

Wetumpka Planning Commission

Meeting Packet

October 14, 2014

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WETUMPKA PLANNING COMMISSION AGENDA
Wetumpka City Hall, 408 South Main Street
Monday, October 14, 2014 at 6:00 P.M.
Regular Meeting

ROLL CALL/CALL TO ORDER

APPROVAL OF MINUTES

Regular Meeting: September 8, 2014

OLD BUSINESS

NEW BUSINESS

1. Consider request for preliminary and final approval of a replat of lots 16 and 17 of BellRidge Subdivision - Plat 1
2. Consider request for final approval of The Cove at Quail Run Plat No. 2.
3. Consider request for final approval of Cotton Lakes Plat No. 11.

REPORTS OF OFFICERS AND COMMITTEES

COUNCIL COMMUNICATIONS

CITIZEN COMMUNICATIONS

MISCELLANEOUS COMMUNICATIONS

4. Planning and Project Director
 - a. Notes for next meeting
 - b. Recent Board of Adjustment meeting
 - d. Update on Downtown Revitalization

ADJOURN

Wetumpka Planning Commission Minutes September 8, 2014

The Wetumpka Planning Commission held a regular meeting on Monday, September 8, 2014, at 6:15 p.m. in the Council Chambers of Wetumpka City Hall with the Chairman presiding.

Upon roll call the following members were present: Katherine Lynn, Johan Beumer, Ed Dykes, and Councilman Percy Gill. Chris Carter, Errol Law, Mary Katherine Moore and Lynn Weldon were absent. J. David Robison, Planning and Program Director, and Michael Robinson, Fire Marshall, were also in attendance.

Ms. Lynn introduced a request by AR Builders, Inc. for approval of Chapel Lakes Apartments Phase II. Ms. Lynn invited Ron Bell to make a presentation of Chapel Lakes Phase II. Mr. Bell reiterated the fact that only five of the thirteen proposed buildings were planned to be built in the upcoming phase and that all thirteen buildings would be built on the parcel in question and answered questions from the commissioners. Mr. Robison discussed the contents of his staff report. Chris Carter arrived at 6:18 p.m. Mr. Beumer moved to approve the site plan, Mr. Dykes seconded, and the motion carried with no negative votes.

The minutes were approved as written.

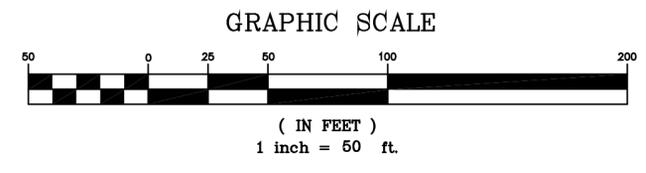
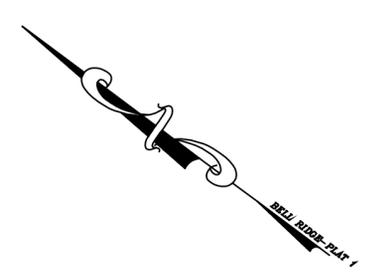
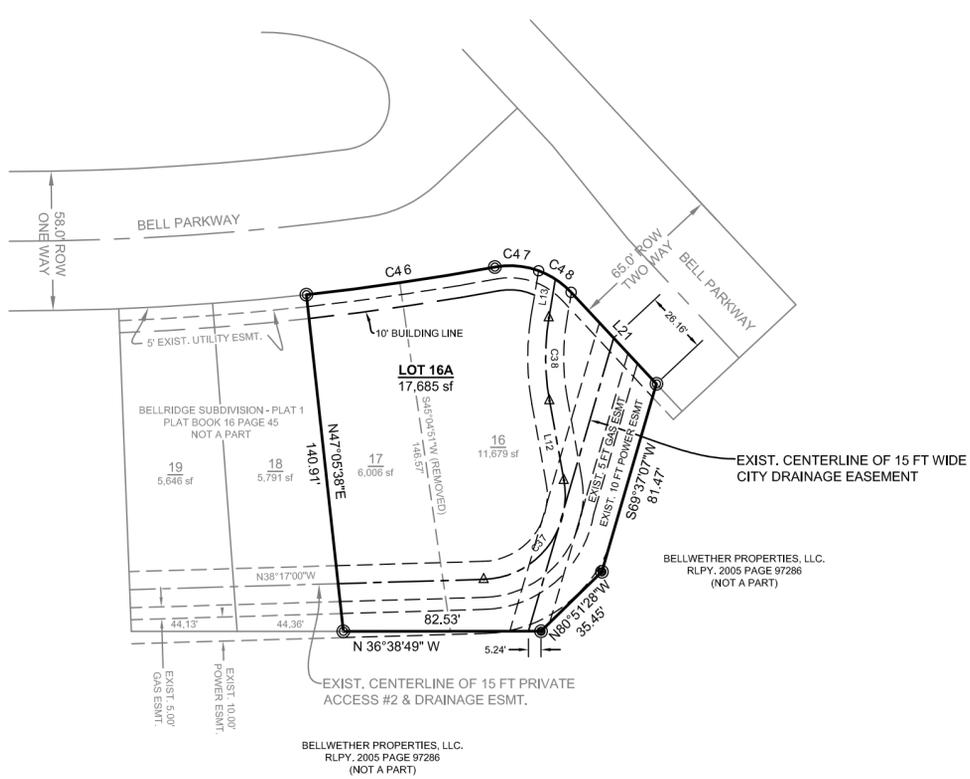
Mr. Robison discussed the items expected to be on the agenda of the next regular meeting and recent work on the downtown revitalization plan. The Commission discussed the need for a right turn lane from South Main Street onto East Bridge Street, a center lane on E. Bridge Street, the need for traffic calming improvements coming off of the Bibbs-Graves Bridge, and the plans to post the site plan on the website.

