CITY OF BOAZ
Planning Commission Agenda
July 07, 2026
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Adoption of Agenda

V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting

1. Adopt the minutes of the Planning Commission Meeting dated May 5, 2026

VI. Public Hearings

1. 1. A public hearing on the final plat submitted by Tony J. Catanzaro on a 7 lot subdivision that will be located on Dailey Ave directly across from Douglas Street, near the corner of where S Walnut Street turns into Dailey Ave. This is an R-2 zone and the lots will be used for single family detached dwellings.
   - Parcel #2401011003046000
   Legal Description: LOTS 13-27 I A COOLEY JR SD 6AC

2. A public hearing on the preliminary plat submitted by Ricky Young on a 7 lot subdivision located on the corner of Hwy 205 and Aurora Road directly across from the Boaz Golf Course clubhouse. This is an R-1 zone currently consisting of 4 lots to be subdivided into 7. The subdivision property is described as follows:

   - Parcel # 0404180001029.013
   -Legal Description -H/S BASE YEAR 7.8 AC(C) LYING IN NE1/4 NE1/4 18-10-5 D-2007-3263080,D-2012-3367096
   - Parcel # 0404180001029001
   Legal Description -H/S BASE YEAR - LT 100S X 300S X 30S X 240 X 215 LYING IN E1/2 NE1/4 18-10-5 1553-52,1681-118,1635-239,1694-164,D-2010-3327440
   - Parcel # 0404180001029009
   Legal Description - H/S BASE YEAR - LT 478.5 X 557.5 X 300 X 199 X 411.9 LYING IN NW1/4 NE1/4 18-10-5 D-2000-0005
   - Parcel # 0404180001010000
   Legal Description - H/S BASE YEAR COM NW COR NW1/4 NE1/4 TH E 325.62 TH SE 248.86 TH SW 99.94 TH SE 256.66 TO POB TH SW 116.38 TH NWLY 209.68 TH SW ALNG R ROW AURORA RD 865S TH E 630 TH N 550S TO POB BEING 5.9 AC(C) LYING IN NW1/4 NE1/4 18-10-5 1107-43

3. A public hearing on the preliminary plat submitted by Iron Clad Construction LLC. on a subdivision of Doris Gardens, a 7 lot subdivision located on Doris Street directly across from

Roger Ave. This is an R-2 zone and the lots will be used for single family detached dwellings conforming to R-2 standards. The subdivision property is described as follows:

- Parcel # 1907364000108001

Legal Description- COM SW COR SE 1/4 36-09-04, TH N 1108', NW 330 TO POB; TH NW 699', E
225.7', SE 699' ALONG W SIDE OF DORIS ST, SW 405.5' TO POB CONT 5AC 1305/14

VII. New Business

1. Entertain a motion to approve the final plat of Tony J. Catanzaro on a 7 lot subdivision that will be located on Dailey Ave directly across from Douglas Street, near the corner of where S Walnut Street turns into Dailey Ave. This is an R-2 zone and the lots will be used for single family detached dwellings. The subdivision property is described as follows:

   - Parcel #2401011003046000

   Legal Description: LOTS 13-27 I A COOLEY JR SD 6AC

2. Entertain a motion to approve the preliminary plat submitted by Ricky Young for a 7 lot subdivision located on the corner of Hwy 205 and Aurora Road directly across from the Boaz Golf Course clubhouse.

   This is an R-1 zone currently consisting of 4 lots to be subdivided into 7 meeting R-1 requirements. The subdivision property is described as follows:

   - Parcel # 0404180001029.013

   -Legal Description -H/S BASE YEAR 7.8 AC(C) LYING IN NE1/4 NE1/4 18-10-5 D-2007-3263080,D-2012-3367096

   - Parcel # 0404180001029001

   Legal Description -H/S BASE YEAR - LT 100S X 300S X 30S X 240 X 215 LYING IN E1/2 NE1/4 18-10-5 1553-52,1681-118,1635-239,1694-164,D-2010-3327440

   - Parcel # 0404180001029009

   Legal Description - H/S BASE YEAR - LT 478.5 X 557.5 X 300 X 199 X 411.9 LYING IN NW1/4 NE1/4 18-10-5 D-2000-0005

   - Parcel # 0404180001010000

   Legal Description - H/S BASE YEAR COM NW COR NW1/4 NE1/4 TH E 325.62 TH SE 248.86 TH SW 99.94 TH SE 256.66 TO POB TH SW 116.38 TH NWLY 209.68 TH SW ALNG R ROW AURORA RD 865S TH E 630 TH N 550S TO POB BEING 5.9 AC(C) LYING IN NW1/4 NE1/4 18-10-5 1107-43

3. Entertain a motion to approve the preliminary plat of Iron Clad Construction LLC of Doris Gardens, A 7 lot subdivision located on Doris Street directly across from Roger Ave. This is an R-2 zone and the lots will be used for single family detached dwellings conforming to R-2 standards. The subdivision property is described as follows:

   - Parcel # 1907364000108001

   Legal Description- COM SW COR SE 1/4 36-09-04, TH N 1108', NW 330 TO POB; TH NW 699', E 225.7', SE 699' ALONG W SIDE OF DORIS ST, SW 405.5' TO POB CONT 5AC 1305/14

VIII. Public Comments

IX. Adjourn

CITY OF BOAZ
Planning Commission Minutes
May 05, 2026
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Darby Pruitt called meeting to order at 6:03 pm.

II. Invocation

Rodney Frix gave the invocation

III. Pledge of Allegiance

Paul Hale led the pledge of allegiance

IV. Adoption of Agenda

Darby Pruitt entertained a motion to adopt the agenda

Rodney Frix made a motion to adopt the agenda

Tim Mcrae second.

Discussion

Fran Milwee asked if a motion should be made for each parcel in accordance to the Catanzaro subdivision and made a motion to ammend the agenda and have two public hearings one for each parcel listed in subject 1. of the agenda

Rodney Frix second. motion carried by unanimous voice

V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting

Darby Pruitt entertained a motion to adopt the minutes from 4/7/26

Keith Hawkins made a move to adopt minutes from 4/7/26

Fran Milwee second motion carried by unanimous voice

Darby Pruitt entertained a motion to adopt the minutes from 4/9/26

Tim Mcrae made a motion to adopt the minute from 4/9/26

Rodney Frix second motion carried by unanimous voice.

1. Adopt the minutes of the Planning Commission Meeting date April 7 2026
2. Adopt minutes from Special Called Planning Commission dated 4.9.26

VI. Public Hearings

1. The City of Boaz Planning Commission will hold a public hearing The purpose of the public hearing will be to approve a preliminary subdivision plat for the subdividing of two lots

1. Parcel #2401011003046000

Legal Description: LOTS 13-27 I A COOLEY JR SD 6A

2. Parcel #2401014000005000

Legal Description: BEG AT NW COR LOT 1 LOWERY S/D PB 8 PG 146; TH N 270; TH NELY 147.63; TH E 24.9; TH N 67.97; TH W 153.09 TO E ROW BASSETT ST; TH NELY ALG SAID ROW 165; TH SE 187.01; TH E 272.81; TH S 540; TH W 496.8 TO POB CONT 5.9 AC(C)

The subdividing will consist of parcel 1. Listed above, being split into 7 adjoining lots. Lot 2. Listed above will be divided into 4 adjoining lots.

Darby Pruitt entertained a motion to open the public hearing for parcel 1 and 2 of subject 1 in the agenda. 6:08

Tim Mcrae made a motion to open the hearing

Fran Milwee second motion carried by unanimous voice

Public Comments

Daniel Parker From CDP design 119 S 6th Street Gadsden AL 35901

Parker spoke on Catanzaro plan to subdivide the lot to build single family detached dwellings on the property

Darby Pruitt entertained a motion to close

Tim Mcrae made a move to close

Fran Milwee second motion carried by unanimous voice

2. The City of Boaz Planning Commission will hold a public hearing, The purpose of this hearing will be to approve the subdividing of a lot within one and a half miles outside of Boaz City Limits.

Darby Pruitt entertained a motion to open public hearing on item of the agenda 6:11

Rodney Frix made a motion t open

Keith Hawkins second motion carried by unanimous voice

Public Comment

Chris Ramirez CR 392 Crossville AL.

stood and stated the submission of his plat and the goal

Landon Knott stated why he brought it before the planning commission instead of approving and pointed out the reasons why it was not approved by him alone

Ramirez spoke on how by removing carports from existing house it would remedy the problems the Planning Commission had with the plat

Darby Pruitt entertained a motion to close public hearing

Tim Mcrae made move to close

Rodney Frix second motion carried by unanimous voice

3. The City of Boaz Planning Commission will hold a public hearing, The purpose of the public hearing will be on a request for a zoning change from R-4 to R-2 for a property on Doris Street.

