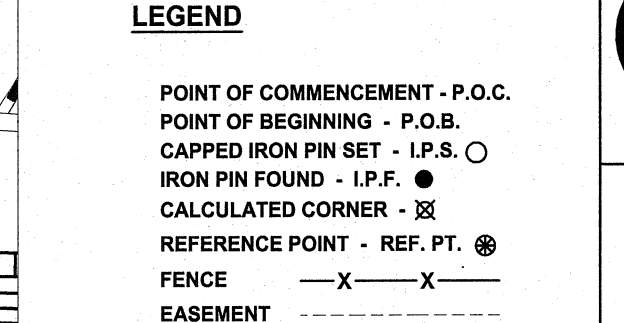


NOTE: EACH LOT OR PARCEL HAS BEEN CLOSED AND MATHEMATICALLY CLOSURES TO A CLOSURE OF NOT LESS THAN 1:7500.



SURVEYOR'S NOTES

- IRON PIN SET ARE 1/2" REBAR CAPPED AND STAMPED WITH "WILLIAM H ALEXANDER III PLS 33944"
- THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, RIGHT OF WAYS, RESTRICTIONS AND SET BACK LINES THAT MAY BE RECORDED OR UNRECORDED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS.
- GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MAY IMPACT THE USE OF THE SURVEYED PROPERTY WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY GOVERNMENTAL JURISDICTION.
- UNLESS STATED OTHERWISE, THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

PLAT NOTES:

- PROPERTY IS ZONED R-1.
- 15' UTILITY EASEMENT ALONG ALL STREET FACING PROPERTY.
- USES PERMITTED FOR EACH LOT: SINGLE-FAMILY DWELLINGS, ACCESSORY STRUCTURES (CARPORTS AND UTILITY ROOMS AND STRUCTURES USED FOR RESIDENTIAL STORAGE).
- REQUIRED BUILDING SETBACKS/YARD REQUIREMENTS ARE AS FOLLOWS:
FRONT YARD= 30 FT.
REAR YARD= 10 FT.
* INTERIOR SIDE YARD= 8 FT.
* STREET SIDE YARD= 30 FT.
*Interior side yard: A side yard not abutting a street right-of-way.
*Street side yard: A side yard that abuts a street right-of-way.

