

# CITY OF TROY

**JASON A. REEVES**  
*Mayor*

**CHARLIE "SARGE" DUNN, SR.**  
*Council Vice President, District 1*

**GREG MEEKS**  
*District 2 Councilman*



**JOHN H. WITHERINGTON**  
*Council President, District 4*

**MARCUS PARAMORE**  
*District 3 Councilman*

**DEJERILYN KING HENDERSON**  
*District 5 Councilwoman*

## PLANNING AND ZONING

### TROY PLANNING COMMISSION

#### AGENDA

March 24, 2016

4:00 PM

Council Chambers, City Hall, Troy

#### CALL TO ORDER

#### ROLL CALL

#### CHAIRMAN'S MESSAGE

#### SECRETARY'S REPORT

**APPROVAL OF MINUTES:** February 24, 2016 Meeting

#### PUBLIC HEARINGS:

#### FINAL PLAT APPROVAL REQUEST

**PRESENTED BY:** Mr. Walter H. Stell, Survey South

**SUBJECT:** Request preliminary plat approval of the **Re-Combination of Lots 12 Through 15, Block "C" of Mullis Subdivision** located at and adjacent to and south of 915 Park Street located in the R2: Medium Density Residential Zoning District.

#### PRELIMINARY PLAT APPROVAL REQUEST

**PRESENTED BY:** Mr. Walter H. Stell, Survey South

**SUBJECT:** Request preliminary plat approval of the **Preliminary Plat of the Resubdivision of the Diamond Drive Commercial Plat** located west of Diamond Drive and east of, but not including, 1420 US Hwy 231 South in a C4: Highway Commercial Zoning District.

#### FINAL PLAT APPROVAL REQUEST

**PRESENTED BY:** Mr. Walter H. Stell, Survey South

**SUBJECT:** Request final plat approval of the **Final Plat of Lot No. 1 only of the Resubdivision of the Diamond Drive Commercial Plat** located west of Diamond Drive and east of, but not including, 1420 US Hwy 231 South in a C4: Highway Commercial Zoning District.

#### REZONING REQUEST

**PRESENTED BY:** Mr. Walter H. Stell, Survey South

**SUBJECT:** Request to rezone 50.08+/- acres located south of US Hwy 231, east of S. Franklin Drive, and west of, but not including, 1421 US Hwy 231S from C4: Highway Commercial Zoning District and RR: Reserved Residential Zoning District to the following: 21.68+/- acres to C4: Highway Commercial Zoning District and 28.40+/- acres to M1: Light Industrial Zoning District.

**MELISSA SANDERS, PLANNING AND ZONING ADMINISTRATOR**

P.O. Box 549 • 301 Charles W. Meeks Avenue • Troy, Alabama 36081 • Tel: (334) 670.6058 • Fax: (334) 670.6078  
www.troyal.gov • planning@troyal.info

# CITY OF TROY



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*District 5 Councilwoman*

## PLANNING AND ZONING

### TROY PLANNING COMMISSION

#### AGENDA

March 24, 2016

4:00 PM

Council Chambers, City Hall, Troy

#### OTHER BUSINESS

#### ADMINISTRATIVE MATTERS

#### ADJOURNMENT

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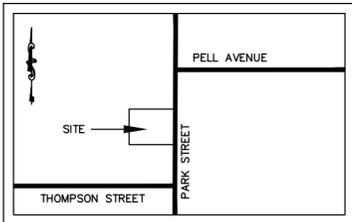
"Sometimes you will never know the value of a moment until it becomes a memory."

- Dr. Seuss

---

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VICINITY MAP (NTS)

SITE DATA	
ACREAGE:	1.18 ACRES
ZONE:	R2
LOTS:	1



# RE-COMBINATION OF LOTS 12 THROUGH 15, BLOCK "C" OF MULLIS SUBDIVISION AS RECORDED IN PLAT BOOK 2 AT PAGE 5 AND A PORTION OF POND STREET LYING WEST OF SAID LOT 12 IN THE CITY OF TROY, PIKE COUNTY, ALABAMA

NOW OR FORMERLY  
**RUDRA LLC**  
803 UNIVERSITY AVENUE  
TROY, ALABAMA 36081  
55-10-09-32-4-010-044.000

**1.18 ACRES±**  
**51,605 SQUARE FEET**

**DEDICATION**

I, MILLER SPROULL, AS OWNER OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE LAND INCLUDED IN THIS PLAT TO BE SURVEYED, STAKED ON THE GROUND AND PLATTED TO BE KNOWN AS "RE-COMBINATION OF LOTS 12 THROUGH 15, BLOCK "C" OF THE MULLIS SUBDIVISION AS RECORDED IN PLAT BOOK 2 AT PAGE 5 AND A PORTION OF POND STREET LYING WEST OF SAID LOT 12 IN THE CITY OF TROY, PIKE COUNTY, ALABAMA AND THAT ANY DRIVES, ALLEYS, EASEMENTS, ETC. AS SHOWN HEREON ARE HEREBY DEEDICATED FOR THE USE OF THE GENERAL PUBLIC.

