MAP Book 4 Page 41 Land Title 251-2871

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Shelby County, Alabama of Probate, AL
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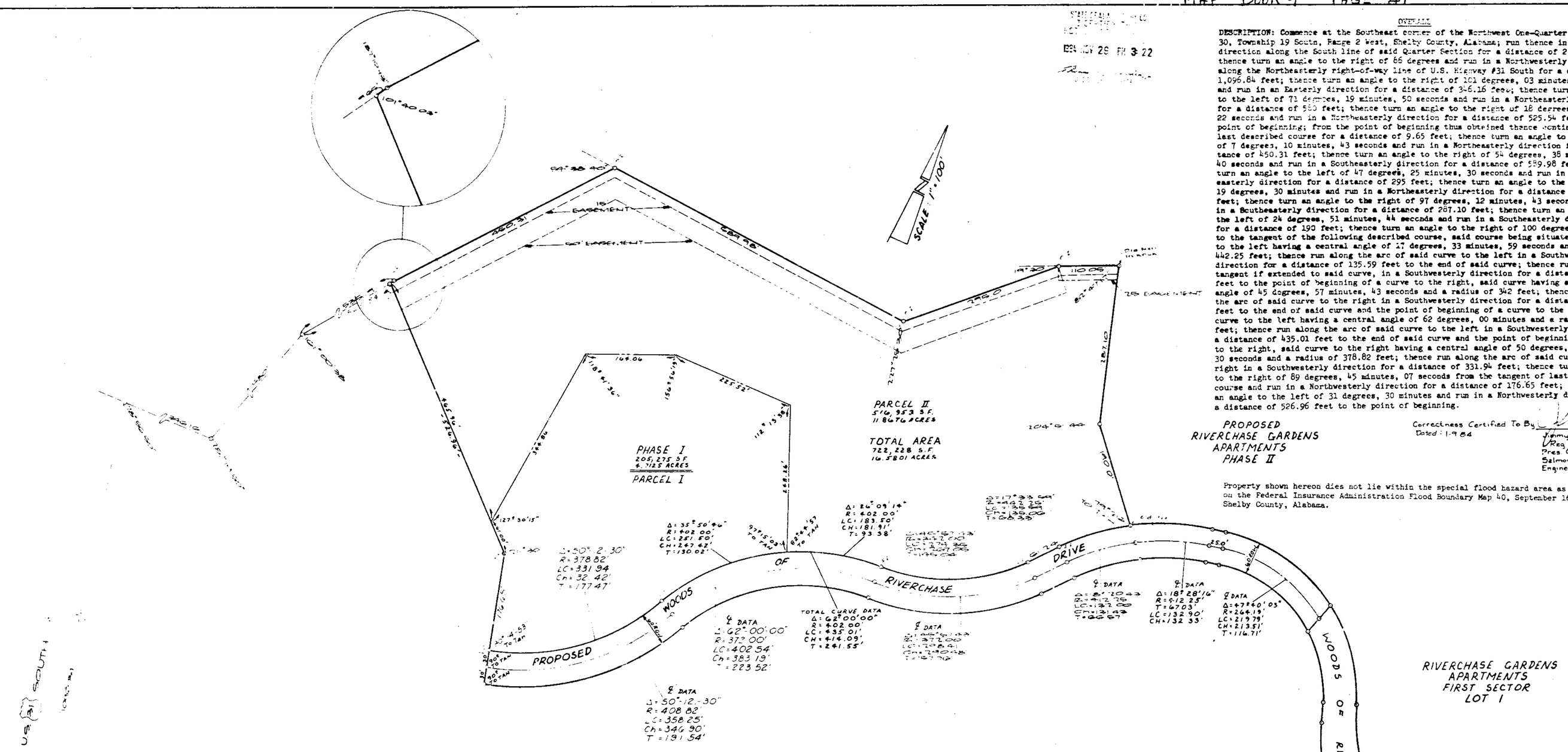

