Map Book 48 Page 69

20171026000397470 1/1 $27.00
Shelby Cnty Judge of Probate, AL
10/25/2017 01:48:04 PM FILED/CERT

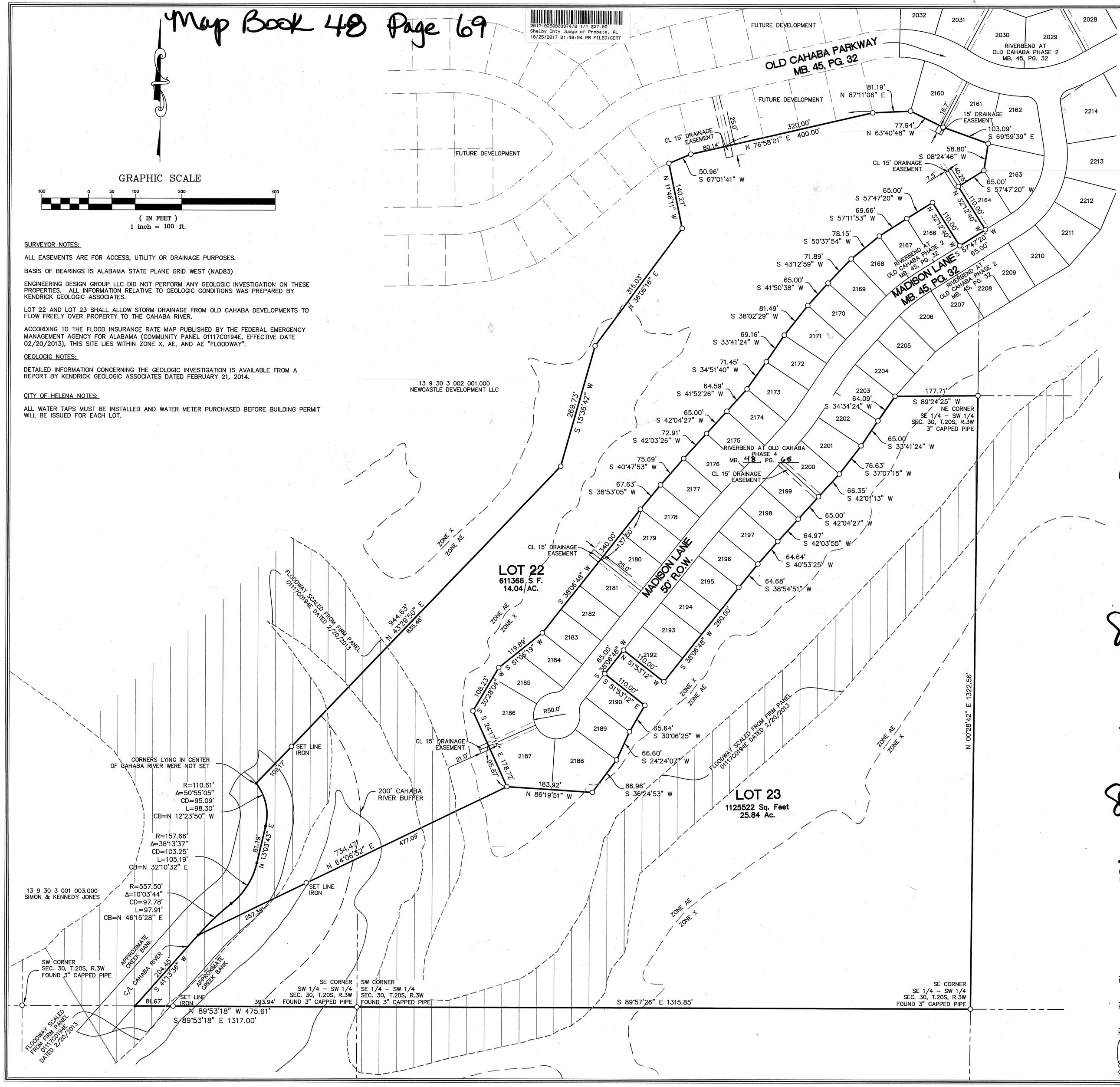
# OLD CAHABA ESTATES SECTOR 5

## A SINGLE RESIDENTIAL SUBDIVISION
## SITUATED IN SECTION 30, TOWNSHIP 20 SOUTH, RANGE 3 WEST, CITY OF HELENA, SHELBY COUNTY, ALABAMA

OWNER:
NEWCASTLE DEVELOPMENT, LLC
121 BISHOP CIRCLE
PELHAM, ALABAMA 35124
(205) 326-7406

SURVEYOR:
ENGINEERING DESIGN GROUP LLC
120 BISHOP CIRCLE SUITE 300
PELHAM, ALABAMA 35124
(205)-403-9158

GEOLOGIC ENGINEER:
KENDRICK GEOLOGIC ASSOCIATES
3508 BELLE MEADE WAY
BIRMINGHAM, ALABAMA 35223
(205)-969-3390




SURVEYOR NOTES:

ALL EASEMENTS ARE FOR ACCESS, UTILITY OR DRAINAGE PURPOSES.

