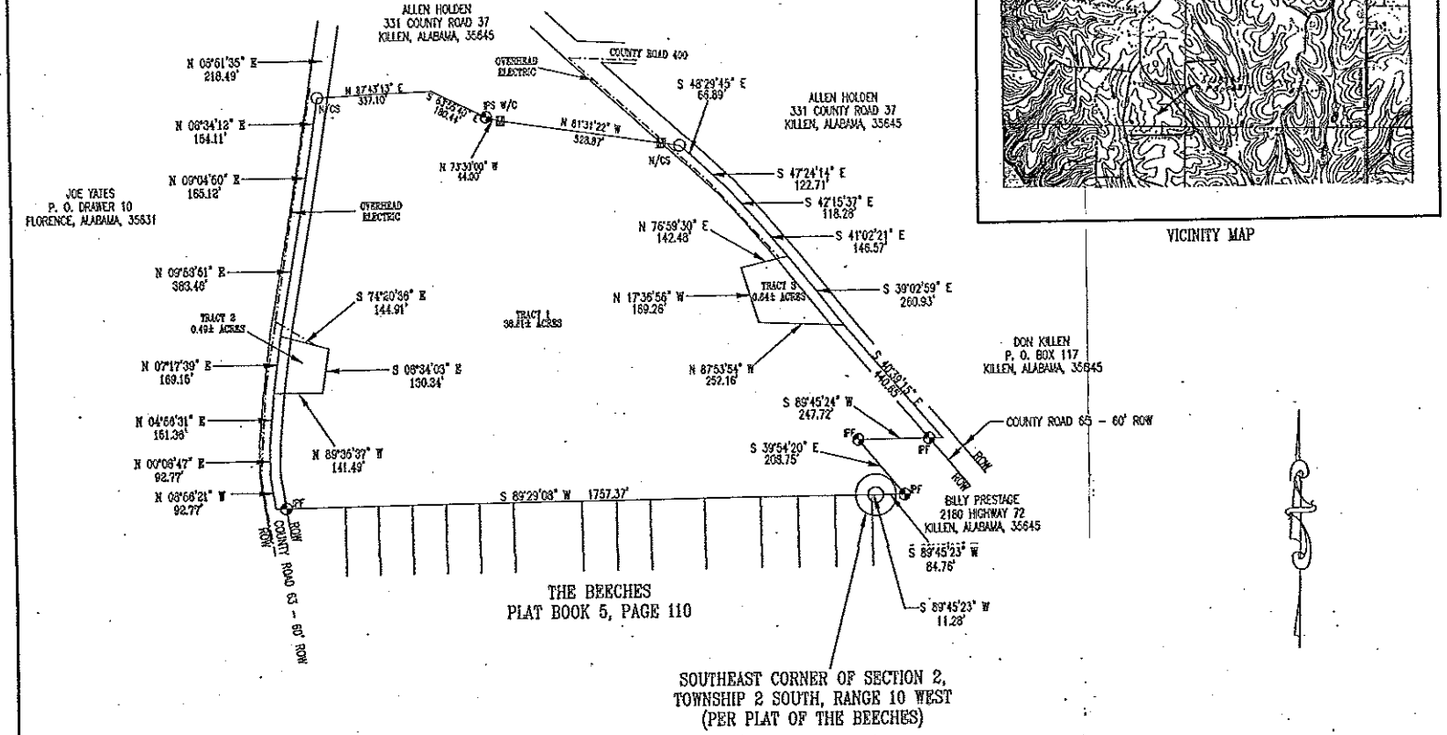
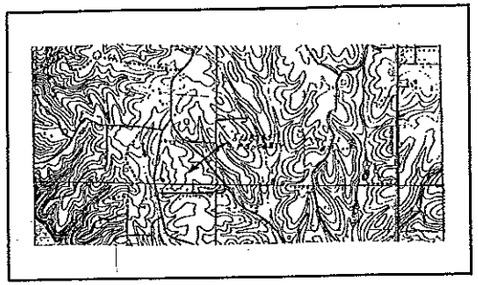
FINAL PLAT

COX ESTATE

PART OF SECTION 1 AND 2
TOWNSHIP 2 SOUTH, RANGE 10 WEST
LAUDERDALE COUNTY, ALABAMA

Allen W. Cox - owner





VICINITY MAP

GRAPHIC SCALE
1"=200'

