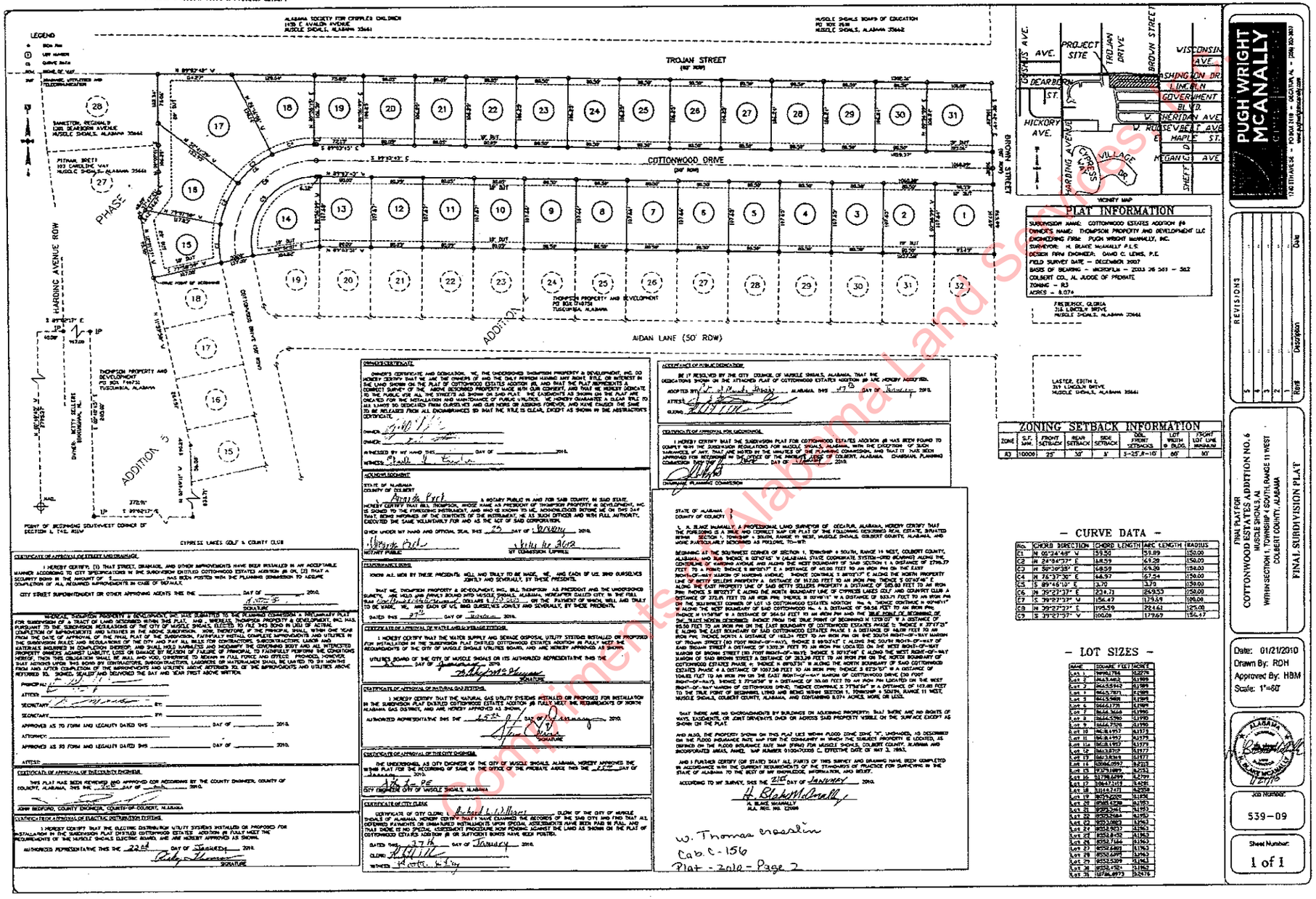
Recorded In PLATS BK 2010 PG 2, 01/27/2010 @ 01:11:49 PM
W Thomas Cravellin Judge Of Probate Colbert

Recording Fee 29.00, TOTAL 29.00



PLAT INFORMATION

SUBDIVISION NAME: COTTONWOOD ESTATES ADDITION #6
OWNER'S NAME: THOMPSON PROPERTY AND DEVELOPMENT LLC
ENGINEERING FIRM: PUGH WRIGHT MCANALLY, INC.
SURVEYOR: H. BLAKE MCANALLY P.L.S.
DESIGN FIRM ENGINEER: DAVID C. LEWIS, P.E.
FIELD SURVEY DATE – DECEMBER 2007
BASIS OF BEARING – MICROFILM – 2003 26 249 – 582
COLBERT CO., AL JUDGE OF PROBATE
ZONING – R3
ACRES – 8.076

FREDERICK, GLORIA
318 LINCOLN DRIVE
MUSCLE SHOALS, ALABAMA 35661

LASTER, EDITH L
314 LINCOLN DRIVE
MUSCLE SHOALS, ALABAMA 35661

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'	8'	5-25'&-10'	80'	30'

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 PERSONS HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE PLAT OF COTTONWOOD ESTATES ADDITION #6 AND THAT THE PLAT REPRESENTS A CORRECT SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH OUR CONSENT, AND THAT WE HEREBY DONATE TO THE PUBLIC FOR 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 FREE FROM CLOUDS, LIS AND CLAIMS HERE OR ASSIGNS FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN BY THE ABSTRACTOR'S CERTIFICATE.

