



CITY OF MUSCLE SHOALS

INVITATION TO BID

Purchase of Residential Lots The Village at Cypress Lakes, Phase II

BID OPENING DATE: SEPTEMBER 15, 2014 at 4:00 p.m. (local time)

SUBMIT BIDS TO: CITY CLERK
MUSCLE SHOALS CITY HALL
2010 EAST AVALON AVENUE
MUSCLE SHOALS, ALABAMA 35661



CITY of MUSCLE SHOALS

www.cityofmuscleshoals.com

2010 East Avalon Avenue
Muscle Shoals, Alabama 35661

Phone: 256-383-5675
Fax: 256-386-9201

NOTICE OF SALE

The City of Muscle Shoals is offering for sale to the highest bidder, four (4) single family residential lots numbered 33, 34, 35, and 36 in The Village at Cypress Lakes, Phase II. Sealed bids will be received at the office of the City Clerk, City Hall, 2010 East Avalon Avenue, Muscle Shoals until 4:00 pm on Monday, September 15, 2014 at which time all bids shall be opened and read aloud to those in attendance. Office hours are Monday thru Friday from 7:45 am to 4:30 pm. except on federal holidays. Bids may be mailed to the City Clerk's Office, P. O. Box 2624, Muscle Shoals, Alabama 35662. An approved bid form shall be used (See Exhibit A). The sealed envelope should be clearly marked "Sealed bid - Cypress Lakes lot sale".

The lots being offered for sale are designated as follows:

- Lot 33 of the Village at Cypress Lakes, Phase II
- Lot 34 of the Village at Cypress Lakes, Phase II
- Lot 35 of the Village at Cypress Lakes, Phase II
- Lot 36 of the Village at Cypress Lakes, Phase II

All bids should clearly indicate which lot(s) the bidder is seeking to acquire. The bid award will be to the highest bid received for each individual lot. No price will be considered which states that a lump sum price is being made for the purchase of all or multiple lots without specifying the amount being bid for each lot. Earnest money equal to \$500.00 for each lot bid upon must be submitted with the bid form. A bidder's failure to provide earnest money with the bid form will make that bid unresponsive. Earnest money will be applied to the successful bidder's final balance due at closing. All other earnest monies will be returned to unsuccessful bidders within 5 business days of the award of the bids. Acceptable forms of payment are Certified Cashiers Checks and money orders. No personal or company checks accepted.

A current appraisal report for the subject properties, dated July 16, 2014, is available for review. A reserve of \$45,000.00 per lot has been established for lots 33-35 and \$40,000.00 for lot 36. No bid award will be made for a bid in any amount less than the established reserve.

All of the single family residential lots have frontage along Harding Avenue and lie at the northeast corner of Village Drive and Harding Avenue adjacent to the Cypress Lakes Golf and Tennis facilities (see Exhibit B). Lots are zoned planned residential development (PRD) and are subject to the General Conditions, Covenants and Restrictions, setback lines and easements as established for The Village at Cypress Lakes, Phase II. Direct building and zoning inquiries to Tandy Crosswhite at 256/386-9205.

In the event of a tie for high bid for a respective lot, each of the bidders making the high bid will be able to submit a second written bid to break the tie. Bidders must be present and prepared to submit the second bid immediately upon a determination that a tie bid exists. This determination will be made at the time of the opening by the City Clerk. The highest bidder shall be awarded the sale of the lot. No other form of compensation shall be considered in the award of lots.

The City of Muscle Shoals will provide a statutory warranty deed and Owner's title insurance. All other costs will be borne by the buyers. Closing shall occur within 30 days of award. Direct all inquiries to Ricky Williams at 256/386-9200.

EXHIBIT "A"
BID FORM - SALE OF LOTS 33 - 36
VILLAGE AT CYPRESS LAKES - PHASE II

Bid opening - 4:00 P.M. CST, September 15, 2014

I the undersigned bidder submit my bid for the purchase of the following designated residential lots as follows:

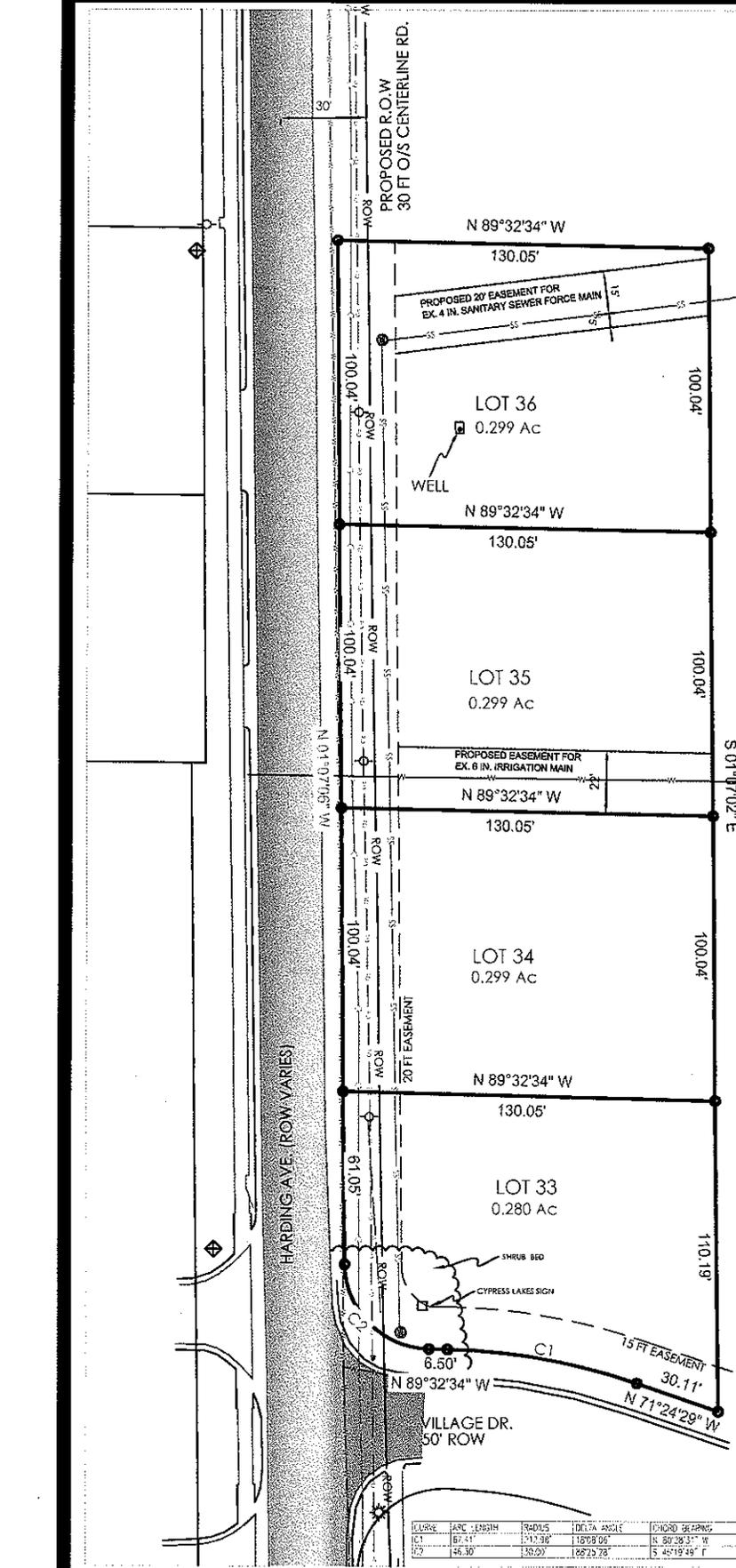
Lot #33	\$ _____
Lot #34	\$ _____
Lot #35	\$ _____
Lot #36	\$ _____

Earnest money in the amount of \$500.00 for each lot bid upon is attached to my bid.

Signed

Date

Bids and earnest money shall be placed in a sealed envelope and addressed to the City Clerk, City of Muscle Shoals. The envelope shall be clearly marked "Bid for Cypress Lakes Lots". Bids may delivered to the City Clerk's Office at City Hall, 2010 E. Avalon Avenue, Muscle Shoals, Alabama 35661. Sealed bids may also be mailed to City Clerk's Office, City of Muscle Shoals, P. O. Box 2624, Muscle Shoals, Alabama 35662. Bids not received by the date and time of the bid opening will not be considered. Facsimile or electronic bid submissions will not be accepted.



BUILDING SETBACKS:
-15 FT FRONT
-10 FT FRONT
-0 FT SIDE, WITH REQUIRED 10 FT BUILDING SEPARATION

SOURCE OF INFORMATION:
"THE VILLAGE AT CYPRESS LAKES PH. 2" PLAT
PLAT CABINET C, SLIDE 67

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.

CLASS OF SURVEY: N/A
TYPE OF SURVEY: SPECIFIC PURPOSE

- 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 - ☒
 - MAG NAIL & WASHER SET - MNWS ▲
 - MAG NAIL & WASHER FOUND - MNWF ▲
 - CONCRETE MONUMENT SET - CMS □
 - CONCRETE MONUMENT FOUND - CMF ■
 - LIGHT POLE ⚡
 - POWER POLE ⚡
 - MANHOLE Ⓜ
 - GUY ANCHOR →
 - OVERHEAD POWER LINE — oe —
 - GRAVEL
 - FENCE — X — X —
 - SANITARY SEWER — SS —

ALABAMA LICENSED
8/26/14
No. 33944
PROFESSIONAL
WILLIAM H. ALEXANDER III
CIVIL GROUP, LLC
Alabama PLS No. 33944

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.41'	213.98'	180°08'06"	N. 80°28'37" W	67.15'
C2	46.30'	130.00'	188°25'28"	S. 48°19'48" E	41.34'



919 EAST AVALON AVE., SUITE B
MUSCLE SHOALS, ALABAMA 35661
P 256.320.5082 • F 256.320.5082

**SPECIFIC PURPOSE PLAT FOR
PROPOSED EASEMENTS AND RIGHT OF WAYS FOR
LOTS 33-36 OF "THE VILLAGE AT CYPRESS LAKES PHASE 2"
CITY OF MUSCLE SHOALS, COLBERT COUNTY, ALABAMA**

SCALE: 1"= 60'	DATE: 8/26/14
JOB NO.: 14-103	
SURVEYED BY: WHA	
DRAWN BY: JM	
CHECKED BY: WHA	
CRD.: 14-103	