**MILLER SPROULL**

STATE OF ALABAMA  
COUNTY OF PIKE

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MILLER SPROULL, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, APPEARED BEFORE ME AND ACKNOWLEDGED THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**NOTARY PUBLIC**

MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_

**SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED**

I, WALTER H. STELL, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT ALL PARTS OF THE SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

**DESCRIPTION:**

Lots No. 12 through 15, Block "C" according to the Plat of Mullis Subdivision as recorded in Plat Book 2 at Page 5 and a portion of Pond Street as shown on the Plat of a Resubdivision of Lots 1 through 11, Block "C", and Lots 1 through 11, Block "D", Mullis Subdivision as recorded in Plat Book 2 at Page 100, all recorded in the Office of the Judge of Probate of Pike County, Alabama and being more particularly described as follows:

Commencing at the Northeast corner of Lot No. 7, Block "C", according to the Plat of a Resubdivision of Lots 1 through 11, Block "C", and Lots 1 through 11, Block "D", Mullis Subdivision as recorded in Plat Book 2 at Page 100, recorded in the Office of the Judge of Probate of Pike County, Alabama and the point of beginning of the parcel of land herein described, said point lying on the West right of way of Park Street; thence leaving said right of way S 89°16'23" W 211.55 feet; thence N 01°57'42" E 84.52 feet; thence N 00°53'09" E 85.28 feet; thence N 02°10'51" E 80.43 feet; thence N 89°16'23" E 201.11 feet to a point lying on the West right of way of Park Street; thence along said right of way S 00°43'37" E 250.00 feet to the point of beginning. Said Parcel containing 1.18 Acres more or less.

I FURTHER CERTIFY THAT THE PLAT OR MAP SHOWN HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED ABOVE IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE LOTS AND THEIR LOT NUMBERS, AND THE NAME AND DIMENSIONS OF ALL PUBLIC RIGHTS OF WAY, STREETS, ALLEYS, ETC.; SAID MAP FURTHER SHOWS THE RELATIONSHIP OF THE PROPERTY SHOWN HEREON TO THE GOVERNMENT LAND SURVEY AND THAT PERMANENT MONUMENTATION HAS BEEN ESTABLISHED AND IS SHOWN AS SUCH HEREON.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

WALTER H. STELL, ALABAMA PROFESSIONAL LAND SURVEYOR NO. 20898

**CERTIFICATE OF APPROVAL BY THE CITY OF TROY UTILITY DEPARTMENT**

THE ELECTRIC, WATER AND SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE CITY OF TROY UTILITY DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

UTILITY DEPARTMENT, CITY OF TROY, AL  
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE PLAT SHOWN HEREON IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA  
SECRETARY

**CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER**

THE UNDERSIGNED, AS ENGINEER FOR PIKE COUNTY, ALABAMA, HEREBY APPROVE THE PLAT SHOWN HEREON FOR RECORDATION IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY ENGINEER, PIKE COUNTY, ALABAMA

STATE OF ALABAMA  
COUNTY OF PIKE

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS FILED IN THIS OFFICE FOR RECORDING THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, RECORDING FEE \$ \_\_\_\_\_ PAID.

JUDGE OF PROBATE, PIKE COUNTY, ALABAMA

NOW OR FORMERLY  
**LESLIE AND LILLIAN WELLS**  
343 COUNTY ROAD NO. 2252  
TROY, ALABAMA 36079  
55-10-09-32-4-010-025.003

NOW OR FORMERLY  
**LESLIE AND LILLIAN WELLS**  
343 COUNTY ROAD NO. 2252  
TROY, ALABAMA 36079  
55-10-09-32-4-010-021.000

NOW OR FORMERLY  
**LESLIE AND LILLIAN WELLS**  
343 COUNTY ROAD NO. 2252  
TROY, ALABAMA 36079  
55-10-09-32-4-010-027.000

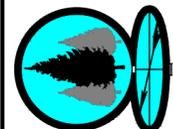
NOW OR FORMERLY  
**FREEMAN PROPERTIES, LLC**  
617 LAWSON DRIVE  
TROY, ALABAMA 36081  
55-10-09-32-4-010-030.002

PARK STREET (50' ROW)

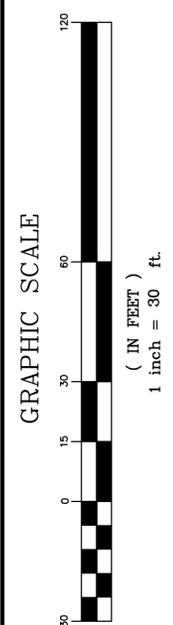
- LEGEND:**
- = EXISTING PROPERTY CORNER
  - ⊙ = SET PIN
  - ⊕ = UTILITY POLE
  - e — = OVERHEAD UTILITIES
  - = CONCRETE MONUMENT
  - ⊕ = TELEPHONE PEDESTAL

- NOTES:**
1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT WERE NOT FURNISHED TO THIS FIRM.
  3. EXISTING MONUMENTATION IS AS SHOWN. SET PINS ARE 24" - 1/2" REBAR WITH PLASTIC CAP LABELED CA 0537-LS.
  4. BEARINGS ARE BASED ON PLAT BOOK 4, PAGE 95.
  5. REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH THE SURVEYOR'S SEAL OF WALTER H. STELL.
  6. THE REAL PROPERTY SHOWN HEREON IS THAT SAME REAL PROPERTY DESCRIBED IN DEED BOOK 2014, PAGE 1072 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.

