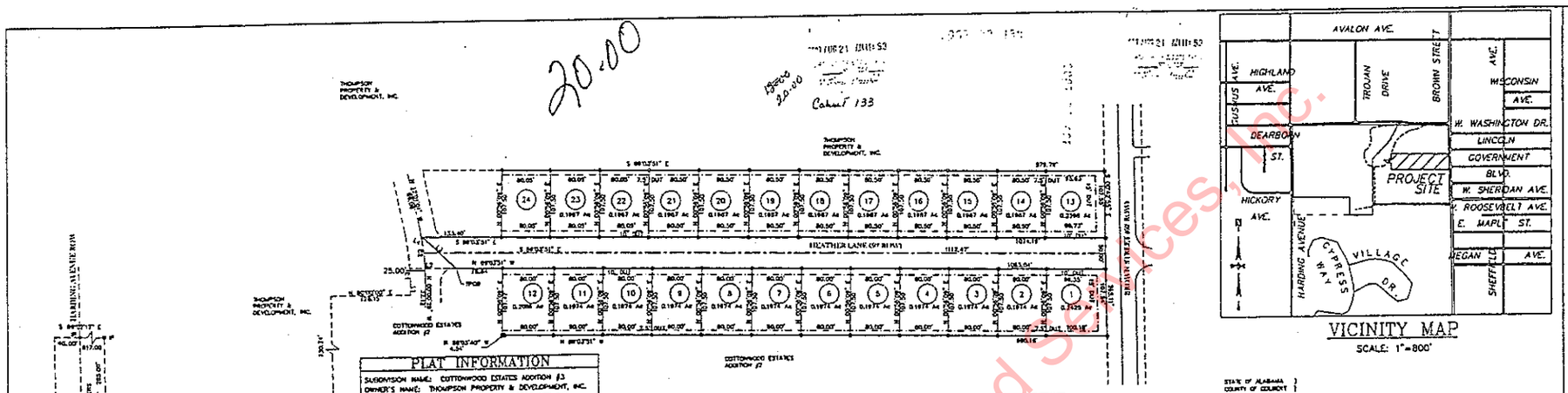
204379
11911

Cottonwood Estates #3

20.00



VICINITY MAP

SCALE: 1"=800'

PLAT INFORMATION

SUBDIVISION NAME: COTTONWOOD ESTATES ADDITION #3
OWNER'S NAME: THOMPSON PROPERTY & DEVELOPMENT, INC.
ENGINEERING FIRM: PUGH, WRIGHT AND ASSOCIATES INC.
SURVEYOR: H. BLAKE McANALLY P.L.S.
DESIGN ENGINEER: RICHARD W. MURPHREY, P.E.
FIELD SURVEY DATE – OCTOBER 2005
BASIS OF BEARING – MICROFILM – 2003 28 581 – 582
COLBERT CO., AL JUDGE OF PROBATE
ZONING – R3
ACRES– 6.0956

SUBDIVISION PLAT

LEGEND

IRON PIN
LOT NUMBER
CURVE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 00°00'29" W	119.09'
L2	S 89°03'31" E	75.37'
L3	N 45°33'06" W	68.52'
L4	N 89°03'34" W	7.58'

NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 01°47'01" W	23.62'	23.63'	400.00'
C2	N 06°00'45" W	88.82'	89.08'	425.00'

ZONING SETBACK INFORMATION

ZONE	S.F. MIN.	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	DBL. FRONT SETBACKS	LOT WIDTH @ BLDG.	FRONT LOT LINE MINIMUM
R3	10000	25'	30'	10'	S-35'/A-10'	80'	60'

OWNER: CYPRESS LAKES GOLF AND COUNTRY CLUB
1311 EAST 6TH STREET
MUSCLE SHOALS, AL. 35661

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE AND DEDICATION. WE, THE UNDERSIGNED THOMPSON PROPERTY & DEVELOPMENT, INC. DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF AND THE ONLY PERSON HAVING ANY RIGHT, TITLE, OR INTEREST IN THE LAND SHOWN ON THE PLAT OF COTTONWOOD ESTATES ADDITION #3, AND THAT THE PLAT REPRESENTS A CORRECT SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH OUR CONSENT, AND THAT WE HEREBY DEDICATE TO THE PUBLIC USE ALL THE STREETS AS SHOWN ON SAID PLAT. THE EASEMENTS AS SHOWN ON THE PLAT ARE CREATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. WE HEREBY GUARANTEE A CLEAR TITLE TO ALL LANDS SO DEDICATED FROM OURSELVES AND OUR 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.

OWNER: Bill M
OWNER:

WITNESSED BY MY HAND THIS 15 DAY OF AUGUST 2007.

WITNESS: Charles Fowler

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF COLBERT

I Heather Wilson, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BILL THOMPSON, WHOSE NAME AS PRESIDENT OF THOMPSON PROPERTY & DEVELOPMENT, INC. IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 14th DAY OF AUGUST 2007.

Heather Wilson
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 2, 2010

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS,
WELL AND TRULY TO BE MADE, WE, AND EACH OF US, BIND OURSELVES JOINTLY AND SEVERALLY, BY THESE PRESENTS.

THAT WE, THOMPSON PROPERTY & DEVELOPMENT, INC., BILL THOMPSON AS PRESIDENT AND THE UNDERSIGNED SURETY, ARE HELD AND FIRMLY BOUND INTO MUSCLE SHOALS, ALABAMA, HEREINAFTER CALLED CITY, IN THE FULL SUM _____ 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 21 DAY Aug 2007.

WHEREAS, THOMPSON PROPERTY & DEVELOPMENT, INC. HAS SUBMITTED TO THE PLANNING COMMISSION A PRELIMINARY PLAT FOR SUBDIVISION OF A TRACT OF LAND DESCRIBED WITHIN THIS PLAT AND ,

WHEREAS, THOMPSON PROPERTY & DEVELOPMENT, INC. 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 THE SUBDIVISION, FAITHFULLY INSTALL COMPLETE IMPROVEMENTS AND UTILITIES IN THE SUBDIVISION RULES AND REGULATIONS OF THE CITY AND PAY 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 HEREOF, 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 RETAINED TO.

SIGNED, SEALED AND DELIVERED THIS DAY AND YEAR FIRST ABOVE WRITTEN.

PRINCIPAL: Bill M

ATTEST:

SECRETARY: BY: Thompson Property & Development, Inc.

SECRETARY: BY:

APPROVED AS TO FORM AND LEGALITY DATED THIS _____ DAY OF _____, 2007.

ATTORNEY:

APPROVED AS TO FORM AND LEGALITY DATED THIS _____ DAY OF _____, 2007.

ATTEST:

CERTIFICATE OF APPROVAL OF STREET AND DRAINAGE

I HEREBY CERTIFY: (1) THAT STREET, DRAINAGE, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED COTTONWOOD ESTATES ADDITION #3 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 APPROVING AGENTS THIS THE 15th DAY OF August 2007.

SIGNATURE

CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED COTTONWOOD ESTATES ADDITION #3 FULLY MEET THE REQUIREMENTS OF THE CITY OF MUSCLE SHOALS UTILITIES BOARD, AND ARE HEREBY APPROVED AS SHOWN.

UTILITIES BOARD OF THE CITY OF MUSCLE SHOALS OR ITS AUTHORIZED REPRESENTATIVE THIS THE 16th DAY OF August 2007.

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 COTTONWOOD ESTATES ADDITION #3 FULLY MEET THE REQUIREMENTS OF THE MUSCLE SHOALS ELECTRIC BOARD, AND ARE HEREBY APPROVED AS SHOWN.

AUTHORIZED REPRESENTATIVE THIS THE 14th DAY OF August, 2007.

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 COTTONWOOD ESTATES ADDITION #3 FULLY MEET THE REQUIREMENTS OF NORTH ALABAMA GAS DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

AUTHORIZED REPRESENTATIVE THIS THE 15th DAY OF August, 2007.

SIGNATURE

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF MUSCLE SHOALS, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE. THIS THE 15th DAY OF August, 2007

CITY ENGINEER, CITY OF MUSCLE SHOALS, ALABAMA

CERTIFICATE OF CITY CLERK

CERTIFICATE OF CITY CLERK: I, Heather Wilson, CLERK OF THE CITY OF MUSCLE SHOALS OF ALABAMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE SAID CITY AND FIND THAT ALL DEDICATED PAYMENTS OF UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND AS SHOWN ON THE PLAT OF COTTONWOOD ESTATES ADDITION #3 OR SUFFICIENT BONDS HAVE BEEN POSTED.

DATED THIS 21st DAY OF August, 2007.

CLERK: Heather Wilson

WITNESS: Kathy Riley

STATE OF ALABAMA / COUNTY OF COLBERT

I, H. BLAKE McANALLY, A PROFESSIONAL LAND SURVEYOR OF DECATUR, ALABAMA, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN PART SECTION 1, TOWNSHIP 4 SOUTH, RANGE 11 WEST, MUSCLE SHOALS, COLBERT COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SW CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 11 WEST, COLBERT COUNTY, ALABAMA, AND RUN THENCE N 00°40'45" W (ALABAMA STATE COORDINATE-GRID BEARING) ALONG THE CENTER LINE OF HARDING AVENUE OF SAID SECTION 1, A DISTANCE OF 2785.17 FEET TO A POINT; THENCE S 89°19'27" E A DISTANCE OF 40.00 FEET TO AN IRON PIN AND THE EASTERLY RIGHT-OF-WAY MARGIN OF HARDING AVENUE; THENCE CONTINUING S 89°19'27" E ALONG THE NORTHERLY PROPERTY LINE OF BETTY SELLERS PROPERTY A DISTANCE OF 617.00 FEET TO AN IRON PIN; THENCE S 00°40'45" E ALONG THE EASTERLY PROPERTY LINE OF SAID BETTY SELLERS PROPERTY A DISTANCE OF 285.00 FEET TO AN IRON PIN; THENCE S 89°19'27" E ALONG THE NORTHERLY BOUNDARY LINE OF CYPRESS LAKES GOLF AND COUNTRY CLUB A DISTANCE OF 272.91 FEET TO AN IRON PIN; THENCE N 10°19'11" W A DISTANCE OF 730.14 FEET TO A POINT; THENCE N 00°00'29" E A DISTANCE OF 126.15 FEET TO A POINT; THENCE N 03°00'29" W A DISTANCE OF 18.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET (CHORD BEARING N 01°47'01" W, CHORD DISTANCE 23.62 FEET) AN ARC DISTANCE OF 23.63 FEET TO A POINT; THENCE S 89°03'34" E A DISTANCE OF 75.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF HEATHER LANE (50' ROW) AND ALSO BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE SAID POINT OF BEGINNING N 45°33'06" E A DISTANCE OF 68.52 FEET TO A POINT; THENCE N 89°03'34" E A DISTANCE OF 7.58 FEET TO A POINT; THENCE S 89°03'31" E A DISTANCE OF 123.45 FEET TO AN IRON PIN ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID HEATHER LANE; THENCE N 00°56'06" E A DISTANCE OF 107.30 FEET TO AN IRON PIN; THENCE S 89°03'31" E ALONG THE SOUTHERLY BOUNDARY LINE OF SAID THOMPSON PROPERTIES A DISTANCE OF 879.76 FEET TO AN IRON PIN ON THE WESTERLY RIGHT-OF-WAY MARGIN OF BROWN STREET (50' ROW); THENCE S 00°07'56" E ALONG THE SAID WESTERLY RIGHT-OF-WAY MARGIN OF BROWN STREET A DISTANCE OF 265.11 FEET TO AN IRON PIN; THENCE N 89°03'31" W ALONG THE NORTHERN BOUNDARY LINE OF COTTONWOOD ESTATES ADDITION No. 2, A DISTANCE OF 846.18 FEET TO AN IRON PIN; THENCE N 89°03'40" W ALONG THE NORTHERLY BOUNDARY LINE OF COTTONWOOD ESTATES ADDITION No. 2, A DISTANCE OF 4.84 FEET TO AN IRON PIN, THENCE N 00°56'20" E ALONG THE EASTERLY BOUNDARY LINE OF SAID COTTONWOOD ESTATES, ADDITION No. 2 A DISTANCE OF 107.47 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF HEATHER LANE (50' ROW); THENCE N 89°03'31" W ALONG SAID SOUTHERLY RIGHT-OF-WAY MARGIN OF SAID HEATHER LANE A DISTANCE OF 74.84 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, AND BEING WITHIN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 11 WEST, COLBERT COUNTY, ALABAMA, CONTAINING 6.0956 ACRES, MORE OR LESS.

THAT THERE ARE NO ENCROACHMENTS BY BUILDINGS ON ADJOINING PROPERTY; THAT THERE ARE NO RIGHTS OF WAYS, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID PROPERTY VISIBLE ON THE SURFACE EXCEPT AS SHOWN ON THE PLAT.

AND I FURTHER CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY, THIS THE 14TH DAY OF AUGUST, 2007.

H. Blake McAnally
H. BLAKE McANALLY
ALA. REG. NO. 22094

ACCEPTANCE OF PUBLIC DEDICATION

BE IT RESOLVED BY THE CITY COUNCIL OF MUSCLE SHOALS, ALABAMA, THAT THE DEDICATIONS SHOWN ON THE ATTACHED PLAT OF COTTONWOOD ESTATES ADDITION #3 ARE HEREBY ACCEPTED.

ADOPTED BY Heather Wilson, ALABAMA, THIS 14th DAY OF August, 2007.

ATTEST:

CLERK: Heather Wilson

CERTIFICATE OF APPROVAL FOR RECORDINGS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR COTTONWOOD ESTATES ADDITION #3 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 IN THE OFFICE OF THE PROBATE JUDGE OF COLBERT, ALABAMA.

CHAIRMAN, PLANNING COMMISSION THIS THE 15th DAY OF August, 2007.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF THE COUNTY ENGINEER

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR RECORDING BY THE COUNTY ENGINEER, COUNTY OF COLBERT, ALABAMA, THIS THE 16th DAY OF August 2007.

JOHN BELFORD, COUNTY ENGINEER, COUNTY OF COLBERT, ALABAMA

PUGH, WRIGHT AND ASSOCIATES, INC.
(256) 386-0066
DECATUR, ALABAMA
P.O. BOX 2105, 35602
4750 LITTLE AVE SE, 35601
FIRM REGISTRATION #
FAX (256) 355-0921

COTTONWOOD ESTATES ADDITION #3
SUBDIVISION PLAT
SECTION 1, T4S-R11W
MUSCLE SHOALS, COLBERT COUNTY, ALABAMA

This Drawing has been Issued for Survey Only / for Planning Only / for Bonding Only / for Construction Only / Other (specify)

DRAWN BY:	APPROVED BY:
J. ROCKER	HBM
SCALE:	DATE:
1"=80'	JUNE 2007
JOB NO.	FILE NO.
812-06	F-1

SHEET NO. 1 of 1

Courtesy of Alabama Land Services, Inc.

00-08

08 - 22 - 2007