There being no further business on the agenda, the meeting was adjourned at 6:37 p.m.

///ORIGINAL SIGNED///

J. David Robison
Planning and Program Director

Katherine Lynn
Chairman



BELLRIDGE SUBDIVISION - PLAT 1A
BEING ALL OF LOTS 16 & 17 OF THE
BELLRIDGE SUBDIVISION - PLAT 1, PLAT BOOK 16 PAGE 45
WETUMPKA, ALABAMA
LOCATED IN THE
EAST HALF OF SECTION 25, T-18-N, R-18-E,
ELMORE COUNTY, ALABAMA

***NOTES:**

1. The streets, drives, public easements, etc., over and across the proposed Lot 16A were dedicated to the use of the public as a part of the Bellridge Subdivision - Plat 1, recorded in Plat Book 16 Page 45.
2. The 5ft. "Private Drainage Easement" along the sideline of Lot 16 and 17 of the Bellridge Subdivision - Plat 1 (Plat Book 16 Page 45) shall be vacated as a part of the recording of this plat.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C46	4°04'23"	1118.61'	79.52'	S44°56'33"E	79.50'	39.78'
C47	30°23'29"	35.00'	18.57'	S31°47'00"E	18.35'	9.51'
C48	26°52'01"	35.00'	16.41'	S03°09'15"E	16.26'	8.36'

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	S10°16'45"W	52.14'

ESMT. CURVE TABLE (PARTIAL) FROM BELLRIDGE SUBDIVISION - PLAT 1				
CURVE	CHORD	CHORD	RADIUS	DELTA
C37	S87°36'28"E	53.09'	35.00'	98°38'55"
C38	S53°00'08"W	34.50'	100.00'	19°52'06"

ESMT. LINE TABLE (PARTIAL) FROM BELLRIDGE SUBDIVISION - PLAT 1		
LINE	BEARING	LENGTH
L12	S43°04'05"W	33.65'
L13	S62°56'11"W	16.29'

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
 COUNTY OF ELMORE

I, Derek Scott Svejda, a Licensed Professional Land Surveyor in Alabama, hereby state that I have surveyed the property of Bellridge Subdivision-Plat 1A situated in the City of Wetumpka, Elmore County, Alabama and described as follows:

Being all of Lot 16 and 17 of the Bellridge Subdivision - Plat 1, as recorded in the Office of the Judge of Probate of Elmore County, in Plat Book 16 Page 45.