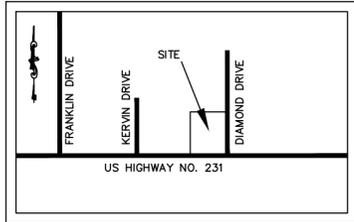
**SURVEY SOUTH**  
LAND SURVEYING AND LAND PLANNING  
A DIVISION OF  
ENVIRONMENTAL PRECISION ASSOCIATES, INC.  
308 COUNTY ROAD NO. 1101  
TROY, ALABAMA 36081  
PHONE: 334-907-0028  
email: w.stell@epysable.net



RE-COMBINATION OF LOTS 12 THROUGH 15, BLOCK "C" OF MULLIS SUBDIVISION AS RECORDED IN PLAT BOOK 2 AT PAGE 5 AND A PORTION OF POND STREET LYING WEST OF SAID LOT 12 IN THE CITY OF TROY, PIKE COUNTY, ALABAMA



DRAWN BY:	D.F.S.
CHECKED BY:	W.H.S.
SURVEY DATE:	02-15-2016
DRAWING DATE:	02-29-2016
F.L.D. BK.:	ELECTRONIC
SCALE:	1" = 30'
DRAWING NAME:	16-032
JOB NUMBER:	16-032



VICINITY MAP (NTS)

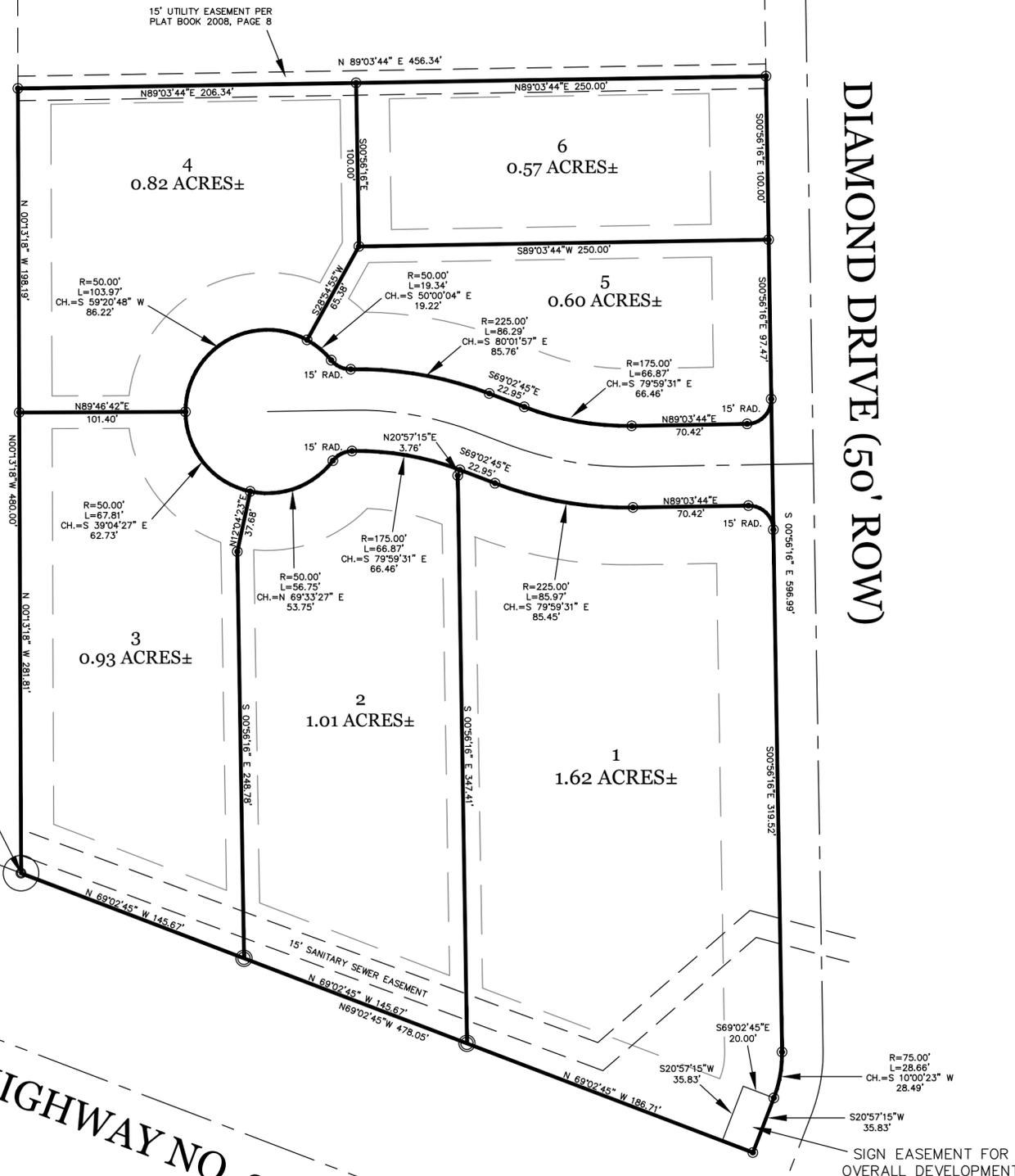
SITE DATA	
ACREAGE:	6.04 ACRES
ZONE:	C-4
LOTS:	6

