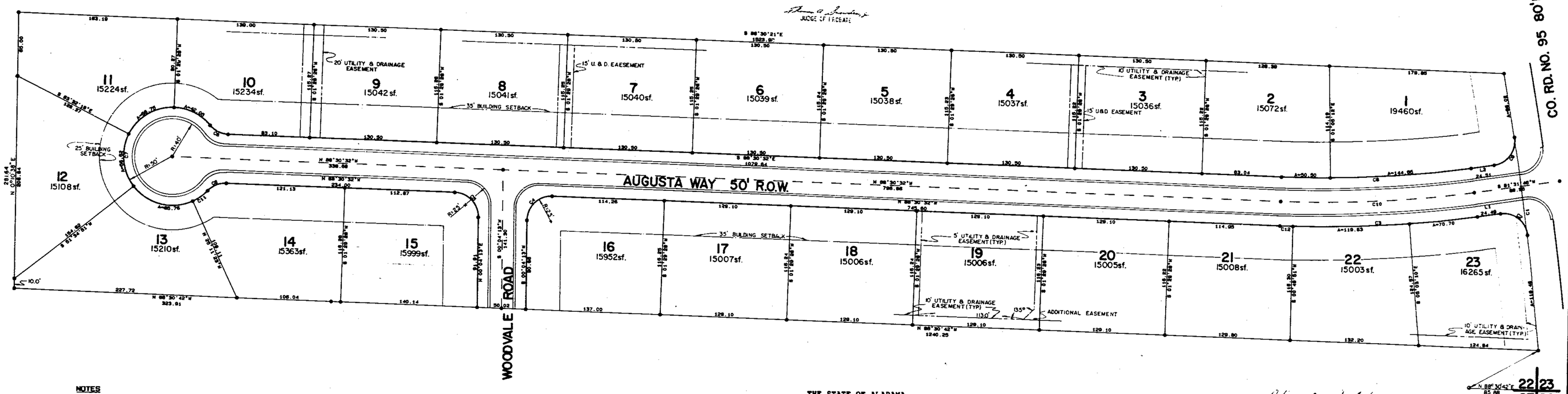
19981028000324970 1/1 $8.00
Shelby Cnty Judge of Probate, AL
10/28/1998 12:00:00AM FILED/CERT

MAP BOOK 13 PAGE 9

AUGUSTA POINTE
SUBDIVISION

I CERTIFY THIS INSTRUMENT WAS FILED
88 OCT 28 AM 9:20
JUDGE OF PROBATE



TOWNSHIP 20 S
RANGE 3 WEST

NOTES

1. ALL SIDE LOT LINES HAVE A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED.
2. ALL REAR LOT LINES HAVE A 10' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED.
3. ALL LOTS HAVE A MINIMUM OF 15,000 SQUARE FEET.
4. ALL TURNOUTS HAVE A MINIMUM OF A 25' RADIUS.
5. MINIMUM SETBACKS ON ALL LOTS
   (A) FRONT = 35', WITH 25' ON CUL-DE-SAC
   (B) REAR = 40'
   (C) ONE SIDE = 12'
   (D) TOTAL OF BOTH SIDES = 25'

TRUE NORTH BY SOLAR OBSERVATIONS

LINE	BEARING	DISTANCE
1	S 81°31'45"W	24.49
2	N 81°31'45"E	24.51
3	S 00°10'38"W	10.00

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
1	5°47'15"	2825.13	285.37	142.81	285.25
2	91°01'90"	25.00	39.72	25.45	35.67
3	9°57'42"	1172.43	203.84	102.18	203.59
4	81°25'15"	25.00	39.89	25.63	35.79
5	88°34'45"	25.00	38.65	24.39	34.91
6	48°11'23"	25.00	21.03	11.18	20.41
7	276°22'46"	50.00	241.19	44.72	66.67
8	9°57'42"	1122.43	195.15	97.82	194.90
9	91°00'57"	25.00	39.71	25.45	35.67
10	9°57'42"	1147.43	199.50	100.00	199.24
11	21°30'31"	50.00	18.77	9.50	18.66
12	0°39'37"	1172.43	13.51	6.76	13.51

