

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Saunders Bridge HOA

EASEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, I or we, John M. Ridderhoff and Deborah Ridderhoff, husband and wife, grant unto, Saunders Bridge Homeowners Association, Inc. the following described real estate easement, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ridderhoff provides an ingress and egress easement for the HOA to maintain the water quality of the lake.
2. HOA is to reimburse Ridderhoff on an annual basis for the portion of taxes paid on said easement.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of November, 2020.

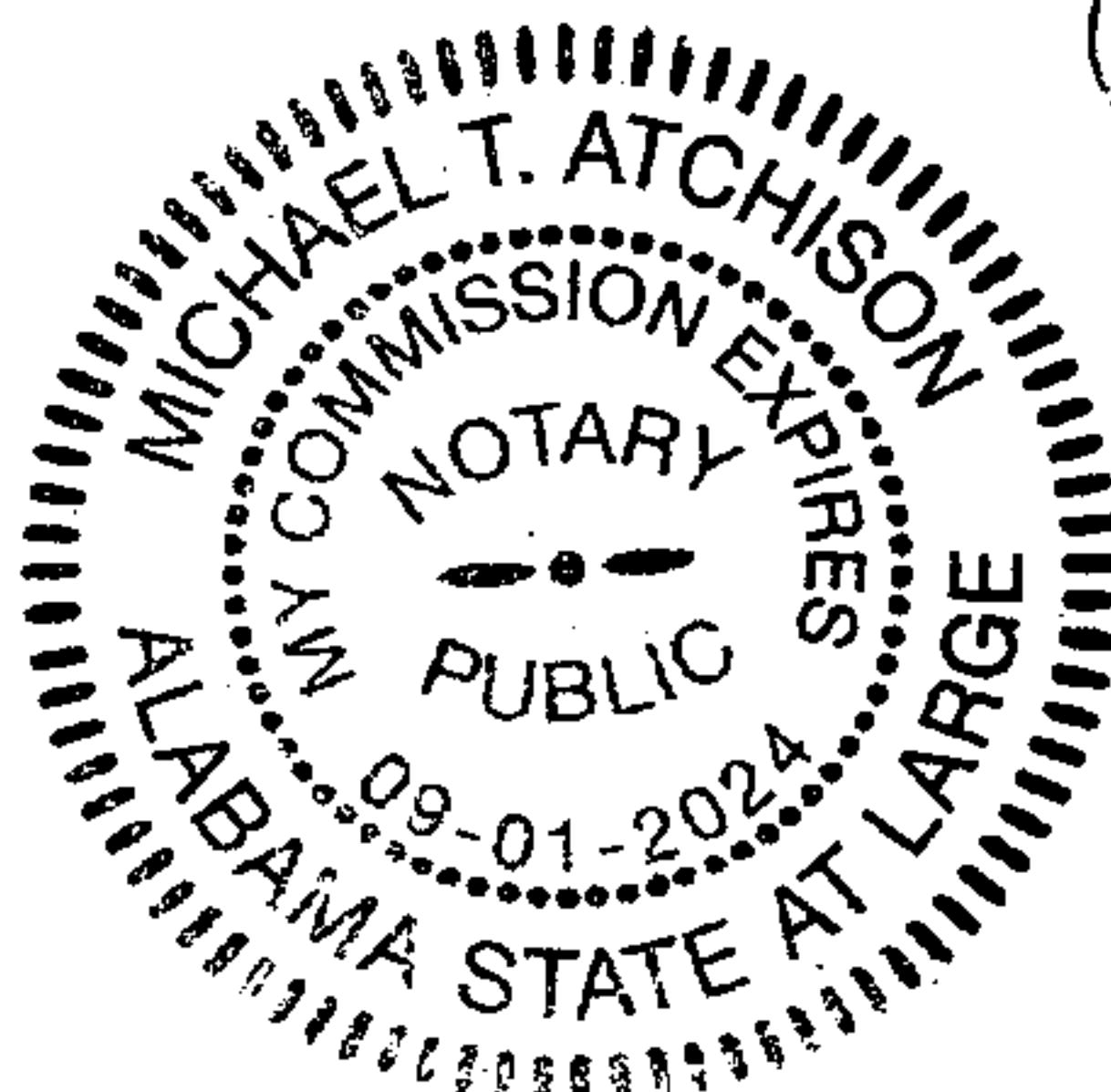

John M. Ridderhoff


Deborah Ridderhoff

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John M. Ridderhoff and Deborah Ridderhoff** whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2020.