And that the plat contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, length, width, and the name of the streets, and that permanent monuments have been placed at points marked thus (0) as hereon shown, and I further certify that all parts of this survey and drawing have been completed in accordance with the "Standards of Practice" for Land Surveying in the State of Alabama.

WITNESS my hand this the 10th day of October, 2014.

 Derek Scott Svejda, P.L.S.
 Alabama License #25297

DEDICATION

I, James P. Forrester Jr., as managing member of Bellwether Properties L.L.C., have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Bellridge Subdivision Plat 1A, a part of (Section 25), City of Wetumpka, Elmore County, Alabama, and that the (Streets, Drives, Public Easements, etc.) as shown on said plat were dedicated to the use of the public as a part of the Bellridge Subdivision - Plat 1, recorded in Plat Book 16 Page 45 in said county.

Signed and seated in the presence of:

 James P. Forrester Jr.

 Witness

ACKNOWLEDGMENT

STATE OF ALABAMA
 COUNTY OF ELMORE

I, _____, Notary Public in and for said county, in said State, hereby certify that James P. Forrester Jr., whose name as managing member of Bellwether Properties L.L.C. (the corporation 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this _____ day of _____, _____.

 Notary Public

 Commission Expires

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS

The undersigned, as Director of Public Works of the City of Wetumpka, Alabama, hereby approved the within plat for the recording of the same in the Probate Office of Elmore County, Alabama, this the _____ day of _____, _____.

 Director of Public Works
 City of Wetumpka, Alabama

CERTIFICATE OF APPROVAL BY THE WATER AUTHORITY

The undersigned, as authorized by the Wetumpka Water Works and Sanitary Sewer Board, hereby approved the within plat for the recording of the same in the Probate Office of Elmore County, Alabama, this the _____ day of _____, _____.

 Wetumpka Water Works and Sanitary Sewer Board

CERTIFICATE OF APPROVAL BY THE ELECTRICAL DISTRIBUTION COMPANY

The undersigned, as authorized by Alabama Power Company, hereby approved the within plat for the recording of the same in the Probate Office of Elmore County, Alabama, this the _____ day of _____, _____.

 Alabama Power Company

CERTIFICATE OF APPROVAL BY THE ELMORE COUNTY ENGINEER

The undersigned as County Engineer of the County of Elmore hereby certifies as evidence by the certificate and required by state law, that the _____ Planning Commission approval the within Plat for recording of the same in the Probate Office of Elmore County, Alabama, this the _____ day of _____, _____.

 County Engineer
 Elmore County, Alabama

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

The within plat of (Subdivision Name), Elmore County, Alabama, is hereby approved by the Planning Commission of the City of Wetumpka, Alabama, this the _____ day of _____, _____.

 PLANNING COMMISSION FOR
 THE CITY OF WETUMPKA, ALABAMA
 Chairman

**STATE OF ALABAMA
 ELMORE COUNTY**

I hereby certify that this Plat or Map was filed in this Office this the _____ day of _____, _____, at _____ o'clock _____ m., and recorded in Book _____ of Plat and Maps, Page _____, Recording _____, paid.

 Judge of Probate
 Elmore County, Alabama

LEGEND

- _____ PROPOSED LOT 16A, BELLRIDGE PLAT - 1A
- _____ EXISTING BUILDING LINE
- _____ CENTERLINE OF EXISTING EASEMENT
- _____ MARGIN OF EXISTING EASEMENT
- _____ LOT LINE OF 16 AND 17, BELLRIDGE SUB. - PLAT 1 TO BE REMOVED
- SET 5/8" REBAR & CAP SELS CA# 682
- FOUND 1" OPEN TOP PIPE & CAP (MELS CA-654-LS)
- FOUND NAIL IN ASPHALT
- △ CALCULATED POSITION FROM BELLRIDGE SUB- PLAT 1



SOUTHEASTERN
LAND SURVEYING, INC.
 74531 TALLASSEE HIGHWAY
 WETUMPKA, AL. 36092
 PHONE: (334) 514-6012 FAX: (334) 514-6123

