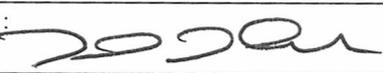


**SUBDIVISION APPLICATION FOR THE CITY OF LEEDS, ALABAMA**  
**DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION**  
 1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558  
INSPECTIONS@LEEDSALABAMA.GOV \* leedsalabama.gov

<b>Part 1. Application</b>	
Name of Applicant: <b>Derrol D. Luker, Luker &amp; Co. Land Surveying</b>	
Mailing Address: P.O. Box 305, Pell City, AL 35125	
Telephone: <b>205-338-2425</b>	E-mail: <b>lukerandcompany@coosahs.net</b>
Signature: 	
Date Application Filed: <b>2/19/2016</b>	Requested Hearing Date: <b>March</b>

<b>Part 2. Parcel Data</b>		
Owner(s) of Record: <b>Marc B. Wilson</b>		
Owner Mailing Address: P.O. Box 383214, Birmingham, Al 35238		
Site Address: <b>1432 Ashville Road, Leeds, AL 35094</b>		
Tax Parcel ID # <b>26-05-15-0-001-035.000</b>	Existing Zoning: <b>B-2</b>	Proposed Zoning: <b>B-2</b>
Telephone: <b>205-283-5442</b>	E-Mail:	
Signature Of Designated Plat Representative: 		

<b>Part 3. Request</b>	
<input type="checkbox"/> New Subdivision	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> New Subdivision with Rezoning	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Resurvey of Existing Recorded Subdivision	

<b>Part 4 Additional Information</b>	
<input type="checkbox"/> Number of proposed Lots <b>ONE</b>	
<input type="checkbox"/> Approximate Acreage <b>0.61 ACRES +/-</b>	
<input type="checkbox"/> Concurrent Zoning/Variance Case(s)	
<input type="checkbox"/> Concurrent Construction Case	
<input type="checkbox"/> Review Fee (see Schedule)	

**Release for Postponement of Case**

I, by my signature below, the Designated Plat Representative for the case described on the reverse side of this form. Do hereby grant the City of Leeds Planning and Zoning Commission the Authority to postpone this Case to its next regularly scheduled meeting if the plat does not meet the minimum technical or informational standards set forth in the Subdivision Regulations; if the plat map or Case contains errors or erroneous information; or if the Commission considers it to be in the best interest of the public to require further information for review of this plat/Case.

Signature of Designated Plat Representative:



Date:

2/19/2016

Note: In Choosing not to sign the release at the time of application, the Designated Plat Representative acknowledges that the Commission may, in order to comply with the Code of Alabama, be compelled to disapprove the submitted subdivision due to unresolved issues with the plat.

Signature of Designated Plat Representative:

Date:

**FOR OFFICE USE ONLY**

Application Number:

Date Received:

Received by:

Scheduled Public Hearing Date:

COMMERCIAL DRIVER LICENSE

ALABAMA



NO. 5166782 CLASS BM  
D.O.B. 09-06-1967 EXP 04-17-2016  
DERROL DENMAN  
LUKER  
2840 RIDGEWAY RD  
PELL CITY AL 35128-2161  
ENDORSEMENTS RESTRICTIONS  
ISS 04-11-2012 SEX M HT 6-03 EYES BRO  
WT 250 HAIR BRO

*Derrol Denman Luker*

Colonel Hugh B. McCall  
Director of Public Safety



# Tax Assessment Report

Parcel Number: 26-05-15-0-001-035.000

Tax Year: 2016

Pin Number: 27365

## Owner Information:

Owner: WILSON MARC B

Property Address: 0

Mailing Address:

BIRMINGHAM, AL 35242

**Value and Tax Information:** Assessed values are subject to change until permanent abstract is printed on September 2015

Current Use Value: \$0

Total Appraised Value: \$0

Improvement Value: \$119,680

Assessed Value: \$51,780

Land Value: \$139,180

Exemption:

2015 Taxes Due: \$2,096.56

2015 Taxes Paid: \$2,096.56

## Land Information:

Lot Dimensions:

Calculated Acres: 0.00

Tax District: Leeds

## Legal Description:

LOT 3 & N 25' LOT 2 BLK 3 J P SEATON JR 15-17-1

Subdivision Name:

Plat Book / Page:

## Sales Information:

Date	Sale Price	Grantee	Deed Book	Deed Page
3/2003	\$0	WILSON MARC B	2003	0002991

## Improvement 1

Class: CAR WASH, SELF SERVICE MASONRY P

Total Heated Area: 0

Value: \$49,810

Stories: 0

Year Erected: 0

Actual Age: 0

Year Remodeled: 0

Total Rooms: 0

Totals

0

1680

## Improvement 2

Class: PAVING, ASPHALT, 3 1/2"

Total Heated Area: 0

Value: \$26,240

Stories: 0

Year Erected: 0 Actual Age: 0 Year Remodeled: 0 Total Rooms: 0  
Totals 0 15000

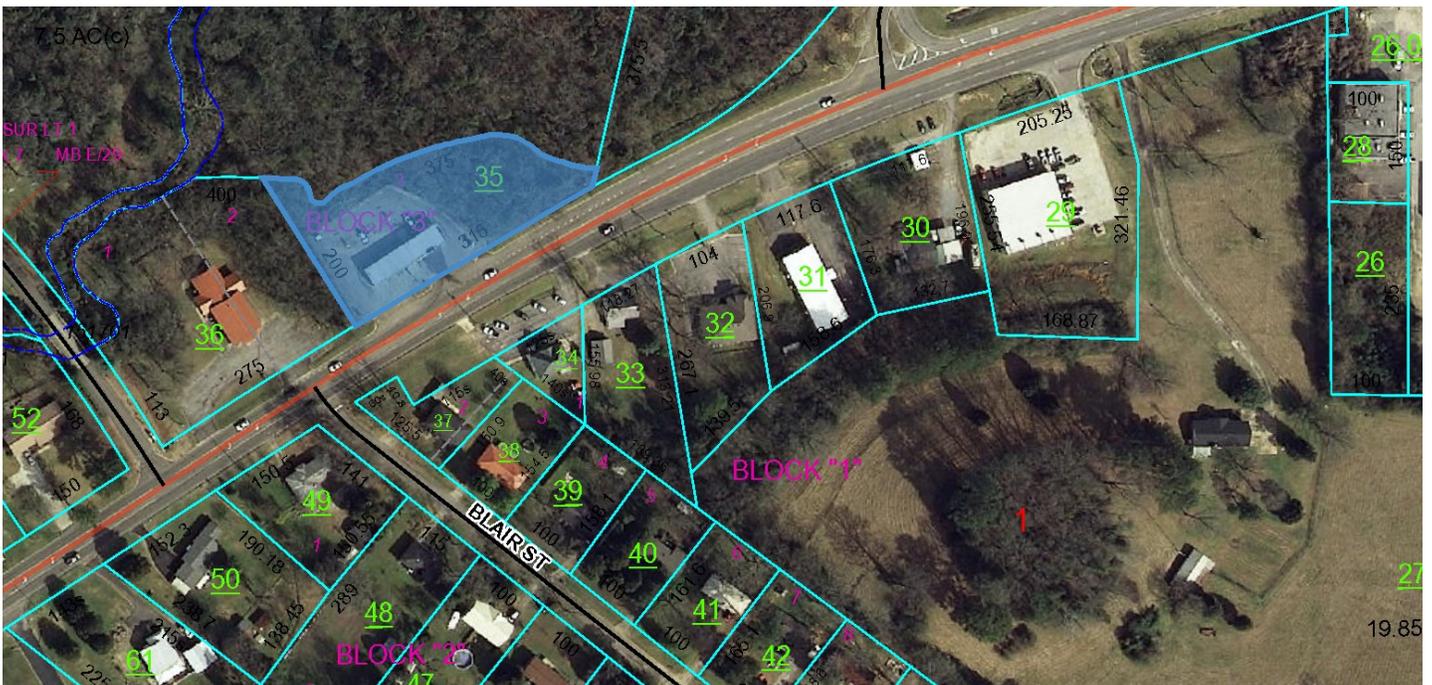
### Improvement 3

Class: CAR WASH, DRIVE-THRU MASONRY OR Total Heated Area: 0

Value: \$43,630 Stories: 0

Year Erected: 0 Actual Age: 0 Year Remodeled: 0 Total Rooms: 0

Totals 0 672



**St. Clair County Disclaimer**  
Information is for tax purposes only and not to be used for conveyance.  
Copyright © 2016

# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama  
Planning and Zoning Commission

Application for Subdivision

## RESURVEY OF PART OF LOT 2 & 3 BLOCK 3 OF J.P. SEATON SUBDIVISION

### APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Resurvey of Part of Lot 2 & 3 Block 3 of J.P. Seaton Subdivision". This proposed subdivision consists of 1 lot.

### PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations.

<b>CASE #:</b>	<b>S-2016-003</b>
<b>APPLICANT NAME:</b>	<b>DERROL D. LUKER; LUKER &amp; CO LAND SURVEYING</b>
<b>PROPERTY OWNER:</b>	<b>MARC B. WILSON</b>
<b>TAX PARCEL ID#s:</b>	<b>2605150001035000</b>
<b>CASE ADDRESS:</b>	<b>1432 ASHVILLE ROAD</b>

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on

**Date:** Thursday, March 10, 2016  
**Time:** 5:00 p.m.  
**Place:** Leeds Civic Center Meeting Room  
1000 Park Drive  
Leeds, AL 35094

**Public Information:** Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

**Contact Person:** Brad Watson  
**E-mail:** bwatson@leedsalabama.gov

**Phone:** 205-699-0907  
**Fax:** 205-719-6555

**Mailing Address:**  
Leeds Planning and Zoning Commission  
Inspection Services  
1040 Park Drive  
Leeds, AL 35094

**ELIZABETH MEALER, REVENUE COMMISSIONER**

165 FIFTH AVANEUE, STE 200  
ASHVILLE, AL 35953

**2015 P-27365 A-504636**

<b>PARCEL:</b>	26-05-15-0-001-035.000
<b>PROP:</b>	
LOT 3 & N 25' LOT 2 BLK 3 J P SEATON JR 15-17-1	
<b>TOTAL TAX DUE</b>	\$2,096.56

**2015 P-27365**

WILSON MARC B 371 GREYSTONE  
GLEN CIRCLE BIRMINGHAM AL 35242

SEND STAMPED SELF ADDRESSED ENVELOPE FOR RECIEPT

**Bill History**

<b>Bill</b>	<b>Amount</b>
Original Amount	\$2,096.56

**Payment Info**

<b>Amount</b>	<b>By</b>	<b>Date</b>
\$2,096.56	MELISSA'S RAINBOW CAR WASH	October 5 2015