Notary Public

My Commission Expires: 9-1-24

EXHIBIT A – LEGAL DESCRIPTION

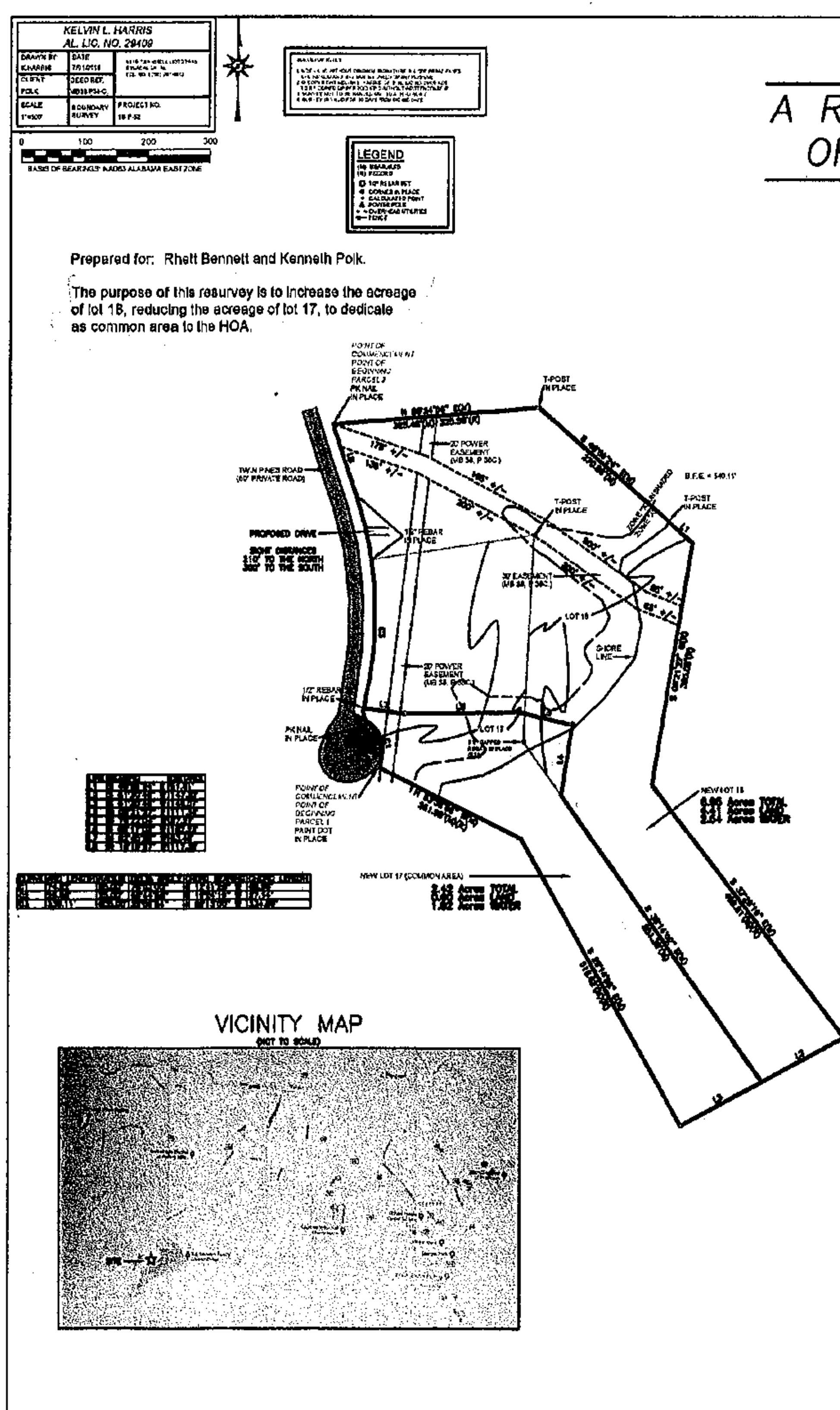
Parcel 1

Commencing at a paint dot in concrete driveway in place, accepted as the Southwest corner of Lot 17 of Saunders Bridge, 1st Sector; thence with a curve turning to the left with an arc length of 74.92', with a radius of 55.00', with a chord bearing of N 12°41'26" W, with a chord length of 69.28' to a pk nail in place; thence with a reverse curve turning to the right with an arc length of 28.69', with a radius of 25.00', with a chord bearing of N 19°24'19" W, with a chord length of 27.14' to a 1/2" rebar in place; thence S 82°45'56" E a distance of 63.48' to a 1/2" capped rebar set (Harris 29409); thence N 89°17'02" E a distance of 182.23' to a 1/2" capped rebar set (Harris 29409); thence S 76°22'04" E a distance of 87.27' to a 1/2" capped rebar set (Harris 29409); thence S 09°21'27" W a distance of 111.34' to a point; thence S 35°14'02" E a distance of 551.39' to a point; thence S 61°30'48" W a distance of 145.07' to a point; thence N 29°14'55" W a distance of 518.62' to a point; thence N 63°39'56" W a distance of 251.99', back to the point of beginning, containing 2.42 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
11/23/2020 07:57:59 AM
\$29.00 CHERRY
202012230005889 70

William S. Boyd



A FINAL PLAT
A RESURVEY OF LOT 17 AND LOT 18
OF SAUNDER'S BRIDGE. 1ST SECTOR

As recorded in Map Book 38, Page 38-C in the office of the Judge of Probate of Shelby County, Alabama, A subdivision situated in the South 1/2 of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama, 9.37 total acreage. The subject parcels are not zoned.