Case #: _____

APPLICATION FOR SUBDIVISION APPROVAL

CITY OF WETUMPKA

P.O. BOX 1180
Wetumpka, AL 36092
(334) 567-1313 ~ Fax: (334) 567-1307

Applicant Name: <u>Goodwyn, Mills & Cawood, Inc. on behalf of Goodwyn Building Company, Inc.</u>	Project Name: <u>Cotton Lakes Plat No. 11</u>
Mailing Address: <u>P. O. Box 242128</u> <u>Montgomery, AL 36124</u>	Site Address: <u>Cotton Lakes Subdivision</u> Phone Number: <u>334-271-3200</u>
Email Address: <u>judy.jones@gmcnetwork.com</u>	Fax Number: <u>334-272-1566</u>

A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION. If the applicant is not the owner, then a letter allowing the applicant to act as an "authorized agent" must also be on file. FIVE FULL-SIZE PAPER COPIES AND ONE 11X17 REDUCTION MUST ALSO ACCOMPANY THE APPLICATION. All associated fees will be charged to the applicant unless otherwise arranged.

General Location or Address of Subject Property: Cotton Lakes Boulevard @ Spinning Wheel Drive

Gross Area: 7.51 acres ac/sq ft Proposed Land Use: Residential Subdivision

Current Zoning District: R-3

Type of Plat Approval Requested:

Lot Layout Preliminary Final (includes Administrative Approvals)

Does Subject Property currently front on a public road? Yes No

Does any part of the Subject Property lie within the 100-year flood plain? Yes No

Does the subdivision require any other official action by the City? If so, please specify:

Annexation Rezoning to: _____ Other: _____

Number of Lots Proposed: 18

Gross Density: 0.42 (# D.U./total acres)

Size of Largest Lot: 43,793 sq ft
(The subdivision plat must show the sizes of all lots.)

Size of Smallest Lot: 7,225 sq ft

Is Water service currently available? Yes No

Is Sewer service currently available? Yes No

Required Documents Attached:

Construction Plans Deed Authorization to Act as Applicant Five full-size Copies 11x17 Reduction

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I further understand that this submission will be verified by City of Wetumpka staff for completeness in accordance with the City's regulations. An application that is deemed incomplete could result in the application not being considered at the next meeting.

Applicant's Signature: <u>Judy Jones</u>	Date: <u>09/05/2014</u>
Applicant's Name (Please print): <u>Goodwyn, Mills & Cawood, Inc., on behalf of Goodwyn Building Company, Inc.</u>	

Received By: _____ Date: _____

ADJOINING PROPERTY OWNERS

CITY OF WETUMPKA

PO BOX 1180
Wetumpka, AL 36092
(334) 567-1313 ~ Fax: (334) 567-1307

Note: The applicant must provide the names and addresses of the OWNERS of all properties adjoining the subject property, as listed in the records of the Elmore County Tax Assessor. These names and addresses must be listed below (attach additional sheets if necessary).

Tax Parcel # 29-16-01-11-0-002-172.000
Owner's Name: Shun Y. Steele
58 Drew Ct.
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-002-149.000
Owner's Name: Brandon & Kristy Scroggins
244 McDonald Drive
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-002-173.000
Owner's Name: Robert E. Clark, Jr.
63 Drew Ct.
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-002-150.000
Owner's Name: Andrea A. Gaskin
254 McDonald Drive
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-002-174.000
Owner's Name: Kenneth S. Thomas
59 Drew Ct.
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-002-151.000
Owner's Name: Charles R. Hysell
262 McDonald Drive
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-002-175.000
Owner's Name: Brandon & Collier Hilyer
53 Drew Ct.
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-002-152.000
Owner's Name: John P. Thompson
398 Meadowview Drive
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-002-146.000
Owner's Name: Patricia N. Jackson
214 McDonald Drive
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-001-013.000
Owner's Name: Cotton Lakes Plantation, LLC
P. O. Box 78
Address: Montgomery, AL 36101

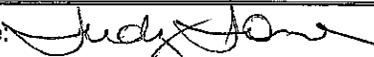
Tax Parcel # 29-16-01-11-0-002-147.000
Owner's Name: Lawrence J. Rutland
224 McDonald Drive
Address: Wetumpka, AL 36092

Tax Parcel # _____
Owner's Name: _____
Address: _____

Tax Parcel # 29-16-01-11-0-002-148.000
Owner's Name: Jerrell E. Campbell
234 McDonald Drive
Address: Wetumpka, AL 36092

Tax Parcel # _____
Owner's Name: _____
Address: _____

I certify that the adjoining property owners listed above accurately represents the most current information available according to the Elmore County Courthouse Tax Assessor's Office.