- LEGEND:
- = EXISTING PROPERTY CORNER
  - = SET PIN
  - ⊙ = UTILITY POLE
  - e — = OVERHEAD UTILITIES
  - = CONCRETE MONUMENT
  - ⊕ = TELEPHONE PEDESTAL

SETBACKS:

FRONT: 35'  
SIDE: 10'  
REAR: 20'

POINT OF COMMENCEMENT AND POINT OF BEGINNING - EXISTING 1/2" REBAR (CAP MCGIFFERT CA 00321) AT THE SOUTHWEST CORNER OF LOT NO. 2 OF THE DIAMOND DRIVE COMMERCIAL PLAT AS RECORDED IN PLAT BOOK 2008 AT PAGE 8 IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA



U.S. HIGHWAY NO. 231 (ROW VARIES)

DIAMOND DRIVE (50' ROW)

## PRELIMINARY PLAT OF THE RESUBDIVISION OF DIAMOND DRIVE COMMERCIAL PLAT IN THE CITY OF TROY, PIKE COUNTY, ALABAMA (PLAT BOOK 2008, PAGE 8)

**DEDICATION**

I, DENNIS PATEL, AS MEMBER OF DIAMOND GROUP LLC, OWNER OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE LAND INCLUDED IN THIS PLAT TO BE SURVEYED, STAKED ON THE GROUND AND PLATTED TO BE KNOWN AS "RESUBDIVISION OF DIAMOND DRIVE COMMERCIAL PLAT" AND THAT ANY DRIVES, ALLEYS, EASEMENTS, ETC. AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC.

DENNIS PATEL

STATE OF ALABAMA  
COUNTY OF PIKE

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DENNIS PATEL, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, APPEARED BEFORE ME AND ACKNOWLEDGED THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE \_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_.

**SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED**

I, WALTER H. STELL, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT ALL PARTS OF THE SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

**DESCRIPTION:**

A parcel of land lying on the North side of U.S. Highway No. 231 and on the West side of Diamond Drive in the City of Troy, Pike County, Alabama and being more particularly described as follows:

Commencing at the Southwest corner of Lot No. 2 of the Diamond Drive Commercial Plat as recorded in Plat Book 2008 at Page 8 in the Office of the Judge of Probate of Pike County, Alabama, said point lying on the North right of way of U.S. Highway No. 231 and being the point of beginning of the parcel of land herein described; thence leaving said right of way N 00°13'18" W 480.00 feet; thence N 89°03'44" E 456.34 feet to a point lying on the West right of way of Diamond Drive; thence along said right of way S 00°56'16" E 596.99 feet; thence continuing along said right of way around a curve to the right with a radius of 75.00 feet, a curve length of 28.66 feet and having a chord bearing and distance of S 10°00'23" W 28.49 feet; thence continuing along said right of way S 20°57'15" W 35.83 feet to a point lying on the North right of way of U.S. Highway No. 231; thence along the North right of way of U.S. Highway No. 231 N 69°02'45" W 478.05 feet to the point of beginning. Said Parcel containing 6.04 Acres more or less.

I FURTHER CERTIFY THAT THE PLAT OR MAP SHOWN HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED ABOVE IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE LOTS AND THEIR LOT NUMBERS, AND THE NAME AND DIMENSIONS OF ALL PUBLIC RIGHTS OF WAY, STREETS, ALLEYS, ETC.; SAID MAP FURTHER SHOWS THE RELATIONSHIP OF THE PROPERTY SHOWN HEREON TO THE GOVERNMENT LAND SURVEY AND THAT PERMANENT MONUMENTATION HAS BEEN ESTABLISHED AND IS SHOWN AS SUCH HEREON.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

WALTER H. STELL, ALABAMA PROFESSIONAL LAND SURVEYOR NO. 20898

**CERTIFICATE OF APPROVAL BY THE CITY OF TROY UTILITY DEPARTMENT**

THE ELECTRIC, WATER AND SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE CITY OF TROY UTILITY DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

UTILITY DEPARTMENT, CITY OF TROY, AL  
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE PLAT SHOWN HEREON IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

**PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA  
SECRETARY**

**CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER**

THE UNDERSIGNED, AS ENGINEER FOR PIKE COUNTY, ALABAMA, HEREBY APPROVE THE PLAT SHOWN HEREON FOR RECORDATION IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COUNTY ENGINEER, PIKE COUNTY, ALABAMA

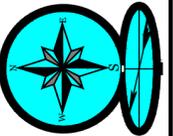
STATE OF ALABAMA  
COUNTY OF PIKE

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS FILED IN THIS OFFICE FOR RECORDING THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND RECORDED IN PLAT BOOK \_\_\_\_ PAGE \_\_\_\_ RECORDING FEE \$ \_\_\_\_ PAID.

