



September 19, 2025

**NOTICE OF PUBLIC HEARING AND CONSIDERATION FOR
APPROVAL OF
REPLAT OF LOTS 14, 15, AND 17 OF GREENFIELD ESTATES SUBDIVISION
WITHIN THE CITY OF PRICEVILLE**

THERE WILL BE A PUBLIC HEARING BEFORE THE PRICEVILLE PLANNING AND ZONING COMMISSION ON MONDAY, OCTOBER 20, 2025 AT 6:00 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 Lots 14, 15, and 17 of Greenfield Estates Subdivision.

All properties are located between Benson Ave and Tim Ave, north of Faye Drive and south of Greenfield Drive.

NOTE: This replat involves the re-configuration of the existing property lines of lots 14, 15 and 17. 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 PLAT AT ITS MEETING TO BE HELD ON MONDAY, OCTOBER 20, 2025. IMMEDIATELY FOLLOWING SAID PUBLIC HEARING OR AT SUCH TIME AS MAY BE DETERMINED BY SAID PLANNING COMMISSION.

Notice posted at the following four 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

Notice is also provided on the City's website at: www.cityofpriceville.com/news

Matt Spicer
Planning Commission Secretary

STATE OF ALABAMA)
MORGAN COUNTY)

I, MICHAEL S. BUCHANAN, A LICENSED PROFESSIONAL SURVEYOR WITH PUGH WRIGHT MCANALLY, INC., OF DECATUR, ALABAMA HEREBY STATE THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE:

REPLAT OF LOTS 14, 15, AND 17 OF GREENFIELD ESTATES SUBDIVISION, AS SHOWN BY MAP OF SAID SUBDIVISION ON FILE AND OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA IN MAP BOOK 6 AT PAGES 42 AND 43.

THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY IS DIVIDED, GIVING THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING THE STREET, ALLEYS, EASEMENTS AND PUBLIC GROUNDS AND GIVING THE BEARINGS AND LENGTH, WIDTH AND NAME OF EACH STREET, ALLEY, EASEMENT AND PUBLIC GROUND AND SAID MAP FURTHER SHOWS THE CONTENTS OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY.

I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE 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, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY, THIS THE ____TH DAY OF _____, 2025.

MICHAEL S. BUCHANAN, PLS
AL LIC. No. 50875

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF SAID STATE, HEREBY CERTIFY THAT MICHAEL S. BUCHANAN, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO IS KNOWN BY ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE, EXECUTED THE SAME VOLUNTARILY IN WITNESS WHEREOF.

GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 2025.

By: NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

WE, JUSTIN AND LYDIA STRUNK, BEING THE SOLE OWNERS OF THE PROPERTY IN THIS PLAN OF SUBDIVISION, HAVING CAUSED THE PROPERTY TO BE SURVEYED, LAID OUT, AND PLATTED HEREON, HEREBY CERTIFY THAT THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCE OR LIEN, AND HEREBY DEDICATE UNTO THE PUBLIC, ALL STREETS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE NOTED.

JUSTIN STRUNK

LYDIA STRUNK

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF SAID STATE, HEREBY CERTIFY THAT JUSTIN AND LYDIA STRUNK, WHOSE NAMES ARE SIGNED TO THE FOREGOING CERTIFICATE AND WHO ARE KNOWN BY ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY, EXECUTED THE SAME VOLUNTARILY IN WITNESS WHEREOF.

GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 2025.

By: NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THE UNDERSIGNED, AS THE CITY ENGINEER OF THE CITY OF PRICEVILLE, MORGAN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDED OF THE SAME IN THE PROBATE OFFICE OF MORGAN COUNTY.

THIS THE _____ DAY OF _____, 2025.

By: _____
CITY ENGINEER,
CITY OF PRICEVILLE, ALABAMA

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN EXAMINED FOR CONFORMITY WITH THE CITY OF PRICEVILLE SUBDIVISION REGULATIONS BY THE PRICEVILLE PLANNING COMMISSION AND IS HEREBY APPROVED.

THIS THE _____ DAY OF _____, 2025.

By: _____
CHAIRMAN, PRICEVILLE PLANNING COMMISSION
CITY OF PRICEVILLE, ALABAMA

MORGAN COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE MORGAN COUNTY HD. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE SEWAGE TREATMENT SYSTEM THAT RESTRICT THE USE OF THE LOTS OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

By: _____
DATE: _____
MORGAN COUNTY HEALTH DEPARTMENT

CERTIFICATION OF OWNERSHIP AND DEDICATION

WE, CHARLES AND LINDSAY DARNELL, AS CO-TRUSTEES, AN AUTHORIZED REPRESENTATIVE OF CITADEL LIVING TRUST, HEREBY CERTIFY THAT CITADEL LIVING TRUST, HAVING CAUSED THE PROPERTY TO BE SURVEYED, LAID OUT, AND PLATTED HEREON, HEREBY CERTIFY THAT THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCE OR LIEN, EXCEPT FOR SUCH MORTGAGE HELD BY SOUTHPOINT BANK, AND HEREBY DEDICATE UNTO THE PUBLIC, ALL STREETS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE NOTED.