50 25 0 50 100 150
SCALE IN FEET

CERTIFICATION

I, Joe E. McKinley, a Registered Professional Land Surveyor in the state of Alabama, for Perry Hand & Associates, Inc., certify that this is a correct plat of an actual field survey performed by me or under my direction on August 31, 1988, on the following described property:

Commence at the Southeast corner of Section 22, Township 20 South, Range 3 West; run thence North 88 degrees 30 minutes 42 seconds West along the South line of said section for 85.88 feet to the West Right of Way of County Road Number 95 to the Point of Beginning; run thence North 88 degrees 30 minutes 42 seconds West along said section line for 1,564.16 feet; run thence North 00 degrees 10 minutes 38 seconds East for 281.64 feet; run thence South 88 degrees 30 minutes 42 seconds East for 1,523.92 to the West Right of Way of County Road Number 95; run thence in a Southeasterly direction along said Right of Way and a curve to the right having a radius of 2,825.13 feet, a chord of South 7 degrees 55 minutes 53 seconds East and 285.25 feet for an arc length of 285.37 feet to the Point of Beginning.

Said land being in the Southeast Quarter of Section 22, Township 20 South, Range 3 West of the Huntsville Principle Meridian, Shelby County, Alabama and containing 10.0 acres.

I further certify that this plat does not reflect if there are any recorded and unrecorded easements or underground encroachments (other than shown) and that this survey & plat conforms to or exceeds the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama as approved on January 27, 1984.

This the 31st day of August, 1988.

Joe E. McKinley
Ala. Reg. No. 12362

THE STATE OF ALABAMA
TOWN OF HELENA

The undersigned JOE E. McKINLEY, Registered Land Surveyor, State of Alabama, and PAT O'SULLIVAN, owners hereby certify 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 and known as AUGUSTA POINTE showing the subdivisions into 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, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey (or, if the plat is a resurvey of an existing recorded subdivision, "showing the relation of the lands to the survey of n/a" as recorded in the office of Probate Judge of Shelby County in map book n/a, page n/a"; and that iron pins have been installed at all lot corners and curve points as shown and 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 not subject to any mortgage.

Dated October 19 1988.

Mark R Staton

Joe E McKinley

STATE OF ALABAMA
SHELBY COUNTY

I, Rebecca B Harris, as Notary Public in and for said County and State, do hereby certify that JOE E McKINLEY, whose name is signed to the foregoing certificate as a surveyor, and PAT O'SULLIVAN whose name is signed to same as owner (and n/a, whose name is signed to same as mortgagee), all 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 19th day of September 1988.

Rebecca B Harris
Notary Public
My Commission Expires July 3, 1990

MAYOR: Charles Penvale
CHARLES PENVALE

OWNER: Mark R Staton
for PAT O'SULLIVAN

CITY CLERK: Frances Parrish
FRANCES PARRISH

HELENA CITY ENGINEER: Charles E Tucker
CHARLES E. TUCKER

CHAIRMAN OF HELENA PLANNING COMMISSION: Joel Bearden
JOEL BEARDEN

ENGINEER- PERRY HAND & ASSOCIATES, INC.
P.O. BOX 691
PELHAM, ALA. 35124
205-663-5500

SURVEYOR- JOE E. McKINLEY
REG. NO. 12362

PURPOSE OF SUBDIVISION- TO PROVIDE BUILDING LOTS FOR SINGLE FAMILY RESIDENTIAL HOMES.

BE IT RESOLVED by the HELENA TOWN COUNCIL that the assent of this body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of AUGUSTA POINTE, which said plat or map is certified to have been made by JOE E. MCKINLEY as surveyor, at the instance of PAT O'SULLIVAN, as owners, and has been exhibited to this Board; said plat or map being further identified by a recital of the approval of this Board signed by Frances Parrish town clerk, of even date herewith. FRANCES PARRISH

Dated October 18 1988

REVISIONS
NO | DESCRIPTION | DATE

SEAL

SCALE: 1"=50'
DATE: AUG 31,1988
DESIGNED BY ALB
DRAWN BY K.R.WHEELER
CHECKED BY JEM

PERRY HAND & ASSOCIATES
INCORPORATED
P.O. BOX 691
PELHAM, ALA. 35124
(205) 663-5500

FINAL PLAT FOR
AUGUSTA POINTE SUBDIVISION

PROJECT NO. S-129
SHEET / OF
FILE NO.