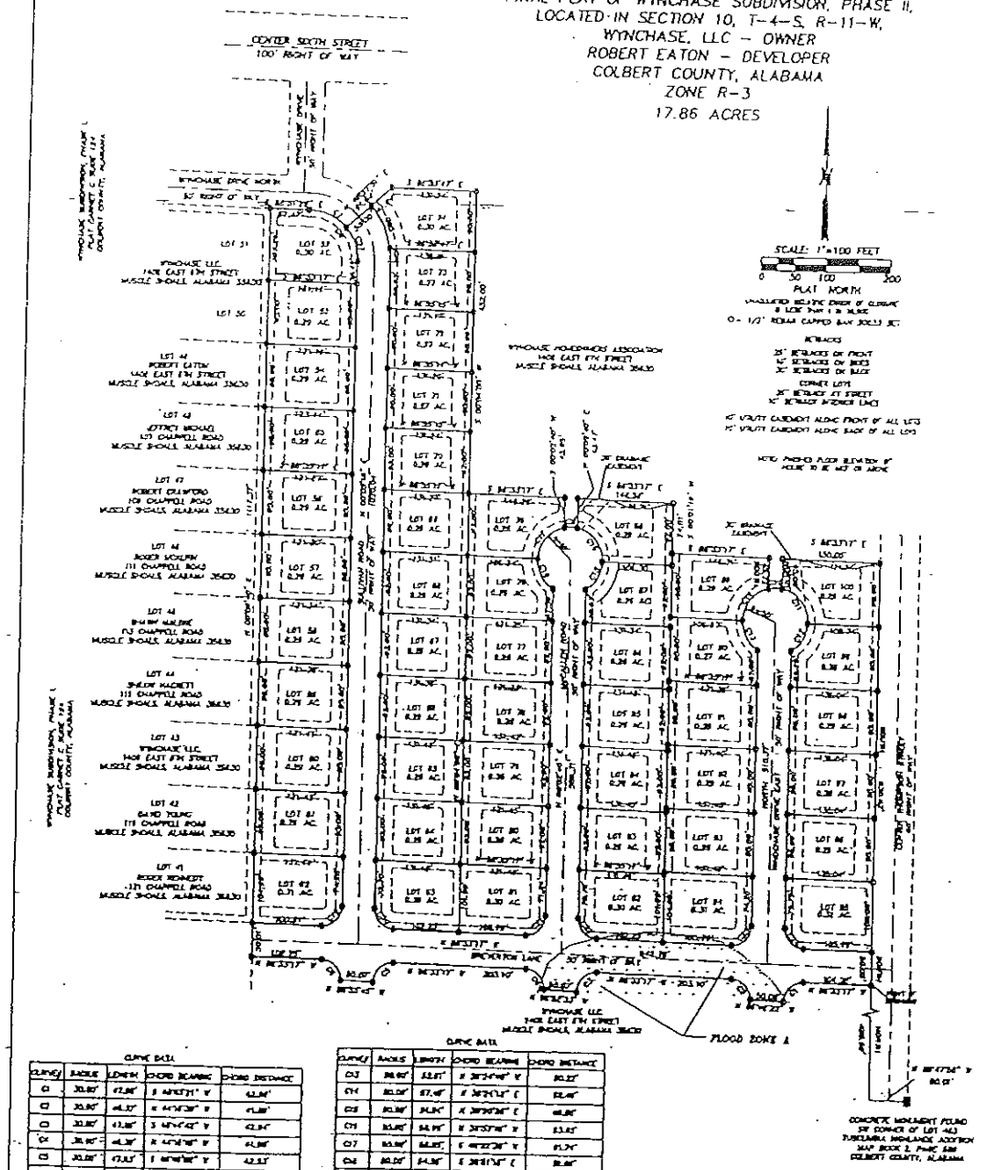
# FINAL PLAT OF WYNCHASE SUBDIVISION, PHASE II,
LOCATED IN SECTION 10, T-4-S, R-11-W,
WYNCHASE, LLC – OWNER
ROBERT EATON – DEVELOPER
COLBERT COUNTY, ALABAMA
ZONE R-3
17.86 ACRES




CURVE DATA

| CURVE# | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|---|---|---|---|---|
| C1 | 30.00' | 47.08' | S 46°57'31" W | 42.38' |
| C2 | 30.00' | 46.12' | N 44°14'38" W | 41.58' |
| C3 | 30.00' | 47.08' | S 43°42'42" E | 42.38' |
| C4 | 30.00' | 46.12' | N 44°14'38" W | 41.58' |
| C5 | 30.00' | 47.08' | S 46°42'42" E | 42.38' |
| C6 | 30.00' | 46.12' | N 44°14'38" W | 41.58' |
| C7 | 75.00' | 83.11' | S 63°57'47" E | 80.31' |
| C8 | 75.00' | 114.47' | S 44°42'42" E | 105.08' |
| C9 | 60.00' | 30.14' | S 89°57'31" E | 30.00' |
| C10 | 60.00' | 30.14' | N 89°57'31" E | 30.00' |
| C11 | 60.00' | 70.69' | S 36°42'42" E | 66.66' |
| C12 | 60.00' | 30.96' | S 21°17'34" W | 44.84' |