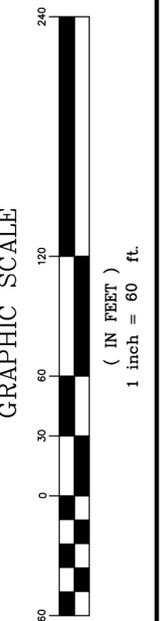
JUDGE OF PROBATE, PIKE COUNTY, ALABAMA

- NOTES:
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  - THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT WERE NOT FURNISHED TO THIS FIRM.
  - EXISTING MONUMENTATION IS AS SHOWN, SET PINS ARE 24" - 1/2" REBAR WITH PLASTIC CAP LABELED CA 0537-LS.
  - BEARINGS ARE BASED ON PLAT BOOK 2008, PAGE 8.
  - REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH THE SURVEYOR'S SEAL OF WALTER H. STELL.
  - THE REAL PROPERTY SHOWN HEREON IS THAT SAME REAL PROPERTY DESCRIBED IN PLAT BOOK 2008, PAGE 8 (LOTS 1 - 3) AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.
  - DEVELOPER RESERVES A 5' EASEMENT ALONG AND ON EACH SIDE OF ALL PROPERTY LINES WITHIN THIS DEVELOPMENT FOR UTILITIES AND DRAINAGE AS NEEDED.

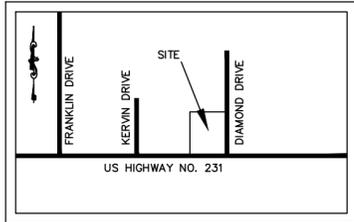
**SURVEY SOUTH**  
LAND SURVEYING AND LAND PLANNING  
A DIVISION OF  
ENVIRONMENTAL PRECISION ASSOCIATES, INC.  
RT. 1, BOX 241  
P.O. BOX 514  
TROY, ALABAMA 36081  
TELEPHONE (334) 807-0026  
email: w.stell@epcbs.net



PRELIMINARY PLAT OF  
THE RESUBDIVISION OF  
DIAMOND DRIVE COMMERCIAL  
PLAT IN THE CITY OF TROY,  
PIKE COUNTY, ALABAMA  
(PLAT BOOK 2008, PAGE 8)



DRAWN BY:	D.F.S.
CHECKED BY:	W.H.S.
SURVEY DATE:	FEB 2016
DRAWING DATE:	02-29-2016
FLD. BK.:	ELECTRONIC
SCALE:	1"=60'
DRAWING NAME:	16-014
JOB NUMBER:	16-014



