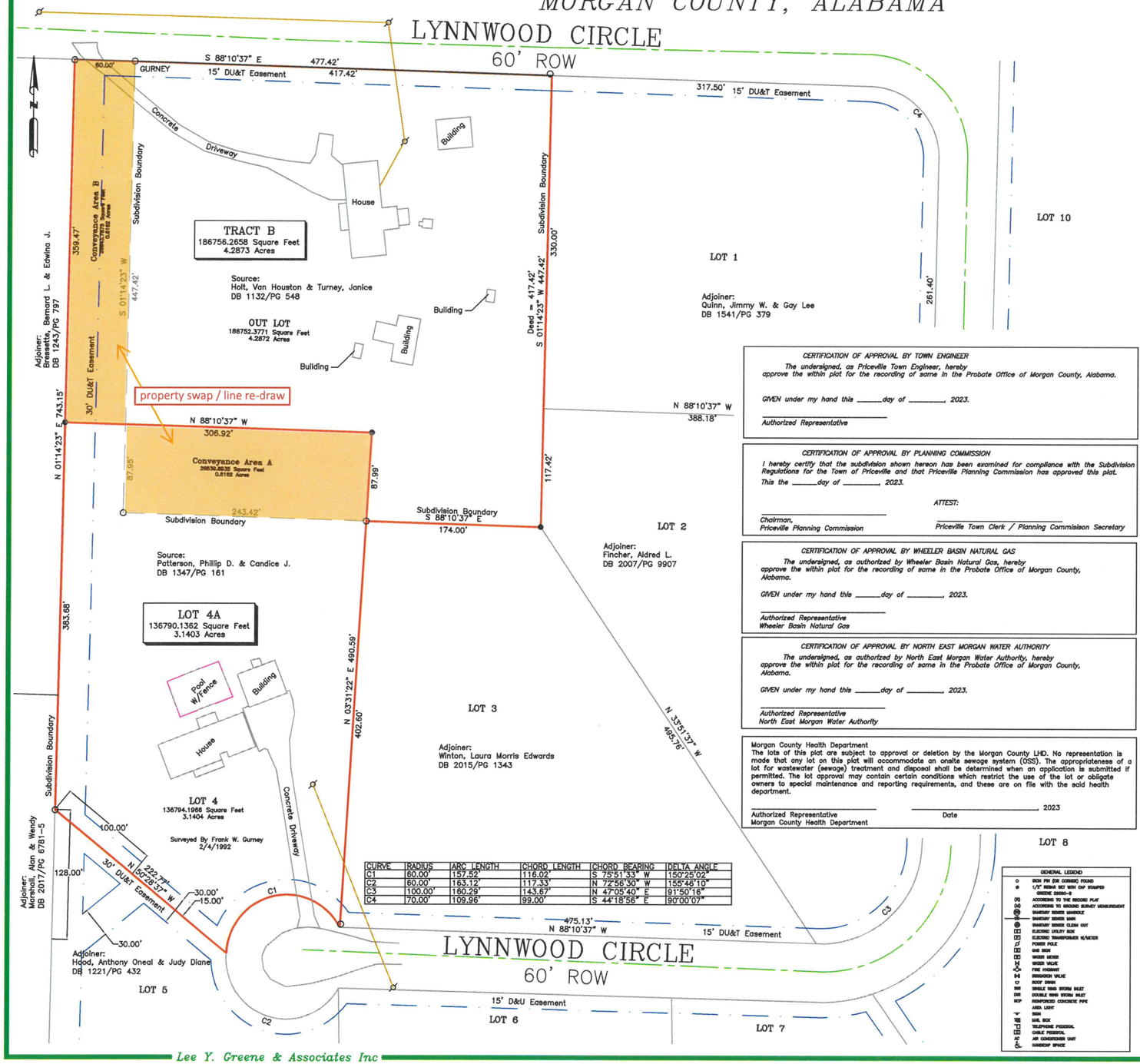
Matt Spicer
Planning Commission Secretary

8-30-23
Date

REPLAT OF LOT 4 DEEP WOOD ESTATES AND OTHER LANDS

Extraterritorial Jurisdiction – Priceville, Alabama

MORGAN COUNTY, ALABAMA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	157.52'	116.02'	S 75°51'33" W	150°25'02"
C2	60.00'	163.12'	117.33'	N 72°56'30" W	155°46'10"
C3	100.00'	160.29'	143.67'	N 47°05'40" E	91°50'16"
C4	70.00'	109.96'	99.00'	S 44°18'56" E	90°00'07"

CERTIFICATION OF APPROVAL BY TOWN ENGINEER

The undersigned, as Priceville Town Engineer, hereby approve the within plat for the recording of same in the Probate Office of Morgan County, Alabama.