Applicant's Signature: 	Date: 09/05/2014
Applicant's Name (Please print): <u>Goodwyn, Mills & Cawood, Inc., on behalf of Goodwyn Building Company, Inc.</u>	

Case #: _____

APPLICATION FOR SUBDIVISION APPROVAL

CITY OF WETUMPKA

P.O. BOX 1180
Wetumpka, AL 36092
(334) 567-1313 ~ Fax: (334) 567-1307

Applicant Name: <u>Goodwyn, Mills & Cawood, Inc. on behalf of Alfa Properties, Inc.</u>	Project Name: <u>The Cove at Quail Run Plat No. 2A</u>
Mailing Address: <u>P. O. Box 242128</u> <u>Montgomery, AL 36124</u>	Site Address: <u>Highway 111 at Country Club Drive</u> <u>Phone Number: 334-271-3200</u>
Email Address: <u>judy.jones@gmcnetwork.com</u>	Fax Number: <u>334-272-1566</u>

A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION. If the applicant is not the owner, then a letter allowing the applicant to act as an "authorized agent" must also be on file. FIVE FULL-SIZE PAPER COPIES AND ONE 11X17 REDUCTION MUST ALSO ACCOMPANY THE APPLICATION. All associated fees will be charged to the applicant unless otherwise arranged.

General Location or Address of Subject Property: Highway 111 at Country Club Drive

Gross Area: 7.94 acres ac/sq ft Proposed Land Use: Residential Subdivision

Current Zoning District: R-3

Type of Plat Approval Requested:

Lot Layout Preliminary Final (includes Administrative Approvals)

Does Subject Property currently front on a public road? Yes No

Does any part of the Subject Property lie within the 100-year flood plain? Yes No

Does the subdivision require any other official action by the City? If so, please specify:

Annexation Rezoning to: _____ Other: _____

Number of Lots Proposed: 23 Gross Density: 2.89 (# D.U./total acres)

Size of Largest Lot: 21,261 sq ft Size of Smallest Lot: 7,333 sq ft
(The subdivision plat must show the sizes of all lots.)

Is Water service currently available? Yes No

Is Sewer service currently available? Yes No

Required Documents Attached:

Construction Plans Deed Authorization to Act as Applicant Five full-size Copies 11x17 Reduction

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I further understand that this submission will be verified by City of Wetumpka staff for completeness in accordance with the City's regulations. An application that is deemed incomplete could result in the application not being considered at the next meeting.

Applicant's Signature: <u>Judy Jones</u>	Date: 08/08/2014
Applicant's Name (Please print): <u>Goodwyn, Mills & Cawood, Inc., on behalf of Alfa Properties, Inc.</u>	

Received By: _____ Date: _____

ADJOINING PROPERTY OWNERS

CITY OF WETUMPKA
PO BOX 1180
Wetumpka, AL 36092
(334) 567-1313 ~ Fax: (334) 567-1307

Note: The applicant must provide the names and addresses of the OWNERS of all properties adjoining the subject property, as listed in the records of the Elmore County Tax Assessor. These names and addresses must be listed below (attach additional sheets if necessary).

Tax Parcel # 29-16-01-11-0-001-005.000
Owner's Name: Alfa Properties, Inc.
P. O. Box 11000
Address: Montgomery, AL 36191

Tax Parcel # 29-16-01-11-0-001-004.011
Owner's Name: Keith Taylor Construction, Inc.
112 Country Club Drive
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-001-005.001
Owner's Name: Alfa Properties, Inc.
P. O. Box 11000
Address: Montgomery, AL 36191

Tax Parcel # 29-16-01-11-0-001-014.000
Owner's Name: Elmore County Board of Education
P. O. Box 617
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-001-004.013
Owner's Name: Betty R. Wambles
385 Country Club Drive
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-001-004.005
Owner's Name: Shane & Sabrina Strength
317 Nolen Lane
Address: Wetumpka, AL 36092