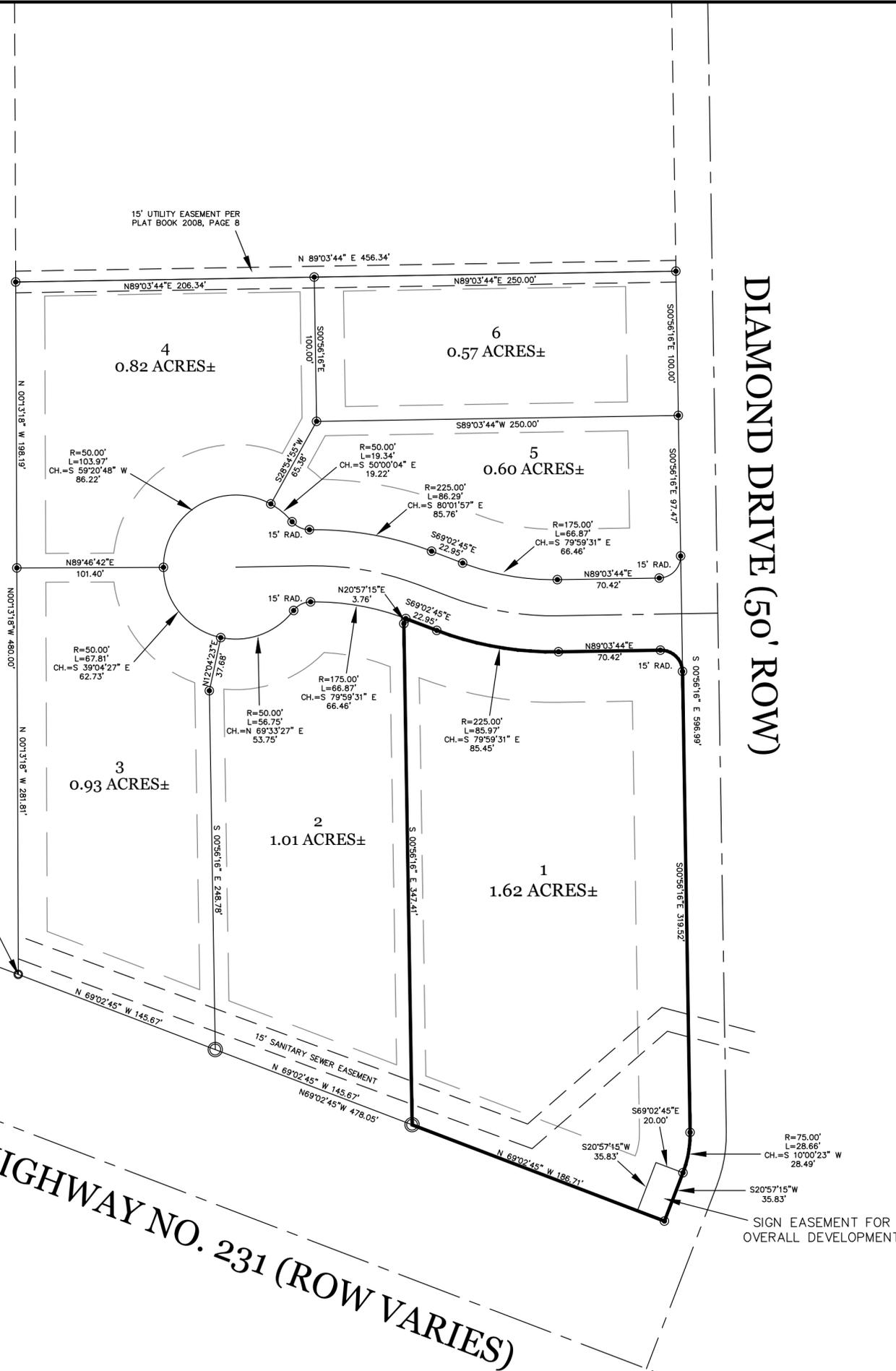
VICINITY MAP (NTS)

SITE DATA	
ACREAGE:	6.04 ACRES
ZONE:	C-4
LOTS:	6

- LEGEND:
- = EXISTING PROPERTY CORNER
  - = SET PIN
  - ⊙ = UTILITY POLE
  - e — = OVERHEAD UTILITIES
  - = CONCRETE MONUMENT
  - ⊕ = TELEPHONE PEDESTAL

SETBACKS:  
 FRONT: 35'  
 SIDE: 10'  
 REAR: 20'

POINT OF COMMENCEMENT AND POINT OF BEGINNING - EXISTING 1/2" REBAR (CAP MCGIFFERT CA 00321) AT THE SOUTHWEST CORNER OF LOT NO. 2 OF THE DIAMOND DRIVE COMMERCIAL PLAT AS RECORDED IN PLAT BOOK 2008 AT PAGE 8 IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA



## FINAL PLAT OF LOT NO. 1 ONLY OF THE RESUBDIVISION OF DIAMOND DRIVE COMMERCIAL PLAT IN THE CITY OF TROY, PIKE COUNTY, ALABAMA (PLAT BOOK 2008, PAGE 8)

**DEDICATION**

I, DENNIS PATEL, AS MEMBER OF DIAMOND GROUP LLC, OWNER OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE LAND INCLUDED IN THIS PLAT TO BE SURVEYED, STAKED ON THE GROUND AND PLATTED TO BE KNOWN AS "FINAL PLAT OF LOT NO. 1 ONLY OF THE RESUBDIVISION OF DIAMOND DRIVE COMMERCIAL PLAT NO. 1" AND THAT ANY DRIVES, ALLEYS, EASEMENTS, ETC. AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC.

DENNIS PATEL

STATE OF ALABAMA  
 COUNTY OF PIKE

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GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES THE \_\_\_\_ DAY OF \_\_\_\_\_ 2\_\_

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**DESCRIPTION:**

A parcel of land lying on the North side of U.S. Highway No. 231 and on the West side of Diamond Drive in the City of Troy, Pike County, Alabama and being more particularly described as follows:

Commencing at the Southwest corner of Lot No. 2 of the Diamond Drive Commercial Plat as recorded in Plat Book 2008 at Page 8 in the Office of the Judge of Probate of Pike County, Alabama, said point lying on the North right of way of U.S. Highway No. 231 and being the point of beginning of the parcel of land herein described; thence leaving said right of way N 00°13'18" W 480.00 feet; thence N 89°03'44" E 456.34 feet to a point lying on the West right of way of Diamond Drive; thence along said right of way S 00°56'16" E 596.99 feet; thence continuing along said right of way around a curve to the right with a radius of 75.00 feet, a curve length of 28.66 feet and having a chord bearing and distance of S 10°00'23" W 28.49 feet; thence continuing along said right of way S 20°57'15" W 35.83 feet to a point lying on the North right of way of U.S. Highway No. 231; thence along the North right of way of U.S. Highway No. 231 N 69°02'45" W 478.05 feet to the point of beginning. Said Parcel containing 6.04 Acres more or less.