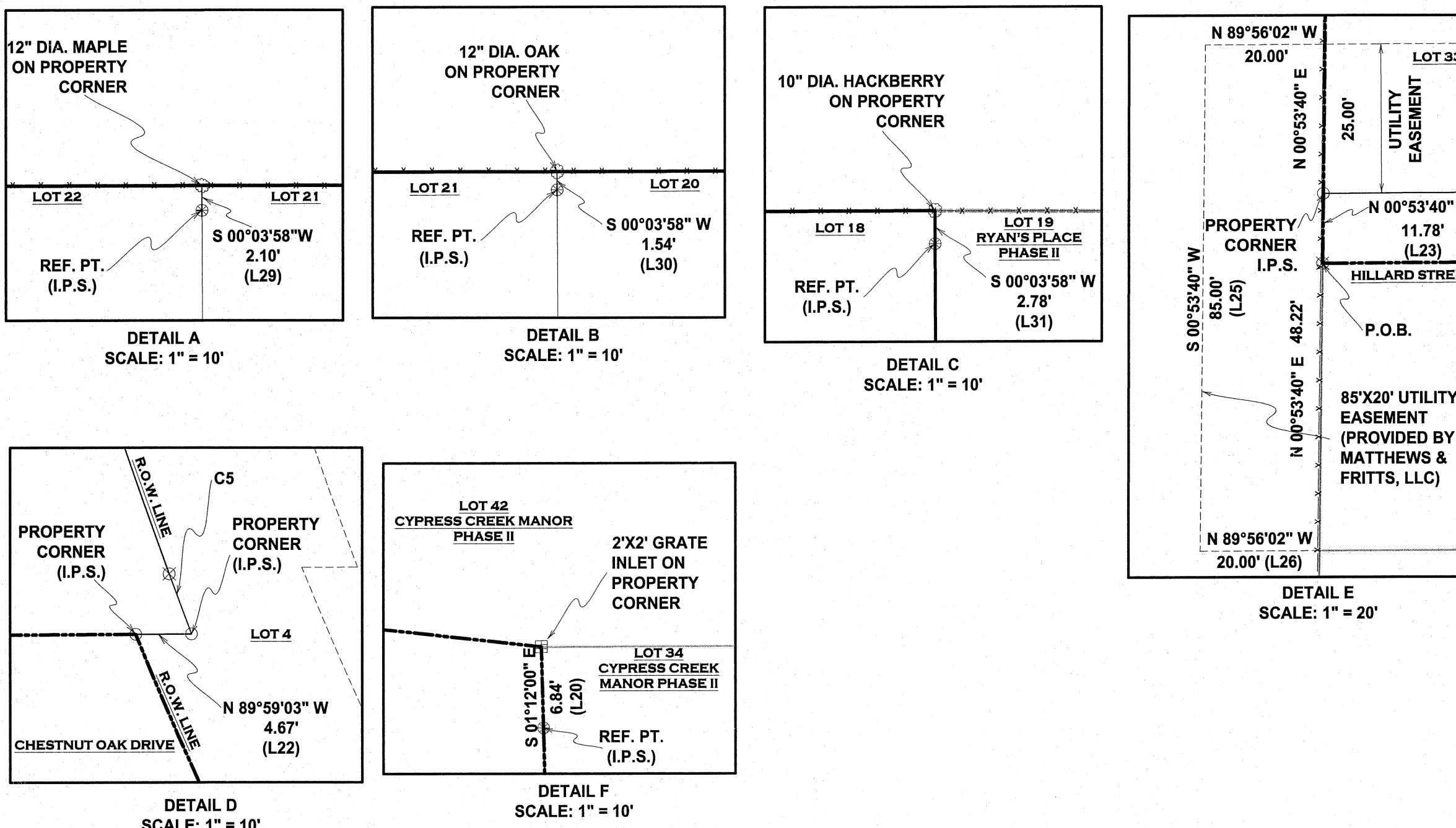
SOURCE OF INFORMATION:
PLAT OF RYAN'S PLACE - DEED FIGURE - 37 - 200 FRAME 38 FICHE - 96 - 152 FRAME 11 BOOK 2006 PAGE 1726
PLAT OF CYPRESS CREEK MANOR PHASE II BOOK 2008 PAGE 21319

