

VARIANCE OF SET-BACK LINE

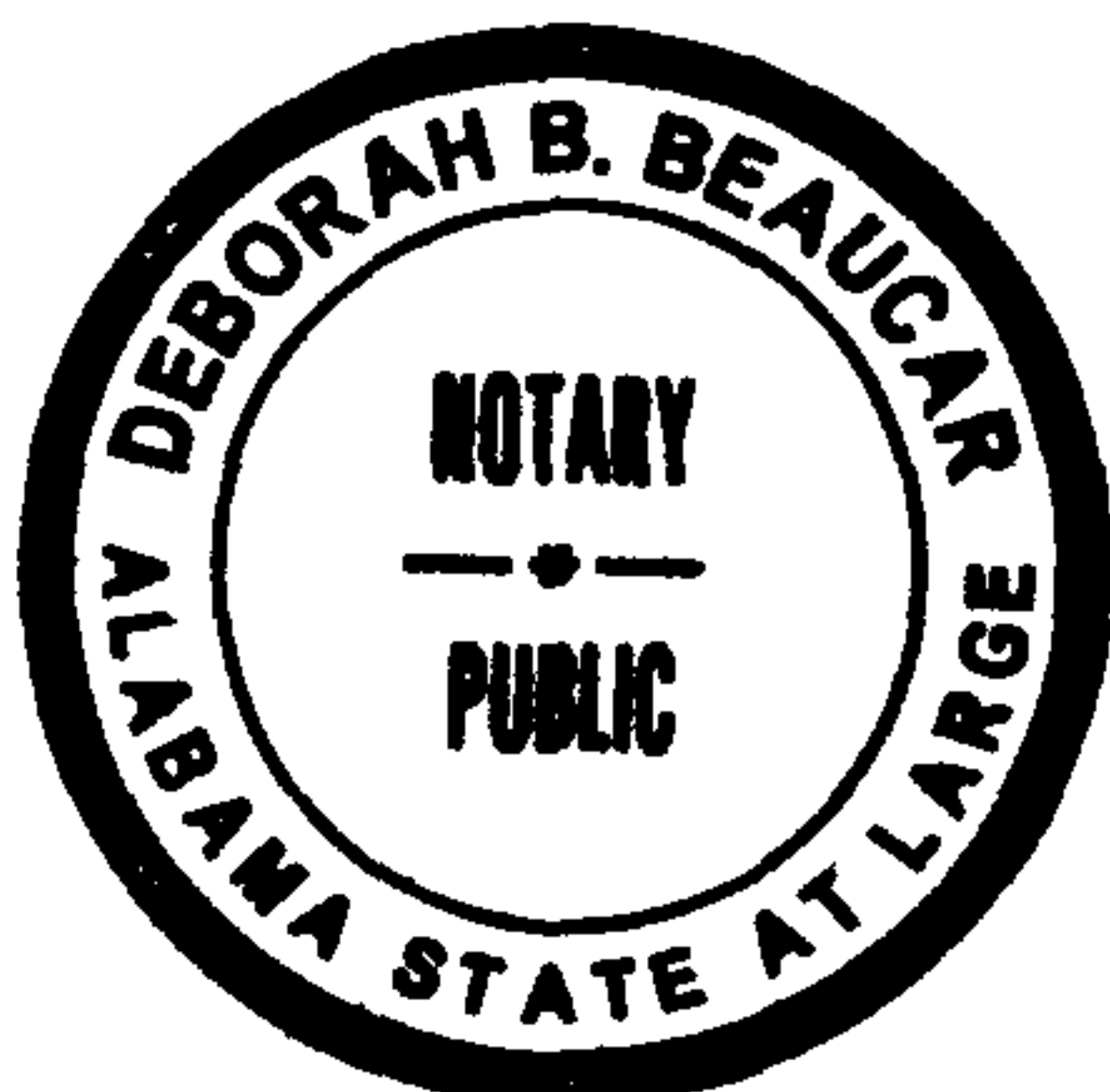
I, THE UNDERSIGNED, AM ONE OF THE ARCHITECTURAL CONTROL COMMITTEE MEMBERS UNDER THE DECLARATION OF PROTECTIVE COVENANTS, & RESTRICTIONS OF RIVERWOODS SECOND SECTOR AS RECORDED INSTRUMENT 2002-7338 AND INSTRUMENT 2002-356170, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. UNDER SAID COVENANTS I HAVE THE POWER TO AMEND SET-BACK LINES AND RESTRICTIVE COVENANTS IN SAID SUBDIVISION.

