

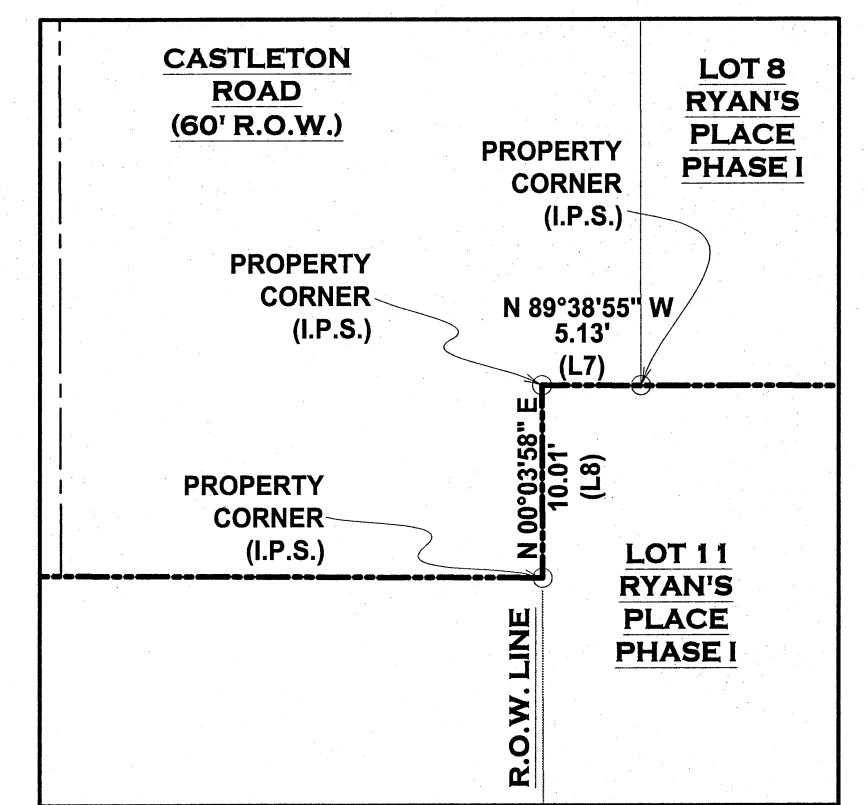
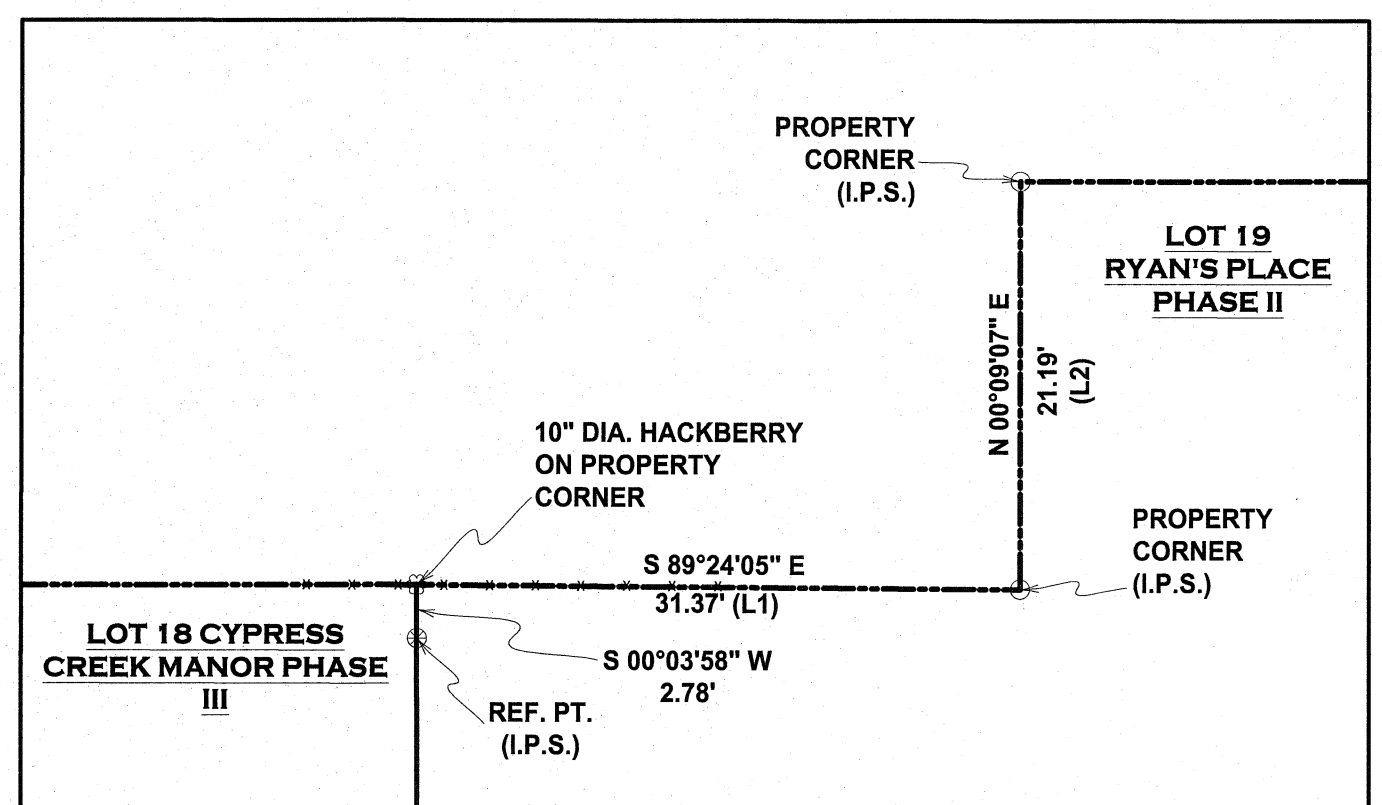
NOTE: EACH LOT OR PARCEL HAS BEEN CLOSED AND MATHEMATICALLY CLOSES TO A CLOSURE OF NOT LESS THAN 1:7500.