Darby Pruitt entertained a motion to open public hearing on item 3 of the agenda 6:17

Keith Hawkins made a move to open the public hearing

Rodney Frix second

Public comment

Jeff Overstreet 15 Christi Lane Boaz AL 35957

opens stating why they wanted a rezoning of the property and the scope of what they were looking to build

Overstreet made clear he was aware of the changes to building standards the city had passed recently

he spoke on how it would raise the look and the cost of the surrounding area and that he felt it would help the city

none were in opposition

Darby entertained a motion to close

Tim Mcrae made the move

Rodney Frix second Motion carried by unanimous decision

VII. New Business

1. Entertain a motion to Approve preliminary subdivision plat to subdivide two separate lots owned by Tony Catanzaro. Located near Dailey Street, the lots will be subdivided into a total of 11 separate lots between both parcels.

   commission looked at the plats and clarified the approval of the 7 lot subdivision ammending the lots 13-27 that were existing

   Darby Pruitt entertained a motion to approve parcel 1 on Dailey Street subject 1. of the agenda

   Rodney Frix made a motion to approve the subdividing

   Paul Hale second motion carried by unanimous voice

   Darby Pruitt entertained a motion to approve parcel 2 preliminary on Bassett Street subject 1 on the agenda

   Tim Mcrae made motion to approve

   Fran Milwee second motion carried by unanimous voice

2. Entertain a motion to approve the subdividing of a lot located on Peach Tree Lane within One and a half miles outside of the Boaz City Limits. This will consist of a singular lot becoming 4 lots to meet R-1 requirement.

   Darby Pruitt entertained a motion to approve the subdividing of the lot in subject 2 of the agenda on Peachtree Lane

   Tim Mcrae made a motion to approve Fran Milwee second

   motion carried by unanimous voice

3. Entertain a motion to approve the rezoning from r-4 to r-2 of a lot located near 600 Doris Street.

   Darby Pruitt Entertained a motion to approve the rezoning from r-4 to r-2 of a lot located near 600 Doris Street.

Rodney Frix made a motion to approve

Tim Mcrae second

motion carries by unanimous voice

VIII. Public Comments

IX. Chairman Comments

X. Adjourn

Darby entertained motion to adjourn

Tim Mcrae made motion to adjourn

Rodney Frix second

motion carried by unanimous voice

6:29pm

Owner				
Michael & Maegan Garmany 438 Summerville Rd. Boaz AL 35957		ADJOINING PROPERTY OWNERS **Catanzaro Subdivision**		
Jean & Franklin Minton P.O. Box 46 Piedmont AL 36272		Blind Pig Properties LLC P.O. Box 753 Boaz AL 35957		
Kyle Vann & Tracey Scott 245 S Church Street Boaz AL 35957		Bryant, Nancy Elaine Hood 309 Bassett Street Boaz AL 35957		
Samie Hand 3019 Gratzer Road Tacoma WA 98443				
Erick Antonio Lopez 805 Section Line Albertville AL 35950				
Mompremier Raphael & Estella Dorvillus 304 Bassett Street Boaz AL 35957				
Billy White 2305 Vaughn Road Altoona AL 35952				
Bruce Sanford 1002 Ron Ave Boaz AL 35956				
Violet Phillips 313 Bassett Street Boaz AL 35957				
Jeffery Beck P.O. Box 863 Albertville AL 35950				

Owner				
CATANZARO TONY J 425 BRIARCLIFF RD Gadsden AL 35901		ADJOINING PROPERTY OWNERS **Catanzaro Subdividing** R-2 zone		
Decker Enterprises LLC. 132 E Main Street Albertville AL. 35950		Terry Mike Tidwell 303 Douglas Street Boaz AL 35957		
James Keith Hilley 512 Snellgrove Ave. Boaz AL. 35957		Randy Tucker 242 Dailey Ave Boaz AL 35957		
Robert & Kathy Weathers P.O. Box 457 Albertville AL 35950		Brian & Natasha McDowell 240 Dailey Ave Boaz AL 35957		
Jeffery B. Caputo 506 Snellgrove Ave Boaz AL. 35957		Happy Handy Man LLC P.O. Box 96 Albertville AL 35950		
Vitalina and Ana Escobar, Lucas 502 Snellgrove Ave Boaz AL. 35957		JSE Properties LLC 175 N Main Street Boaz AL 35957		
Charles Watkins 2600 Thomas Ave Guntersville AL 35976		Connie M Snead 234 Dailey Ave Boaz AL 35957		
Jose Martinez Huerta & Avalos Isela Bo 428 Snellgrove Ave Boaz AL 35957				
Tim & Michelle Walker 227 S Walnut Street Boaz AL. 35957				
Keith & Sheri Snead 313 Douglas Street Boaz AL. 35957				

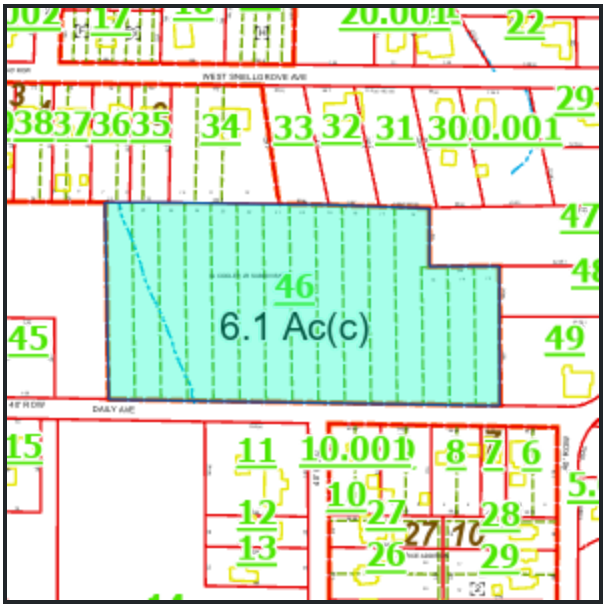
PROPERTY TAX
Marshall County, Alabama

Current Date: 6/16/2026 **Tax Year:** 2026 (Billing Year: 2026)

You are viewing a future tax year. Any values and taxes shown are estimates and are subject to change. Review the current amount due..

Parcel Info

PIN	45625
PARCEL	24-01-01-1-003-046.000
ACCOUNT NUMBER	522478
OWNER	CATANZARO TONY J
MAILING ADDRESS	425 BRIARCLIFF RD, GADSDEN, AL 359015713
PROPERTY ADDRESS	0 DAILY STREET
LEGAL DESCRIPTION	LOTS 13-27 I A COOLEY JR SD 6AC
EXEMPT CODE	
TAX DISTRICT	Boaz



Tax Information

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
45625	2026	REAL	$ 713.00	$ 0.00	$ 713.00	$ 0.00	$ 713.00

Total Due: $ 713.00

LAST PAYMENT DATE **N/A**
PAID BY

Property Values

Total Acres	6.00

Subdivision Information

Code	2243

Use Value	N/A
Land Value	N/A
Improvement Value	N/A
Total Appraised Value	N/A
Total Taxable Value	N/A
Assessment Value	N/A

Name	I A COOLEY OR MARY N COOLEY EST 03-050
Lot	13-27
Block	
Type / Book / Page	1 / 6999 / 133
S/T/R	00-00-00

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	6.000 Acres	914-SMALL TRACT	2	N	N	N/A

Building Components

Photos

**No Photos Found **

Sketches

** No Building Sketches Found **

Tax Sales

NO TAX SALES FOUND

City of Boaz Alabama

Tim Walker
Mayor

COUNCIL
Rodney Frix
Stephen Bates
Alan Hales
Matt Brannon
Caleb Williams

PUBLIC NOTICE
June 10, 2026

The City of Boaz Planning Commission will hold a public hearing on Tuesday July 7th, at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be to approve a Final subdivision plat for the subdividing of two lots;

1. Parcel #2401011003046000
Legal Description: LOTS 13-27 I A COOLEY JR SD 6AC

2. Parcel #2401014000005000
Legal Description: BEG AT NW COR LOT 1 LOWERY S/D PB 8 PG 146; TH N 270; TH NELY 147.63; TH E 24.9; TH N 67.97; TH W 153.09 TO E ROW BASSETT ST; TH NELY ALG SAID ROW 165; TH SE 187.01; TH E 272.81; TH S 540; TH W 496.8 TO POB CONT 5.9 AC(C)

The subdividing will consist of parcel 1. Listed above, being split into 7 adjoining lots. Lot 2. Listed above will be divided into 4 adjoining lots.