Shelby County Notes:

- a. All easements on this map are for public utilities, sanitary sewers, storm sewers, storm drains, and may be used for such purposes to serve the property both within and without the subdivision. Shelby County is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.
- b. Contractor and/or developer are responsible for providing building sites free of drainage problems.
- c. No further subdivision of any parcel shown herein shall be allowed with out the prior approval of the Shelby County Planning Commission.
- d. Driveways shall be restricted to the locations as shown on this plat. Driveway access permit required prior to installation of driveway(s). Contact the Shelby County Highway Department at 689-3550 to obtain access permit.
- e. This entire property is located in Flood Zones "A and X (Unshaded)" as shown on the latest Federal Insurance Rate Maps (Panel Number 0117C0101E), dated February 20, 2013 and is in a special flood hazard with a base flood elevation established by Mitchell L. McKelvey, P.E., No. 21602 of the Flood Insurance Rate Map. Flood zones shown herein are shown in approximate locations only as transposed from said flood insurance rate maps and were not located by field survey methods.
- f. Maintenance of detention ponds and all associated structures and appurtenances is the responsibility of the Homeowners Association.
- g. Any construction or encroachment in a designated flood plain must comply with the Shelby County Flood Damage Prevention Ordinance.
- h. No encroachments, including structures or fill material, shall be placed within a designated flood plain unless and until a Flood Plain Development Permit has been submitted and approved by the County Engineer. All development within a designated flood plain must comply with the Shelby County Flood Damage prevention Ordinance.
- i. Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.

I, Kelvin L. Hands, a licensed land surveyor in the State of Alabama, hereby state that the foregoing is a map of part of Lot 17 and Lot 18 of Saunders Bridge, 1st Section, as recorded in Map Book 38, at page 35-C in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

[illegible]

New List 1:
 Commencing at a pin nail in place, accepted as the Northwest corner of Lot 16 of Standard Block, 1st Street, Thence N 95°24'06" E a distance of 305.647 to top of in place; thence to point A distance of 270.88' to a post in place; thence S 68°59'24" E a distance of 61.61' to a point; thence S 00°21'27" W a distance of 385.05' to point B distance of 372.99' to point C; thence S 61°04'06" E a distance of 147.30' to point; thence S 30°10'49" W a distance of 551.59' to point D; thence N 99°21'22" E a distance of 111.34' to a capped rebar (thence 25400); thence S 76°22'20" W a distance of 87.22' to a 1/2" capped rebar (thence 24819); thence S 61°11'02" W a distance of 162.22' to a 1/2" capped rebar (thence 24609); thence S 82°45'50" E a distance of 83.40' to a 1/2" rebar in place; thence with a curve turning to the left with an arc length of 559.11', with a radius of 905.00', with a chord bearing of 02°13'00" W, with a chord length of 334.89' to a 1/2" rebar in place; thence N 61°08'07" W a distance of 117.26' to a point of beginning, containing 8.

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.

According to my survey, this is the 15th day of April, 2019.

John L. Harris

John L. Harris, Licensed Land Surveyor #70402, Alaska



THE STATE OF ALABAMA
SHELBY COUNTY

The undersigned Kefauver E. Harris, Registered Land Surveyor, State of Alabama, and Ralene Dineen and Kenneth Platt, owners hereby certify that this plat or map was made pursuant to a survey conducted 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 the lands therein described and known as A RESURVEY OF LOT 17 AND LOT 18 OF SAUNDERS BRIDGE, 1ST SECTION, showing the subdivisions into lots which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length and name of each street, as well as the number of each lot and block, and showing the location of the lands to the survey of SAUNDERS BRIDGE, 1ST SECTION as recorded in the office of Probate Judge of Shelby County in map No. 34, and that the survey and this plat or map were made in accordance with the laws of this State and that the survey was made by said surveyor and that said survey and this plat or map certify that they are the owners of said lands and that the same are not subject to any mortgage.

Dated _____ 20____

Surveyor's Signature

Kelvin J. Harris

Owners' Signatures

Rhett Bennett (Owner)

Kenneth Polk (Owner)

STATE OF ALABAMA
SHELBY COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Kelvin L. Harris, whose name is signed to the foregoing certificate as a surveyor, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this _____ day of _____, 2019.

STATE OF ALABAMA
SHELBY COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Rhet Bennett and Kenneth Polk whose names are signed to same as owners, both of whom are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this _____ day of _____, 2019.

Shelby County Engineer

Shelby County Planning Commission

Local Fire Chief

Shelby County Health Department
(Recording Purposes Only)