- LEGEND
POINT OF COMMENCEMENT - P.O.C.
POINT OF BEGINNING - P.O.B.
CAPPED IRON PIN SET - I.P.S.
IRON PIN FOUND - I.P.F.
CALCULATED CORNER - CC
REFERENCE POINT - RP
FENCE - X
EASEMENT - ---

SURVEYOR'S NOTES
1. IRON PIN SET ARE 1/2" REBAR CAPPED AND STAMPED WITH "WILLIAM H ALEXANDER III PLS 33944"
2. 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.

CURVE TABLE
RYAN'S PLACE PHASE II
Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH

LINE TABLE
RYAN'S PLACE PHASE II
Table with columns: LINE, BEARING, DISTANCE



- PLAT NOTES:
1. PROPERTY IS ZONED R-1.
2. USES PERMITTED FOR EACH LOT: SINGLE-FAMILY DWELLINGS, ACCESSORY STRUCTURES (CARPORTS AND UTILITY ROOMS AND STRUCTURES USED FOR RESIDENTIAL STORAGE).
3. 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.
4. 15' UTILITY EASEMENT ALONG ALL STREET FACING PROPERTY.

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 Ryan's Place Phase II on the annexed plat situated in Section 28, Township 2 South, Range 11 West, Lauderdale County, Alabama...

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 "Ryan's Place Phase II", 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.

Under my hand this the 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.

Notary Public
SPRING BRIDGES
MY COMMISSION EXPIRES DEC. 14, 2020

STATE OF ALABAMA COUNTY OF LAUDERDALE
Approved for recording by the Planning Commission of the City of Florence, Alabama, this the 10th day of April, 2017.

STATE OF ALABAMA COUNTY OF LAUDERDALE
Approved for recording by the City Engineer, City of Florence, Alabama, this the 7th day of April, 2017.

STATE OF ALABAMA COUNTY OF LAUDERDALE
I, Will Motlow, Probate Judge of Lauderdale County, Alabama, hereby certify that the annexed plat of Ryan's Place Phase II was filed for recording and was duly recorded in Plat Book 7 Page 327, this the 27th day of April, 2017.

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.

STATE OF ALABAMA COUNTY OF LAUDERDALE
I, Don C. Price, Jr., Alabama Certificate No. 11615

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.

STATE OF ALABAMA COUNTY OF LAUDERDALE
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.

STATE OF ALABAMA COUNTY OF LAUDERDALE
Approved for recording by the Lauderdale County E911 Board, City of Florence, Alabama, this the 11 day of April, 2017.

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 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, this the 27th day of March, 2017.

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.

STATE OF ALABAMA COUNTY OF LAUDERDALE
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STATE OF ALABAMA COUNTY OF LAUDERDALE
I, Don C. Price, Jr., Alabama Certificate No. 11615

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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 10th day of April, 2017.

STATE OF ALABAMA COUNTY OF LAUDERDALE
Approved for recording by the Lauderdale County E911 Board, City of Florence, Alabama, this the 11 day of April, 2017.

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 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, this the 27th day of March, 2017.

STATE OF ALABAMA COUNTY OF LAUDERDALE
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STATE OF ALABAMA COUNTY OF LAUDERDALE
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CERTIFICATE OF APPROVAL BY THE LAUDERDALE COUNTY FLOOD MANAGEMENT DEPARTMENT
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STATE OF ALABAMA COUNTY OF LAUDERDALE
I, Don C. Price, Jr., Alabama Certificate No. 11615

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.

ELECTRONIC FILE DISCLAIMER:
The official drawings are those that were prepared by the Professional Engineer/Surveyor, information transferred electronically to clients is not necessarily a true and correct copy of the original information on these plans in electronic form, provided verbally or in print by the engineer/surveyor.

REVISIONS:
REVISION 1 - REVISED EASEMENTS - 3/23/2017

DATE: 3/23/2017
DRAWN BY:
CHECKED BY:
SCALE: AS SHOWN

DATE: 3/23/2017
DRAWN BY:
CHECKED BY:
SCALE: AS SHOWN