OVERALL

DESCRIPTION: Commence at the Southeast corner of the Northwest One-Quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; run thence in a Westerly direction along the South line of said Quarter Section for a distance of 2,300.55 feet; thence turn an angle to the right of 86 degrees and run in a Northwesterly direction along the Northeasterly right-of-way line of U.S. Highway #31 South for a distance of 1,096.84 feet; thence turn an angle to the right of 101 degrees, 03 minutes, 10 seconds and run in an Easterly direction for a distance of 346.16 feet; thence turn an angle to the left of 71 degrees, 19 minutes, 50 seconds and run in a Northeasterly direction for a distance of 580 feet; thence turn an angle to the right of 18 degrees, 59 minutes, 22 seconds and run in a Northeasterly direction for a distance of 525.54 feet to the point of beginning; from the point of beginning thus obtained thence continue along last described course for a distance of 9.65 feet; thence turn an angle to the right of 7 degrees, 10 minutes, 43 seconds and run in a Northeasterly direction for a distance of 450.31 feet; thence turn an angle to the right of 54 degrees, 38 minutes, 40 seconds and run in a Southeasterly direction for a distance of 539.98 feet; thence turn an angle to the left of 47 degrees, 25 minutes, 30 seconds and run in a Northeasterly direction for a distance of 295 feet; thence turn an angle to the right of 19 degrees, 30 minutes and run in a Northeasterly direction for a distance of 110.05 feet; thence turn an angle to the right of 97 degrees, 12 minutes, 43 seconds and run in a Southeasterly direction for a distance of 287.10 feet; thence turn an angle to the left of 24 degrees, 51 minutes, 44 seconds and run in a Southeasterly direction for a distance of 190 feet; thence turn an angle to the right of 100 degrees, 34 minutes to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 17 degrees, 33 minutes, 59 seconds and a radius of 442.25 feet; thence run along the arc of said curve to the left in a Southwesterly direction for a distance of 135.59 feet to the end of said curve; thence run along the tangent if extended to said curve, in a Southwesterly direction for a distance of 61.24 feet to the point of beginning of a curve to the right, said curve having a central angle of 45 degrees, 57 minutes, 43 seconds and a radius of 342 feet; thence run along the arc of said curve to the right in a Southwesterly direction for a distance of 274.35 feet to the end of said curve and the point of beginning of a curve to the left; said curve to the left having a central angle of 62 degrees, 00 minutes and a radius of 402 feet; thence run along the arc of said curve to the left in a Southwesterly direction for a distance of 435.01 feet to the end of said curve and the point of beginning of a curve to the right, said curve to the right having a central angle of 50 degrees, 12 minutes, 30 seconds and a radius of 378.82 feet; thence run along the arc of said curve to the right in a Southwesterly direction for a distance of 331.94 feet; thence turn an angle to the right of 89 degrees, 45 minutes, 07 seconds from the tangent of last described course and run in a Northwesterly direction for a distance of 176.65 feet; thence turn an angle to the left of 31 degrees, 30 minutes and run in a Northwesterly direction for a distance of 526.96 feet to the point of beginning.

Correctness Certified To By _____
Dated: 1-9-84
Tommy A. Gay
Reg. No. 8789
Pres. Cowikee Eng.
Salmon & Martin
Engineering Co, Inc

Property shown hereon dies not lie within the special flood hazard area as indicated on the Federal Insurance Administration Flood Boundary Map 40, September 16, 1982, Shelby County, Alabama.

PHASE I

DESCRIPTION: Commence at the Southeast corner of the Northwest One-Quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; run thence in a Westerly direction along the South line of said Quarter Section for a distance of 2,300.55 feet; thence turn an angle to the right of 86 degrees and run in a Northwesterly direction along the Northeasterly right-of-way line of U.S. Highway #31 South for a distance of 1,096.84 feet; thence turn an angle to the right of 101 degrees, 03 minutes, 10 seconds and run in an Easterly direction for a distance of 346.16 feet; thence turn an angle to the left of 71 degrees, 19 minutes, 50 seconds and run in a Northeasterly direction for a distance of 580 feet; thence turn an angle to the right of 18 degrees, 59 minutes, 22 seconds and run in a Northeasterly direction for a distance of 525.54 feet; thence turn an angle to the right of 101 degrees, 40 minutes, 03 seconds and run in a Southeasterly direction for a distance of 465.96 feet to the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 61 feet; thence turn an angle to the right of 31 degrees, 30 minutes and run in a Southeasterly direction for a distance of 176.65 feet; thence turn an angle to the left of 89 degrees, 45 minutes, 07 seconds to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 50 degrees, 12 minutes, 30 seconds and a radius of 378.82 feet; thence run along the arc of said curve to the left in a Northeasterly direction for a distance of 331.94 feet to the end of said curve and the point of beginning of a curve to the right, said curve to the right having a central angle of 35 degrees, 50 minutes, 46 seconds and a radius of 402.0 feet; thence run along the arc of said curve to the right in a Northeasterly direction for a distance of 251.50 feet; thence turn an angle to the left from the tangent of last described course of 82 degrees, 44 minutes, 57 seconds and run in a Northwesterly direction for a distance of 248.26 feet; thence turn an angle to the left of 67 degrees, 46 minutes, 22 seconds and run in a Northwesterly direction for a distance of 225.52 feet; thence turn an angle to the left of 23 degrees, 03 minutes, 41 seconds and run in a Southwesterly direction for a distance of 164.06 feet; thence turn an angle to the left of 61 degrees, 18 minutes, 24 seconds and run in a Southwesterly direction for a distance of 344.86 feet to the point of beginning.