I FURTHER CERTIFY THAT THE PLAT OR MAP SHOWN HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED ABOVE IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE LOTS AND THEIR LOT NUMBERS, AND THE NAME AND DIMENSIONS OF ALL PUBLIC RIGHTS OF WAY, STREETS, ALLEYS, ETC., SAID MAP FURTHER SHOWS THE RELATIONSHIP OF THE PROPERTY SHOWN HEREON TO THE GOVERNMENT LAND SURVEY AND THAT PERMANENT MONUMENTATION HAS BEEN ESTABLISHED AND IS SHOWN AS SUCH HEREON.

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WALTER H. STELL, ALABAMA PROFESSIONAL LAND SURVEYOR NO. 20898

**CERTIFICATE OF APPROVAL BY THE CITY OF TROY UTILITY DEPARTMENT**

THE ELECTRIC, WATER AND SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE CITY OF TROY UTILITY DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

UTILITY DEPARTMENT, CITY OF TROY, AL  
 CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE PLAT SHOWN HEREON IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

**PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA  
 SECRETARY**

**CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER**

THE UNDERSIGNED, AS ENGINEER FOR PIKE COUNTY, ALABAMA, HEREBY APPROVE THE PLAT SHOWN HEREON FOR RECORDATION IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

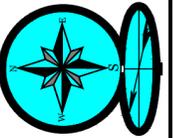
COUNTY ENGINEER, PIKE COUNTY, ALABAMA

STATE OF ALABAMA  
 COUNTY OF PIKE

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS FILED IN THIS OFFICE FOR RECORDING THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M, AND RECORDED IN PLAT BOOK \_\_\_\_ PAGE \_\_\_\_ RECORDING FEE \$ \_\_\_\_ PAID.

JUDGE OF PROBATE, PIKE COUNTY, ALABAMA

**SURVEY SOUTH**  
 LAND SURVEYING AND LAND PLANNING  
 A DIVISION OF  
 ENVIRONMENTAL PRECISION ASSOCIATES, INC.  
 RT. 1, BOX 241  
 P.O. BOX 514  
 TROY, ALABAMA 36081  
 TEL: (334) 807-0026  
 EMAIL: w.stell@epsurvey.net



FINAL PLAT OF LOT NO. 1 ONLY  
 OF THE RESUBDIVISION OF  
 DIAMOND DRIVE COMMERCIAL  
 PLAT IN THE CITY OF TROY,  
 PIKE COUNTY, ALABAMA  
 (PLAT BOOK 2008, PAGE 8)



- NOTES:
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  - THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT WERE NOT FURNISHED TO THIS FIRM.
  - EXISTING MONUMENTATION IS AS SHOWN. SET PINS ARE 24" - 1/2" REBAR WITH PLASTIC CAP LABELED CA 0537-LS.
  - BEARINGS ARE BASED ON PLAT BOOK 2008, PAGE 8.
  - REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH THE SURVEYOR'S SEAL OF WALTER H. STELL.
  - THE REAL PROPERTY SHOWN HEREON IS THAT SAME REAL PROPERTY DESCRIBED IN PLAT BOOK 2008, PAGE 8 (LOTS 1 - 3) AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.
  - DEVELOPER RESERVES A 5' EASEMENT ALONG AND ON EACH SIDE OF ALL PROPERTY LINES WITHIN THIS DEVELOPMENT FOR UTILITIES AND DRAINAGE AS NEEDED.

DRAWN BY:	D.F.S.
CHECKED BY:	W.H.S.
SURVEY DATE:	FEB 2016
DRAWING DATE:	02-29-2016
F.L.D. BK.:	ELECTRONIC
SCALE:	1"=60'
DRAWING NAME:	16-014
JOB NUMBER:	16-014

**PROPOSED REZONING OF  
A PORTION OF THE SE 1/4 OF  
SECTION 4 AND A PORTION OF THE  
NE 1/4 OF SECTION 9, ALL IN  
TOWNSHIP 9 NORTH, RANGE 21 EAST,  
PIKE COUNTY, ALABAMA**

STATE OF ALABAMA  
COUNTY OF PIKE

I, WALTER H. STELL, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DESCRIPTIONS:

Parcel A (Proposed C-4 Zoning)

A parcel of land lying on the South side of U.S. Highway No. 231 and on the East side of Franklin Drive and being a portion of the SE 1/4 of the SE 1/4 of Section 4 and a portion of the NE 1/4 of the NE 1/4 of Section 9, all in Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 of the NE 1/4 of said Section 9; thence S 88°41'39" E 1351.70 feet; thence N 02°21'55" W 968.13 feet to a point lying on the East right of way of the Franklin Drive Extension (currently under construction); thence along said right of way around a curve to the left with a radius of 650.00 feet, a curve length of 72.51 feet and having a chord bearing and distance of N 04°26'24" E 72.48 feet; thence continuing along said right of way N 01°14'39" E 261.09 feet to the point of beginning of the parcel of land herein described; thence continuing along said right of way N 01°14'39" E 354.47 feet; thence continuing along said right of way N 88°45'21" W 25.00 feet to a point lying on the East right of way of Franklin Drive (existing); thence along said right of way N 01°24'28" E 278.71 feet to a point lying on the South right of way of U.S. Highway No. 231; thence along the South right of way of U.S. Highway No. 231 S 68°28'45" E 124.36 feet; thence continuing along said right of way S 71°30'33" E 200.30 feet; thence continuing along said right of way S 68°38'30" E 1066.30 feet; thence leaving said right of way S 00°00'30" W 227.60 feet; thence S 00°00'36" W 598.38 feet; thence N 61°49'41" W 1461.31 feet to the point of beginning. Said Parcel containing 21.68 Acres more or less.