BASIS OF BEARINGS IS ALABAMA STATE PLANE GRID WEST (NAD83)

ENGINEERING DESIGN GROUP LLC DID NOT PERFORM ANY GEOLOGIC INVESTIGATION ON THESE PROPERTIES. ALL INFORMATION RELATIVE TO GEOLOGIC CONDITIONS WAS PREPARED BY KENDRICK GEOLOGIC ASSOCIATES.

LOT 22 AND LOT 23 SHALL ALLOW STORM DRAINAGE FROM OLD CAHABA DEVELOPMENTS TO FLOW FREELY OVER PROPERTY TO THE CAHABA RIVER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 01117C0194E, EFFECTIVE DATE 02/20/2013), THIS SITE LIES WITHIN ZONE X, AE, AND AE "FLOODWAY".

GEOLOGIC NOTES:

DETAILED INFORMATION CONCERNING THE GEOLOGIC INVESTIGATION IS AVAILABLE FROM A REPORT BY KENDRICK GEOLOGIC ASSOCIATES DATED FEBRUARY 21, 2014.

CITY OF HELENA NOTES:

ALL WATER TAPS MUST BE INSTALLED AND WATER METER PURCHASED BEFORE BUILDING PERMIT WILL BE ISSUED FOR EACH LOT.

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, RODNEY K. CUNNINGHAM, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, NEWCASTLE DEVELOPMENT, LLC AS OWNER, HEREBY STATE THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNERS; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN KNOWN AS **"OLD CAHABA ESTATES SECTOR 5"**, SHOWING THE SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF THE LANDS TO RIVERBEND AT OLD CAHABA PHASE 4, AS RECORDED IN MAP BOOK 48, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA , AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND ARE DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNERS ALSO CERTIFY THAT THEY ARE THE OWNERS OF SAID LANDS AND THAT THE SAME ARE SUBJECT TO A MORTGAGE HELD BY SOUTHPOINT BANK. I FURTHER 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.

BY: Rodney K. Cunningham Sept. 28, 2017
RODNEY K. CUNNINGHAM
ALABAMA LIC. NO:26013

ALABAMA REGISTERED No. 26013 PROFESSIONAL LAND SURVEYOR RODNEY KEITH CUNNINGHAM

STATE OF ALABAMA
COUNTY OF SHELBY

I, CAROL D. JOHNSON, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RODNEY K. CUNNINGHAM, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE 28 DAY OF Sept., 2016.

Carol D. Johnson
NOTARY PUBLIC MY COMMISSION EXPIRES 2/13/20

CAROL D. JOHNSON NOTARY PUBLIC ALABAMA STATE AT LARGE

BY: Glenn Siddle
NEWCASTLE DEVELOPMENT, LLC OWNER
GLENN SIDDLE, MANAGER

STATE OF Alabama
COUNTY OF Shelby

I, Stephanie G. Adams, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT GLENN SIDDLE, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS MANAGER OF NEWCASTLE DEVELOPMENT, LLC, OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE 28th DAY OF September 2017.

Stephanie G. Adams MY COMMISSION EXPIRES 12/20/20
NOTARY PUBLIC

BY: Jim C. Maples DATE 09/28/2017
SOUTHPOINT BANK: MORTGAGEE

STATE OF Alabama
COUNTY OF Shelby

I, Stephanie G. Adams, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Jim C. Maples, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS mortgagee OF SOUTHPOINT BANK, MORTGAGEE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS THE 28th DAY OF September 2017

Stephanie G. Adams MY COMMISSION EXPIRES 12/20/20
NOTARY PUBLIC

I HAVE PERFORMED A GEOLOGICAL STUDY OF THIS PLAT AND IN MY STUDY FOUND NO HIGH RISK AREAS TO AFFECT THIS PLAT AND HEREBY STATE THAT THEY ARE AN ACCURATE REPRESENTATION OF THE FINDINGS IN MY REPORT DATED FEBRUARY 21, 2014.

DATE: 10/20/17
DAVID KENDRICK, AL LICENSE NO. 536

MAYOR, CITY OF HELENA DATE 10/16/17

HELENA PLANNING COMMISSION DATE 10/10/17

HELENA CITY ENGINEER DATE 10/16/17

Amanda C. Mayfield DATE 10/16/17
CITY CLERK
CITY OF HELENA

REVISIONS

DRAWN BY: MBA
CHECKED BY: RKC
PROJECT No.: NEWC0007
DATE: June 16, 2017
SCALE: 1"=100'

U:\PROJECTS\NEWC0007 - Old Cahaba-Sector 4\Survey\Civil\Dwg\NEWC0001 ESTATE LOT.dwg

PROJECT: OLD CAHABA ESTATES SECTOR 5

TITLE: FINAL PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

SHEET NO.
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