DESCRIPTION FOR INGRESS AND EGRESS: Commence at the Southeast corner of the Northwest One-Quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the South line of said Quarter Section for a distance of 2,300.55 feet; thence turn an angle to the right of 86 degrees and run in a Northwesterly direction along the Northeasterly right-of-way line of U.S. Highway #31 South for a distance of 1,096.84 feet; thence turn an angle to the right of 101 degrees, 03 minutes, 10 seconds and run in an Easterly direction for a distance of 346.16 feet; thence turn an angle to the left of 71 degrees, 19 minutes, 50 seconds and run in a Northeasterly direction for a distance of 580 feet; thence turn an angle to the right of 18 degrees, 59 minutes, 22 seconds and run in a Northeasterly direction for a distance of 525.54 feet; thence turn an angle to the right of 101 degrees, 40 minutes, 03 seconds and run in a Southeasterly direction for a distance of 526.96 feet; thence turn an angle to the right of 31 degrees, 30 minutes and run in a Southeasterly direction for a distance of 176.65 feet; thence turn an angle to the right of 0 degrees, 14 minutes, 53 seconds and run in a Southeasterly direction for a distance of 30 feet to the point of beginning of a center line of a 60 foot right-of-way, said right-of-way being located 30 feet on either side of the following described center line: From the point of beginning thus obtained, thence turn an angle to the left of 90 degrees to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 50 degrees, 12 minutes, 30 seconds and a radius of 408.82 feet; thence run along the arc of said curve to the left in a Northeasterly direction for a distance of 358.25 feet to the end of said curve and the point of beginning of a curve to the right, said curve to the right having a central angle of 62 degrees, 0 minutes, 0 seconds and a radius of 372 feet; thence run along the arc of said curve to the right for a distance of 402.54 feet to the point of beginning of a curve to the left, said curve to the left having a central angle of of 45 degrees, 57 minutes, 43 seconds and a radius of 372 feet; thence run along the arc of said curve to the left in a Northeasterly direction for a distance of 298.41 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Northeasterly direction for a distance of 61.24 feet to the point of beginning of a curve to the right, said curve having a central angle of 36 degrees, 48 minutes, 59 seconds and a radius of 412.25 feet; thence run along the arc of said curve to the right in a Northeasterly direction for a distance of 264.90 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Northeasterly direction for a distance of 25 feet to the point of beginning of a curve to the right, said curve to the right having a central angle of 47 degrees, 40 minutes, 03 seconds, and a radius of 264.19 feet; thence run along the arc of said curve to the right in a Northeasterly, Easterly, and Southeasterly direction for a distance of 219.79 feet to the end of said curve and the end of said center line, said point being situated on the end of the dedication of right-of-way of the woods of Riverchase Drive as dedicated by Riverchase Gardens Subdivision, First Sector.