CURVE TABLE
CYPRESS CREEK MANOR PHASE III

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.31'	325.00'	18°02'11"	S 89°59'50" E	101.89'
C2	129.73'	325.00'	22°44'54"	N 00°03'58" W	127.89'
C3	129.64'	325.00'	22°44'54"	S 37°54'39" E	128.19'
C4	27.66'	325.00'	4°52'36"	N 24°03'54" W	27.85'
C5	5.39'	597.42'	9°20'05"	N 15°03'25" W	9.22'
C6	97.33'	597.42'	9°20'05"	N 15°03'25" W	97.22'
C7	119.09'	597.42'	11°25'18"	S 04°40'43" E	118.90'
C8	28.34'	320.00'	0°04'24"	S 03°02'08" E	28.33'
C9	135.02'	320.00'	24°10'28"	N 18°11'34" E	134.02'
C10	132.39'	320.00'	23°42'13"	S 42°03'59" W	131.44'
C11	129.69'	320.00'	23°02'33"	S 63°05'17" W	127.83'
C12	72.83'	320.00'	13°02'25"	S 44°56'02" E	72.67'
C13	47.12'	30.00'	90°00'00"	N 16°30'37" W	81.72'
C14	111.62'	203.23'	33°09'18"	N 16°30'37" W	81.72'
C15	82.87'	143.23'	33°09'18"	N 16°30'37" W	81.72'
C16	38.06'	380.00'	5°44'21"	N 30°13'02" E	38.06'
C17	47.12'	30.00'	90°00'00"	N 43°03'58" E	42.43'
C18	47.12'	30.00'	90°00'00"	S 44°56'02" E	42.43'
C19	47.12'	30.00'	90°00'00"	N 43°03'58" E	42.43'
C20	14.42'	380.00'	2°10'25"	S 63°05'17" W	14.41'
C21	80.00'	380.00'	13°34'12"	N 18°11'34" E	89.79'
C22	90.00'	380.00'	13°34'12"	N 67°33'15" E	89.79'
C23	90.00'	380.00'	13°34'12"	N 53°56'03" E	89.79'
C24	88.13'	380.00'	13°17'15"	N 40°32'19" E	87.93'
C25	42.72'	30.00'	91°35'06"	N 74°41'19" E	39.20'
C26	111.34'	260.00'	24°32'07"	N 74°41'19" E	110.69'
C27	85.84'	200.00'	24°32'07"	N 74°41'19" E	84.99'
C28	42.72'	30.00'	91°35'06"	N 25°43'59" W	39.20'
C29	88.13'	380.00'	13°17'15"	N 10°29'16" E	87.93'
C30	18.21'	380.00'	2°44'43"	S 02°24'17" E	18.21'
C31	89.87'	657.42'	7°49'57"	N 02°53'03" W	89.89'
C32	129.00'	657.42'	10°27'36"	N 02°53'03" W	119.83'
C33	387.73'	325.00'	88°21'20"	N 55°59'19" W	365.15'
C34	469.89'	325.00'	88°21'20"	N 55°59'19" W	428.08'
C35	358.13'	380.00'	53°59'52"	N 60°53'37" E	345.02'

LINE TABLE
CYPRESS CREEK MANOR PHASE II

LINE	BEARING	DISTANCE
L11	N 31°25'14" E	70.26'
L12	S 83°18'08" W	85.24'
L13	S 02°42'29" W	65.50'
L14	S 42°11'46" W	69.53'
L15	S 20°41'27" W	71.64'
L16	S 15°59'44" E	74.31'
L17	S 36°22'29" E	81.37'
L18	S 64°29'03" E	87.66'
L19	S 83°33'47" E	85.51'
L20	S 01°12'00" E	6.84'
L21	S 89°49'29" E	129.74'
L22	N 89°59'03" W	4.67'
L23	N 00°53'40" E	11.78'
L24	S 00°03'58" W	1.54'
L25	S 89°59'03" W	4.67'
L26	S 89°59'03" W	4.67'
L27	S 89°49'18" E	34.93'
L28	S 89°56'02" E	45.52'
L29	S 00°03'58" W	2.10'
L30	S 00°03'58" W	1.54'
L31	N 00°03'58" W	1.54'
L32	N 89°59'03" W	4.67'
L33	N 89°59'03" W	4.67'
L34	S 01°01'56" W	110.13'



STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, William H. Alexander III, A Licensed Land Surveyor in said State and County, hereby certify that I have surveyed that certain tract of land designated as Cypress Creek Manor Phase III on the annexed plat situated in Section 28, 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, and area of each lot, 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 in the State of Alabama. Given under my hand and seal, this 24th day of MARCH, 2017.

William H. Alexander III
William H. Alexander III, P.L.S.
Alabama License No. 33944

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, the undersigned, Cypress Creek Manor, LLC, Owner of the property platted on the annexed plat and designated as, "Cypress Creek Manor Phase III", 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 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, conveying 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 27th day of MARCH, 2017.

DeWayne Oakley
DeWayne Oakley

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that the persons whose names are signed to the foregoing and who are known to me, acknowledged before me that being informed of the contents of said instruments, executed the same voluntarily on the day the same bears date. Given under my hand and seal this the 27th day of MARCH, 2017.