CURVE DATA

| CURVE# | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|---|---|---|---|---|
| C13 | 30.00' | 33.51' | N 36°24'49" W | 30.32' |
| C14 | 30.00' | 47.12' | N 36°57'31" E | 42.44' |
| C15 | 30.00' | 94.25' | N 53°02'29" W | 53.03' |
| C16 | 30.00' | 94.25' | S 46°02'29" W | 53.03' |
| C17 | 30.00' | 47.12' | S 36°57'31" W | 42.44' |
| C18 | 30.00' | 47.12' | S 36°57'31" E | 42.44' |
| C19 | 30.00' | 94.25' | N 53°02'29" E | 53.03' |
| C20 | 30.00' | 46.71' | S 44°13'38" E | 41.92' |
| C21 | 30.00' | 47.08' | S 45°42'42" W | 42.38' |
| C22 | 30.00' | 46.12' | S 44°14'38" E | 41.58' |
| C23 | 30.00' | 47.08' | N 43°42'42" W | 42.38' |
| C24 | 30.00' | 46.12' | S 44°14'38" E | 41.58' |
| C25 | 125.00' | 70.69' | S 36°42'42" E | 69.76' |
| C26 | 125.00' | 38.46' | S 54°57'31" W | 38.31' |
| C27 | 75.00' | 54.24' | S 36°36'13" E | 53.07' |

STATE OF ALABAMA
COUNTY OF COLBERT

SURVEYOR'S CERTIFICATE

I, Bert A. Hays, a registered Surveyor in Alabama, hereby certify that I have surveyed the property of "WYNCHASE SUBDIVISION, PHASE II", situated in Colbert County, Alabama, and that the plat of same is correct to the best of my knowledge and belief showing the subdivision of and its number and showing the streets, alleys, and public grounds, lots, numbers, length, width, and name of streets, and block numbers; that the monuments of the land are correctly (0) as shown.

STATE OF ALABAMA
COUNTY OF COLBERT

I, Bert A. Hays, a [illegible] Land Surveyor in and for State and County, hereby certify that the foregoing is a true and correct map or plat of the following described property, to-wit: A tract of land, as shown on that certain survey of WYNCHASE SUBDIVISION, PHASE II, recorded in Colbert County, Alabama, and being more particularly described as follows: Commencing at a monument found for the East corner of Lot 41 of said subdivision; thence run North 44 degrees 14 minutes 38 seconds West for 41.58 feet to the POINT OF BEGINNING of the herein described tract; thence run North 44 degrees 14 minutes 38 seconds West for 53.03 feet; thence run North 45 degrees 45 minutes 22 seconds East for 94.25 feet; thence run North 44 degrees 14 minutes 38 seconds West for 42.44 feet; thence run North 36 degrees 57 minutes 31 seconds East for 47.12 feet; thence run South 53 degrees 02 minutes 29 seconds East for 53.03 feet; thence run South 36 degrees 57 minutes 31 seconds West for 42.44 feet; thence run South 44 degrees 14 minutes 38 seconds East for 41.58 feet; thence run South 45 degrees 45 minutes 22 seconds West for 94.25 feet to the POINT OF BEGINNING. Said tract of land lies and is situated in Colbert County, Alabama, and contains 0.11 acres, more or less.

I have consulted Flood Insurance Rate Map for Colbert County, Alabama, dated 7/16/2015 and found that the property shown hereon lies within Flood Zone(s) X, which are areas determined to be outside the 0.2% annual chance floodplain.

I hereby certify that all parts of this plat 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.

WITNESS my hand this the 15th day of January 2016.

Bert A. Hays

BERT A. HAYS, ALA# 24628

STATE OF ALABAMA
COUNTY OF COLBERT

Owner's Certificate

I/We, Wynchase, LLC, owner of the property platted on the aforesaid plat, and designated as "WYNCHASE SUBDIVISION, PHASE II", do hereby acknowledge said plat to be the official record of same, and in consideration of the recording of said plat, do hereby dedicate to the use of the public forever all streets, alleys, parks, and other public grounds as shown thereon. The streets and alleys are hereby granted and conveyed to the City of Muscle Shoals, Alabama, for maintenance and acceptance, the responsibility for which will commence to the City of Muscle Shoals, Alabama, upon the acceptance by the City of Muscle Shoals, Alabama, of the improvements constructed thereon. The right of ingress and egress, overlapping the aforesaid easements, for the installation, maintenance, and repair of utilities and drainage facilities, including the right to cut and clear trees or parts thereof or other obstacles that may injure or endanger utility lines.

Given under our hand this the 21st day of January 2016.