GIVEN under my hand this _____day of _____, 2023.

Authorized Representative

CERTIFICATION OF APPROVAL BY PLANNING COMMISSION

I hereby certify that the subdivision shown hereon has been examined for compliance with the Subdivision Regulations for the Town of Priceville and that Priceville Planning Commission has approved this plat. This the _____day of _____, 2023.

ATTEST:

Chairman, Priceville Planning Commission — *Priceville Town Clerk / Planning Commisison Secretary*

CERTIFICATION OF APPROVAL BY WHEELER BASIN NATURAL GAS

The undersigned, as authorized by Wheeler Basin Natural Gas, hereby approve the within plat for the recording of same in the Probate Office of Morgan County, Alabama.

GIVEN under my hand this _____day of _____, 2023.

Authorized Representative
Wheeler Basin Natural Gas

CERTIFICATION OF APPROVAL BY NORTH EAST MORGAN WATER AUTHORITY

The undersigned, as authorized by North East Morgan Water Authority, hereby approve the within plat for the recording of same in the Probate Office of Morgan County, Alabama.

GIVEN under my hand this _____day of _____, 2023.

Authorized Representative
North East Morgan Water Authority

Morgan County Health Department
The lots of this plat are subject to approval or deletion by the Morgan County LHD. No representation is made that any lot on this plat will accommodate an onsite sewage system (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted if permitted. The lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with the said health department.

Authorized Representative
Morgan County Health Department

_____, 2023
Date

GENERAL LEGEND

○	IRON PIN (OR CORNER) FOUND
●	1/2" REBAR SET WITH CAP STAMPED GREENE EDDING-S
(M)	ACCORDING TO THE RECORD PLAT
(M)	ACCORDING TO GROUND SURVEY MEASUREMENT
(S)	SANITARY SEWER MANHOLE
SS	SANITARY SEWER MAIN
(S)	SANITARY SEWER CLEAN OUT
E	ELECTRIC UTILITY BOX
E	ELECTRIC TRANSFORMER W/METER
	POWER POLE
G	GAS SIGN
W	WATER METER
W	WATER VALVE
	FIRE HYDRANT
M	IRRIGATION VALVE
	ROOF DRAIN
DI	SINGLE THRU STORM INLET
DI	DOUBLE THRU STORM INLET
RCP	REINFORCED CONCRETE PIPE
	AREA LIGHT
	SIGN
MB	MAIL BOX
T	TELEPHONE PEDESTAL
T	CABLE PEDESTAL
	AIR CONDITIONER UNIT
	HANDICAP SPACE

CERTIFICATION OF ENGINEER OR SURVEYOR

I, Lee Y. Greene, Jr., a registered Professional Engineer and Land Surveyor of Hartselle, Alabama, hereby certify that I have surveyed the property of Phillip D. & Candice J. Patterson and Van Houston Holt & Janice Turney lying and being in Morgan County, Alabama and described as follows and certify that all parts of this survey have been completed in accordance with the requirements of the Minimum Technical Standards for the practice of land surveying in the State of Alabama:

(DEED 1347, PAGE 0161)
Lot 4, Deep Wood Estates, Morgan County, Alabama as shown by map or plat of said subdivision file and of record in the Office of the Judge of Probate of Morgan County, Alabama in Plat Book 7 at Page 71.

(DEED 1132, PAGE 548)
A tract or parcel of land containing 4.0 acres, more or less, lying and being in the SE¼ of the SW¼ of Section 19, Township 6 South, Range 3 West, Morgan County, Alabama, and being more particularly described as beginning at the SE corner of said SW¼ of Section 19 and running thence N 89° 21' 30" W along the south boundary of said Section 19 for a distance of 1,273.82 feet to a point; thence running N 0° 03' 43" W, parallel with and 60 feet east of the west boundary of the SE¼ of the SW¼ for a distance of 856.51 feet to the true point of beginning of the tract herein described; thence continuing N 0° 03' 43" W, parallel with and 60 feet east of the west boundary of the SE¼ of the SW¼, for a distance of 417.42 feet to a point being 60 feet south of the north boundary of said SE¼ of the SW¼; thence running S 89° 25' 16" E, parallel with and 60 feet south of the north boundary of said SE¼ of the SW¼ for a distance of 417.42 feet, to a point; thence running S 0° 03' 43" E, parallel with the west boundary of said SE¼ of the SW¼ for a distance of 417.42 feet to a point; thence running N 89° 25' 16" W, parallel with the north boundary of said SE¼ of the SW¼ for a distance of 417.42 feet to the true point of beginning.

and that the plat or map contained hereon is a true and correct map showing the subdivision into which the property is divided, giving the length and bearing of the boundaries of each lot and its number and showing the streets, alleys, easements and public grounds and giving the bearing and length, width and name of each street, alley, easement and public ground and said map further shows the relationship of the land so platted to the Government Survey. Witness my hand this the _____ day of _____, 2023.