STATE OF ALABAMA
LAUDERDALE COUNTY

I, RONNIE E. WIGINTON, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ALABAMA, FOR PRICE & RIDER ENGINEERING, INC. STATE THAT THIS IS A PLAT OF AN ACTUAL FIELD SURVEY OF LOTS 1 THROUGH 3, INCLUSIVE OF COX ESTATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 2 AND THE SOUTHWEST 1/4 OF SECTION 1, ALL IN TOWNSHIP 2 SOUTH, RANGE 10 WEST, LAUDERDALE COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 45 MINUTES 23 SECONDS WEST FOR 11.28 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 08 SECONDS WEST AND ALONG THE SOUTH LINE OF THE BEECHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, LAUDERDALE COUNTY, ALABAMA, IN PLAT BOOK 5, PAGE 110, FOR 1757.37 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 65; THENCE ALONG THE CENTER OF SAID COUNTY ROAD, GENERALLY, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 03 DEGREES 56 MINUTES 21 SECONDS WEST FOR 92.77 FEET, NORTH 00 DEGREES 06 MINUTES 47 SECONDS EAST FOR 92.77 FEET, NORTH 04 DEGREES 56 MINUTES 31 SECONDS EAST FOR 151.36 FEET, NORTH 07 DEGREES 17 MINUTES 39 SECONDS EAST FOR 169.16 FEET, NORTH 09 DEGREES 53 MINUTES 51 SECONDS EAST FOR 383.46 FEET, NORTH 09 DEGREES 04 MINUTES 50 SECONDS EAST FOR 165.12 FEET AND NORTH 08 DEGREES 34 MINUTES 12 SECONDS EAST FOR 154.11 FEET TO AN NAIL AND CAP SET; THENCE NORTH 87 DEGREES 43 MINUTES 13 SECONDS EAST FOR 337.10 FEET; THENCE SOUTH 83 DEGREES 55 MINUTES 49 SECONDS EAST FOR 180.44 FEET; THENCE SOUTH 73 DEGREES 30 MINUTES 00 SECONDS EAST FOR 44.00 FEET TO A MONUMENT SET; THENCE SOUTH 81 DEGREES 31 MINUTES 22 SECONDS EAST FOR 528.97 FEET TO A NAIL AND CAP SET IN THE CENTER OF COUNTY ROAD 65; THENCE ALONG THE CENTER OF SAID COUNTY ROAD 65, GENERALLY, THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 48 DEGREES 29 MINUTES 45 SECONDS EAST FOR 66.89 FEET, SOUTH 47 DEGREES 24 MINUTES 14 SECONDS EAST FOR 122.71 FEET, SOUTH 47 DEGREES 15 MINUTES 37 SECONDS EAST FOR 118.28 FEET, SOUTH 41 DEGREES 02 MINUTES 21 SECONDS EAST FOR 146.57 FEET, SOUTH 39 DEGREES 02 MINUTES 59 SECONDS EAST FOR 260.93 FEET AND SOUTH 40 DEGREES 59 MINUTES 15 SECONDS EAST FOR 440.86 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 24 SECONDS WEST FOR 247.72 FEET TO AN EXISTING IRON PIN; THENCE SOUTH 39 DEGREES 54 MINUTES 20 SECONDS EAST FOR 208.75 FEET TO AN EXISTING IRON PIN; THENCE SOUTH 89 DEGREES 45 MINUTES 23 SECONDS WEST FOR 84.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.14 ACRES, MORE OR LESS, SUBJECT TO 1/2 THE RIGHTS-OF-WAY FOR THE PAVED COUNTY ROADS ON THE WEST AND EAST SIDES THEREOF.

I FURTHER STATE THAT THIS SURVEY AND PLAT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE ALABAMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN RULE 330-X-14.05 (6) ON MARCH 31, 1990 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF,

GIVEN UNDER MY HAND AND SEAL, THIS THE 25TH DAY OF OCTOBER, 2010.

RONNIE E. WIGINTON
REGISTERED LAND SURVEYOR
ALA. REG. NO. 15918

ALABAMA REGISTERED No. 15918 PROFESSIONAL LAND SURVEYOR RONNIE E. WIGINTON

STATE OF ALABAMA
LAUDERDALE COUNTY

I, KATHY C. GLOVER, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALLEN W. COX, DECEASED, OWNERS OF TRACTS 1 THROUGH 3, INCLUSIVE, SURVEYED BY RONNIE E. WIGINTON, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID RONNIE E. WIGINTON, AND AS STATED IN CODE OF ALABAMA 1975, § 35-2-5- ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT AND DO HEREBY DEDICATE, GRANT AND CONVEY FOR PUBLIC USE THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT.

SIGNED AND SEALED IN THE PRESENCE OF:

KATHY C. GLOVER
PERSONAL REPRESENTATIVE OF THE
ESTATE OF ALLEN W. COX, DECEASED

STATE OF ALABAMA
LAUDERDALE COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN SAID STATE AND COUNTY, HEREBY CERTIFY THAT KATHY C. GLOVER, WHOSE NAME AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALLEN W. COX, DECEASED, IS SIGNED TO THE FOREGOING PLAT AND WHO IS KNOWN BY ME, ACKNOWLEDGED ON THIS DATE THAT BEING INFORMED OF THE CONTENTS OF SAID PLAT, EXECUTED THE SAME VOLUNTARILY, ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL, THIS THE 21st DAY OF December, 2010.