Shay Griffith
Notary Public

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, the undersigned, Matthews & Fritts, LLC, Owner of the property platted on the annexed plat and designated as, "Utility and Access Easement", 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 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, conveying 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 24 day of MARCH, 2017.

Hillard G. Matthews
Hillard G. Matthews, Manager

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that the persons whose names are signed to the foregoing and who are known to me, acknowledged before me that being informed of the contents of said instruments, executed the same voluntarily on the day the same bears date. Given under my hand and seal this the 27 day of MARCH, 2017.

Shay Griffith
Notary Public

CERTIFICATE OF APPROVAL BY THE LAUDERDALE COUNTY FLOOD MANAGEMENT DEPARTMENT

The undersigned, as authorized by the Lauderdale County Flood Management Department, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Lauderdale County, Alabama this 6th day of APRIL, 2017.

Gary Williamson
CITY OF FLORENCE FLOOD MANAGEMENT DEPARTMENT DIRECTOR

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the Planning Commission of the City of Florence, Alabama, this the 14th day of April, 2017.

Anna P. Hays
Chairman, Planning Commission, City of Florence, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the City Engineer, City of Florence, Alabama, this the 7th day of April, 2017.

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

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Will Motlow, Probate Judge of Lauderdale County, Alabama, hereby certify that the annexed plat of Cypress Creek Manor Phase III was filed for recording and was duly recorded in Plat Book 7 Page 328, this the 12th day of April, 2017.

Will Motlow
Will Motlow, Probate Judge, Lauderdale County, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

The undersigned, as County Engineer of the County of Lauderdale of Alabama, hereby certifies on this the 14th day of April, 2017, that the Florence Planning Commission has submitted the within plat for the recording of the same in the Probate Office of Lauderdale County, Alabama.

Eric Hill
Eric Hill, County Engineer, Lauderdale County, AL

STATE OF ALABAMA
COUNTY OF LAUDERDALE

The undersigned, as authorized by the City of Florence Electricity Department, hereby approved the within plat for the recording of the same in the Probate Office of Lauderdale County, Alabama, this the 14th day of April, 2017.

Chris Roach
City of Florence Electricity Department

STATE OF ALABAMA
COUNTY OF LAUDERDALE

Approved for recording by the Lauderdale County E911 Board, City of Florence, Alabama, this the 1 day of April, 2017.

Director

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, William H. Alexander III, Registered Land Surveyor, hereby certify that all parts of this survey and plat have been examined and approved 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 24th day of MARCH, 2017.

William H. Alexander III
William H. Alexander III, Registered Land Surveyor
Alabama Certificate No. 33944

STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Don C. Price, Jr., certify that I have designed all roads, streets, and drainage within this subdivision and also certify that the road, street, and drainage are built according to my design, this the 24th day of MARCH, 2017.

Don C. Price Jr.
Don C. Price, Jr., Alabama Certificate No. 11615

civil group
engineering - surveying

1910 EAST WYLOW AVE., SUITE B
MUSCLE SHOALS, ALABAMA 35661
P. 256-320-5062 • F. 256-320-5062

FINAL PLAT
CYPRESS CREEK MANOR PHASE III
CITY OF FLORENCE
LAUDERDALE COUNTY, ALABAMA

ELECTRONIC FILE DISCLAIMER:
The official drawings are those that have been prepared by the Professional Engineer/Surveyor, Information transferred electronically to clients is not necessarily a true and correct copy of the original. Civil Group, LLC is not responsible for information on these plans in electronic form, provided verbally by others.

REVISIONS:

NO. 1	DATE	DESCRIPTION
1	3/23/2017	REVISED EASEMENTS - 3/23/2017

NO. 1000 - 8.50mm ENCL. PLAT
DRAWN BY: WMA
CHECKED BY: WMA
DATE: 3/23/2017
JOB NO.: 17-0000
HORZ. 1" = 100'
VERT. 1" = 100'

SHEET
1 OF 1