Lee Y. Greene, Jr. PE/PLS
Alabama Registration No. 21218-PE
Alabama Registration No. 29090-S

CERTIFICATION OF OWNERSHIP AND DEDICATION

We, Phillip D. & Candice J. Patterson, certify that we are the owners of the property shown and platted hereon and further adopts this plan of subdivision with free consent and dedicate all streets alleys walks, parks, easements and other public space as noted to the public.

_____, 2023.
Date

*By:*_____ *Phillip D. Patterson, Owner*
*By:*_____ *Candice J. Patterson, Owner*

STATE OF ALABAMA)
_____ COUNTY)
I hereby certify that Phillip D. & Candice J. Patterson, whose names are signed to the plat, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the y executed the same as such on the day same bears date.

GIVEN under my hand this _____day of _____, 2023.

_____ _____
Notary Public *My Commission Expires*

CERTIFICATION OF OWNERSHIP AND DEDICATION

We, Van Houston Holt & Janice Turney, certify that we are the owners of the property shown and platted hereon and further adopts this plan of subdivision with free consent and dedicate all streets alleys walks, parks, easements and other public space as noted to the public.

_____, 2023.
Date

*By:*_____ *Van Houston Holt, Owner*
*By:*_____ *Janice Turney, Owner*

STATE OF ALABAMA)
_____ COUNTY)
I hereby certify that Van Houston Holt & Janice Turney, whose names are signed to the plat, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same as such on the day same bears date.

_____, 2023.
Date

By _____ _____
Notary Public *My Commission Expires*

CERTIFICATION OF APPROVAL BY JOE WHEELER EMC

The undersigned, as authorized by Joe Wheeler Electrical Membership Cooperative, hereby approve the within plat for the recording of same in the Probate Office of Morgan County, Alabama.

GIVEN under my hand this _____day of _____, 2023.

_____
Authorized Representative
Joe Wheeler EMC

CERTIFICATION OF RECORDING

I hereby certify that this plat or map was filed in this office for record on this _____day of _____, 2023 at _____o'clock ___M. and recorded in Plat Book Number ____ , Page Number ____ in the Probate Office of Morgan County, Alabama.

_____
Probate Judge
Morgan County, Alabama

CERTIFICATION OF APPROVAL OF MORGAN COUNTY ENGINEER

The Undersigned, as County Engineer of Morgan County, Alabaam hereby approves the within plat recoding of same in the Office of the Judge of Probate of Morgan County, Alabama.

_____, 2023.
Date

By _____
Morgan County Engineer

0 50 100 150

□ Bearings based on deed on plat.
X Bearings and coordinates shown hereon are based on Alabama State Plane Grid, West Zone, NAD83, and were determined from GPS observations. Contours and spot elevations are based on the NAVD88 datum and were determined from GPS observations.
No subsurface investigation was performed to locate underground utilities. Utilities shown hereon are limited to and are per observed evidence only.

Lee Y. Greene & Associates, Inc.
Land Surveying & Civil Engineering
P.O. Box 1174, 121 Sparkman Street SW
Hartselle Alabama 35640
(256) 773-2304
(256) 773-2361 FAX
Alabama CA Number 389-LS
Alabama CA Number 1332-E
www.leegreene.com

NOT ORIGINAL WITHOUT RED SEAL AND SIGNATURE

SEAL

© Copyright 2023, Lee Y. Greene & Associates, Inc.

Field Book:	Pages:	Drawing #:
Possession Survey Completed:		
Field Survey Completed:		
Final Plat Completed:		

Revision	Date	By
001	8/8/23	LYG-2
	Added 15' Easement	

REPLAT OF LOT 4 DEEP WOOD ESTATES AND OTHER LANDS

Phillip D. & Candice J. Patterson and Van Houston Holt & Janice Turney
Deed 1347, Page 161
Deed 1132, Page 548

Priceville Extraterritorial Jurisdiction
Morgan County, Alabama

Date: 6/15/23	Work Order No:	Scale: 1" = 50'
Drawn By: TAS		
Computer File No: 2023069.dwg	Calculator File:	Sheet of