NOTARY PUBLIC

STATE OF ALABAMA
LAUDERDALE COUNTY

WE, THOMAS C. WITHERS AND CONNIE WITHERS, OWNERS OF TRACT 3 UNDER CONTRACT FOR DEED SURVEYED BY RONNIE E. WIGINTON, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNERS AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID RONNIE E. WIGINTON, AND AS STATED IN CODE OF ALABAMA 1975, 35-2-50 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS OUR INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT AND DO HEREBY DEDICATE, GRANT AND CONVEY FOR PUBLIC USE THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT.

SIGNED AND SEALED IN THE PRESENCE OF:

THOMAS C. WITHERS
OWNER OF TRACT 3
UNDER CONTRACT FOR DEED

CONNIE WITHERS
OWNER OF TRACT 3
UNDER CONTRACT FOR DEED

STATE OF ALABAMA
LAUDERDALE COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN SAID STATE AND COUNTY, HEREBY CERTIFY THAT THOMAS C. WITHERS AND CONNIE WITHERS, WHOSE NAME ARE SIGNED TO THE FOREGOING PLAT AND WHO ARE KNOWN BY ME, ACKNOWLEDGED ON THIS DATE THAT BEING INFORMED OF THE CONTENTS OF SAID PLAT, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL, THIS THE 21st DAY OF December, 2010.

NOTARY PUBLIC

STATE OF ALABAMA
LAUDERDALE COUNTY

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LAUDERDALE COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CONDITIONS PERTAINING TO THE ONSITE WASTEWATER TREATMENT SYSTEM(S) THAT COULD RESTRICT THE USE OF LOTS OR CONCLUDE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS SET OUT HEREON.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 23rd DAY OF November, 2010.

HEALTH OFFICER

STATE OF ALABAMA
LAUDERDALE COUNTY

I, DENNY D. MITCHELL, PROBATE JUDGE OF LAUDERDALE COUNTY, ALABAMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF COX ESTATE WAS FILED IN THIS OFFICE AND WAS DULY RECORDED IN PLAT BOOK 4 ON PAGE 210, THIS THE 17th DAY OF December, 2010.

DENNY D. MITCHELL
PROBATE JUDGE

STATE OF ALABAMA
LAUDERDALE COUNTY

APPROVED FOR RECORDING BY THE COUNTY ENGINEER OF LAUDERDALE COUNTY, ALABAMA. THIS THE 17th DAY OF December, 2010.

COUNTY ENGINEER

STATE OF ALABAMA
LAUDERDALE COUNTY

APPROVED FOR RECORDING BY THE LAUDERDALE COUNTY FLOOD MANAGEMENT DEPARTMENT. THIS THE 17th DAY OF December, 2010.

LAUDERDALE COUNTY FLOOD MANAGEMENT DIRECTOR

STATE OF ALABAMA
LAUDERDALE COUNTY

APPROVED FOR RECORDING BY THE LAUDERDALE COUNTY 911 BOARD. THIS THE 23 DAY OF November, 2010.

911 DIRECTOR

NOTE: THE ADJUSTED RELATIVE ERROR OF CLOSURE

7/214

THIS SURVEY IS INTENDED FOR THE SOLE PURPOSE AND USE BY THE PERSON NAMED HEREON AND IS NOT TRANSFERABLE.

LEGEND

●	DENOTES	OFF	OFFSET IRON PIN FOUND	R/S	REBAR & CAP
○	THAT ON BOUNDS	PF	IRON PIN FOUND	P/C	REBAR & CAP FOUND
○	DENOTES CM SECTION	FS W/C	IRON PIN SET WITH CAP	R/S	REBAR & CAP SET
E	EAST	●	PK NAIL		IRON PIN SET
N	NORTH	●	WITH POST		MON MARKS OF NAIL TO FOUND MARK
S	SOUTH	●	WITH POST		CROSS LOG FENCE
W	WEST	○	SPINDLE FOR		BARBED WIRE FENCE
		MM	CONCRETE MONUMENT		WOOD FENCE

--I-- OVERHEAD ELECTRIC
--/--/-- EDGE OF WATER
---- FLOOD ZONE ACCESSED TO FLOOD MAPS
L LAND
CH CHORD DISTANCE
P.O.B. POINT OF BEGINNING

DON C. PRICE, JR.	PRICE & RIDER ENGINEERING, INC.	RONNIE WIGINTON
DATE : JULY 22, 2009	228 WEST TENNESSEE STREET	JOB NUMBER: 09-153