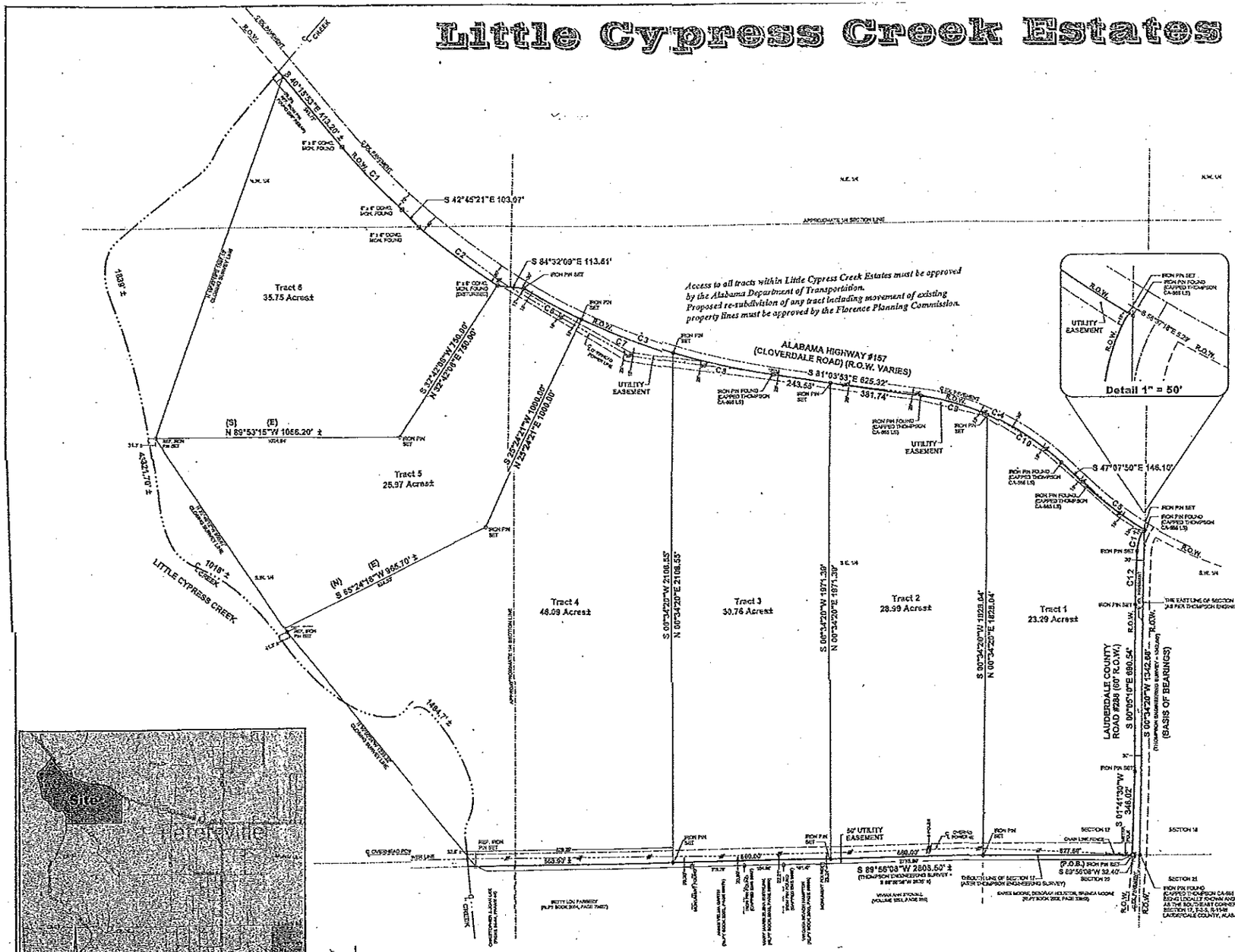
Little Cypress Creek Estates



Access to all tracts within Little Cypress Creek Estates must be approved by the Alabama Department of Transportation. Proposed re-subdivision of any tract including movement of existing property lines must be approved by the Florence Planning Commission.

190.85 Acres±

NOTES:
1. THE UNADJUSTED ERROR OF CLOSURE IS GREATER THAN 1' IN 100,000'.
2. ALL PROPERTY CORNERS ARE IRON PIN SET UNLESS NOTED OTHERWISE.

LEGEND
- C — CENTERLINE
- CONC — CONCRETE
- EX — EXISTING
- E.O.P. — EDGE OF PAVEMENT
- O/H — OVERHEAD
- P.O.B. — POINT OF BEGINNING
- REF. — REFERENCE
- R.O.W. — RIGHT OF WAY
- TYP. — TYPICAL
- ▲ P.C. — CONCRETE POINT #
- ○ — POWER POLE
- ⊙ — GUY WIRE
- T.O. — TOWNSHIP BOUNDS
- R.W. — RANGE WEST
- I.P.F. — IRON PIN FOUND
- I.P.S. — IRON PIN SET
- IRON PIN & SHINER SET ARE CAPPED R. COLLINS L.S. 13408