Because the lots will be individually sold before any structures are built there will be no covenants, and buildings will follow all regulations for R-2 zoning and codes set forth by The City of Boaz.

Boaz Planning Commission
Building Inspector, Landon Knott

OWNER'S CERTIFICATE:

STATE OF ALABAMA:
COUNTY OF MARSHALL:

I, THE UNDERSIGNED, TONY CATANZARO, DO HEREBY CERTIFY THAT I AM THE OWNER OF AND THE ONLY PERSON HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE PLAT OF "MEADOWS AT BOAZ", "A RE-DIVISION OF LOTS (13) - (27) OF THE I.A. COOLEY AND MARY COOLEY ESTATES, AS RECORDED IN PLAT BOOK "3", PAGE 50, SLIDE "1A-110", IN THE PROBATE OFFICE OF MARSHALL COUNTY, AND THAT THE PLAT REPRESENTS A CORRECT SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH MY CONSENT, AND THAT I HEREBY DEDICATE TO THE PUBLIC USE ALL THE STREETS AS SHOWN ON THIS PLAT. THE EASEMENT AS SHOWN ON THE PLAT ARE CREATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. I HEREBY GUARANTEE A CLEAR TITLE TO ALL LANDS SO DEDICATED FROM MYSELF AND MY HEIRS OR ASSIGNS FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE.

WITNESS: _____ HAND
_____THIS_____

DAY OF _____, 2026.

WITNESS: _____

CERTIFICATE OF NO MORTGAGE:

STATE OF ALABAMA:
COUNTY OF MARSHALL:

THE UNDERSIGNED DONALD H. TUCKER JR., A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, AND TONY CATANZARO, OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS "MEADOWS AT BOAZ" "A RE-DIVISION OF LOTS (13) - (27) OF THE I.A. COOLEY AND MARY COOLEY ESTATES, AS RECORDED IN PLAT BOOK "3", PAGE 50, SLIDE "1A-110", IN THE PROBATE OFFICE OF MARSHALL COUNTY, SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL A THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY OR TO AN ADJACENT RECORDED SUBDIVISION; AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES AND SMALL SOLID CIRCLES ON SAID PLAT OR MAP. SAID OWNER DEDICATES STREET, ALLEYS, PUBLIC GROUNDS AND EASEMENT AS SHOWN BY SAID PLAT OR MAP. SAID OWNER ALSO CERTIFIES THAT HE IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE. SAID SURVEYOR ALSO CERTIFIES THAT ALL PARTS OF THIS SURVEY AND PLAT OR MAP WERE PREPARED 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.

_____
DONALD H. TUCKER JR.
LICENSE #21862

STATE OF ALABAMA:
COUNTY OF _____:

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT, DONALD H. TUCKER, JR., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

_____
TONY CATANZARO, OWNER

STATE OF ALABAMA:
COUNTY OF _____:

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT, TONY CATANZARO WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA:
COUNTY OF MARSHALL:

I, DONALD H. TUCKER JR., THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AND THAT THE ATTACHED MAP OF "MEADOWS AT BOAZ", CONSISTING OF (1) SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON JUNE 6, 2026 AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

_____
DONALD H. TUCKER, JR.
LICENSE #21862

_____
WITNESS

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE PLAT FOR "MEADOWS AT BOAZ" HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR BOAZ, ALABAMA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PROBATE OF MARSHALL COUNTY.

_____, 2026

_____
CHAIRMAN, PLANNING COMMISSION

_____
MAYOR, CITY OF BOAZ

CITY COUNCIL ACCEPTANCE OF PUBLIC DEDICATION:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOAZ, ALABAMA, THAT THE DEDICATIONS SHOWN ON THE ATTACHED PLAT OF "MEADOWS AT BOAZ", ARE HEREBY ACCEPTED.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BOAZ, ALABAMA, THIS _____ DAY OF _____, 2026.

ATTEST:

_____
CLERK

_____
MAYOR

CERTIFICATE OF CITY CLERK:

I, _____, CLERK OF THE CITY OF BOAZ, STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE SAID CITY AND FIND THAT ALL DEFERRED PAYMENT OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL, AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE AND AS SHOWN ON THE PLAT OF _____.

DATED THIS _____ DAY OF _____, 2026.

_____
CLERK

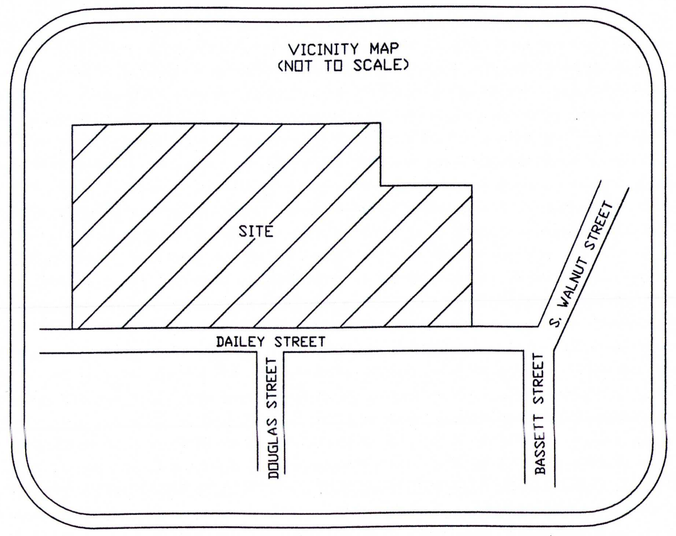
_____
WITNESS

STATE OF ALABAMA:
COUNTY OF MARSHALL:

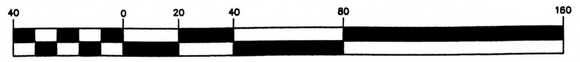
LEGAL DESCRIPTION:

BEGIN AT A 2" PIPE ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W) AND MARKING THE SW CORNER OF LOT (27), I.A. COOLEY & MARY COOLEY ESTATES, AS RECORDED IN PLAT BOOK "3", PAGE 50, SLIDE 1A-110, THENCE LEAVING SAID R/W AND ALONG THE WEST LINE OF SAID LOT (27) N00°53'03"E 369.79' TO A 1 1/2" PIPE MARKING THE NW CORNER OF SAID LOT (27), THENCE N89°47'40"E 330.05' TO A 1 1/2" PIPE AT A FENCE CORNER, THENCE S88°16'52"E 175.32' TO A 1/2" REBAR (CAP DESTROYED) AT A FENCE CORNER, THENCE S89°23'43"E 103.54' TO A 1/2" REBAR CAPPED(KDOWDY), THENCE S01°33'07"W 112.29' TO A 1/2" REBAR, THENCE S89°04'41"E 133.95' TO A 1/2" REBAR CAPPED(KDOWDY), THENCE S00°37'21"W 262.32' TO A 1/2" REBAR CAPPED(KDOWDY) ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W), THENCE ALONG SAID R/W A CHORD BEARING AND DISTANCE OF N89°03'51"W 742.68' TO THE POINT OF BEGINNING, CONTAINING 6.03 ACRES MORE OR LESS.

VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

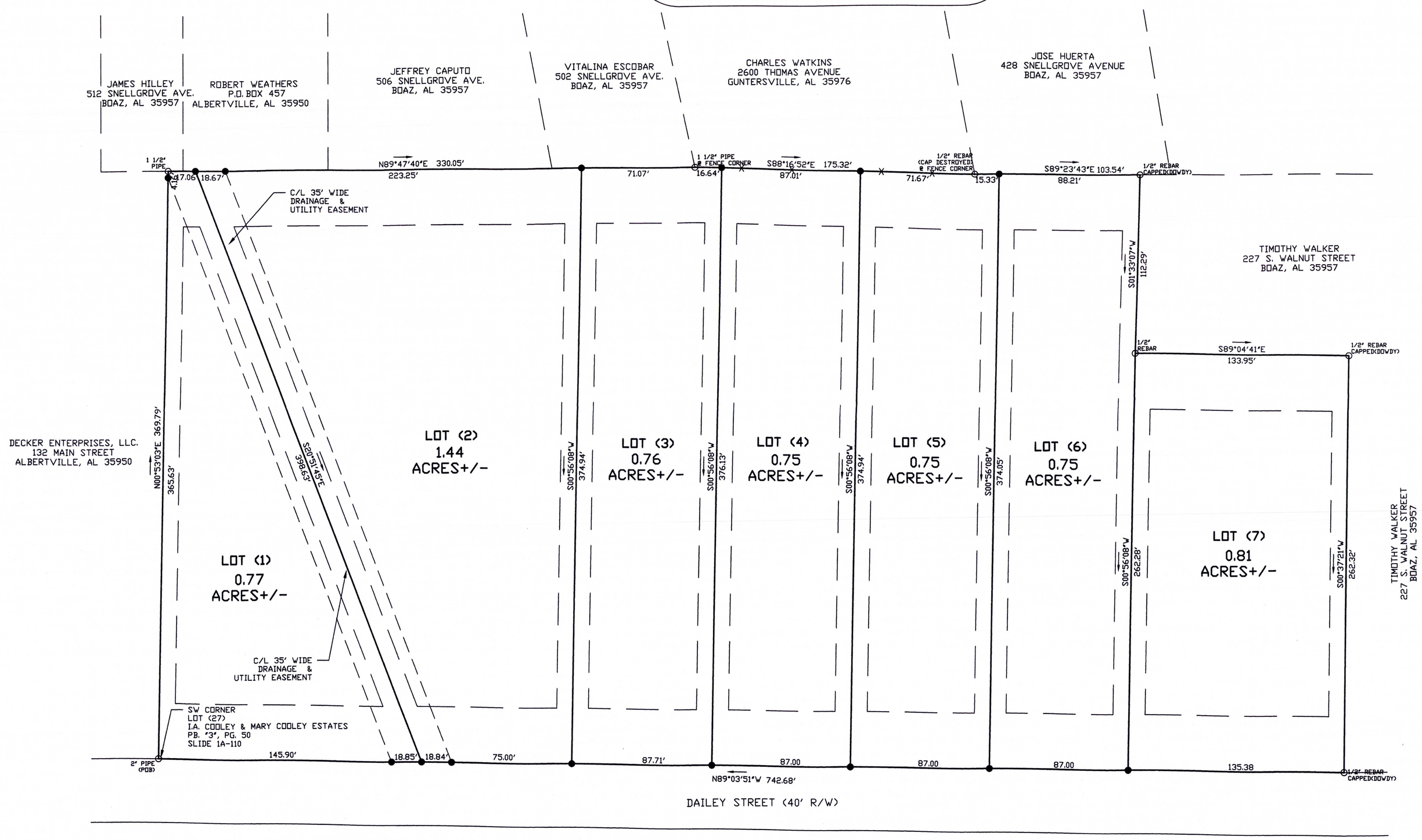
GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.

GRID ZONE EAST ALABAMA

R-2 ZONING
MINIMUM YARDS: FRONT 35' REAR 35' SIDE 10'

SOURCE OF INFORMATION:

1) SURVEY BY JERRY DOWDY, DATED APRIL 28, 2022.
2) DEED BOOK "6999", PAGE 133



LEGEND

	TREE
	NAIL
	CALCULATED POINT, NO PIN SET OR FOUND
	CONCRETE MONUMENT
	CONCRETE MONUMENT WITH DISC
	EXISTING IRON PIN
	FORTY CORNER
	RAILROAD SPIKE
	CAPPED 1/2" REBAR (CA-50439-LS)
	RAILROAD TRACKS
	LINE NOT TO SCALE
X—X	FENCE LINE
	CENTER LINE
	POWER POLE
-O/G-	OVERHEAD ELECTRIC LINE

REVISIONS

MEADOWS AT BOAZ
A RE-DIVISION OF LOTS (13) - (27) OF THE I.A. COOLEY AND MARY COOLEY ESTATES AS RECORDED IN PLAT BOOK "3", PAGE 50, SLIDE "1A-110" MARSHALL COUNTY, ALABAMA

JOB INFORMATION			
DRAWN BY:	ADW		
CHECKED BY:	DHT		
FIELD NOTES:	2023/01 PG. 10		
SURVEY CREW:	CP, BW		
SURVEY #:	S23-059C	S-T-R:	1-10-4

WALKER SURVEYING COMPANY, PC

5430 OLD HIGHWAY #278E
HOKES BLUFF, AL 35903
PHONE: (256)492-7940
FAX: (256)492-8417
EMAIL:
walkersurveyingcompany@gmail.com

PROPERTY TAX
Etowah County, Alabama

Current Date: 6/16/2026 **Tax Year:** 2025 (Billing Year: 2025)

Parcel Info

PIN	92275
PARCEL	04-04-18-0-001-029.013
ACCOUNT NUMBER	153847
OWNER	YOUNG, MICHAEL L & RICKY YOUNG
MAILING ADDRESS	5433 US HWY 431, ALBERTVILLE, AL 35950
PROPERTY ADDRESS	0 AURORA ROAD
LEGAL DESCRIPTION	H/S BASE YEAR 7.8 AC(C) LYING IN NE1/4 NE1/4 18-10-5 D-2007-3263080,D-2012-3367096
EXEMPT CODE	
TAX DISTRICT	BOAZ

Tax Information

TAXES WERE DUE BEGINNING 10/1/2025, DELINQUENT AFTER 12/31/2025

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
92275	2025	REAL	$ 164.71	$ 86.93	$ 251.64	$ 251.64	$ 0.00

Total Due: $ 0.00

LAST PAYMENT DATE 3/8/2026
PAID BY Young Michael

Property Values

Total Acres	7.80
Use Value	$0
Land Value	$36,100
Improvement Value	$0
Total Appraised Value	$36,100
Total Taxable Value	$36,100
Assessment Value	$3,620

Subdivision Information

Code	
Name	
Lot	
Block	
Type / Book / Page	1 / D-12 / 3367096
S/T/R	18-10S-5E

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	7.800 Acres	9140-VACANT SMALL TRACT	3	N	N	$36,100

Building Components

Tax Sales

NO TAX SALES FOUND

PROPERTY TAX
Etowah County, Alabama

Current Date: 6/16/2026 **Tax Year:** 2025 (Billing Year: 2025)

Parcel Info

PIN	3482
PARCEL	04-04-18-0-001-029.001
ACCOUNT NUMBER	168884
OWNER	YOUNG, RICKY R & MICHAEL L
MAILING ADDRESS	PO BOX 11, BOAZ, AL 35957
PROPERTY ADDRESS	2030 HIGHWAY TWO ZERO FIVE
LEGAL DESCRIPTION	H/S BASE YEAR - LT 100S X 300S X 30S X 240 X 215 LYING IN E1/2 NE1/4 18-10-5 1553-52,1681-118,1635-239,1694-164,D-2010-3327440
EXEMPT CODE	
TAX DISTRICT	BOAZ

Tax Information

TAXES WERE DUE BEGINNING 10/1/2025, DELINQUENT AFTER 12/31/2025

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
3482	2025	REAL	$ 91.00	$ 0.00	$ 91.00	$ 91.00	$ 0.00

Total Due: $ 0.00

LAST PAYMENT DATE 12/18/2025
PAID BY RICKY YOUNG

Property Values

Total Acres	1.00
Use Value	$0
Land Value	$10,000
Improvement Value	$0
Total Appraised Value	$10,000
Total Taxable Value	$10,000
Assessment Value	$2,000

Subdivision Information

Code	
Name	
Lot	
Block	
Type / Book / Page	1 / D-10 / 3327440
S/T/R	18-10S-5E

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	1.000 Acres	9140-VACANT SMALL TRACT	2	N	N	$10,000

Building Components

Tax Sales

NO TAX SALES FOUND

PROPERTY TAX
Etowah County, Alabama

Item 2.

Current Date: 6/16/2026 **Tax Year:** 2025 (Billing Year: 2025)

Parcel Info

PIN	3447
PARCEL	04-04-18-0-001-010.000
ACCOUNT NUMBER	272859
OWNER	YOUNG, RICKY RAY & MICHAEL LEE YOUNG
MAILING ADDRESS	113 AURORA ROAD, BOAZ, AL 35956
PROPERTY ADDRESS	0 AURORA ROAD
LEGAL DESCRIPTION	H/S BASE YEAR COM NW COR NW1/4 NE1/4 TH E 325.62 TH SE 248.86 TH SW 99.94 TH SE 256.66 TO POB TH SW 116.38 TH NWLY 209.68 TH SW ALNG R ROW AURORA RD 865S TH E 630 TH N 550S TO POB BEING 5.9 AC(C) LYING IN NW1/4 NE1/4 18-10-5 1107-43
EXEMPT CODE	
TAX DISTRICT	BOAZ

Tax Information

TAXES WERE DUE BEGINNING 10/1/2025, DELINQUENT AFTER 12/31/2025

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
3447	2025	REAL	$ 1,049.23	$ 132.98	$ 1,182.21	$ 1,182.21	$ 0.00

Total Due: $ 0.00

Item 2.