# S-2016-003 Resurvey

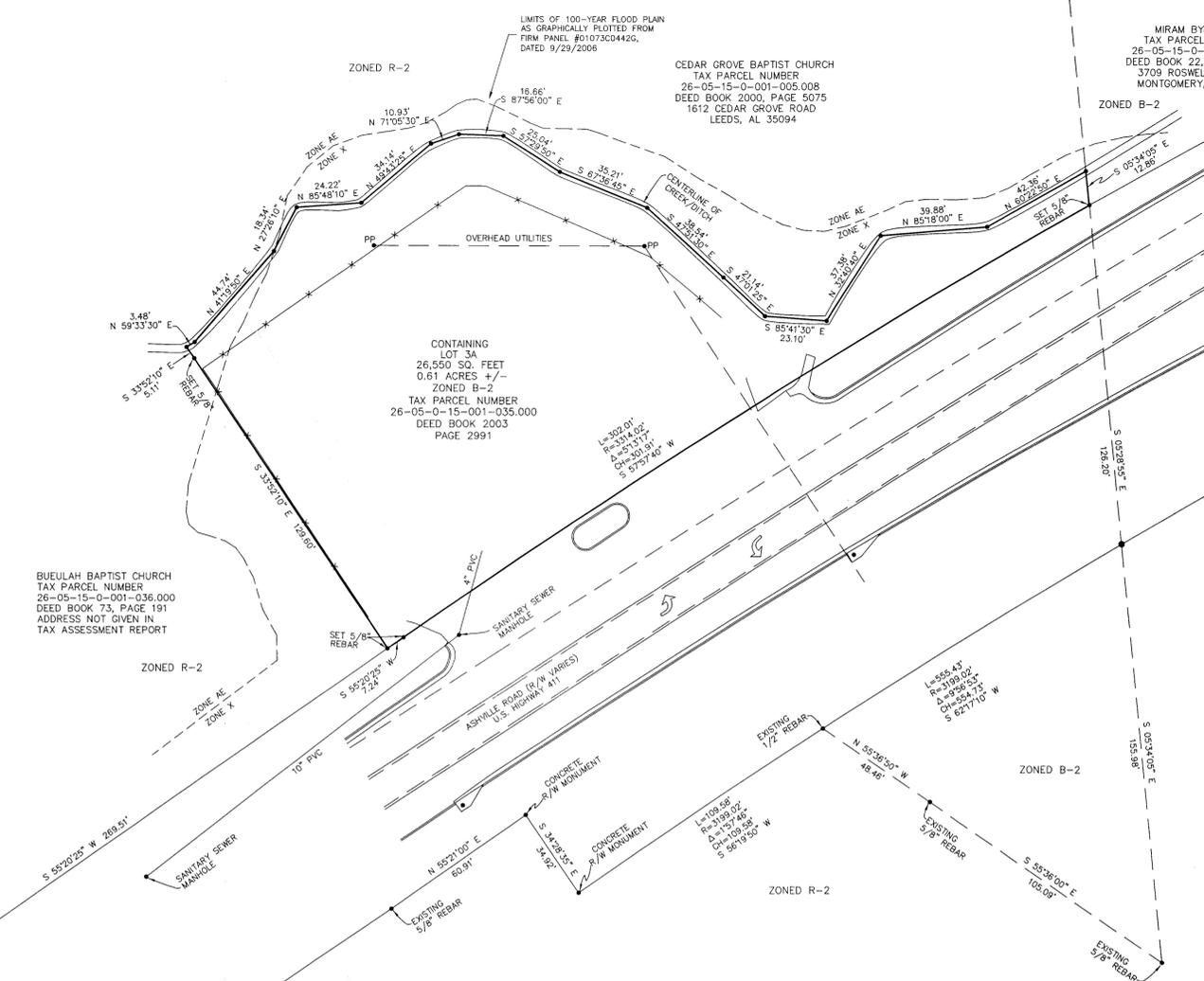
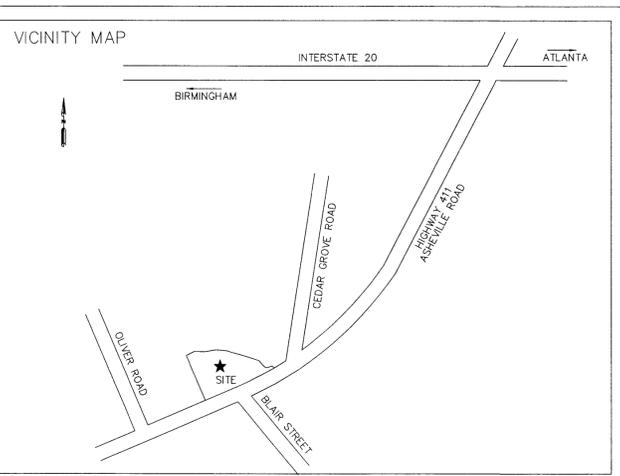


- NOTES:
1. PP = POWER POLE
  2. R/W = RIGHT-OF-WAY
  3. (O) = OUT
  4. (I) = IN
  5. FL = FLOW LINE
  6. LP = LIGHT POLE
  7. EL = ELEVATION
  8. GM = GAS METER

A PORTION OF THE ABOVE IS SUBJECT TO THE SPECIAL FLOOD HAZARD ZONE AE PER FIRM MAP 01073C0442G FOR INCORPORATED AND UNINCORPORATED AREAS OF JEFFERSON COUNTY, ALABAMA DATED 9/29/2006.

LEGAL DESCRIPTION  
The North 25 feet of Lot 2, Block 3 and all of Lot 3, Block 3 according to the survey of J.P. Seaton property as recorded in Map Book 1908, Page 63 in the Office of the Judge of Probate of St. Clair County, Alabama at Pell City.