OWNER _____
OWNER _____
WITNESSED BY MY HAND THIS _____ DAY OF _____, 2010.
WITNESS _____

NOTARY SEAL

STATE OF ALABAMA
COUNTY OF COLBERT
_____, 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 25 DAY OF January 2010.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, WELL AND TRULY TO BE MADE, WE, AND EACH OF US, BIND OURSELVES SURETY, ARE HELD AND FIRMLY BOUND UNTO MUSCLE SHOALS, ALABAMA, HEREAFTER 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 _____ DAY OF _____, 2010.

CERTIFICATE OF APPROVAL OF WATER AND SEWER 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 #6 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 _____ DAY OF _____, 2010.
_____ 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 DIVIDED COTTONWOOD ESTATES ADDITION #6 FULLY MEET THE REQUIREMENTS OF NORTH ALABAMA GAS DISTRICT AND ARE HEREBY APPROVED AS SHOWN.
AUTHORIZED REPRESENTATIVE THIS THE 15th DAY OF January 2010.
_____ 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 22nd DAY OF January 2010.
_____
CITY ENGINEER CITY OF MUSCLE SHOALS, ALABAMA

CERTIFICATE OF CITY CLERK

CERTIFICATE OF CITY CLERK. Richard L. Williams 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 OUTSTANDING PAYMENTS OR OBLIGATIONS OR OBLIGATIONS EVIDENCED BY 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 #6 OR SUFFICIENT BONDS HAVE BEEN POSTED.
DATED THIS 27th DAY OF January 2010.
CLERK _____
WITNESS _____

ACCEPTANCE OF PUBLIC DEDICATIONS

BE IT RESOLVED BY THE CITY COUNCIL OF MUSCLE SHOALS, ALABAMA, THAT THE DEDICATIONS SHOWN ON THE ATTACHED PLAT OF COTTONWOOD ESTATES ADDITION #6 ARE HEREBY ACCEPTED.
ADOPTED BY _____ ALABAMA, THIS 19th DAY OF January 2010.
ATTEST _____
CLERK _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR COTTONWOOD ESTATES ADDITION #6 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
DATE OF APPROVAL January 25, 2010.
_____
CHAIRMAN, PLANNING COMMISSION

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 DIVIDED COTTONWOOD ESTATES ADDITION #6 FULLY MEET THE REQUIREMENTS OF THE MUSCLE SHOALS ELECTRIC BOARD, AND ARE HEREBY APPROVED AS SHOWN.
AUTHORIZED REPRESENTATIVE THIS THE 22nd DAY OF January 2010.
_____ SIGNATURE

CERTIFICATE OF APPROVAL OF THE COUNTY ENGINEER

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR ACCORDANCE BY THE COUNTY ENGINEER, COUNTY OF COLBERT, ALABAMA, THIS THE _____ DAY OF _____, 2010.
JOHN BEDFORD, COUNTY ENGINEER, COUNTY OF COLBERT, ALABAMA

CERTIFICATE OF APPROVAL OF THE COUNTY COMMISSION

APPROVED AS TO FORM AND LEGALITY DATED THIS _____ DAY OF _____, 2010.
ATTORNEY: _____
APPROVED AS TO FORM AND LEGALITY DATED THIS _____ DAY OF _____, 2010.
ATTEST: _____
SECRETARY: _____ BY: _____
SECRETARY: _____ BY: _____

SURVEYOR'S CERTIFICATE

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 WITHIN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 11 WEST, MUSCLE SHOALS, COLBERT COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 11 WEST, COLBERT COUNTY, ALABAMA, AND RUN THENCE N 00°34'48" W (ALABAMA STATE COORDINATE SYSTEM-CORS ADJUSTED) ALONG THE CENTERLINE OF HARDING AVENUE AND ALONG THE WEST BOUNDARY OF SAID SECTION 1 A DISTANCE OF 2788.27 FEET TO A POINT; THENCE S 89°25'17" E A DISTANCE OF 40.00 FEET TO AN IRON PIN ON THE EAST RIGHT-OF-WAY MARGIN OF HARDING AVENUE; THENCE CONTINUE S 89°25'17" E ALONG THE NORTH PROPERTY LINE OF BETTY SELLERS PROPERTY A DISTANCE OF 913.00 FEET TO AN IRON PIN; THENCE S 52°43'46" E ALONG THE EAST PROPERTY LINE OF SAID BETTY SELLERS PROPERTY A DISTANCE OF 505.80 FEET TO AN IRON PIN; THENCE S 89°25'17" E ALONG THE NORTH BOUNDARY LINE OF CYPRESS LAKES GOLF AND COUNTRY CLUB A DISTANCE OF 372.76 FEET TO AN IRON PIN; THENCE S 00°49'11" W A DISTANCE OF 533.71 FEET TO AN IRON PIN ON THE SOUTHWEST CORNER OF LOT 15 COTTONWOOD ESTATES ADDITION No. 4; THENCE CONTINUE S 00°49'11" W ALONG THE WEST BOUNDARY OF SAID COTTONWOOD No. 4 A DISTANCE OF 56.56 FEET TO AN IRON PIN; THENCE N 11°47'08" W A DISTANCE OF 364.51 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING N 12°09'07" W A DISTANCE OF 95.50 FEET TO AN IRON PIN ON THE EAST BOUNDARY OF COTTONWOOD ESTATES PHASE 5; THENCE N 37°17'29" E ALONG THE EAST BOUNDARY OF SAID COTTONWOOD ESTATES PHASE 5 A DISTANCE OF 1,329.26