CORNELIUS LANDING
A Subdivision in the Northeast 1/4 of Section 19, Township 4 South, Range 10 West Colbert County, Alabama

Cornelius Landing
Lots 1-14, Lots 27, 28, 31, 32, 41, 42, 43, 44, 49, 50, 51, 52, 53 & 64

State of Alabama
County of Colbert

DESCRIPTION

A tract of land in the Northeast 1/4 of Section 19, Township 4 South, Range 10 West, Colbert County, Alabama, and being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 19; thence S 0 degrees 06 minutes 42 seconds W, 40.28 feet to an iron pin found (PLS #5280) and POINT OF BEGINNING of the tract of land herein described, said tract of land lying on the Southeastern right of way line of Old Highway #20 (Wheeler Highway, 80 foot right of way); thence along said right of way line, S 88 degrees 23 minutes 43 seconds E, 1276.59 feet to a point on the West right of way line of Cougar Lane (66 foot right of way); thence along the right of way line for Cougar Lane, S 0 degrees 1 minute 22 seconds E, 519.17 feet to a point; thence leave said right of way line, S 56 degrees 23 minutes 43 seconds W, 330.00 feet to a point; thence S 0 degrees 20 minutes 56 seconds W, 414.15 feet to a point; thence S 18 degrees 12 minutes 15 seconds E, 190.50 feet to a point; thence S 23 degrees 32 minutes 39 seconds W, 59.13 feet to a point; thence S 89 degrees 56 minutes 17 seconds E, 246.45 feet to a point; thence S 7 degrees 32 minutes 23 seconds E, 146.15 feet to a point; thence S 56 degrees 23 minutes 43 seconds W, 1276.59 feet to a point on the East line of Longleigh Acres Subdivision, Plat Book 3, Page 30; thence along the East line of said Longleigh Acres Subdivision, N 0 degrees 07 minutes 32 seconds E, 1491.46 feet to the point of beginning of the tract of land herein described, said tract of land containing 25.69 acres more or less subject to any and all easements or restrictions of record or hereinafter existing over said property.

SURVEYOR'S CERTIFICATE:

I, JAMES E. ALEXANDER, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND PLAT HAVE BEEN 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. THIS THE 28 DAY OF May, 2009.

JAMES E. ALEXANDER, REGISTERED LAND SURVEYOR
ALABAMA CERTIFICATE NO. 24826

ENGINEER CERTIFICATE:

I, LARRY W. BLACK, CERTIFY THAT I HAVE DESIGNED ALL ROADS, STREETS AND DRAINAGE WITHIN THIS SUBDIVISION AND ALSO CERTIFY THAT THE ROAD, STREET AND DRAINAGE ARE JUST ACCORDING TO MY DESIGN, THIS THE 28 DAY OF May, 2009.

LARRY W. BLACK
ALABAMA CERTIFICATE NO. 11294

OWNER'S CERTIFICATE:

OWNER'S CERTIFICATE AND DEDICATION: I, THE UNDERSIGNED, WILLIAM D. CORNELIUS, III, 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 CORNELIUS LANDING, 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 SAID PLAT, FEE RAMIGHTS 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 SURVEYED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN ON THE ABSTRACTORS CERTIFICATE.

WILLIAM D. CORNELIUS, III

ACKNOWLEDGMENT:
STATE OF ALABAMA
COUNTY OF COLBERT

I, Diane S. Alexander, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WILLIAM D. CORNELIUS, III, WHOSE NAME AS MANAGING MEMBER OF SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 28 DAY OF May, 2009.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/16/09

CERTIFICATE OF APPROVAL OF STREET AND UTILITIES:

I HEREBY CERTIFY: (1) THAT STREET, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED CORNELIUS LANDING OR, (2) THAT A SECURITY BOND IN THE AMOUNT OF $ ____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY STREET SUPERINTENDENT OR OTHER APPROVED AGENTS THIS THE 2 DAY OF June, 2009.

SIGNATURE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED CORNELIUS LANDING FULLY MEET THE REQUIREMENTS OF THE COLBERT COUNTY WATER DISTRICT DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

THE COLBERT COUNTY WATER SYSTEMS.

AUTHORIZED REPRESENTATIVE THIS THE 28 DAY OF May, 2009.

SIGNATURE

CERTIFICATE OF APPROVAL OF ELECTRIC DISTRIBUTION SYSTEMS:

I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED CORNELIUS LANDING FULLY MEET THE REQUIREMENTS OF THE SHEFFIELD UTILITIES DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

AUTHORIZED REPRESENTATIVE THIS THE 28 DAY OF May, 2009.

SIGNATURE

CERTIFICATE OF APPROVAL OF NATURAL GAS SYSTEMS:

I HEREBY CERTIFY THAT THE NATURAL GAS UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED CORNELIUS LANDING FULLY MEET THE REQUIREMENTS OF NORTH ALABAMA GAS DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

AUTHORIZED REPRESENTATIVE THIS THE 28th DAY OF May, 2009.

SIGNATURE

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER:

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF MUSCLE SHOALS, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR RECORDING AT SAME BY THE OFFICE OF THE PROBATE JUDGE, THIS THE 1ST DAY OF June, 2009.

CITY ENGINEER, CITY OF MUSCLE SHOALS, ALABAMA

CERTIFICATE OF APPROVAL OF THE COUNTY ENGINEER:

APPROVED FOR RECORDING BY THE COUNTY ENGINEER, COUNTY OF COLBERT, ALABAMA, THIS THE 28 DAY OF May, 2009.

COUNTY ENGINEER, COUNTY OF COLBERT, ALABAMA

OWNER / DEVELOPER: SONNY CORNELIUS
P.O. BOX 3657
MUSCLE SHOALS, AL 35662
DESIGNER: LARRY BLACK, P.E. - P.L.S. #11294
TOTAL AREA TO BE SUBDIVIDED = 25.69 ACRES ±

AFTER CONSULTING THE FLOOD INSURANCE RATE MAP PANEL NUMBER 0103 B 0400 B, THE SUBJECT PROPERTY IS NOT IN AN IDENTIFIED FLOOD HAZARD AREA.

ACCEPTANCE OF PUBLIC DEDICATION:

BE IT RESOLVED BY THE CITY COUNCIL OF MUSCLE SHOALS, ALABAMA, THAT THE DEDICATIONS SHOWN ON THIS ATTACHED PLAT ARE GRATEFULLY ACCEPTED AND HEREBY MODIFIED.

MAYOR

THIS 1ST DAY OF June, 2009.

ATTEST:

CLERK

CERTIFICATE OF APPROVAL FOR THE RECORDINGS:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR CORNELIUS LANDING HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR MUSCLE SHOALS, ALABAMA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, THAT ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING BY THE OFFICE OF THE PROBATE JUDGE OF COLBERT COUNTY, ALABAMA.

CHAIRMAN, PLANNING COMMISSION THIS THE 29 DAY OF May, 2009.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF PROBATE JUDGE:

I, W. THOMAS CROSSLIN, PROBATE JUDGE OF COLBERT COUNTY, ALABAMA, HEREBY CERTIFY THAT THIS PLAT CORNELIUS LANDING, WAS FILED IN THIS OFFICE FOR RECORDING AND WAS DULY RECORDED ON PLAT BOOK 47 SEC ON PAGE 53, THIS THE 2nd DAY OF June, 2009.

W. THOMAS CROSSLIN
W. THOMAS CROSSLIN, PROBATE JUDGE

COLBERT COUNTY HEALTH DEPARTMENT:

THIS SUBDIVISION MEETS THE APPROVAL OF THE COLBERT COUNTY HEALTH DEPARTMENT. THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DISAPPROVAL BY THE COLBERT COUNTY HEALTH DEPARTMENT. THE APPROVAL MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO THE ONSITE WASTEWATER TREATMENT SYSTEM(S) THAT COULD RESTRICT THE USE OF THE LOT(S) OR OBLIGATE OWNER TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE LAND USE THE DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREIN. GIVEN THIS 29 DAY OF May, 2009.

HEALTH DEPARTMENT, COLBERT COUNTY, ALABAMA

PERFORMANCE BOND:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, _____ AS MANAGING MEMBER AND THE UNDERSIGNED SURETY, ARE HELD AND FIRMLY BOUND UNTO MUSCLE SHOALS, ALABAMA HEREAFTER CALLED CITY, IN THE FULL SUM OF _____ DOLLARS $ _____ FOR THE PAYMENT OF WHICH, WELL AND TRULY TO BE MADE, WE, AND EACH OF US, BIND OURSELVES JOINTLY AND SEVERALLY BY THESE PRESENTS.

DATED THIS _____ DAY OF _____, 2009

THE CONDITION OF THIS OBLIGATION ARE SUCH THAT, WHEREAS,

HAS SUBMITTED TO THE PLANNING COMMISSION A PRELIMINARY PLAT FOR SUBDIVISION OF A TRACT OF LAND DESCRIBED AS FOLLOWS, AND, WHEREAS,

HAS PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF MUSCLE SHOALS, ELECTED TO FILE THIS BOND IN LIEU OF ACTUAL COMPLETION OF IMPROVEMENTS AND UTILITIES IN THE ABOVE SUBDIVISION, NOW, THEREFORE, IF THE PRINCIPAL SHALL WITHIN ONE YEAR FROM THE DATE OF APPROVAL OF THE FINAL PLAT OF THIS SUBDIVISION, SATISFACTORILY INSTALL COMPLETE IMPROVEMENTS AND UTILITIES OF THE SUBDIVISION RULES AND REGULATIONS OF THE CITY AND PAY ALL BILLS FOR CONTRACTORS, SUBCONTRACTORS, LABOR AND MATERIALS INCURRED IN SAY ALL BILLS FOR CONTRACTORS, SUBCONTRACTORS, LABOR AND MATERIALS INCURRED IN COMPLETION THEREOF, AND SHALL HOLD HARMLESS AND INDEMNIFY THE GOVERNING BODY AND ALL INTERESTED PROPERTY OWNERS AGAINST LIABILITY, LOSS OR DAMAGE BY REASON OF FAILURE OF PRINCIPAL TO FAITHFULLY PERFORM THE CONDITIONS HEREIN, THEN THIS OBLIGATION SHALL BE NULL AND VOID, OTHERWISE TO REMAIN IN FULL FORCE AND EFFECT, PROVIDED HOWEVER, THAT ACTIONS UPON THIS BOND BY CONTRACTORS, SUBCONTRACTORS, LABORERS OR MATERIALMEN SHALL BE LIMITED TO SIX MONTHS FROM AND AFTER COMPLETION OF THE IMPROVEMENTS AND UTILITIES ABOVE REFERRED TO.

PRINCIPAL: _____

ATTEST: _____

SECRETARY: _____ BY: _____

SECRETARY: _____

APPROVED AS TO FORM AND LEGALITY DATED THIS _____ DAY OF _____, 2009

ATTORNEY: _____

APPROVED AS TO FORM AND LEGALITY DATED THIS _____ DAY OF _____, 2009

ATTEST: _____

MORTGAGE RELEASE:

IN CONSIDERATION OF THE PLATTING OF THE PROPERTY SHOWN ON THIS ANNEXED MAP OF CHANCELLOR LANDING, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY RELEASE, REMISE, QUIT AND FOREVER DISCHARGE A CERTAIN MORTGAGE MADE BY _____ DATED THE _____ DAY OF _____, 2020, TO _____ WHICH IS RECORDED IN BOOK _____ OF MORTGAGES AT PAGE _____ OF THE RECORDS IN _____ COUNTY, STATE OF ALABAMA, INSOFAR AS THE SAME COVERS ALL PROPERTY DEDICATED TO STREETS, ALLEYS, PARKS, RIGHT OF WAYS, EASEMENTS OR OTHER PUBLIC USE, AS SHOWN ON SAID MAP.

WITNESS MY HAND THIS _____ DAY OF _____, 2009

SIGNATURE

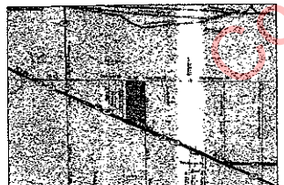
WITNESS

CERTIFICATE OF CITY CLERK:

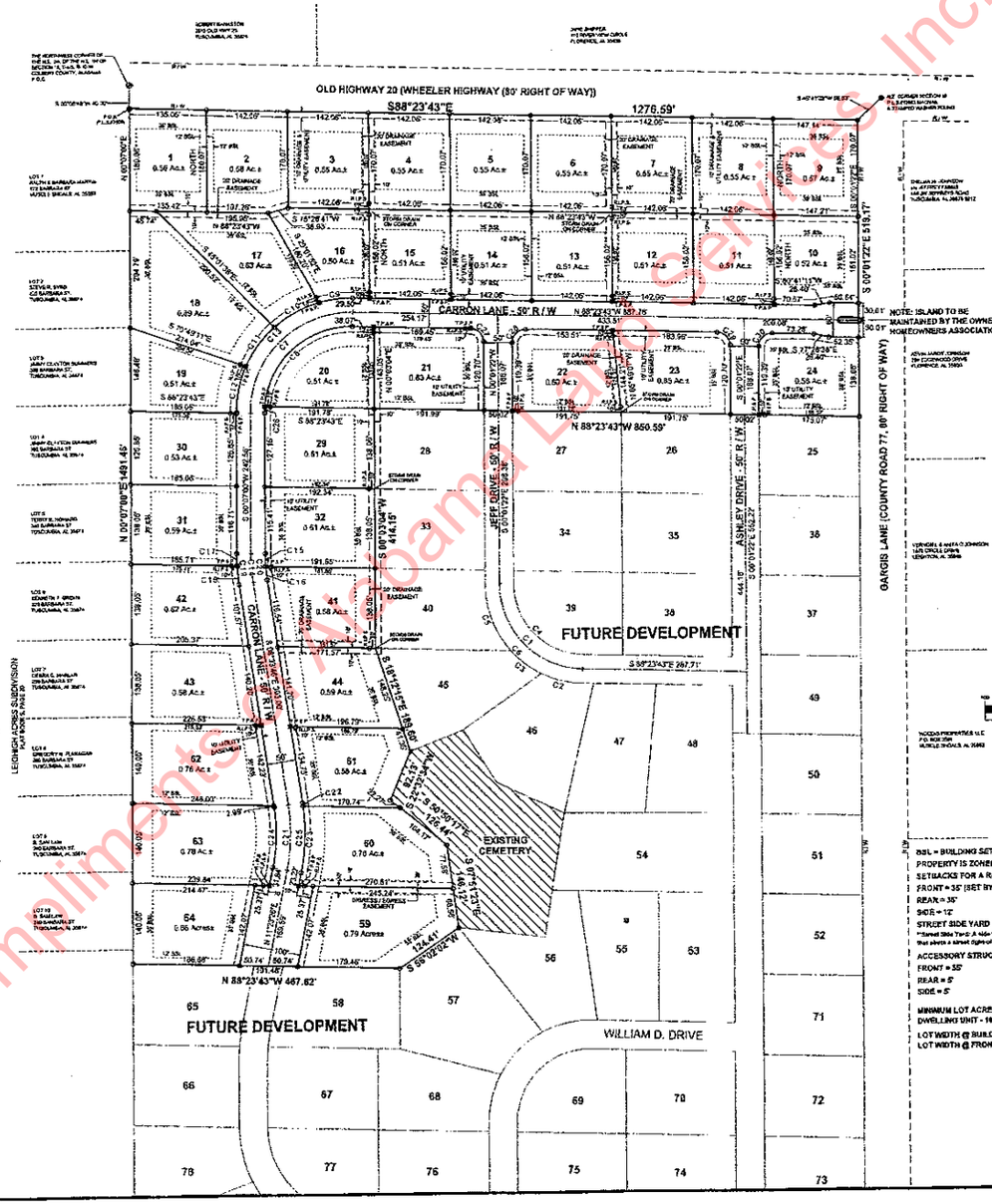
I, Richard Wilbur, CLERK OF THE CITY OF MUSCLE SHOALS, ALABAMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL, AND THAT THERE IS NO SPECIAL ASSESSMENT OUTSTANDING NOW PENDING AGAINST THE LAND AS SHOWN ON THIS PLAT OF CORNELIUS LANDING, THIS THE 2nd DAY OF June, 2009.

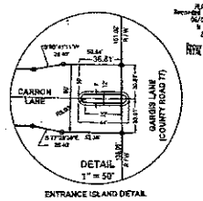
CLERK

WITNESS



VICINITY MAP (NOT TO SCALE)





NOTE:
THE RESIDENCE ON LOT 5 SHALL FACE OLD HIGHWAY 20 (WHEELER HIGHWAY)
THE RESIDENCE ON LOT 19 SHALL FACE CARRON LANE
THE RESIDENCE ON LOT 34 SHALL FACE CARRON LANE OR ASHLEY DRIVE

NOTE: ISLAND TO BE MAINTAINED BY THE OWNER OR HOMEOWNERS ASSOCIATION

CURVE TABLE

Curve	Delta Angle	Radius	Arc Length	Tangent	Chord Bearing	Chord Distance
C1	86°22'21"	175.00'	263.78'	163.30'	S 44°47'33"W	239.70'
C2	12°28'45"	175.00'	38.12'	19.15'	S 75°59'21"E	74.81'
C3	22°04'57"	175.00'	82.41'	41.73'	S 52°45'22"E	81.90'
C4	86°22'21"	125.00'	188.46'	117.09'	N 44°47'33"E	171.26'
C5	41°36'06"	175.00'	127.09'	66.58'	S 77°05'40"E	124.31'
C6	86°22'21"	175.00'	263.80'	163.32'	N 44°47'33"W	239.85'
C7	41°36'06"	125.00'	181.71'	95.17'	S 77°05'40"E	177.78'
C8	47°21'25"	150.00'	226.53'	143.56'	S 47°53'57"W	220.18'
C9	17°37'31"	209.00'	64.31'	32.36'	S 82°34'58"W	64.05'
C10	65°34'54"	209.00'	84.29'	47.48'	S 51°35'56"W	83.65'
C11	21°53'46"	209.00'	80.72'	40.84'	S 34°29'29"W	80.24'
C12	24°10'02"	209.00'	87.91'	44.63'	S 12°37'50"W	87.28'
C13	17°37'31"	209.00'	128.25'	64.76'	S 8°35'29"W	126.08'
C14	38°48'04"	209.00'	68.99'	35.64'	S 04°13'32"E	68.64'
C15	24°10'02"	209.00'	87.88'	44.59'	S 28°48'31"E	87.24'
C16	04°35'58"	209.00'	16.78'	8.39'	S 41°21'31"E	16.77'
C17	09°36'59"	209.00'	35.05'	17.57'	S 51°39'31"E	35.01'
C18	09°36'59"	209.00'	35.05'	17.57'	S 61°16'30"E	35.01'
C19	09°36'59"	209.00'	35.05'	17.57'	S 70°53'29"E	35.01'
C20	09°36'59"	209.00'	35.05'	17.57'	S 80°30'28"E	35.01'
C21	09°36'59"	209.00'	35.05'	17.57'	N 89°52'32"E	35.01'
C22	10°57'08"	209.00'	39.95'	20.02'	S 84°23'43"E	39.89'
C23	90°00'00"	25.00'	39.27'	25.00'	S 45°23'43"E	35.36'
C24	90°00'00"	25.00'	39.27'	25.00'	S 44°36'17"W	35.36'
C25	90°00'00"	25.00'	39.27'	25.00'	N 45°23'43"W	35.36'
C26	90°00'00"	25.00'	39.27'	25.00'	N 44°36'17"E	35.36'
C27	90°00'00"	25.00'	39.27'	25.00'	S 45°23'43"E	35.36'
C28	90°00'00"	25.00'	39.27'	25.00'	S 44°36'17"W	35.36'
C29	90°00'00"	25.00'	39.27'	25.00'	N 45°23'43"W	35.36'
C30	90°00'00"	25.00'	39.27'	25.00'	N 44°36'17"E	35.36'
C31	90°00'00"	25.00'	39.27'	25.00'	S 45°23'43"E	35.36'
C32	90°00'00"	25.00'	39.27'	25.00'	S 44°36'17"W	35.36'
C33	90°00'00"	25.00'	39.27'	25.00'	N 45°23'43"W	35.36'
C34	90°00'00"	25.00'	39.27'	25.00'	N 44°36'17"E	35.36'
C35	19°53'15"	300.00'	103.43'	52.18'	S 51°26'50"W	102.91'
C36	04°36'05"	150.00'	12.04'	6.02'	S 32°11'50"W	12.04'
C37	68°23'02"	23.00'	27.45'	15.55'	S 44°12'33"E	25.85'
C38	51°37'39"	23.00'	20.72'	11.16'	N 45°23'43"W	20.02'
C39	51°37'39"	23.00'	20.72'	11.16'	N 45°23'43"W	20.02'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

NOTE: ALL REFERENCE IRON PINS SET @ STORM DRAINS ARE 18" PINS DUE TO DEPTH OF PIPE RESTRICTIONS.
T.P. & P. = TRANSFORMER PAD & PEDESTAL
R.I.P.S. = REFERENCE IRON PIN SET

BSL = BUILDING SETBACK LINE
PROPERTY IS ZONED R-2
SETBACKS FOR A R-2 ZONE:
FRONT = 35' (SET BY DEVELOPER)
REAR = 35'
SIDE = 12'
STREET SIDE YARD = 20' **
** Street Side Yard: A side yard that abuts a street right-of-way
ACCESSORY STRUCTURES:
FRONT = 35'
REAR = 5'
SIDE = 5'
MINIMUM LOT ACRE PER DWELLING UNIT - 10,000 sq. ft.
LOT WIDTH @ BUILDING LINE - 80'
LOT WIDTH @ FRONT LOT LINE - 66'

SOURCE OF INFORMATION:
INST 2006-06 136-158
INST 2006-06 139

LEGEND
POINT OF COMMENCEMENT P.O.C.
POINT OF BEGINNING P.O.B.
CAPPED IRON PIN SET I.P.S. ①
IRON PIN FOUND I.P.F. ●
CALCULATED CORNER ⊕
POWER POLE ⊕
GUY ANCHOR ←
POWER LINE
FENCE
TRANSFORMER CONCRETE UNIT T.C.U.

SURVEYOR'S NOTES
1. IRON PIN SET ARE 3/4" REBAR CAPPED AND STAMPED WITH LARRY BLACK/DOUG PROPERTY CORNER PLS 11294".
2. PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS OF RESTRICTIONS AFFECTING SAID PROPERTY.

CLASS OF SURVEY: SUBURBAN
TYPE OF SURVEY: BOUNDARY

JAMES E. ALEXANDER LAND SURVEYING, LLC.
7523 JACKSON AVENUE, P.O. BOX 248
SHEFFIELD, ALABAMA 35660
PHONE (256) 351-7099 FAX (256) 381-7524 EMAIL SALES@JEALS.NET

SCALE	APPROVED BY	SURVEY BY	DATE OF SURVEY	REVISIONS
1"=100'	JAMES E. ALEXANDER	JEA	4/30-10/09	5/1/2009
DATE	DRAWN DATE	FIELD BK		5/4/2009
4/30/2009	4/10/2009	64-67/DEL&WM		5/5/2009
JOB NO.		LOCATION		
Sonny Cornelius		Sec 19-4-10 Colbert Co., AL		

Compliments of Alabama Land Services Inc.

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