Tax Parcel # 29-16-01-11-0-001-004.012
Owner's Name: Adam & Jennifer Schultz
375 Country Club Drive
Address: Wetumpka, AL 36092

Tax Parcel # _____
Owner's Name: _____
Address: _____

Tax Parcel # 29-16-01-12-2-001-009.023
Owner's Name: Marcus Duncan & Alonzetta Crenshaw
363 Country Club Drive
Address: Wetumpka, AL 36092

Tax Parcel # _____
Owner's Name: _____
Address: _____

Tax Parcel # 29-16-01-12-2-001-009.024
Owner's Name: Keith Taylor Construction, Inc.
353 Country Club Drive
Address: Wetumpka, AL 36092

Tax Parcel # _____
Owner's Name: _____
Address: _____

Tax Parcel # 29-16-01-11-0-001-004.010
Owner's Name: Lisa Kay Pinson
105 Country Club Drive
Address: Wetumpka, AL 36092

Tax Parcel # _____
Owner's Name: _____
Address: _____

I certify that the adjoining property owners listed above accurately represents the most current information available according to the Elmore County Courthouse Tax Assessor's Office.

Applicant's Signature: <u>Judy Jones</u>	Date: 08/08/2014
Applicant's Name (Please print): <u>Goodwyn, Mills & Cawood, Inc., on behalf of Alfa Properties, Inc.</u>	

DEDICATION

State of Alabama)
Elmore County)

Alfa Properties, Inc., an Alabama corporation, owner of the property shown herein, has caused the land embraced in the within plat to be surveyed, laid out and platted to be known as The Cove at Quail Run Plat No. 2A, a part of Section 11 and Section 12, T-18-N, R-18-E, Elmore County, Alabama, and that the streets and easements as shown on said plat are hereby dedicated to the use of the public.

ATTEST:

Angela A. Cooner
Angela A. Cooner, Secretary

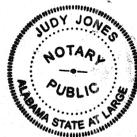
Alfa Properties, Inc., an Alabama Corporation
Kevin L. Ketzler
Kevin L. Ketzler, President

State of Alabama)
Elmore County)

I, the undersigned, a Notary Public in and for said state at large, hereby certify that Kevin L. Ketzler and Angela A. Cooner, whose names as President and Secretary of Alfa Properties, Inc., are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, as such officers of Alfa Properties, Inc., an Alabama corporation, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 29th day of September, 2014.

Judy Jones
Notary Public
My Commission Expires 12-04-17



OFFICE OF THE JUDGE OF PROBATE

State of Alabama)
Elmore County)

I hereby certify that this Plat or Map was filed in this Office for record this the 29th day of September, 2014, at 10:00 o'clock AM PM, and recorded in Book 12-04-17 of Plats and Maps, Page 1 Recording fee paid.

Judge of Probate
Elmore County, Alabama

SURVEYOR'S CERTIFICATE

State of Alabama)
Elmore County)