CHARLES DATHAN DARNELL

LINDSAY MICHELLE DARNELL

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF SAID STATE, HEREBY CERTIFY THAT CHARLES AND LINDSAY DARNELL, WHOSE NAMES AS CO-TRUSTEES OF CITADEL LIVING TRUST, ARE SIGNED TO THE FOREGOING CERTIFICATE AND WHO ARE KNOWN BY ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY, EXECUTED THE SAME VOLUNTARILY IN WITNESS WHEREOF.

GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 2025.

By: NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA)
COUNTY OF MORGAN)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAMED AS _____ OF SOUTHPOINT BANK, IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 2025.

By: NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY JOE WHEELER EMC

THE UNDERSIGNED, AS AUTHORIZED BY JOE WHEELER ELECTRICAL MEMBERSHIP COOPERATIVE, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME WITH THE PROBATE OFFICE OF MORGAN COUNTY, ALABAMA.

THIS THE ____ DAY OF _____, 2025.

By: _____
JOE WHEELER EMC

CERTIFICATE OF APPROVAL BY NORTHEAST MORGAN COUNTY WATER AUTHORITY

THE UNDERSIGNED, AS AUTHORIZED BY NORTHEAST MORGAN COUNTY WATER AUTHORITY, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME WITH THE PROBATE OFFICE OF MORGAN COUNTY, ALABAMA.

THIS THE _____ DAY OF _____, 2025.

By: _____
NORTHEAST MORGAN COUNTY WATER AUTHORITY

WHEELER BASIN NATURAL GAS

THE UNDERSIGNED, AS AUTHORIZED BY WHEELER BASIN NATURAL GAS, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME WITH THE PROBATE OFFICE OF MORGAN COUNTY, ALABAMA.

THIS THE _____ DAY OF _____, 2025.

By: _____
WHEELER BASIN NATURAL GAS

GENERAL SURVEY NOTES

- 1 NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID--WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
- 2 ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
- 3 SOURCE OF INFORMATION USED FOR SURVEY: D.B. 2024 PG 11152, D.B. 995 PG 342, D.B. 2021 PG 4886, M.B. 6 PG 42-43.
- 4 NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN.
- 5 NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
- 6 THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
- 7 UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
- 8 FIELD WORK COMPLETED IN JUNE 2025.
- 9 IMPROVEMENTS NOT LOCATED.

PLAT NOTES

- 1 CURRENT ZONING: R-1, LOW DENSITY RESIDENTIAL
- 2 THERE IS A 7-FT WIDE DUT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.
- 3 MAINTENANCE OF EASEMENTS OUTSIDE OF THE CITY RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, SUBDIVIDER, OR HOMEOWNER'S ASSOCIATION.
- 4 PRIVACY FENCES, STORAGE BUILDINGS, DOG ENCLOSURES, TREES, HEDGES, OR ANY OTHER STRUCTURE OR LANDSCAPING CONSTRUCTED OR MAINTAINED WITHIN ANY DRAINAGE OR UTILITY EASEMENT MAY BE SUBJECT TO REMOVAL AT THE OWNER'S EXPENSE IF SUCH ITEM IMPEDES THE LEGAL USE OF THE EASEMENT, THE CITY OF PRICEVILLE IS NOT RESPONSIBLE FOR THE REPLACEMENT OF ANY ITEM LOCATED IN SUCH EASEMENTS.

1 CURRENT ZONING: R-1, LOW DENSITY RESIDENTIAL

2 THERE IS A 7-FT WIDE DUT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES UNLESS OTHERWISE NOTED.

3 MAINTENANCE OF EASEMENTS OUTSIDE OF THE CITY RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, SUBDIVIDER, OR HOMEOWNER'S ASSOCIATION.

4 PRIVACY FENCES, STORAGE BUILDINGS, DOG ENCLOSURES, TREES, HEDGES, OR ANY OTHER STRUCTURE OR LANDSCAPING CONSTRUCTED OR MAINTAINED WITHIN ANY DRAINAGE OR UTILITY EASEMENT MAY BE SUBJECT TO REMOVAL AT THE OWNER'S EXPENSE IF SUCH ITEM IMPEDES THE LEGAL USE OF THE EASEMENT, THE CITY OF PRICEVILLE IS NOT RESPONSIBLE FOR THE REPLACEMENT OF ANY ITEM LOCATED IN SUCH EASEMENTS.

CERTIFICATION OF RECORDING

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THE OFFICE FOR RECORD ON THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK _____M, AND RECORDED IN PLAT BOOK NUMBER _____ PAGE _____ IN THE PROBATE OFFICE OF MORGAN COUNTY, ALABAMA.