Robert Eaton, Owner

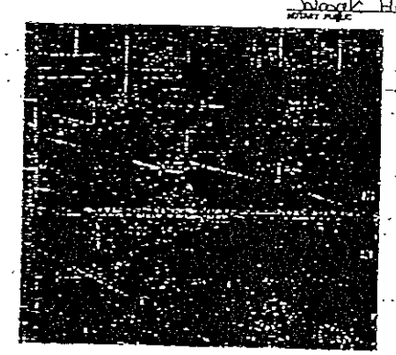
STATE OF ALABAMA
COUNTY OF COLBERT

ACKNOWLEDGMENT

I, Douglas Hollins, a Notary Public in and for said County, in said State, hereby certify that Robert Eaton, whose name 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, executed the same voluntarily.

Given under my hand and official seal, this 21st day of January 2016.

Douglas Hollins
NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

STATE OF ALABAMA
COUNTY OF COLBERT

CERTIFICATE OF APPROVAL OF THE COUNTY ENGINEER

Approved for recording by the County Engineer, County of Colbert, Alabama, this the 15th day of January 2016.

County Engineer, County of Colbert, Alabama

STATE OF ALABAMA
COUNTY OF COLBERT

CERTIFICATE OF APPROVAL OF STREET DEPARTMENT

I hereby certify that the roadway and drainage improvements have been installed in an adequate manner conforming to the typical cross-sections and to the specifications shown "WYNCHASE SUBDIVISION, PHASE II", or that a performance bond in the amount of $ [illegible] has been posted with the City of Muscle Shoals to assure proper construction of all roadway improvements in lieu of default.

This the 15th day of January 2016.

STATE OF ALABAMA
COUNTY OF COLBERT

CERTIFICATE OF APPROVAL OF WATER AND SEWER

I hereby certify that the water and sewer improvements have been installed in an acceptable manner and within the specifications for the Subdivision plat entitled "WYNCHASE SUBDIVISION, PHASE II", or that a performance bond in the amount of $ [illegible] has been posted with the City of Muscle Shoals to assure proper construction of all roadway improvements in lieu of default.

This the 15th day of January 2016.

STATE OF ALABAMA
COUNTY OF COLBERT

CERTIFICATE OF APPROVAL OF ELECTRIC DEPARTMENT

I hereby certify that the electric distribution improvements have been installed in an acceptable manner conforming to the specifications for the subdivision plat entitled "WYNCHASE SUBDIVISION, PHASE II", or that a performance bond in the amount of $ [illegible] has been posted with the City of Muscle Shoals to assure proper construction of all roadway improvements in lieu of default.

Authorized Representative this the 15th day of January 2016.

STATE OF ALABAMA
COUNTY OF COLBERT

CERTIFICATE OF MUNICIPAL JUDGE

I, David Proctor, Municipal Judge of Colbert County, Alabama, hereby certify that the plat "WYNCHASE SUBDIVISION, PHASE II", was filed in my office for examination and the said instrument is entitled to record on the 21st day of January 2016.

STATE OF ALABAMA
COUNTY OF COLBERT

CERTIFICATE OF APPROVAL OF GAS DEPARTMENT

I hereby certify that the natural gas distribution improvements have been installed in an acceptable manner conforming to the specifications for the subdivision plat entitled "WYNCHASE SUBDIVISION, PHASE II", or that a performance bond in the amount of $ [illegible] has been posted with the City of Muscle Shoals to assure proper construction of all roadway improvements in lieu of default.

Authorized Representative this the 15th day of January 2016.

STATE OF ALABAMA
COUNTY OF COLBERT

CERTIFICATE OF CITY CLERK

I, Richard L. Wilkes, clerk of the City of Muscle Shoals, Alabama, hereby certify that I have examined the plat entitled "WYNCHASE SUBDIVISION, PHASE II", and find that the same conforms to the ordinances of the City of Muscle Shoals, Alabama, and that I am hereby directed by the City Council of the City of Muscle Shoals to approve the same for recording.

Given under my hand this the 28th day of January 2016.

STATE OF ALABAMA
COUNTY OF COLBERT

CERTIFICATE OF APPROVAL FOR THE RECORDING

I hereby certify that the subdivision plat for Wynchase Subdivision, Phase II has been found to comply with the Subdivision Regulations for Muscle Shoals, Alabama, and, as required by the Code of Alabama, 1975, Section 11-52-32, as amended, is hereby approved for recording in the Office of the Probate Judge of Colbert County, Alabama.

Chairman, Planning Commission this the 25th day of January 2016.

Chairman, Planning Commission

STATE OF ALABAMA
COUNTY OF COLBERT

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER

The undersigned, as City Engineer of the City of Muscle Shoals, Alabama, hereby approves the attached plat for the recording of same in the Office of the Probate Judge this the 15th day of January 2016.

City Engineer, City of Muscle Shoals, Alabama

| HAYS SURVEYING | |
|---|---|
| BERT A. HAYS, PLS<br>1905 EAST 17TH STREET<br>SHEFFIELD, ALABAMA 35660<br>PHONE: (256) 383-2228 | |
| FIELD WORK COMPLETED 10/23/15 | |
| SCALE: 1" = 100' | DATE: 10/23/15 |
| DRAWN: JB | |
| CHECKED: BAH | JOB NO: WYNPHASE2 |

C-190