LAST PAYMENT DATE 2/20/2026
PAID BY Y2 AUTOMOTIVE LLC

Property Values

Total Acres	5.90
Use Value	$0
Land Value	$34,000
Improvement Value	$91,200
Total Appraised Value	$125,200
Total Taxable Value	$125,200
Assessment Value	$23,060

Subdivision Information

Code	
Name	
Lot	
Block	
Type / Book / Page	N/A / N/A / N/A
S/T/R	18-10S-5E

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	2	0.400 Acres	6000-SERVICE/SHOP	2	N	N	$6,600
LAND	4	0.500 Acres	6000-SERVICE/SHOP	2	N	N	$7,500
LAND	1	5.000 Acres	9140-VACANT SMALL TRACT	3	N	N	$19,900
RES/COM	2	600 - SERVICE/SHOP (LOW PARTITION)	-	2	N	N	$37,800
RES/COM	3	600 - SERVICE/SHOP (LOW PARTITION)	-	2	N	N	$53,400

Building Components

Improvement

Year Built	1992
Structure	SERVICE/SHOP (LOW PARTITION)
Structure Code	600
Total Living Area	2580
Building Value	$37,800
Building Count	N/A

Computations

Stories	1.0
1st Level Sq. Ft.	2580
Add'l Level Sq. Ft.	0
Total Living Area	2580
Total Adjusted Area	2580

Materials and Features

Foundation	CONCRETE - 100
Exterior Walls	METAL, CORRUGATE - 100
Roof Type	HIP-GABLE - 100
Roof Material	METAL, CORRUGATE - 100
Floors	CONCRETE ON GRAD - 100
Interior Finish	UNFINISHED - 100
Plumbing	NONE - 100
Plumbing	RESTROOM 2 FIXTURE - 1
Doors	DOOR STEEL OVERHEAD MANUAL - 280

Improvement

Year Built	1992
Structure	SERVICE/SHOP (LOW PARTITION)
Structure Code	600
Total Living Area	3360
Building Value	$53,400
Building Count	N/A

Computations

Stories	1.0
1st Level Sq. Ft.	3360
Add'l Level Sq. Ft.	0
Total Living Area	3360
Total Adjusted Area	3965

Materials and Features

Foundation	CONCRETE BLOCK - 100
Exterior Walls	METAL, CORRUGATE - 100
Roof Type	HIP-GABLE - 100
Roof Material	METAL, CORRUGATE - 100
Floors	CONCRETE ON GRAD - 100
Interior Finish	UNFINISHED - 100
Plumbing	NONE - 100
Doors	DOOR STEEL OVERHEAD MANUAL - 210

Tax Sales

NO TAX SALES FOUND

PROPERTY TAX
Etowah County, Alabama

Item 2.

Current Date: 6/16/2026 **Tax Year:** 2025 (Billing Year: 2025)

Parcel Info

PIN	79669
PARCEL	04-04-18-0-001-029.009
ACCOUNT NUMBER	3447
OWNER	YOUNG, RITA G
MAILING ADDRESS	113 AURORA RD, BOAZ, AL 359565953
PROPERTY ADDRESS	91 AURORA ROAD
LEGAL DESCRIPTION	H/S BASE YEAR - LT 478.5 X 557.5 X 300 X 199 X 411.9 LYING IN NW1/4 NE1/4 18-10-5 D-2000-0005
EXEMPT CODE	
TAX DISTRICT	BOAZ

Tax Information

TAXES WERE DUE BEGINNING 10/1/2025, DELINQUENT AFTER 12/31/2025

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
79669	2025	REAL	$ 170.17	$ 0.00	$ 170.17	$ 170.17	$ 0.00

Total Due: $ 0.00

LAST PAYMENT DATE 12/2/2025
PAID BY CORELOGIC

Property Values

Total Acres	4.70
Use Value	$0
Land Value	$18,700
Improvement Value	$0
Total Appraised Value	$18,700
Total Taxable Value	$18,700
Assessment Value	$3,740

Subdivision Information

Code	
Name	
Lot	
Block	
Type / Book / Page	1 / D-00 / 5
S/T/R	18-10S-5E

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	4.700 Acres	9140-VACANT SMALL TRACT	2	N	N	$18,700

Building Components

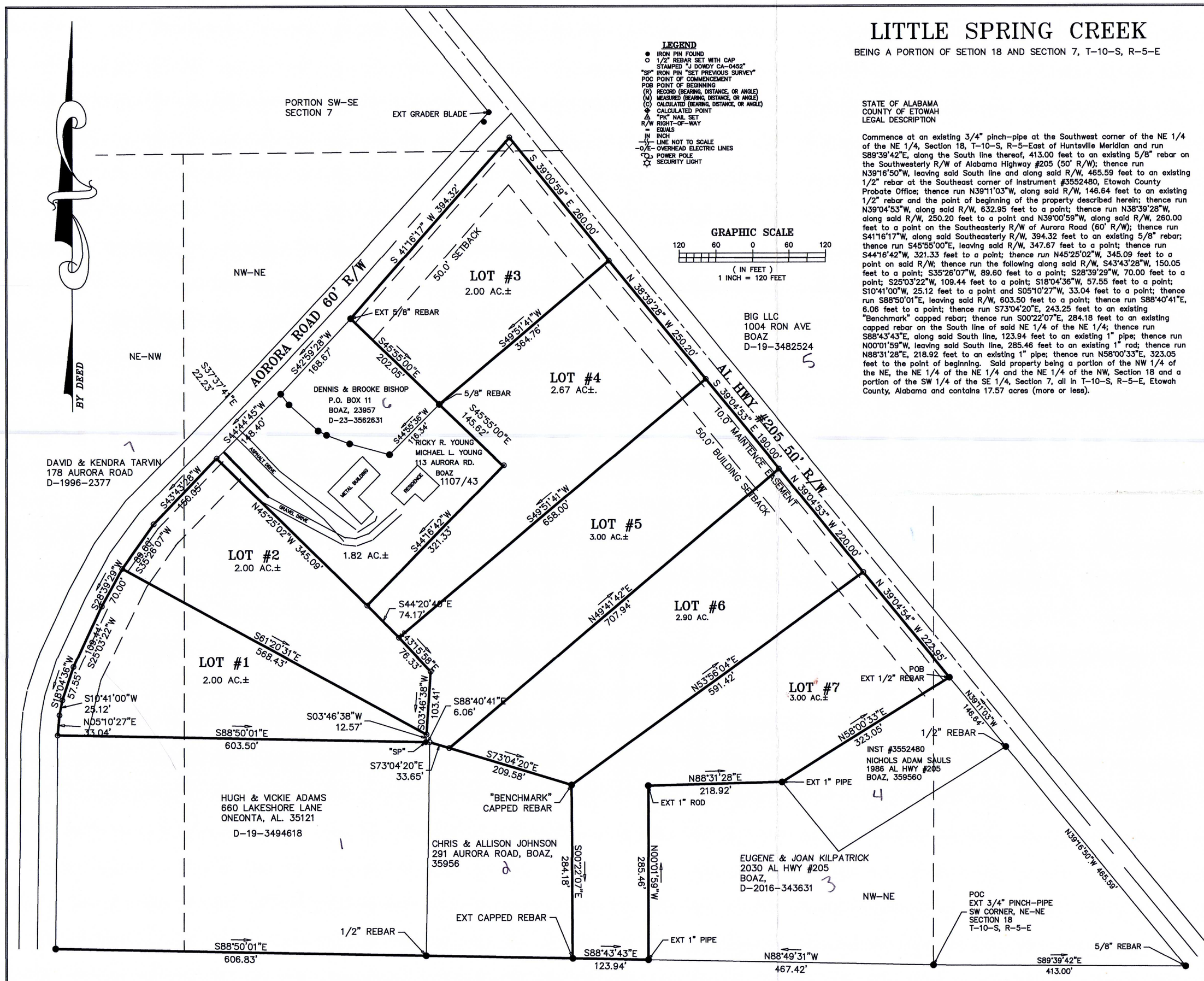
Tax Sales

NO TAX SALES FOUND

Owner				
Hugh & Vickie Adams 660 Lakeshore Lane Oneonta AL 35121		ADJOINING PROPERTY OWNERS **Little Spring Creek**		
Chris & Allison Johnson 291 Aurora Road Boaz AL 35956				
Eugene & Joan Kilpatrick 2030 AL Hwy 205 Boaz AL 35956				
BIG LLC 1004 Ron Ave Boaz AL 35956				
Dennis & Brooke Bishop P.O. Box 11 Boaz AL 35957				
David & Kendra Tarvin 178 Aurora Road Boaz AL 35956				
Nichols Adams Sauls 1986 AL Hwy 205 Boaz AL 35956				

LITTLE SPRING CREEK

BEING A PORTION OF SETION 18 AND SECTION 7, T-10-S, R-5-E



STATE OF ALABAMA
COUNTY OF ETOWAH
LEGAL DESCRIPTION

Commence at an existing 3/4" pinch-pipe at the Southwest corner of the NE 1/4 of the NE 1/4, Section 18, T-10-S, R-5-East of Huntsville Meridian and run S89°39'42"E, along the South line thereof, 413.00 feet to an existing 5/8" rebar on the Southwesterly R/W of Alabama Highway #205 (50' R/W); thence run N39°16'50"W, leaving said South line and along said R/W, 465.59 feet to an existing 1/2" rebar at the Southeast corner of instrument #3552480, Etowah County Probate Office; thence run N39°11'03"W, along said R/W, 146.64 feet to an existing 1/2" rebar and the point of beginning of the property described herein; thence run N39°04'53"W, along said R/W, 632.95 feet to a point; thence run N38°39'28"W, along said R/W, 250.20 feet to a point and N39°00'59"W, along said R/W, 260.00 feet to a point on the Southeasterly R/W of Aurora Road (60' R/W); thence run S41°16'17"W, along said Southeasterly R/W, 394.32 feet to an existing 5/8" rebar; thence run S45°55'00"E, leaving said R/W, 347.67 feet to a point; thence run S44°16'42"W, 321.33 feet to a point; thence run N45°25'02"W, 345.09 feet to a point on said R/W; thence run the following along said R/W, S43°43'28"W, 150.05 feet to a point; S35°26'07"W, 89.60 feet to a point; S28°39'29"W, 70.00 feet to a point; S25°03'22"W, 109.44 feet to a point; S18°04'36"W, 57.55 feet to a point; S10°41'00"W, 25.12 feet to a point and S05°10'27"W, 33.04 feet to a point; thence run S88°50'01"E, leaving said R/W, 603.50 feet to a point; thence run S88°40'41"E, 6.06 feet to a point; thence run S73°04'20"E, 243.25 feet to an existing "Benchmark" capped rebar; thence run S00°22'07"E, 284.18 feet to an existing capped rebar on the South line of said NE 1/4 of the NE 1/4; thence run S88°43'43"E, along said South line, 123.94 feet to an existing 1" pipe; thence run N00°01'59"W, leaving said South line, 285.46 feet to an existing 1" rod; thence run N88°31'28"E, 218.92 feet to an existing 1" pipe; thence run N58°00'33"E, 323.05 feet to the point of beginning. Said property being a portion of the NW 1/4 of the NE, the NE 1/4 of the NE 1/4 and the NE 1/4 of the NW, Section 18 and a portion of the SW 1/4 of the SE 1/4, Section 7, all in T-10-S, R-5-E, Etowah County, Alabama and contains 17.57 acres (more or less).

I, Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby report that the foregoing map or plat is true and correct as shown and has been completed in accordance with the requirements of the Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

According to my survey this the 15 Day of APRIL, 2026.

JERRY L. DOWDY AL. REG. #18979

We, Ricky R.Young and Michael I. Young, being the owners of the lands embraced within the foregoing plat, hereby ratify, confirm and adopt the same as being true and correct.

Ricky R. Young Michael L. Young

STATE OF ALABAMA
COUNTY OF _____

I, Phillip Walker, Notary Public in and for said County, in said State, hereby certify that Ricky R. Young and Michael L. Young, whose names as owners is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the content of the instrument, they as such officers and with full authority, executed the same voluntarily.

Given under my hand and official seal this the 13 day of May 2026.

Phillip Walker
NOTARY PUBLIC

PHILLIP WALKER NOTARY PUBLIC ALABAMA STATE AT LARGE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of Etowah, Alabama, hereby certifies approval of this plat for the recording of same in the Probate Office of Etowah County, Alabama, this the 27th day of May, 2026.

County Engineer

For Recording Purposes Only

CERTIFICATE OF APPROVAL BY BOAZ WATER AND SEWER

The undersigned, as authorized by the Boaz Water and Sewer Utility hereby approve the within plat for the recording of the same in the Probate Office of Etowah County, Alabama, this the 21st day of May, 2026.

City of Boaz

CERTIFICATE OF APPROVAL BY CITY OF BOAZ

The undersigned, as authorized by the City of Boaz , Official hereby approve the within plat for the recording of the same in the Probate Office of Etowah County, Alabama, this the ___ day of _____, 2026.

City of Boaz

CERTIFICATE OF APPROVAL BY THE ETOWAH COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Etowah County Health Department, Alabama, hereby certifies this subdivision meets the approval of the Etowah County Health Department subject to certain conditions of approval and or lot deletions on file with the said health department, which conditions are made a part of this approval as if set out hereon. I hereby approve the within plat for the recording of same in the Probate Office of Etowah County, Alabama, this the 21st day of May, 2026.

Brandi Rose
AUTHORIZED SIGNATURE

For Recording Purposes Only

CERTIFICATE OF APPROVAL BY MARSHALL DEKALB ELECTRIC CO.

The undersigned, as authorized by the Marshall DeKalb Electic Company, hereby approve the within plat for the recording of same in the Probate Office of Etowah County, Alabama, this the 12 day of MAY, 2026.

AUTHORIZED SIGNATURE

DOWDY LAND SURVEYING SERVICES
308 NORTH HOOD AVENUE, GADSDEN, ALABAMA 35903
PHONE: (256) 547-3300 - FAX: (256) 547-3346
EMAIL: JERRYLDOWDY@BELLSOUTH.NET

LITTLE SPRING CREEK
FOR RICKY YOUNG & MICHAEL YOUNG

SEAL: ALABAMA REGISTERED NO. 18979 PROFESSIONAL LAND SURVEYOR JERRY L. DOWDY

DRAWN BY: JERRY L.DOWDY	
CHECKED BY: JERRY L. DOWDY	
FIELD WORK BY: JEREMY DOWDY RODNEY BLEVINS	
FIELD BOOK No. 04/2026	DRAWING FILE NAME 0426109 A.dwg 4-20-26 1:57:23 pm EST
FIELD WORK DATE: 04/15/26	SHEET 1 OF 1

CITY OF BOAZ
APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

Application/Case No. _____

A Preliminary Plat is required if the proposed subdivision contains four or more lots, or if any street or other public improvements are to be dedicated to the City.

The applicant shall submit a complete application, including three copies of the Preliminary Plat and Construction Plans as required in Section 4-5 of the Subdivision Regulations, along with a filing fee of $25.00 plus $5.00 per lot; at least 15 days prior to a regularly scheduled meeting of the Planning Commission. The City will notify all the adjacent property owners by mail at least five days prior to the public hearing.

OWNER/APPLICANT INFORMATION

Property Owner: Ricky Young

Address: PO Box 11 , Boaz AL 35956

Telephone Numbers: Work: 256) 302-2381 Home: _____

Person Making Application: Ricky Young

SUBJECT PROPERTY INFORMATION

1. Name of Proposed Subdivison: Little Spring Creek SD
2. Location: AL Hwy 205 + Aurora Rd
3. Present Zoning: _____
4. Number of Proposed Lots: 7
5. Does the proposed subdivision require the extension of public streets or other public improvements? Yes _____ No ✓
6. Is the Preliminary Plat submitted pursuant to a Sketch Plat? NO If so, the applicant must provide a copy of the approved Sketch Plat.
7. Is the Preliminary Plat a resurvey or extension of an existing subdivision? Yes____ No ✓. If so, the applicant must provide a copy of the approved Subdivision

Plat.

Application/Case No:_____
Preliminary Subdivision Plat

****

If the applicant is not the owner of the subject property, the owner shall stipulate in a letter to the Commission, that the undersigned applicant is authorized to request this subdivision.

_____ _____
Signature of Owner/Applicant Date

****

OFFICIAL USE ONLY

Date Filed:_____Date of Notice:_____Date of Hearing:_____

Fee Paid: $_____Receipt No:_____Date Paid:_____

Decision of Planning Commission: Approved:_____ Denied:_____

List Conditions for Approval or Reasons for Denial:_____

_____

List Conditions for Approval or Reasons for Denial:

_____

_____

_____

*****NOTE: This application must be accompanied by:**

1. **Three copies of Preliminary Plat and Construction Plans.**
2. **Legal description of property as it appears at Probate Office.**
3. **List of surrounding property owners.**
4. **Filing fee of $25.00 plus $5.00 per lot.**

City of Boaz
Miscellaneous Receipt

Misc. Receipt No: 23284
POS Receipt No: 21931
Receipt Date: 05/29/2026

Receipted By: Jill Smith
Receipted On: 05/29/2026 1:50 PM

Customer ID: 801
Name: MARSHALL CO COMMISSION
Description: TOBACCO TAX FOR APRIL 2026

Miscellaneous Receipt Total
$444.24

GL Account Number	GL Account Description	Debit	Credit
01-4-10-4551-000	Fire-Tobacco Tax Revenue	$0.00	$444.24
Miscellaneous Receipt Totals:		**$0.00**	**$444.24**

Thank You!

City of Boaz Alabama

Tim Walker
Mayor

COUNCIL
Rodney Frix
Steven Bates
Alan Hales
Matt Brannon
Caleb Williams

PUBLIC NOTICE
6-9-26

The City of Boaz Planning Commission will hold a public hearing on Tuesday, July 7, 2026 at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be to approve a preliminary subdivision plat for the following properties to all be subdivided at once into seven adjoining lots all being zoned R-1. The lots are located at the corner of AL Hwy 205 and Aurora Road directly in front of the Boaz Golf Course.

LOT 1

- **Parcel #** 04 04 18 0 001 029.009

Legal Description- H/S BASE YEAR - LT 478.5 X 557.5 X 300 X 199 X 411.9 LYING IN NW1/4 NE1/4 18-10-5 D-2000-0005

LOT 2

- **Parcel #** 04 04 18 0 001 029.013

Legal Description- H/S BASE YEAR 7.8 AC(C) LYING IN NE1/4 NE1/4 18-10-5 D-2007-3263080,D-2012-3367096

LOT 3

- **Parcel #** 04 04 18 0 001 029.001

Legal Description- H/S BASE YEAR - LT 100S X 300S X 30S X 240 X 215 LYING IN E1/2 NE1/4 18-10-5 1553-52,1681-118,1635-239,1694-164,D-2010-3327440

LOT 4

- **Parcel #** 04 04 18 0 001 010.000

Legal Description- H/S BASE YEAR COM NW COR NW1/4 NE1/4 TH E 325.62 TH SE 248.86 TH SW 99.94 TH SE 256.66 TO POB TH SW 116.38 TH NWLY 209.68 TH SW ALNG R ROW AURORA RD 865S TH E 630 TH N 550S TO POB BEING 5.9 AC(C) LYING IN NW1/4 NE1/4 18-10-5 1107-43

PO Box 537 112 North Broad Street Boaz, AL 35957 256-706-9908 Landon.knott@cityofboaz.org

Owner				
Gielle Properties LLC 6409 County Road 26 Boaz AL 35957		ADJOINING PROPERTY OWNERS **Doris Street Rezoning** R-4 to R-2 zone		
George R & Martha Brown 411 Mt. Vernon Road Boaz AL 35957				
Vega Dayana Itzel & Garcia Johan Gonza 1201 Rosehaven Drive Southside AL 35907				
Iron Clad Construction LLC 393 Gary Road Albertville AL 35951				

10 Ac(c)
5.2 Ac(c)
5.4 Ac(c)
8.6 Ac(c)
108.001
108.002
108.003
6.001
10.001
109.001
109.001.001
Doris St
Mount Vernon Homes
Roger Ave
Woodley Ter
Elder St
36.001
31.001
31.002
105
104.001
106
107
108
7
8
9
6
5

FINAL PLAT FOR

DORIS GARDENS

A RESIDENTIAL SUBDIVISION OF 4.09± ACRES LYING IN SECTION 36, TOWNSHIP 9 SOUTH, RANGE 4 EAST, CITY OF BOAZ, MARSHALL COUNTY, ALABAMA

DEDICATION AND ACKNOWLEDGEMENT

We, Chad Moody, managing member of Ironclad Construction, LLC, and Mike Benson, managing member of Ironclad Construction, LLC, as proprietor(s), have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Doris Gardens, Boaz, Alabama, being a part of Section 36, Township 9 South, Range 4 East in the city of Boaz, Marshall County, Alabama.

_____ _____
Chad Moody, Managing Member — Date
Ironclad Construction, LLC

_____ _____
Mike Benson, Managing Member — Date
Ironclad Construction, LLC

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF MARSHALL

I,_____, Notary Public in and for said County, in said State, hereby certify that Chad Moody, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this _____ day of _____ ,2026.

_____
NOTARY PUBLIC

My commission expires: _____

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF MARSHALL

I,_____, Notary Public in and for said County, in said State, hereby certify that Mike Benson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this _____ day of _____ ,2026.

_____
NOTARY PUBLIC

My commission expires: _____

State of Alabama;
County of Marshall;

I, Brenton S. Means, a Licensed Professional Land Surveyor in the State of Alabama, for Brent Means Land Surveying, LLC, state that this is a plat of an actual field survey of Lot Numbers One (1) through Seven (7) inclusive to Doris Gardens Subdivision, more particulary described as follows:

DESCRIPTION:
COMMENCE AT A "PK" NAIL MARKING THE SW CORNER OF THE SW1/4–SE1/4 IN SECTION 36, T–10–S, R–4–E, THENCE N00°55'36"E 1116.64' ALONG THE WEST LINE OF SAID FORTY TO A 1/2" REBAR CAPPED (JBD), THENCE LEAVING SAID FORTY LINE N05°24'27"W 325.25' TO A 5/8" SOLID IRON, SAID POINT BEING THE POINT OF BEGINNING, THENCE N05°42'03"W 551.04' TO A 1/2" REBAR CAPPED (CA–50439–LS), THENCE S88°13'10"E 267.25' TO A 1/2" REBAR CAPPED (CA–50439–LS) ON THE WESTERLY R/W OF DORIS STREET (50' R/W), THENCE S20°42'03"E 538.98' ALONG SAID R/W TO A 5/8" SOLID IRON, THENCE LEAVING SAID R/W S84°55'06"W 404.50' TO THE POINT OF BEGINNING, CONTAINING 4.09 ACRES MORE OR LESS.

I futher state that this survey and plat meets the Minimum Technical Standards as set forth by the Alabama State Board of Licensure for Professional Engineers and Land Surveyors in Rule 330–X–14–.05 (G) on March 31, 1990 to the best of my knowledge.

This the ___ day of _____, 2026.