THE GABLES BOUNDARY SURVEY

S-1

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MAP Book 9 Page 42

251-2871

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Shelby Cnty Judge of Probate, AL
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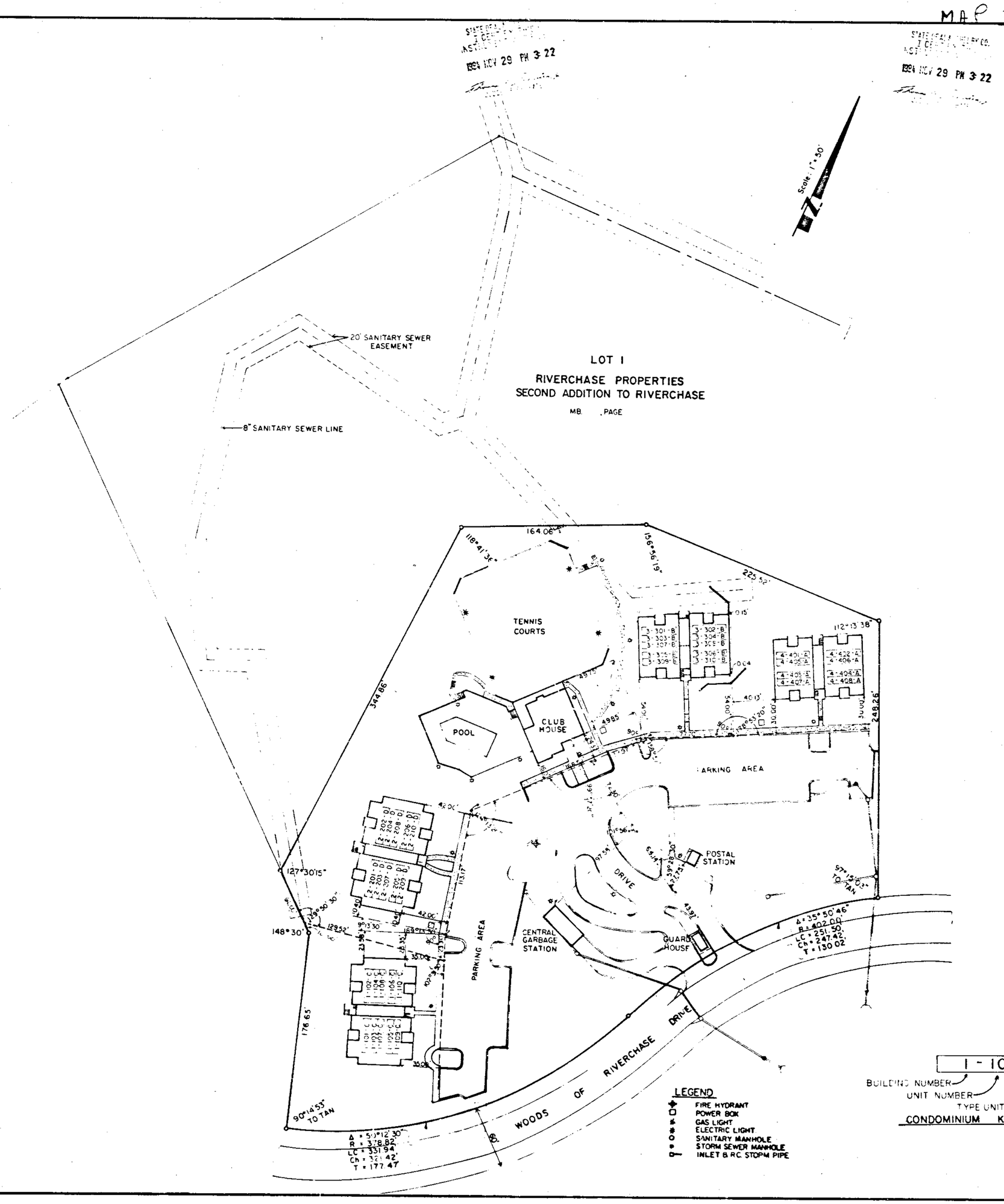

STATE OF ALABAMA
SHELBY COUNTY

I, Jimmy A. Gay, a Registered Surveyor, do hereby certify that this is a true and correct plat or map of Part of Lot 1, Riverchase Properties Second Addition to Riverchase as recorded in Map Book 9, Page 42 in the Office of the Judge of Probate in Shelby County, Alabama, being more particularly described as follows:

DESCRIPTION: A part of Lot 1, according to Riverchase Properties, Second Addition to Riverchase as recorded in Map Book 9, Page 42 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Begin at the most Southerly and Westerly corner of said Lot 1, said point being situated on the Northwesterly right-of-way line of Woods of Riverchase Drive; from the point of beginning thus obtained, thence run Northwesterly along the Westerly line of said Lot 1, 176.65 feet; thence turn an angle to the left of 31 degrees, 30 minutes and run in a Northwesterly direction 61.00 feet; thence turn an angle to the right of 52 degrees, 29 minutes, 45 seconds and run in a Northeasterly direction 344.86 feet; thence turn an angle to the right of 61 degrees, 18 minutes, 24 seconds and run in a Northeasterly direction 164.06 feet; thence turn an angle to the right of 23 degrees, 03 minutes, 41 seconds and run in an Easterly direction 225.52 feet; thence turn an angle to the right of 67 degrees, 46 minutes, 22 seconds and run in a Southeasterly direction 248.26 feet to a point on the Northwesterly right-of-way line of Woods of Riverchase Drive; thence turn an angle to the right of 82 degrees, 44 minutes, 57 seconds to the tangent of a curve to the left having a central angle of 35 degrees, 50 minutes, 46 seconds and a radius of 402.00 feet; thence run along the arc of said curve to the left in a Southwesterly direction along said Northwesterly right-of-way line of Woods of Riverchase Drive 251.50 feet to the end of said curve and the point of beginning of a curve to the right, having a central angle of 50 degrees, 12 minutes, 30 seconds and a radius of 378.82 feet; thence run along the arc of said curve to the right in a Southwesterly direction along said Northwesterly right-of-way line of Woods of Riverchase Drive 331.94 feet to the point of beginning.

The buildings on said premises are within the lines of same, and there are no visible encroachments of buildings, rights-of-way, easements or joint driveways over or across said land except as shown; there are no visible encroachments by electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over premises except as shown.

Dated 11-26-84

Jimmy A. Gay, Reg. No. 8759 PRESIDENT
COULTER, GAY, SALMON & MARTIN ENG. CO., INC.

Job No. 7595

Property shown hereon does not lie within the special flood hazard area as indicated on the Federal Insurance Administration Flood Boundary Map 40, September 16, 1982, Shelby, Alabama.

NOTE: Elevations shown hereon are USGS Datum.

ALABAMA REGISTERED No. 8759 LAND SURVEYOR JIMMY A. GAY

BUILDING ELEVATIONS

UNIT NUMBER	FLOOR ELEVATION	CEILING ELEVATION	UNIT NUMBER	FLOOR ELEVATION	CEILING ELEVATION
1-101-C	612.20	620.24	3-301-B	629.29	637.35
1-102-C	612.16	620.22	3-302-B	629.29	637.35
1-103-C	621.10	629.00	3-303-B	618.19	626.10
1-104-C	621.09	628.98	3-304-B	618.17	626.11
1-105-C	621.19	629.10	3-305-B	618.17	626.11
1-106-C	621.08	629.00	3-306-B	618.23	626.11
1-107-C	629.86	637.77	3-307-B	626.96	634.55
1-108-C	629.84	637.78	3-308-B	626.97	634.90
1-109-C	629.94	637.88	3-309-B	626.95	634.90
1-110-C	629.85	637.76	3-310-B	626.98	634.91
2-201-D	603.28	611.32	4-401-A	617.06	625.12
2-202-D	603.25	611.30	4-402-A	617.09	625.14
2-203-D	612.16	620.07	4-403-A	617.06	625.12
2-204-D	612.18	620.08	4-404-A	617.05	625.12
2-205-D	612.17	620.05	4-405-A	625.99	633.90
2-206-D	612.16	620.08	4-406-A	625.98	633.93
2-207-D	620.92	628.85	4-407-A	625.99	633.93
2-208-D	620.94	628.85	4-408-A	625.98	633.93
2-209-D	620.92	628.56			
2-210-D	620.93	628.86			

