MAP BOOK 13 PG. 132

1989102400030230 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/24/1989 12:00:00AM FILED/CERT

THE WOODS AT RIVERCHASE
ZONING: PLANNED APARTMENTS

Rec. 10.00
Ind. 3.00
Cert. 1.00
14.00

The Private Access and Public Utility Easement, as shown hereon, is to be an easement for egress and ingress to Riverchase Parkway and Little Valley Court for use of Lots 1, 2, and 3, and for the construction, operation and maintenance of public utilities.

PUBLIC ROAD (VARIABLE R.O.W.)

35' BLDG SETBACK

LOT 2
(9.26 AC)

(NOT A RECORDED LOT)
8.6188 AC.

6" DIA. SANITARY SEWER FORCE MAIN EASEMENT (EXISTING)

50' EXISTING EASEMENT

RIVERCHASE PARKWAY (R.O.W. VARIES)

RIVERCHASE EAST
1 ST SECTOR
ZONING: PLANNED COMMERCIAL

Δ=90°14'45"
R=30.00'
A=46.50'

0.68 AC

PUBLIC UTILITY EASEMENT AND ACCESS

Δ=79°28'00"
R=30.00'
A=38.68'

NE CORNER SW¼ SEC 30 T19S-R2W

NORTH LINE SW¼ SECTION 30 T19S-R2W

LOT 3
(6.76 AC.)

PRIVATE

EXISTING R.O.W. TO BE VACATED BY THIS RECORD MAP

LITTLE VALLEY RD (60' R.O.W.)

RIVERCHASE EAST-1 ST SECTOR
ZONING: PLANNED INDUSTRIAL

RIVERCHASE EAST-1 ST SECTOR
ZONING PLANNED INDUSTRIAL

LOT 1
(8.78 AC)

EASEMENT TO TRANSCRIBE
BC 90 - S EACH WAY

LOT 6B

LOT 6D
ZONING: PLANNED COMMERCIAL

LOT 6E
2 ND AMENDMENT COMMERCIAL SUBDIVISION RIVERCHASE EAST 1ST SECTOR, LOT 4A OF A RESURVEY OF LOT 4, SAID RIVERCHASE EAST 1ST SECTOR

OWNER HARBERT PROPERTIES, INC.
#1 RIVERCHASE PARKWAY
BIRMINGHAM, ALA 35244

VALLEYDALE BUSINESS CENTER
RIVERCHASE PUD
ZONING: PLANNED INDUSTRIAL

LEGEND:
INDICATES IRON PIN AT PROPERTY CORNER

60 30 0 60 120 180
SCALE IN FEET

State of Alabama
Shelby County, Alabama

The undersigned, A. Procter Chrisely, a Registered Land Surveyor, and Harbert Properties Corp., by Samuel J. Earley, President, and First National Bank of Chicago, by Neil A. Freedman, Secretary certify to the best of our knowledge and belief, that this plat or map were made pursuant to a survey made by said Surveyor, and that said maps made of the boundaries of said owner; that this plat or map is a true and correct map of lands shown thereon and known or to be known as THE CONCOURSE AT RIVERCHASE, showing the subdivision into which so as proposed to divide said lands, giving the length and bearings of the boundaries of each lot and the manner, 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; and that iron pins have been set installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certify that he is the owner of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the First National Bank of Chicago, by Neil A. Freedman. Said owner and said mortgagees dedicate streets, alleys, and public grounds as shown by said plat or map.

Witness hand this 10th day of April, 1988

A. Procter Chrisely
Registered Engineer & Land Surveyor
Registration # 10854

Samuel J. Earley, President
Harbert Properties Corporation

Neil A. Freedman
For: First National Bank of Chicago

I, the undersigned Notary Public in and for said County and State, do hereby certify that A. Procter Chrisely as Land Surveyor for Paragon Engineering, Inc., whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, executed the same voluntarily and with full authority as an act of said Land Surveyor.
Given under my hand and seal this 10th day of April, 1988.
My commission expires July 7, 1990

Marilyn Huggins
Notary Public

I, the undersigned Notary Public in and for said County and State, do hereby certify that Samuel J. Earley, President, Harbert Properties Corporation whose name is signed to the foregoing certificate as owner and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, executed the same voluntarily and with full authority as an act of said owner
Given under my hand and seal this 3rd day of May, 1988.
My commission expires 1-8-91

Notary Public

I the undersigned Notary Public in and for said County and State, do hereby certify that Neil A. Freedman for First National Bank of Chicago whose name is signed to the foregoing certificate as owner and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, executed the same voluntarily and with full authority as an act of said owner
Given under my hand and seal this 25th day of May, 1988.
My commission expires November 1, 1992.

Notary Public

RESOLUTION

Be it resolved by the Mayor and the City Council of the City of Hoover, Alabama that the easement of this Resubdivision and the same hereby is given to the dedication of the streets, alleys and Public Grounds as shown on this plat or map, which was made by A. Procter Chrisely as surveyor at the instance of Harbert Properties Corporation, as owner, and has been exhibited to this Council, said plat or map being further identified by a recital of the approval of this council signed by the city clerk, of even date herewith. But this shall not be construed as an acceptance of dedication by the City of Hoover prior any streets, alleys or public grounds shown on said plat or map or impose liability upon the City of Hoover for upkeep of same.

I, Linda Crumb, City Clerk of the City of Hoover, Alabama, hereby certify the foregoing to be a true and correct resolution that the Mayor and the City Council of the City of Hoover, Alabama, have duly adopted at a meeting of said Council on this day of , 19

APPROVED:
City Clerk, City of Hoover

APPROVED:
Chairman, Hoover Planning and Zoning Commission

VICINITY MAP
Scale 1/2" = 1 Mile

REVISIONS

NO	DATE	DESCRIPTION	BY
1	1/12/89	ADDED UTIL. ESMTS	
2	1/19/89	REVISED LOT LINES AS PER CITY OF HOOVER	
3	4/7/89	REVISED UTIL. ESMTS, LOCATIONS, ROADWAY	
4	4/28/89	REVISED UTIL. ESMTS.	

ALABAMA REGISTERED No. 10207 THOMAS H. LAND SURVEYOR

PARAGON ENGINEERING, INC.
2320 HIGHLAND AVENUE SOUTH
SUITE 230
BIRMINGHAM, ALABAMA 35205
(205) 939-1119

PE

THE CONCOURSE AT RIVERCHASE
SECTION 30
T19S-R2W
SHELBY COUNTY
ALABAMA

An Amendment To:
The Concourse at Riverchase
Section 30, Twp. 19 South - Range 2 West
Shelby County, Alabama
PREVIOUSLY RECORDED IN MAP BK 13 PG 33
THIS MAP SHOWS THE REVISED LOCATION OF UTILITY EASEMENTS IDENTIFIED BY REVISION No. 3

DRAWN GJA	CHECKED
DATE NOV 18, 1988	
SCALE 1" = 100'	
F.B. 216	PAGE 2-9
DISC 88A 88	PLT 1"=2'
QUAD NAME	
PROJECT NO 8-880SC	
SHEET NO 1 OF 1	