



February 26, 2024

**NOTICE OF PUBLIC HEARING AND CONSIDERATION FOR
APPROVAL OF
REPLAT OF LOT 3 & PART OF LOT 2, BLOCK 2 OF
PLEASANT ACRES SUBDIVISION
WITHIN THE PLANNING JURISDICTION OF PRICEVILLE**

THERE WILL BE A PUBLIC HEARING BEFORE THE PRICEVILLE PLANNING AND ZONING COMMISSION ON MONDAY, MARCH 18, 2024 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 3 & Part of Lot 2, Block 2 of Pleasant Acres Subdivision – located at approximately 85 Pleasant Acres Rd, on the west side of Pleasant Acres Rd, south of the Hwy 67 intersection.

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 PLAT AT ITS MEETING TO BE HELD ON MONDAY, MARCH 18, 2024 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, 242 Marco Drive
Priceville Public Library, 1612 S Bethel Rd
Priceville Foodland Grocery Store
Marathon Station
www.cityofpriceville.com/news



Matt Spicer
Planning Commission Secretary



Site Location
(Not to Scale)

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, David Lee Fagerman, a Licensed Professional Land Surveyor in the State of Alabama, hereby certify that I have surveyed the property of Johnny and Jeannie Ogletree, situated in Morgan County, Alabama, and described as follows:

That tract of land as described in Deed Book 2018, Page 6898, as found recorded in the Judge of Probate's office, in the City of Decatur, Morgan County, Alabama, said tract being more particularly described as follows:

Lot 3, Block 2, Pleasant Acres Subdivision, Morgan County, Alabama, as found recorded in Plat Book 3, Page 32, as found recorded in the Judge of Probate's office, in the City of Decatur, Morgan County, Alabama,

And

Commencing at the NW corner of Lot 2, Block 2, Pleasant Acres Subdivision, Morgan County, Alabama, as found recorded in Plat Book 3, Page 32, as found recorded in the Judge of Probate's office, in the City of Decatur, Morgan County, Alabama, and running S 00-deg. 44-min. 04-sec. W along the westerly line of said Lot 2 a distance of 174.13-feet to an iron pin capped "XRAM INC CA-1122" set for the Point of Beginning of the hereon described tract;

Thence continuing S 00-deg. 44-min. 04-sec. W along the westerly line of said Lot 2 a distance of 40.00-feet to an iron pin found at the common back corner of Lot 2 and Lot 3, Block 2, Pleasant Acres Subdivision;

Thence S 88-deg. 54-min. 32-sec. E along the common line of said Lots 2 and 3 a distance of 462.86-feet to an iron pin capped "XRAM INC CA-1122" set at the common front corner of said Lots 2 and 3;

Thence N 83-deg. 58-min. 21-sec. W a distance of 464.93-feet to the Point of Beginning of the hereon described tract.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided and said plat/map has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge and giving the length and bearings of the boundaries of each lot and its number and showing the easements, right-of-ways, roads, alleys and public grounds and giving the bearings, length, width and name of the roads, said map further shows the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked as hereon shown.

WITNESS my hand this the _____ day of _____, 2024.

David Lee Fagerman
Alabama License # 19253

CERTIFICATION OF APPROVAL BY THE PLANNING COMMISSION

The within Replat of Lot 3 and part of Lot 2, Block 2, Pleasant Acres Subdivision of Morgan County, Alabama, is hereby approved by the Planning Commission of the City of Priceville, Alabama, this the _____ day of _____, 2024.

Officer of the Planning Commission

CERTIFICATION OF APPROVAL BY THE CITY ENGINEER

The undersigned, as City Engineer for the City of Priceville, Morgan County, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Morgan County, Alabama, this the _____ day of _____, 2024.

City Engineer
City of Priceville, Morgan County, Alabama

CERTIFICATION OF OWNERSHIP AND DEDICATION

We, Johnny Ogletree and wife, Jeannie Ogletree, the owners of this property have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Replat of Lot 3 and part of Lot 2, Block 2, Pleasant Acres Subdivision, a part of Section 13, Township 6 South, Range 4 West, Huntsville Meridian, Morgan County, Alabama, and that the roads and easements, as shown on said plat, are herein dedicated to the use of the public.

Witness, my hand this the _____ day of _____, 2024.

Johnny Ogletree

Jeannie Ogletree

ACKNOWLEDGMENT

I, _____, a Notary Public, in and for _____ County, Alabama, hereby certify that Johnny Ogletree and wife, Jeannie Ogletree, whose names are signed to the foregoing instrument and who are known to me, acknowledge before me on this day that, being informed of the contents of the instrument, they as such officer and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the _____ day of _____, 2024.

CERTIFICATION OF APPROVAL BY JOE WHEELER ELECTRIC EMC

The undersigned, as authorized by the Joe Wheeler Electric Membership Cooperative, hereby approve the within plat for the recording of the same in the Probate Office of Morgan County, Alabama, this the _____ day of _____, 2024.

Joe Wheeler EMC

CERTIFICATION OF APPROVAL BY THE NORTHEAST MORGAN WATER AND SEWER AUTHORITY

The undersigned, as authorized by the Northeast Morgan Water and Sewer Authority, hereby approve the within plat for the recording of the same in the Probate Office of Morgan County, Alabama, this the _____ day of _____, 2024.

Northeast Morgan Water and Sewer Authority

CERTIFICATION OF APPROVAL BY WHEELER BASIN NATURAL GAS

The undersigned, as authorized by the Wheeler Basin Natural Gas, hereby approve the within plat for the recording of the same in the Probate Office of Morgan County, Alabama, this the _____ day of _____, 2024.

Wheeler Basin Natural Gas

CERTIFICATION OF APPROVAL BY THE MORGAN COUNTY HEALTH DEPARTMENT

The lots on this plat are subject to approval or deletion by the Morgan County Health Department. 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 or 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 the owners to special maintenance and reporting requirements, and these are on file with the said health department and are made a part of this plat as if set out hereon.

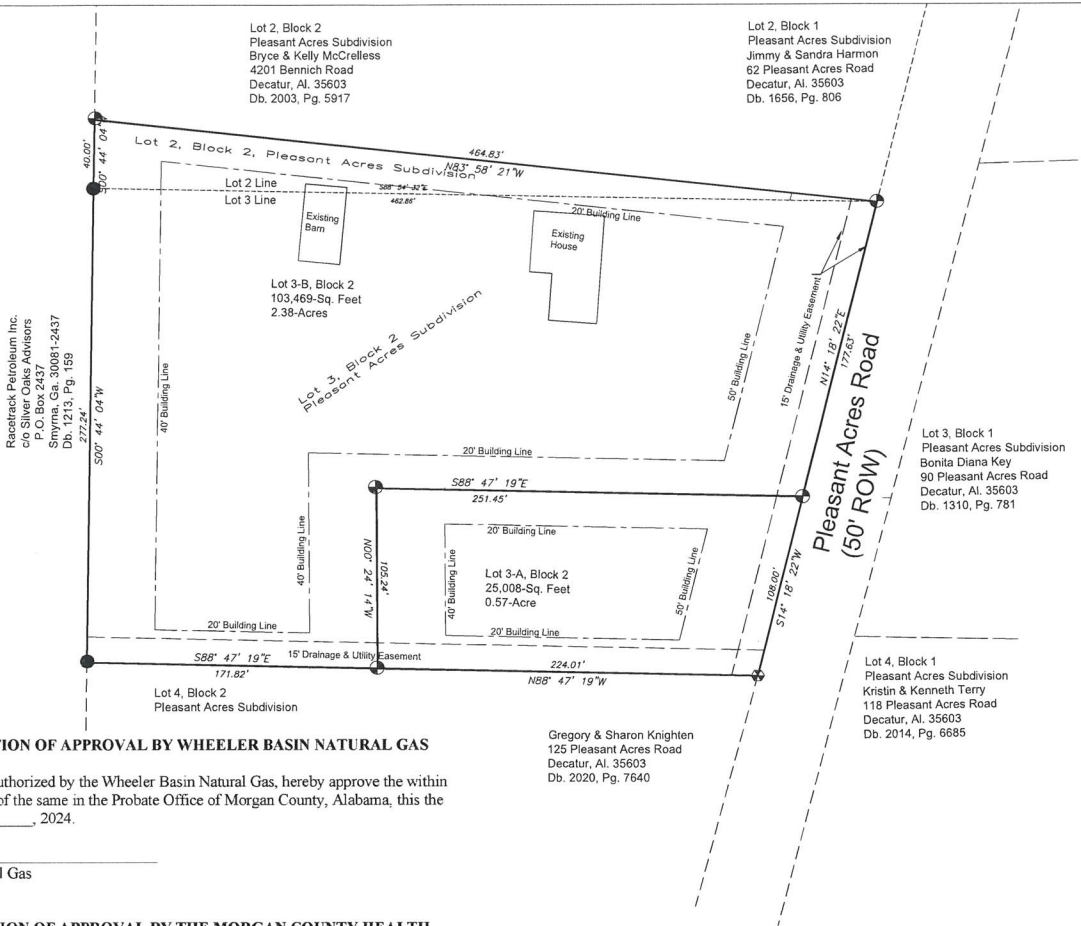
_____, 2024.