I, Rick Clay, a Registered Land Surveyor of the State of Alabama, hereby certify that I have surveyed the property in the name of The Cove at Quail Run Plat No. 2A, situated in Elmore County, Alabama and described as follows:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 12, T-18-N, R-18-E, ELMORE COUNTY, ALABAMA; THENCE RUN N 90°00'00" E, 166.75 FEET TO A POINT; THENCE RUN S 07°00'00" E, 211.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 37°18'13" E, 90.52 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY OF COUNTRY CLUB LOOP (60' R.O.W.); THENCE RUN ALONG SAID RIGHT OF WAY, N 53°16'57" E, 31.34 FEET TO A POINT; THENCE RUN S 39°43'03" E, 60.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF SAID COUNTRY CLUB LOOP; THENCE LEAVE SAID RIGHT OF WAY AND RUN S 45°51'37" E, 106.61 FEET TO A POINT; THENCE CONTINUE S 45°51'37" E, 63.74 FEET TO A POINT; THENCE RUN S 51°05'02" E, 4.76 FEET TO A POINT; THENCE RUN S 41°21'20" W, 63.69 FEET TO A POINT; THENCE RUN S 30°47'16" E, 85.66 FEET TO A POINT; THENCE RUN S 09°17'25" E, 44.13 FEET TO A POINT; THENCE RUN S 04°10'52" W, 27.34 FEET TO A POINT LYING IN A CURVE ON THE SAID MENTIONED SOUTH RIGHT OF WAY OF COUNTRY CLUB LOOP; THENCE RUN ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE SOUTHERLY, R=1059.48'), A CHORD OF S 85°20'20" E, 17.38 FEET TO A POINT; THENCE LEAVE SAID RIGHT OF WAY AND RUN S 02°43'51" W, 125.54 FEET TO A POINT; THENCE RUN S 87°08'34" W, 455.87 FEET TO A POINT; THENCE RUN N 01°48'13" W, 752.53 FEET TO A POINT; THENCE RUN N 83°01'37" E, 244.66 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, AND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, T-18-N, R-18-E, ELMORE COUNTY, ALABAMA, AND CONTAINS 7.938 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 subdivided giving the length and bearings of the boundaries of each lot and easements and its number and showing the streets, alleys and public grounds and giving the bearings, width and name of the streets, 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 thus (o) 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 standards of practice for surveying in the state of Alabama to the best of my knowledge, information and belief.

Witness my hand, this the 15th day of October, 2014.

Rick Clay AL Reg. 25851



FRED & CAROL RATTAN
309 NOLEN LANE
WETUMPKA, AL 36092

JASON MICHAEL LAWIGNE
317 NOLEN LANE
WETUMPKA, AL 36092

NOTE: OWNERSHIPS SHOWN WERE TAKEN FROM ALABAMAGIS.COM WEBSITE ON 11-19-2013

Notes:
All utility and private access easements shown hereon, if any, are for the use of any utility which may require them. These easements include the rights of ingress and egress for the maintenance of the property, facilities and apparatus included therein. All private drainage easements shown hereon, if any, are for surface drainage as needed. Installation and maintenance of property in these easements are not the responsibility of the City of Wetumpka or County of Elmore, Alabama.
All easements or rights of way, except utility, private drainages, and private access easements, shown on the plat, if any, are hereby dedicated to the City of Wetumpka and/or County of Elmore, Alabama for public use. These dedicated easements include the rights of ingress and egress by City and County employees for the maintenance of the property included in the easements. No permanent structure may be placed on any dedicated easement shown.
Private drainage easements shown on this plat, if any, are to be maintained on each lot by that lot's property owner. No lot owner shall fill, divert or otherwise impede the flow of water across, along and/or under said private drainage easements.
Easements for sanitary sewer and water mains shown hereon, if any or if not previously dedicated, are hereby dedicated to The Water Works and Sanitary Sewer Board of the City of Wetumpka, Alabama, its successors and assigns for ingress and egress in the installation and maintenance of sanitary sewer and water lines and their appurtenances. No permanent structure may be placed or erected on any part of these easements.
Streets shown hereon, if not previously dedicated, are hereby tendered for dedication to public use.

CURVE DATA

Table with 3 columns: Curve ID, Included angle, Radius, Tangent length, Arc length, Chord length, External secant, Mid ordinate, Degree of curve.

Site Data

Total Acreage = 7.94
Smallest Lot Size = 7,333 S.F. (4/B)
Zoning = R-3
Total Lot Count = 23
Total Linear Feet = 1000 of Street

Developer

ALFA Properties, Inc.
8191 Seaton Place
Montgomery, AL

NOTE: BASIS OF BEARING IS COVE AT QUAIL RUN PLAT NO. 1 (PB16, PAGES 31 & 32)

SOURCE OF INFORMATION: AS SHOWN ON SURVEY

MAP OF THE COVE AT QUAIL RUN PLAT NO. 2A

Lying in the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4 of Section 12; and the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 11, T-18-N, R-18-E, Elmore County, Alabama