Parcel B (Proposed M-1 Zoning)

A parcel of land lying South of, but not contiguous to, U.S. Highway No. 231 and on the East side of the Franklin Drive Extension and being a portion of the NE 1/4 of the NE 1/4 of Section 9, Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 of the NE 1/4 of said Section 9; thence S 88°41'39" E 1351.70 feet to the point of beginning of the parcel of land herein described; thence N 02°21'55" W 968.13 feet to a point lying on the East right of way of the Franklin Drive Extension (currently under construction); thence along said right of way around a curve to the left with a radius of 650.00 feet, a curve length of 72.51 feet and having a chord bearing and distance of N 04°26'24" E 72.48 feet; thence continuing along said right of way N 01°14'39" E 261.09 feet; thence S 61°49'41" E 1461.31 feet; thence S 01°19'53" W 639.22 feet; thence N 88°41'39" W 1244.99 feet to the point of beginning. Said Parcel containing 28.40 Acres more or less.

WITNESS MY HAND AND SEAL THIS THE 29TH DAY OF FEBRUARY, 2016.

WALTER H. STELL, ALABAMA PLS #20898

NOW OR FORMERLY  
**THOMAS**  
D.B. 2003, PAGE 462  
CURRENT ZONING VARIES  
PARCEL NO.: 55-17-02-10-2-002-002.000  
H. FRANK THOMAS III  
2855 ZELDA ROAD  
MONTGOMERY, AL 36106

- LEGEND:
- = EXISTING PROPERTY CORNER
  - = SET PIN
  - ⊕ = UTILITY POLE
  - e — = OVERHEAD UTILITIES
  - = CONCRETE MONUMENT

- NOTES:
1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT WERE NOT FURNISHED TO THIS FIRM.
  3. EXISTING MONUMENTATION IS AS SHOWN. SET PINS ARE 24" - 1/2" REBAR WITH PLASTIC CAP LABELED CA 0537-LS.
  4. BEARINGS ARE BASED ON A PREVIOUS SURVEY BOTTS & RAY DATED 02-23-05.
  5. REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH THE SURVEYOR'S SEAL OF WALTER H. STELL.
  6. THE REAL PROPERTY SHOWN HEREON IS A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 55, PAGE 137 AND W.B. DD, PAGE 85 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.

NOW OR FORMERLY  
**TROY MARKET PLACE**  
D.B. 2004, PAGE 909  
CURRENT ZONING C-4  
PARCEL NO.: 55-17-02-04-4-004-002.003  
TROY MARKETPLACE LLC  
455 FAIRWAY DRIVE FLOOR 3 SUITE 301  
DEERFIELD BEACH, FL 33441

**FRANKLIN DRIVE  
(ROW VARIES)**  
(SOUTH 1/2 OF FRANKLIN DRIVE  
UNIMPROVED AT TIME OF THIS SURVEY)

**PARCEL A  
21.68 ACRES±  
PROPOSED C-4 ZONING**

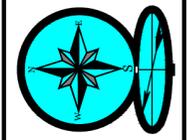
**PARCEL B  
28.40 ACRES±  
PROPOSED M-1 ZONING**

NOW OR FORMERLY  
**THOMAS AND STELL**  
D.B. 2014, PAGE 1970  
CURRENT ZONING: M-1  
PARCEL NO.: 55-17-02-09-1-001-001.001  
H. FRANK THOMAS III  
WALTER H. STELL  
P.O. BOX 514  
TROY, AL 36081

NOW OR FORMERLY  
**THOMAS**  
D.B. 2003, PAGE 462  
CURRENT ZONING VARIES  
PARCEL NO.: 55-17-02-09-1-001-002.000  
H. FRANK THOMAS III  
2855 ZELDA ROAD  
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A PORTION OF THE SE 1/4 OF  
SECTION 4 AND A PORTION OF THE  
NE 1/4 OF SECTION 9, ALL IN  
TOWNSHIP 9 NORTH, RANGE 21 EAST,  
PIKE COUNTY, ALABAMA**



DRAWN BY: D.F.S.
CHECKED BY: W.H.S.
SURVEY DATE: FEB 2016
DRAWING DATE: 02-29-2016
FLD. BK.: ELECTRONIC
SCALE: 1"=200'
DRAWING NAME: 16-043R
LAST REVISION: