

AFFIDAVIT RE:
SETBACK VARIANCE

The Setback Variance on the following described property:

Lot 446 Final Plat Riverwoods Fourth Sector, Phase II, as recorded in Map Book 31, Page 23, in the Probate Office of Shelby County, Alabama.

has been approved by the City of Helena as shown in the minutes of the City of Helena attached hereto and incorporated herein by reference. The variance changes the set back line on the front of the lot from 15 feet to 10 feet to permit the improvements as built on this lot.

Premiere Homes, Inc.


James D. Mason, President

Sworn to and subscribed by before
me this 8th day of September, 2004


Notary Public

J. Mason

TOTAL P.03

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, AM ONE OF THE ARCHITECTURAL CONTROL COMMITTEE MEMBERS UNDER THE DECLARATION OF PROTECTIVE COVENANTS, & RESTRICTIONS OF RIVERWOODS FOURTH SECTOR, PHASE TWO. AS RECORDED INSTRUMENT 2002-7338 AND INSTRUMENT 1996-2205, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. UNDER SAID COVENANTS I HAVE THE POWER TO AMEND SET-BACK LINES AND RESTRICTIVE COVENANTS IN SAID SUBDIVISION.

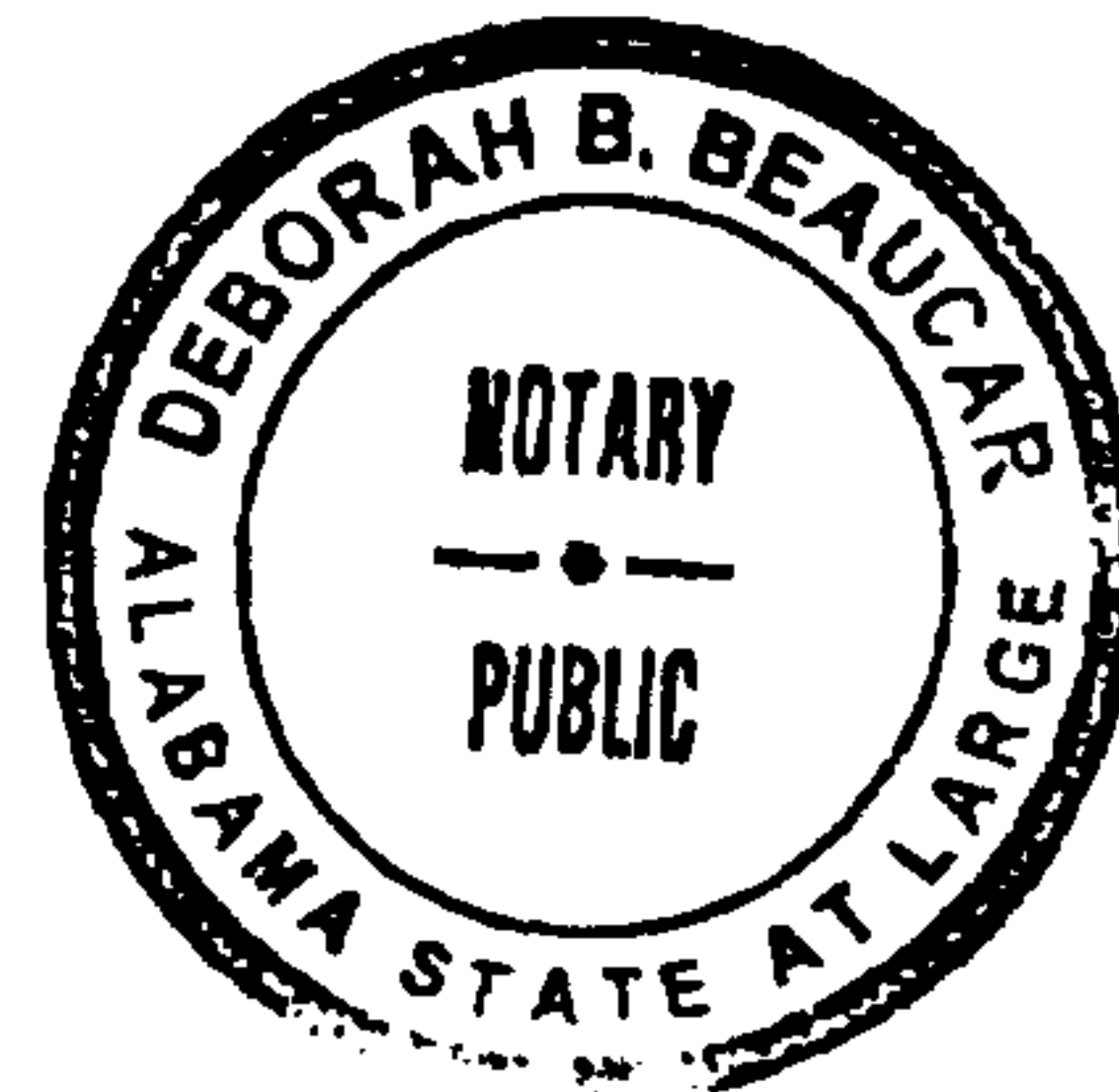
I HAVE SEEN THE ATTACHED SURVEY DATED SEPTEMBER 9, 2004, AND PREPARED BY R.C FARMER ON LOT 446, FINAL PLAT RIVERWOODS, FOURTH SECTOR, PHASE TWO AS RECORDED IN MAP BOOK 31 PAGE 23 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.. UNDER THE TERMS OF THE COVENANTS THE ARCHITECTURAL CONTROL COMMITTEE HAS THE POWER AND DOES HEREBY GRANT A VARIANCE FROM THE SET-BACK LINE TO PERMIT THE IMPROVEMENTS ON SAID LOT TO BE LOCATED AS SHOWN IN THE ATTACHED SURVEY.