Goodwyn, Mills & Cawood, Inc.
Engineers - Architects - Planners - Surveyors

2660 EastChase Lane, Suite 200
Montgomery, Alabama 36117
Office (334) 271-3200
Fax (334) 272-1566

SEPTEMBER, 2014

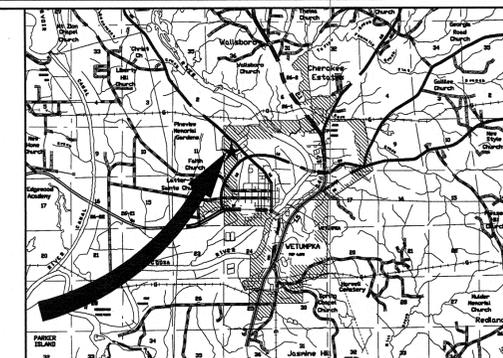
Scale: 1" = 50'

Table with 4 columns: Office Checked, Drawn By, Field Sketched, Project Number, Closure Checked, Checked.



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NOTE: MIN. FIN. FLOOR EL. = 184.0



VICINITY MAP NOT TO SCALE

LEGEND

- SET IRON PIN (1/2" REBAR CAP: #CA00156)
CALCULATED POINT



Judge of Probate
Elmore County, Alabama



FRED & CAROL RATTAN
309 NOLEN LANE
WETUMPKA, AL 36092

JASON MICHAEL LAWIGNE
317 NOLEN LANE
WETUMPKA, AL 36092

NOTE: OWNERSHIPS SHOWN WERE TAKEN FROM ALABAMAGIS.COM WEBSITE ON 11-19-2013

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Table with 3 columns: Curve ID, Included angle, Radius, Tangent length, Arc length, Chord length, External secant, Mid ordinate, Degree of curve.

Site Data

Total Acreage = 7.94
Smallest Lot Size = 7,333 S.F. (4/B)
Zoning = R-3
Total Lot Count = 23
Total Linear Feet = 1000 of Street

Developer

ALFA Properties, Inc.
8191 Seaton Place
Montgomery, AL

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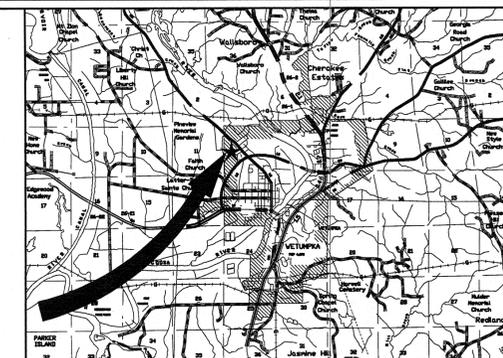
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Elmore County, Alabama



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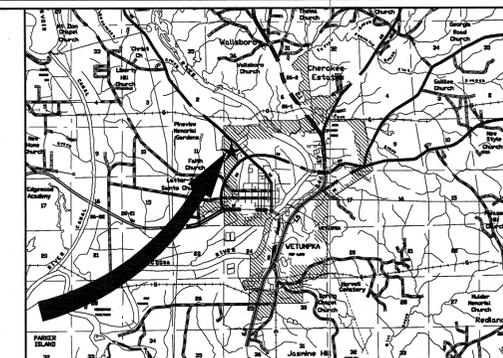
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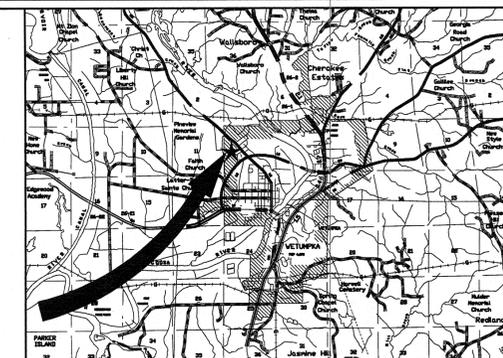
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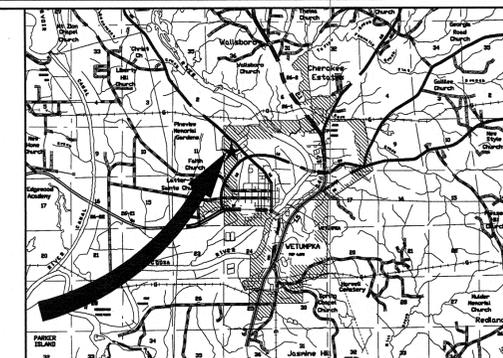
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