Curve#	Delta	Radius	Arc	Tan	Chord Brg	Chord Dist
C1	29°01'11"	2875.10	1456.26	743.73	S 67°46'28"E	1440.71
C2	07°06'04"	2891.08	411.35	206.02	S 83°48'34"E	411.04
C3	21°55'44"	2914.93	1095.33	553.91	S 70°05'51"E	1088.94
C4	03°11'51"	2914.93	162.71	81.38	S 58°57'04"E	162.69
C5	11°37'07"	1115.04	530.32	268.21	S 53°16'04"E	529.73
C6	29°31'39"	2914.93	1501.93	767.15	S 81°47'54"E	1485.38
C7	08°41'09"	1914.93	290.34	145.51	S 87°27'57"E	290.06
C8	08°40'29"	2841.49	429.98	215.55	S 78°47'31"E	429.57
C9	16°38'02"	1114.93	324.00	162.89	S 73°24'32"E	322.83
C10	16°38'02"	1114.93	324.00	162.89	S 56°46'30"E	322.83
C11	08°41'09"	2841.49	430.98	215.55	S 78°47'31"E	430.57
C12	03°11'51"	2840.24	1585.11	1111.54	S 61°41'57"E	1583.37

Source of Information:
First American Title Insurance Company
File No.: 105448 PFK
Effective Date: April 1, 2011 @ 8:00 A.M.

I HEREBY CERTIFY 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.

Richard T. Collins L.S.
RICHARD T. COLLINS L.S.
ALABAMA LICENSE NO. 13408 DATE: 04/08/2011

DATE OF FIELD BURDEN SHORE

ELECTRONIC FILE DISCLAIMER:
The official drawings are those that are signed, sealed and dated by the Professional Engineer or Professional Land Surveyor. Information transferred electronically to clients is not necessarily a true representation of the official document. White, Lynn, Collins and Associates, Inc. is not responsible for information on those plans or surveys in electronic form, provided verbally by others, written by others or interpreted by others.

G:\Land Development\Land Engineering Projects\LCCV\dwg Files\LCCVDWG_Jun2011.dwg, 6/2/2011 - 9:29:44 AM, Jason, Layout: Final Plat

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Richard T. Collins, A Licensed Land Surveyor in said State and County, hereby certify that I have surveyed that certain tract of land designated as Little Cypress Creek Estates, on the annexed plat located in Section 17, Township 2 South, Range 11 West, Lauderdale County, Alabama. I have subdivided said tract into lots showing the streets and easements therein, giving the bearings, lengths, widths, names of each street, as well as the size and number of each lot. I further certify that the annexed plat is a true and correct plat of said subdivision and shows the proper relationship to the U.S. Government Survey of Public Lands for the State of Alabama.

Given under my hand and seal, this the 8th day of April, 2011.

Richard T. Collins L.S.
Richard T. Collins, L.S.
Alabama License No. 13408

ALABAMA REGISTERED No. 13408 LAND SURVEYOR RICHARD T. COLLINS

STATE OF ALABAMA
COUNTY OF LAUDERDALE

We, the undersigned, Lauderdale County Commission, Owner of the property platted on the annexed plat and designated as Little Cypress Creek Estates, hereby accept and expressly adopt said plat as the official record of same, and in consideration of the respective benefits to accrue to us, our successors, and assigns, do hereby grant and convey to the City of Florence and County of Lauderdale, Alabama, its successors and assigns, an easement or right of way over, under, across, and above the streets and public roads and alleys shown hereon for electric, telephone, water, gas and sewer lines, and also for such purposes other easements as shown, with the right of ingress and egress, carrying the privileges necessary for the installation and maintenance of such utilities over the respective right of way, including the right to cut and clear trees or parts thereof or other objects that may injure or endanger utility lines.

Given under my hand this the 11 day of April, 2011.

Dewey D. Mitchell, Chairman of Lauderdale County Commission

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that the person whose name is signed to the foregoing and who is known to me, acknowledged before me that being informed of the contents of said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 11th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: 06-15-2013

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the Planning Commission of the City of Florence, Alabama, this the 14th day of June, 2011.

Chairman, Planning Commission, City of Florence, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the City Engineer of the City of Florence, Alabama, this the 14th day of June, 2011.

William B. Batson, III, City Engineer, City of Florence, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Dewey D. Mitchell, Probate Judge of Lauderdale County, Alabama, hereby certify that, the annexed plat of Little Cypress Creek Estates, was filed for recording and was duly recorded in Plat Book 1 Page 222, this the 19th day of July, 2011.

Dewey D. Mitchell, Probate Judge, Lauderdale County, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the County Engineer, Lauderdale County, Alabama, this the 14th day of July, 2011.

Ken Allcorn, County Engineer, Lauderdale County, AL

CERTIFICATE OF APPROVAL BY THE 911 BOARD:

The undersigned, as authorized by the Lauderdale County 911 Board, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this 14 day of July, 2011.

911 Director

Final Plat

"Lauderdale County Commission"
Lauderdale County, Alabama

WLC civil engineers and surveyors
White, Lynn, Collins, & Associates, Inc.
215 W. ALABAMA STREET • FLORENCE, ALABAMA 35630
PHONE (256) 766-1051 • FAX (256) 766-1251

HORIZ 1"=	200
VERT 1"=	
SURVEYED BY:	
DRAWN BY:	
CHKD BY:	
APPROVED BY:	
DATE:	04/08/2011
JOB NO.:	04-045-11-01
SHEET	1 OF 1 SHEETS
DWG. FILE:	Key Map LCCV.dwg