1 - 101 - C

BUILDING NUMBER
UNIT NUMBER
TYPE UNIT

CONDOMINIUM KEY

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MAP Book 9 Page 43

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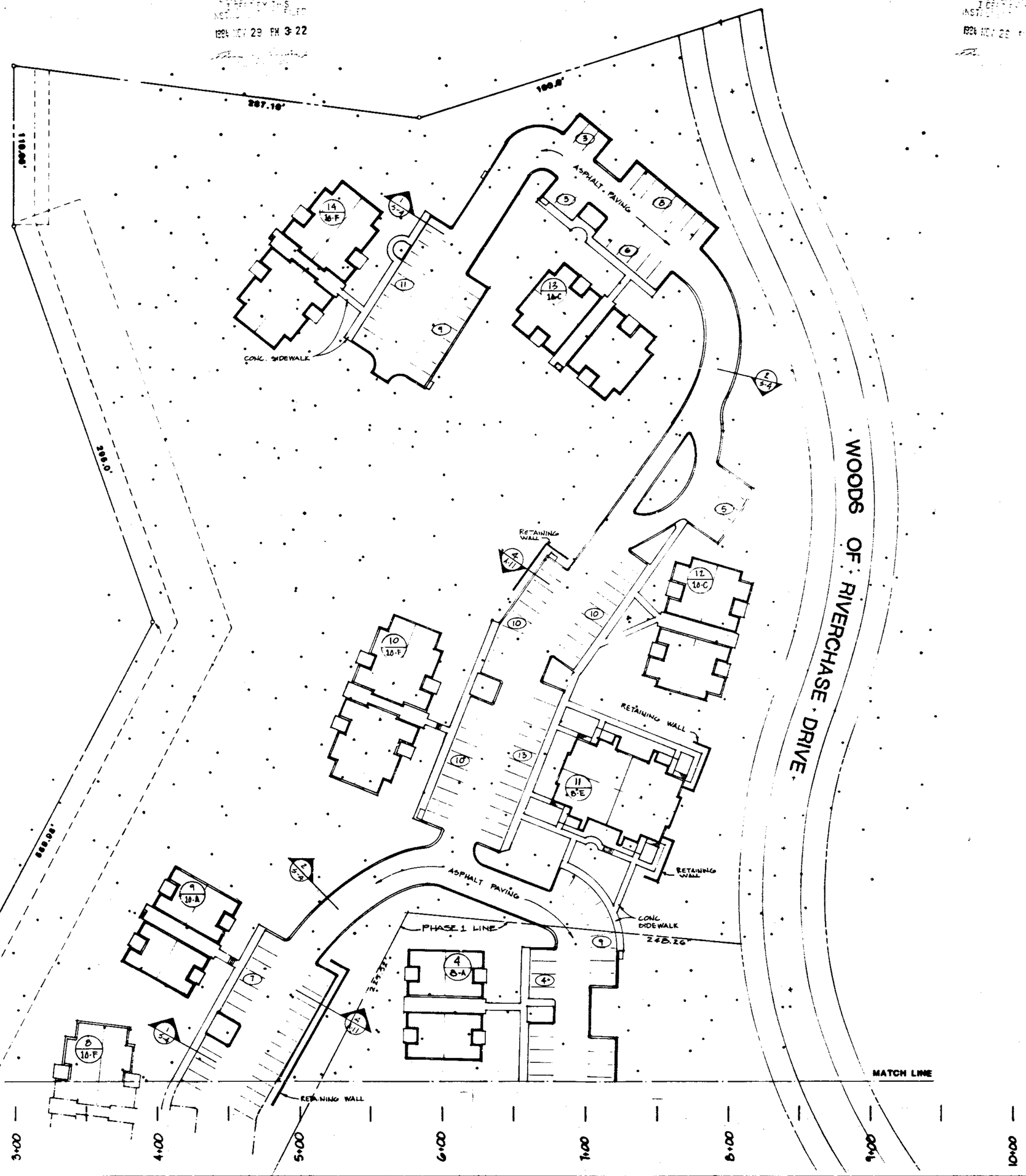
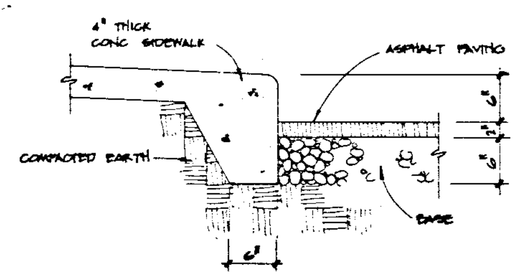
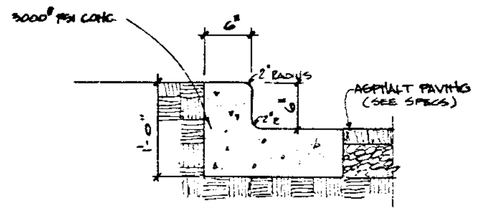




1 / S-4 SIDEWALK / CURB DETAIL
SCALE : 1" = 1'-0"



2 / S-4 SECTION AT TYPICAL CURB
SCALE : 1" = 1'-0"

LEGEND
BUILDING NUMBER
TYPE UNIT PLAN
NUMBER OF UNITS PER BUILDING

SITE DEVELOPMENT PLAN EAST SEGMENT
SCALE : 1" = 40'

EDWARD BAILEY & ASSOCIATES, INC. – ARCHITECTS
BIRMINGHAM, ALABAMA MEMBER AMERICAN INSTITUTE OF ARCHITECTS

SITE DEVELOPMENT
EAST SEGMENT

Nov 21, 1984

S-4

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MAP Book 9 Page 44

251-2871

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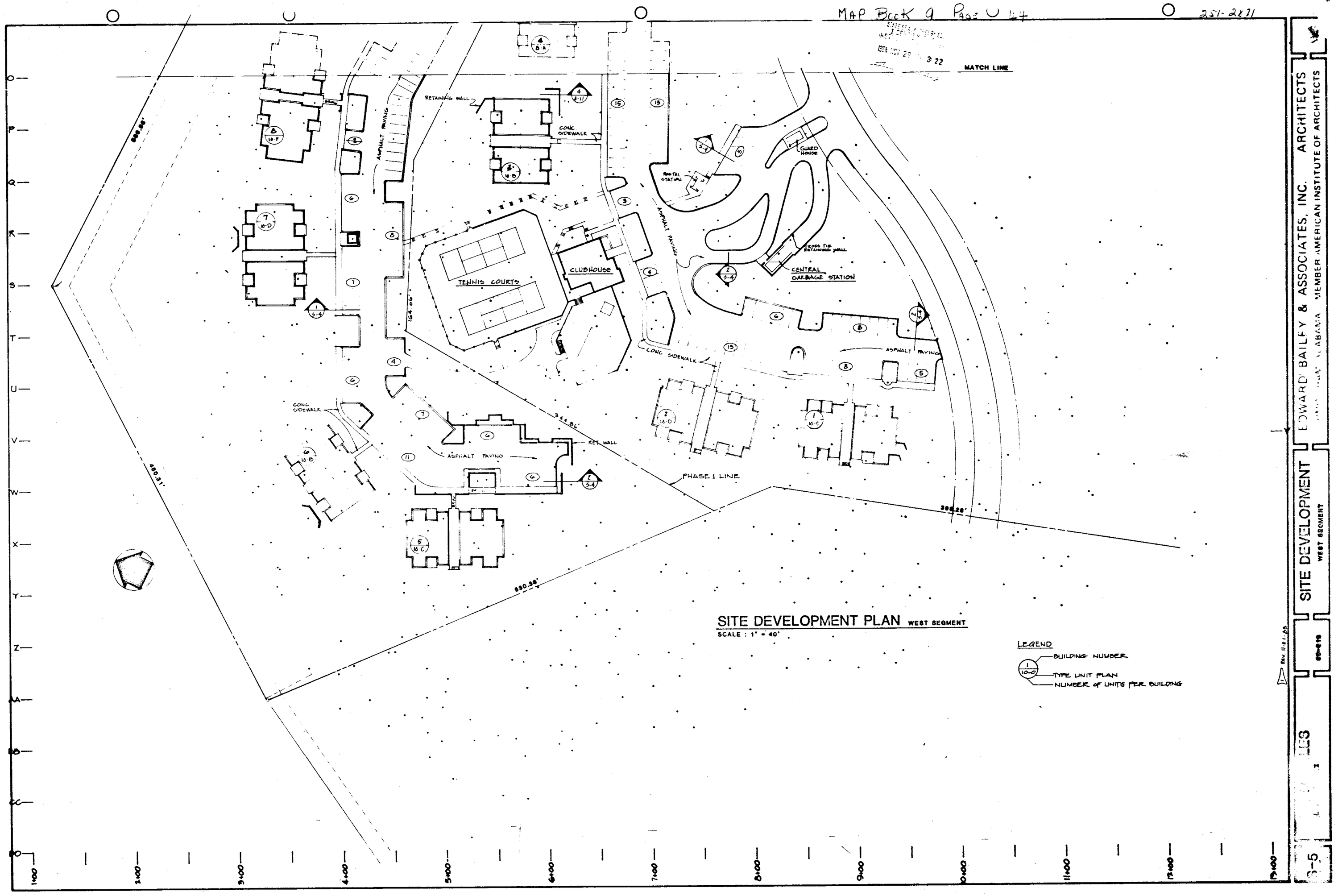

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