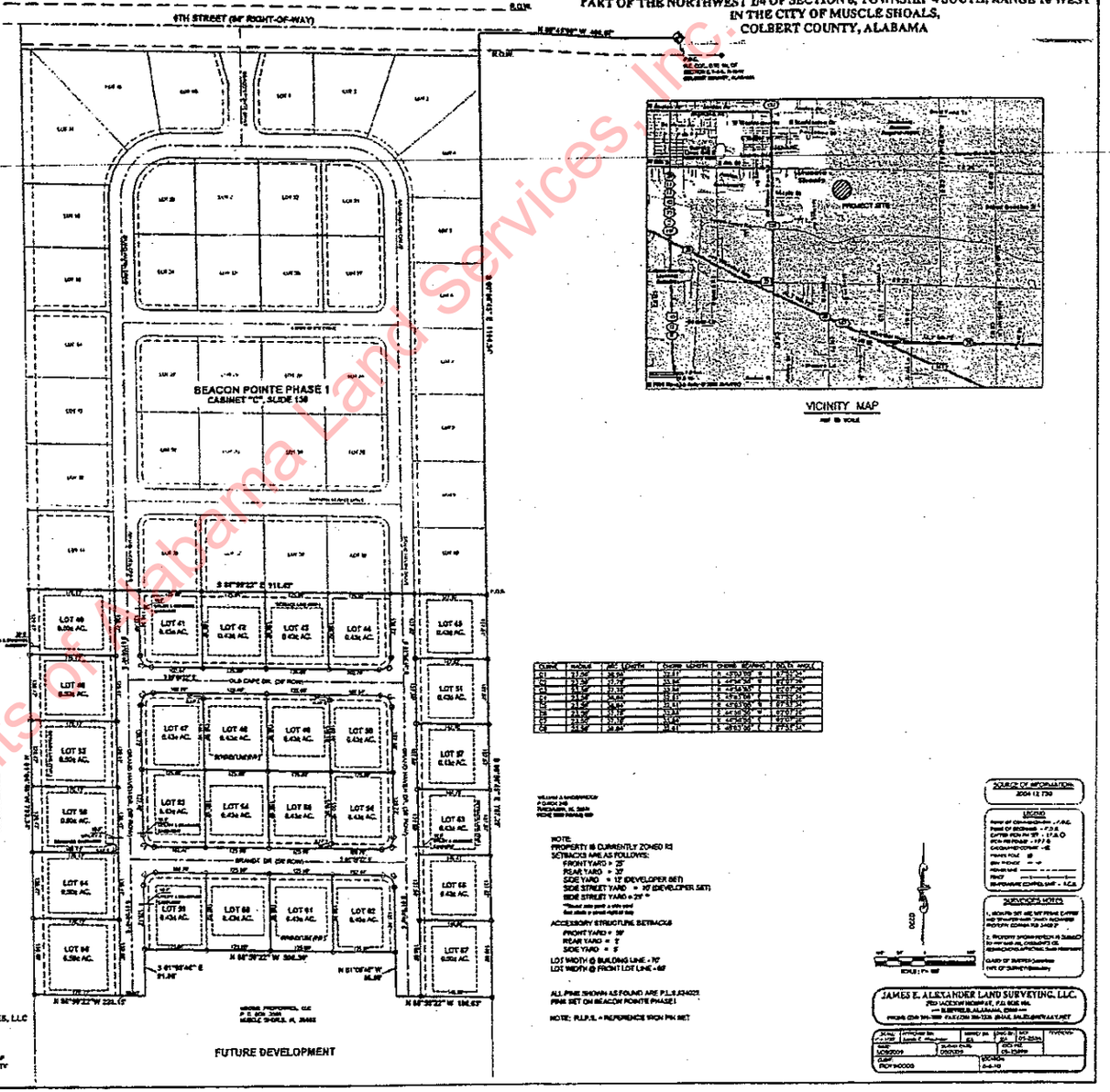
Recorded In Plats Bk 2009 Page 5
6/17/2009 09:26:52 AM
w/ Thomas Crossling Judge of Probate Colbert

Cab 152-L

BEACON POINTE SUBDIVISION - PHASE 2
PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 10 WEST
IN THE CITY OF MUSCLE SHOALS, COLBERT COUNTY, ALABAMA



VICINITY MAP

OWNER / DEVELOPER: WOODIS PROPERTIES, LLC
P O BOX 1581
MUSCLE SHOALS, AL 35662

DESIGNER: WILLIAM H ALEXANDER III, P.E. #25371
TOTAL AREA TO BE SUBDIVIDED = 15.60 ACRES

AFTER CONSULTING THE FLOOD INSURANCE RATE MAP PANEL NUMBER 01033 0280 B, THE SUBJECT PROPERTY IS NOT IN AN IDENTIFIED FLOOD HAZARD AREA.

NOTE:
PROPERTY IS CURRENTLY ZONED R3
SETBACKS ARE AS FOLLOWS:
FRONT YARD = 25'
REAR YARD = 20'
SIDE YARD = 12' (DEVELOPER SET)
SIDE STREET YARD = 20' (DEVELOPER SET)
SIDE STREET YARD = 25' **
**Corner lots shall be 25' on the side street and 20' on the rear.

ACCESSORY STRUCTURE SETBACKS
FRONT YARD = 50'
REAR YARD = 5'
SIDE YARD = 5'

LOT WIDTH @ BUILDING LINE = 70'
LOT WIDTH @ FRONT LOT LINE = 60'

ALL PINS SHOWN AS FOUND ARE P.L.S.#24025
PINS SET ON BEACON POINTE PHASE 1

NOTE: P.L.S. = REFERENCE IRON PIN SET

JAMES E. ALEXANDER LAND SURVEYING, LLC

Compliments of Alabama Land Services, Inc.