Authorized Representative
Morgan County Health Department

OFFICE OF THE JUDGE OF PROBATE

I hereby certify that this Plat was filed in this office for record this the _____ day of _____, 2024, at _____ o'clock _____ M., and recorded in Plat Book _____, Page Number _____ in the Probate Office of Morgan County, Alabama.

Probate Judge
Morgan County, Alabama



Grid
North

Project:
Ogletree Property
85 Pleasant Acres Road
City of Priceville
Morgan County, Alabama

REVISION

NO. DATE

XRAM Inc.
560 Pine Street
Decatur, AL 35603
(844) 972-6462

Public Hearing Set For
March 18, 2024 @ 7 PM
Priceville Municipal Building

Replat of Lot 3 & part of Lot 2, Block 2 of
Pleasant Acres Subdivision as Located in
Section 13, Township 6 South, Range 4 West,
Morgan County, Alabama

Bearing Basis: NAD 83, AL
West U.S. Foot
Field Work: January 2024

W.O. NO. 24-008
DATE: 01-18-2024
DRAWN: DLF
CHECKED: DLF
SHEET NO. 1 OF 1

NOT VALID
UNLESS
SEALED WITH
EMBOSSED SEAL
OR STAMPED WITH
INK SEAL

50' 25' 0' 50'

LEGEND

- | | |
|--|---|
| ● Iron Pipe Found | — E — Overhead Utility Line(s) |
| ● #4 Iron Pin Found | — X — Fence |
| ● Iron Pin Capped "XRAM INC CA-1122" Set | () Record Call |
| ● Old Fence Post | — V — Not To Scale |
| ● Stone Marker Found | AC Acres |
| ● P.K. Nail Found in Concrete | CL Centerline |
| ● Map Nail Found | D.B. Deed Book |
| ● Iron Pin Found | Esmt. Easement |
| ● Utility Pole | MBL Minimum Building Line |
| ● Telephone Riser | OD Outside Diameter |
| ● Water Meter | P.B. Plat Book |
| ● Electric Box or Riser | PG. Page |
| ● Iron Pin Capped "Gurney" Found | Re. Mon. Reference Monument |
| ● Railroad Spike Found | DU&T Drainage, Utility & Telecommunication Easement |
| ● Water Valve | ROW Right Of Way |
| ● Planted Rock Found | |
| ● Chrome Spindle Found | |