THE SUBJECT PARCEL IS CURRENTLY ZONED B-2  
THE PURPOSE OF THIS PLAT IS TO SURVEY PARCEL INTO ONE LOT



**SURVEYORS CERTIFICATE**  
I, Derrol D. Luker, the undersigned do hereby certify that I am a Licensed Land Surveyor in the State of Alabama and that the annexed map of The Resurvey of part of Lot 2 and Lot 3, Block 3 of J.P. Seaton Subdivision consisting of one sheet correctly representing a survey made under my supervision on the 28th day of August 2016, that all monuments shown actually exist, that their positions are accurately shown, that said plat shows the subdivision into which it is proposed to divide said lands giving the angles and lengths of said boundaries at each lot and its number and shows the relation of the lands to the Government Survey of Sections 16 and 17, Township 17 South, Range 1 East, Jefferson County, Alabama, that iron pins have been installed at all lot corners and curve points as shown on designated by small circles on said map or plat and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

*Derrol D. Luker*  
Derrol D. Luker, PLS NO. 23006  
Luker & Co. Land Surveying CA-0587-LS

STATE OF ALABAMA  
ST. CLAIR COUNTY  
I, \_\_\_\_\_, a Notary Public in and for said County and State do hereby certify that Derrol D. Luker, a Licensed Land Surveyor in the State of Alabama and whom is known to me acknowledged before me on this date after being duly informed of the contents of said certificate executed the same voluntarily as a act of said Land Surveyor given under my hand and seal this is the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**OWNERS CERTIFICATE AND DEDICATION**  
I, Marc B. Wilson do hereby certify that I am the owner of and the only person having and right, title or interest in the land shown on the plat of the Resurvey of part of Lot 2 and Lot 3, Block 3 of J.P. Seaton Subdivision situated in the Southwest Quarter of the Northwest Quarter of Section 15, Township 17 South, Range 1 East in St. Clair County, Alabama and the plat represents a correct survey of the above described property made with my consent and that we hereby dedicate to the public use all the streets as shown on said plat. The easements shown on said plat are created for the installation and maintenance of public utilities within and without this subdivision. We hereby guarantee a clear title to all lands so dedicated from us or assigns forever on d has caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractors certificate.

STATE OF ALABAMA  
ST. CLAIR COUNTY  
I, \_\_\_\_\_, a Notary Public in and for said County and State do hereby certify that Marc B. Wilson, owner and whom is known to me acknowledged before me on this date after being duly informed of the contents of said certificate executed the same voluntarily as a act of said Land Surveyor given under my hand and seal this is the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**CITY OF LEEDS CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat has been found to comply with subdivision regulations for the City of Leeds, Alabama with the exception of such variances, if any are noted in the minutes of the Planning Commission and it has been approved for recording in the Office of the Judge of Probate of Jefferson County, Alabama; this the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

Mayor \_\_\_\_\_ Date \_\_\_\_\_  
City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
Chairman of Planning and Zoning \_\_\_\_\_ Date \_\_\_\_\_  
City Clerk \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS**  
I hereby certify that the water and sewage disposal utility systems installed or proposed for installation in the subdivision plat entitled Second Street Plaza Subdivision fully meet the requirements of the Alabama State Health Department, the City of Leeds and Jefferson County and are hereby approved as shown.  
Director of Jefferson County Environmental Services \_\_\_\_\_ Dated \_\_\_\_\_  
City of Leeds \_\_\_\_\_ Dated \_\_\_\_\_



*Derrol D. Luker*  
DERROL D. LUKER PLS#23006  
LUKER & CO. LAND SURVEYING CA-0587-LS

RESURVEY OF PART OF LOT 2 AND LOT 3 OF J.P. SEATON SUBDIVISION, BLOCK 3 IN THE CITY OF LEEDS, ST. CLAIR COUNTY, ALABAMA

DRAWN	DATE	LUKER AND COMPANY
RESURVEY	2/18/2016	LAND SURVEYING
		DERROL D. LUKER
		P.O. BOX 305
		PELL CITY, AL 35125
		(205) 338-2425

SCALE 1"=30'

lukerandcompany@coosahs.net