ARCHITECTURAL CONTROL COMMITTEE
OF RIVERWOODS



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF SEPTEMBER, 2004

Deborah B. Beaucar
NOTARY PUBLIC
MY COMMISSION EXPIRES:



MY COMMISSION EXPIRES NOVEMBER 6, 2005

HELENA BOARD OF ADJUSTMENTS JUNE 9, 2003

The Helena Board of Adjustments met in a called meeting on Monday, June 9, 2003 at 2:00 P.M. in the Council Chambers of the Helena Municipal Building, regular place for holding said meetings. (Everyone was present at 1:45 P.M. , and the meeting opened for business.)

Present:-----Dennis Yawn, Acting Chairman
Members:-----Jerry Owensby, Bill Winford
Absent:-----Larry Clayton, Melton Dearing
Visitors:-----Jim Mason, Chad Campbell


Motion was made by Jerry Owensby and seconded by Bill Winford to accept the minutes as written from the last meeting (5-20-03) and an affirmative unanimous voice vote was recorded.

New Business: Jim Mason presented a request for a 10' front setback variance (lot has an extreme slope on the rear) for lot 446 Riverwoods Subdivision.

Mr. Mason explained to the board members that the house will be behind the set back, but the garage extends out past the front entrance on the side of the house. He stated that the lot next door (lot 447) matches this (which was done at the Planning Commission meeting) because of the slope of the yard. (Mr. Mason owns the lots on each side of lot 446.)

Motion was made by Bill Winford and seconded by Jerry Owensby to grant the request for a 10' front setback variance and an affirmative unanimous voice vote was recorded.

There being no further business, the meeting adjourned at 1:50 P.M.
Minutes taken by Sherry Oglesby.