_____

Alabama License No. 27727

ACKNOWLEDGMENT

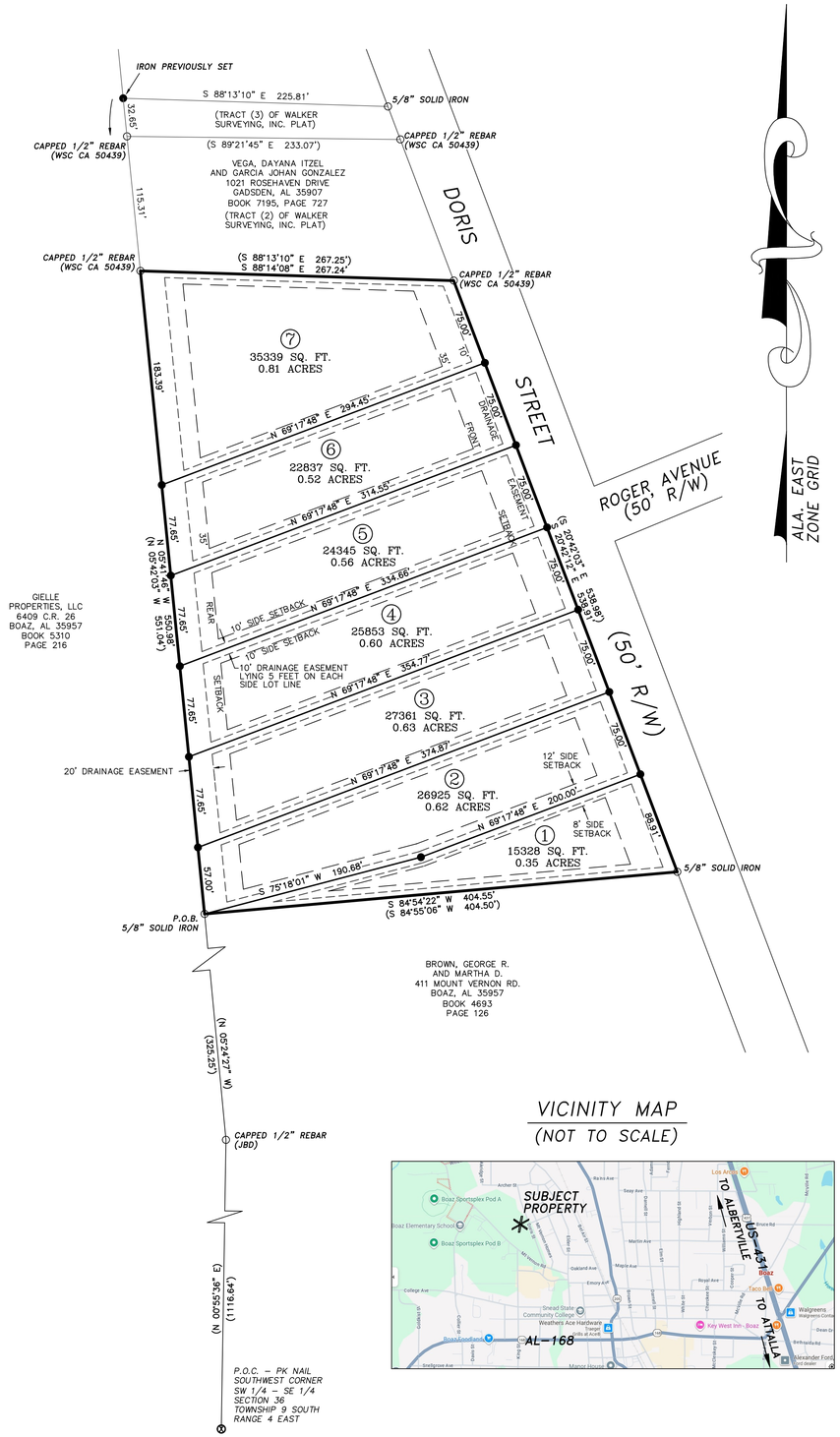
STATE OF ALABAMA
COUNTY OF ETOWAH

I,_____, Notary Public in and for said County, in said State, hereby certify that Mike Benson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this _____ day of _____ ,2026.

_____
NOTARY PUBLIC

My commission expires: _____



VICINITY MAP
(NOT TO SCALE)

0' 60' 120' 180'
SCALE: 1" = 60'

ZONING INFORMATION

R–2 MEDIUM DENSITY DETACHED RESIDENTIAL DISTRICT

MINIMUM BUILDING SETBACKS:
FRONT – 35 FEET
REAR – 35 FEET
SIDE – 10 FEET (SEE NOTE 6)

MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT WIDTH: 75 FEET

SURVEYOR'S NOTES:

1. Bearings hereon referenced to Alabama East Zone Grid North (NAD83).
2. Owner is responsible for obtaining permits for utility installation.
3. Total number of lots = seven (7). Lot 1 is smallest with gross area of 15,328 sq. ft. (0.35 acres).
4. None of the property platted hereon lies within a Special Flood Hazard Area, according to the Flood Insurance Rate Map 01095C, community number 010276, panel number 0433E, said map dated March 21st, 2019.
5. Drainage easements for the entirety of this property, with th recording of this plat, are established as follows:

   Along the right–of–way of Doris Street: Ten feet (10')
   Rear Property Line: Twenty feet (20')
   Side Lot Lines (Lots 1–7): Five feet (5') lying on each lot line.

6. By the recording of this plat, the City of Boaz grants a variance for the Minimum Building Side Yard Setback between Lot 1 and Lot 2 to be established as shown hereon, with the minimum setback for Lot 1 being eight feet (8'), and the minimum setback for Lot 2 being twelve feet (12').

CERTIFICATE OF APPROVAL BY MARSHALL–DEKALB ELECTRIC COOPERATIVE

The undersigned, as authorized by Marshall–DeKalb Electric Cooperative, hereby approve the within plat for the recording of same in the Probate Office of Marshall County, Alabama, this the _____ day of _____ 2026.

_____
Marshall–DeKalb Electric Cooperative

CERTIFICATE OF APPROVAL BY THE WATER BOARD

The undersigned, as authorized by the City of Boaz Water and Sewer Board, hereby approve the within plat for the recording of same in the Probate Office of Marshall County, Alabama, this the _____ day of _____ 2026.

_____
Boaz Water and Sewer Board

CERTIFICATE OF APPROVAL BY THE BOAZ GAS BOARD

The undersigned, as authorized by the Boaz Gas Board, hereby approve the within plat for the recording of same in the Probate Office of Marshall County, Alabama, this the _____ day of _____ 2026.

_____
Boaz Gas Board

MARSHALL COUNTY HEALTH DEPARTMENT

This subdivision meets the approval of the Marshall County Health Department, subject to certain conditions of approval and/or lot deletion of file with said health department, which conditions are made part of this approval as is set hereon.

_____ _____
Health Officer — Date
Marshall County Health Department

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

The undersigned as engineer for the city of Boaz, Etowah County, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Marshall County, Alabama, this the _____ day of _____, 2026.

_____
City of Boaz, Alabama, Engineer

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISION

The within plat of DORIS GARDENS, Boaz, Alabama, is hereby approved by the Planning Commision of the City of Boaz, Alabama, this the _____ day of _____, 2026.

_____
Chairman, City of Boaz, Alabama
Planning Commision

CERTIFICATE OF RECORDING
OFFICE OF THE JUDGE OF PROBATE

I hereby certify that this Plat or Map was filed in this office for recording this _____ day of _____ 2026, at _____ o'clock ___M, and recorded in Plat Book ____, Page _____ in the Probate Office of Marshall County, Alabama.

_____
Judge of Probate
Marshall County, Alabama

TYPE OF SURVEY:
FINAL PLAT

BRENTON S. MEANS, PLS
AL. LICENSE NO. 27727

BRENT MEANS LAND SURVEYING, LLC
BOUNDARY SURVEYS / MORTGAGE SURVEYS / PERCOLATION TESTS
TOPOGRAPHIC SURVEYS / SUBDIVISION AND CONSTRUCTION LAYOUT
217 HARTWOOD DR.
GADSDEN, AL 35901
PHONE: 256–312–2292
EMAIL: bmslLc@gmail.com
brentmeanslandsurveyng.com

LEGEND

○	IRON FOUND
●	CAPPED 1/2" REBAR SET STAMPED "B MEANS LS 27727"
⊗	MAGNETIC NAIL FOUND OR SET
□	CONCRETE MONUMENT OR ROCK CORNER FOUND
△	CALCULATED POINT
Ⓐ	SEE SPECIAL NOTE CORRESPONDING TO LETTER IN CIRCLE
—X—	CHAIN LINK FENCE
	WOOD PRIVACY FENCE
	AWNING
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CHERT AND/OR GRAVEL

SURVEY INFO

SURVEY #:	S26–107
SURVEY CREW:	BM
DRAWN BY:	BSM
CHECKED BY:	BSM
FIELD BOOK:	#2026/02
PAGE(S):	24
CONTROL FILE:	
REVISIONS:	

City of Boaz Alabama

Tim Walker
Mayor

COUNCIL
Rodney Frix
Steven Bates
Alan Hales
Matt Brannon
Caleb Williams

PUBLIC NOTICE
6/15/2026

The City of Boaz Planning Commission will hold a public hearing on Tuesday, July 7th, 2026 at the Mastin Room in The Boaz Public Library at 6:00 pm. The purpose of this meeting will be to discuss the approval of a preliminary plat of a 7 lot subdivision on Doris Street that was recently rezoned to R-2.

1. Parcel ID #1907364000108001

Owner: Iron Clad Construction

Legal Description: COM SW COR SE 1/4 36-09-04, TH N 1108', NW 330 TO POB; TH NW 699', E 225.7', SE 699' ALONG W SIDE OF DORIS ST, SW 405.5' TO POB CONT 5AC 1305/14

At the time of this meeting the public will be able to speak for or against this subdivision plat

- Boaz City Planning Commission

PO Box 537 112 North Broad Street Boaz, AL 35957 256-706-9908 landon.knott@cityofboaz.org