By: _____
PROBATE JUDGE OF MORGAN COUNTY, ALABAMA

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF MORGAN)

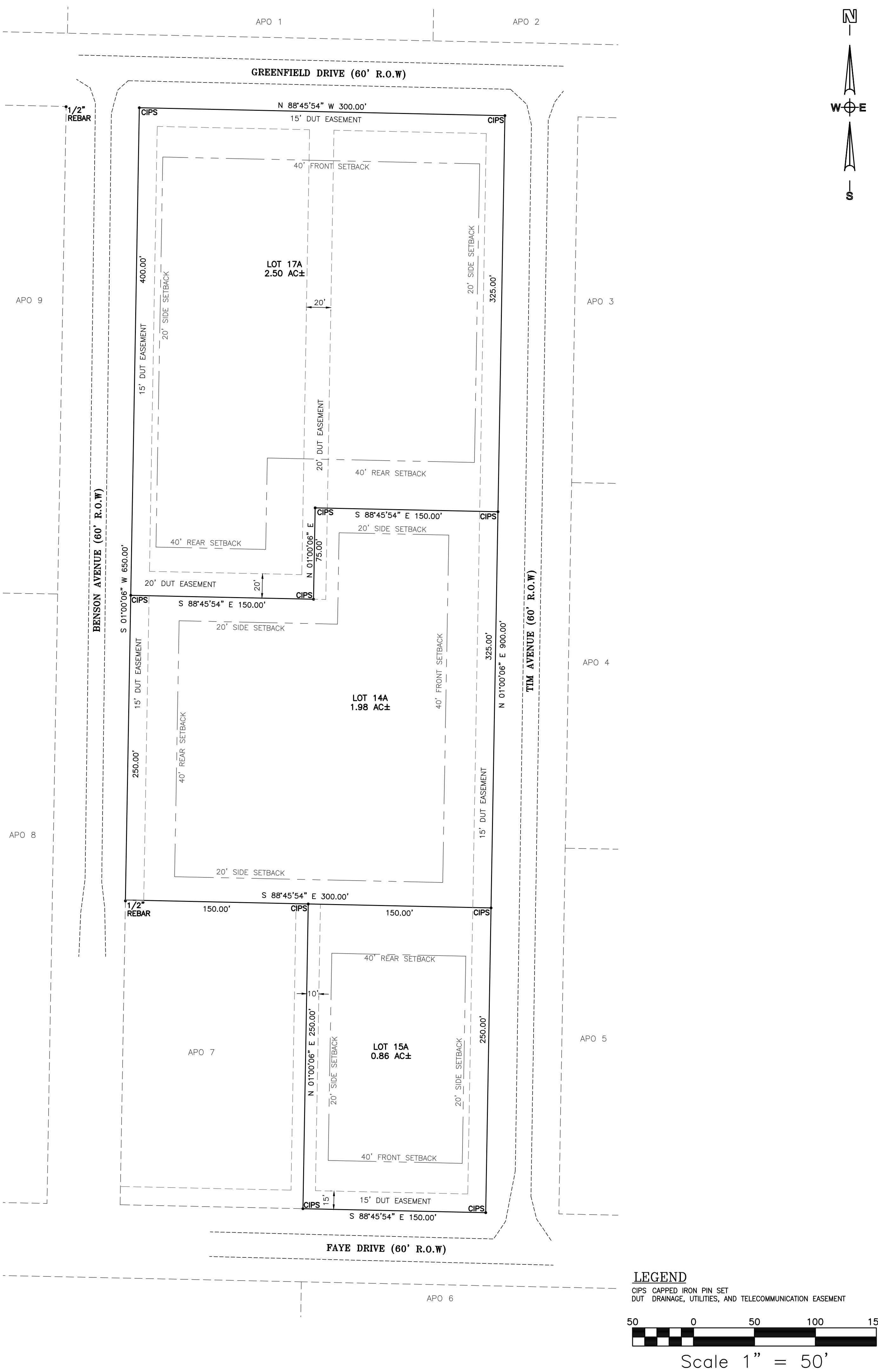
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF SAID STATE, HEREBY CERTIFY THAT MELVIN L. DURAN, JR., WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO ARE KNOWN BY ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE, EXECUTED THE SAME VOLUNTARILY IN WITNESS WHEREOF.

GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 2025.

By: NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MELVIN L. DURAN, JR.

**PUBLIC HEARING SET FOR
OCTOBER 20, 2025 @ 6 PM**



**PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS**

310 8th AVENUE NE -- PO BOX 2419 -- DECATUR, AL -- (256) 353-8937
www.pughwrightmcanally.com

REVISIONS		
Rev#	Description	Date
5		
4		
3		
2		
1		

JUSTIN STRUNK
FINAL PLAT
JOB LOCATION
SECTION 18, TOWNSHIP 6 SOUTH, RANGE 3 WEST
PRICEVILLE, MORGAN COUNTY, ALABAMA
REPLAT OF LOTS 14, 15, AND 17 OF GREENFIELD
ESTATES SUBDIVISION

Date: 08/11/2025
Drawn By: MSB
Approved By: MSB
Scale: 1"=50'

Sign/Seal

Job Number:
561-25

Sheet Number:
1 OF 1

GREENFIELD ESTATES

MORGAN COUNTY, ALABAMA

SHEET 2 OF 2