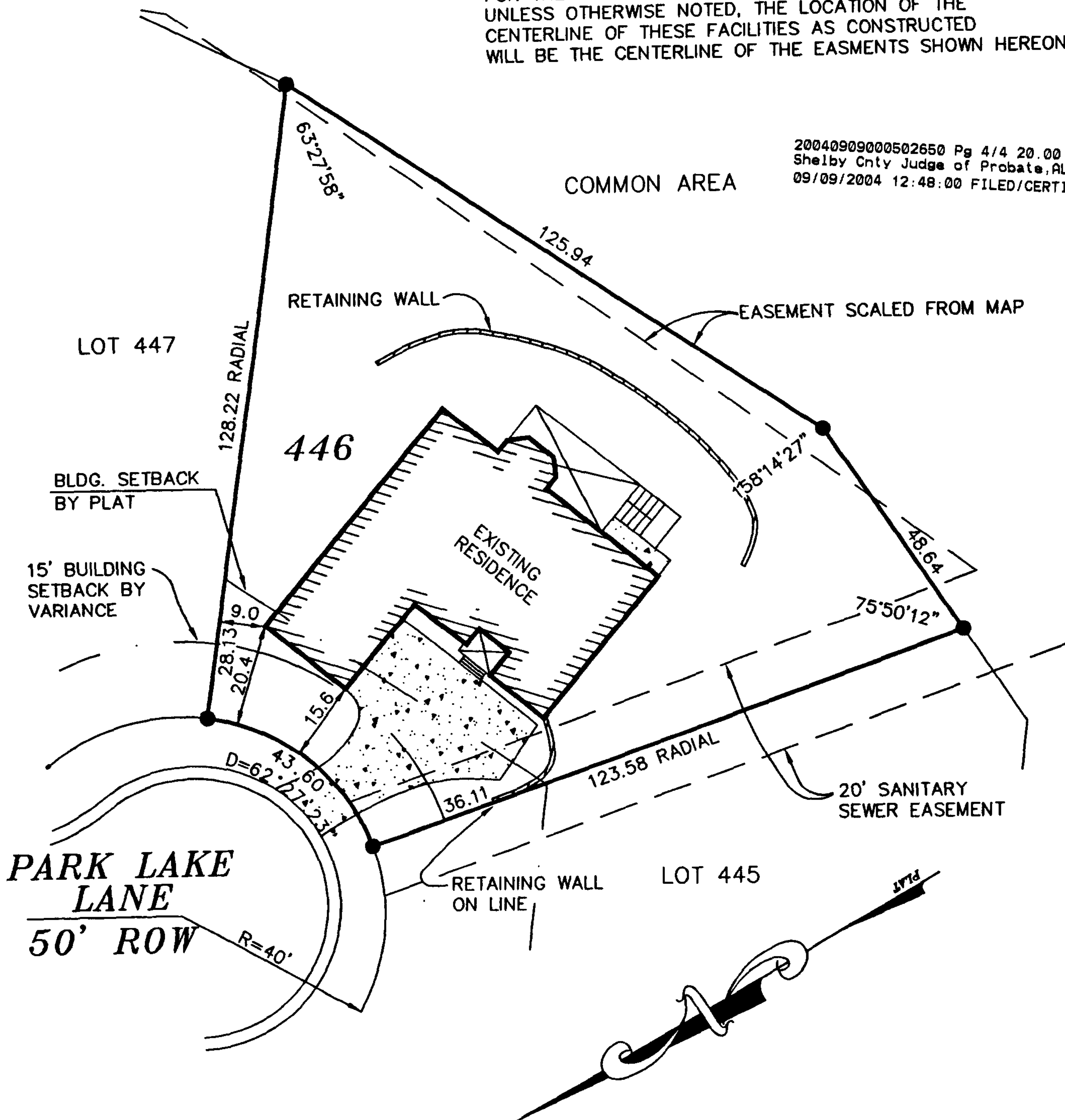


Chairman: George D. Yawn

NOTE:
THE STORM AND SANITARY SEWER EASEMENTS
DEDICATED BY THE RECORD PLAT ARE PROVIDED
FOR THE CONSTRUCTION OF THESE FACILITIES AND,
UNLESS OTHERWISE NOTED, THE LOCATION OF THE
CENTERLINE OF THESE FACILITIES AS CONSTRUCTED
WILL BE THE CENTERLINE OF THE EASEMENTS SHOWN HEREON.

20040909000502650 Pg 4/4 20.00
Shelby Cnty Judge of Probate, AL
09/09/2004 12:48:00 FILED/CERTIFIED

COMMON AREA



Survey of Lot 446, Block _____ according to FINAL PLAT RIVERWOODS
FOURTH SECTOR - PHASE II, as recorded in the Office of the Judge of
Probate of afore-said County in Plat Book 31, Page 23: The address based on
reliable information and sources of said Lot is 579 PARK LAKE LANE
_____, Alabama and is INSIDE the corporate limits of
the CITY OF HELENA: That said lot lies in Zone 'C', according to
F.I.R.M. Community-Panel Number 010294 0002 B Dated JAN. 6, 1982

SURVEY FOR: HAND

REQUESTED BY: LORI PREMIERE HOMES

TYPE OF SURVEY: MORTGAGE SURVEY

DATE OF FIELD SURVEY: 9/8/04

LEGEND	
	STAKE SET
	CONCRETE MONUMENT FOUND.
	PK NAIL FOUND
	# 5 REBAR SET WITH CAP STAMPED.
	PK NAIL SET
	UTILITY POLE.
	BRICK WALL
	WOOD DECK
	COVERED WOOD DECK
	SCREENED IN DECK
	IRON PIN FOUND 1/2" OUTSIDE DIAMETER
	OVERHEAD UTILITY LINE(S).
	FENCE.
	CONCRETE.
	NOT TO SCALE.
	ACRES.
	CENTERLINE
	ESM'T - EASEMENT.
	M B L - MINIMUM BUILDING LINE
	ROW - RIGHT OF WAY.
	CONCRETE BLOCK WALL
	BRICK WALL

SCALE: 1" = 30'

BASIS OF BEARING USED: PLAT

SOURCE OF INFORMATION USED IN MAKING THIS SURVEY IS:
RECORD MAP

JOB # 7742

DATE: 9/8/04

DRAWN: SDM

CHECKED: WWW

SHEET NO 1 of 1

PREPARED BY:
R. C. FARMER
and
ASSOCIATES, INC.
248 YEAGER PARKWAY
PELHAM, ALABAMA
35124

TEL-205-664-2566
FAX-205-664-2616

I HEREBY STATE THAT ALL PARTS OF THIS 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.

Walter H. Wickstrom