I HAVE SEEN THE ATTACHED SURVEY DATED DECEMBER 5, 2002, AND PREPARED BY R.C FARMER ON LOT 223, AMENDED MAP RIVERWOODS, SECOND SECTOR AS RECORDED IN MAP BOOK 29 PAGE 121 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.. UNDER THE TERMS OF THE COVENANTS THE ARCHITECTURAL CONTROL COMMITTEE HAS THE POWER AND DOES HEREBY GRANT A VARIANCE FROM THE SET-BACK LINE TO PERMIT THE IMPROVEMENTS ON SAID LOT TO BE LOCATED AS SHOWN IN THE ATTACHED SURVEY.

ARCHITECTURAL CONTROL COMMITTEE
OF RIVERWOODS


KENDALL ZETTLER.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF DECEMBER, 2002.





NOTARY PUBLIC

MY COMMISSION EXPIRES: November 6, 2005

**CITY OF HELENA**

816 Highway 52 East

P.O. Box 613

Helena, AL 35080-0613

Phone (205) 663-2161

Fax (205) 663-9276

Mayor
Charles W. "Sonny" Penhale

City Clerk / Treasurer
Peggy C. Dunaway

Council Members
Paul DeCarlo
John L. Bearden, Jr.
Tom Lefebvre
Connie Brady
Mathew Pope

December 18, 2002

To: Courtney Mason

Ref: Lot 223 Riverwoods, 2nd Sector
Premiere Homes
Variance Request

Dear Sir:

This letter is to verify that on Friday, December 13, 2002 at 10:00 A.M. the Helena Board of Adjustments met in a called meeting to consider the above mentioned request.

The Board did grant a request from Premiere Homes to allow a 2' variance for the front corner of the garage portion only. There was an affirmative unanimous voice vote recorded.

Sherry Oglesby
Deputy Clerk

A handwritten signature in cursive script that reads "Sherry Oglesby".

7.5' SIDE SETBACK, NOT SHOWN ON
RECORD MAP BUT REQUESTED BY
CLOSING ATTORNEY

LOT 222

145.67 RADIAL

LOT 223

LOT 224

25' REAR SETBACK,
NOT SHOWN ON
RECORD MAP BUT
REQUESTED BY
CLOSING ATTORNEY.7.5' SIDE SETBACK, NOT SHOWN ON
RECORD MAP BUT REQUESTED BY
CLOSING ATTORNEY

25' MBL

155.07

90°

47.7'

105.30

BRIDGEWATER DRIVE

50' ROW

BRIDGEWATER COURT
50' ROW

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	14.53	40.00	20°48'46"
C2	17.33	25.00	39°43'03"
C3	82.79	274.79	17°15'44"
C4	39.27	25.00	90°00'01"

Survey of Lot 223, Block _____ according to AMENDED MAP RIVERWOODS
SECOND SECTOR _____, as recorded in the Office of the Judge of
Probate of afore-said County in Plat Book 29, Page 121: The address based on
reliable information and sources of said Lot is 300 BRIDGEWATER TERRACE
_____, Alabama and is INSIDE the corporate limits of
the CITY OF HELENA: That said lot lies in Zone C, according to
F.I.R.M. Community-Panel Number 010294 0002 B Dated JAN. 6, 1982

SURVEY FOR: NEAL

REQUESTED BY: BOB FARRIS

TYPE OF SURVEY: MORTGAGE SURVEY

DATE OF FIELD SURVEY: 12/5/02

LEGEND

- 1 - CONCRETE MONUMENT FOUND.
- - PK NAIL FOUND
- - # 5 REBAR SET WITH CAP STAMPED.
- - PK NAIL SET
- - UTILITY POLE.
- BRICK WALL
- WOOD DECK
- COVERED WOOD DECK
- SCREENED IN DECK
- - IRON PIN FOUND 1/2" OUTSIDE DIAMETER
- U- - OVERHEAD UTILITY LINE(S).
- X- - FENCE.
- CONCRETE.
- NOT TO SCALE.
- A - ACRES.
- ℄ - CENTERLINE
- ESM'T - EASEMENT.
- M B L - MINIMUM BUILDING LINE
- ROW - RIGHT OF WAY.
- CONCRETE BLOCK WALL
- BRICK WALL

SCALE 1" = 40'

BASIS OF BEARING USED: PLAT

SOURCE OF INFORMATION USED IN MAKING THIS SURVEY IS:
RECORD MAP

JOB # 7447

DATE: 12/6/02

DRAWN: LETTS

CHECKED: WWW

SHEET NO 1 of 1

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND
DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH
THE REQUIREMENTS OF THE MINIMUM TECHNICAL
STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN
THE STATE OF ALABAMA TO THE BEST OF MY
KNOWLEDGE, INFORMATION AND BELIEF.

PREPARED BY:
R. C. FARMER
and
ASSOCIATES, INC.
246 YEAGER PARKWAY
PELHAM, ALABAMA
35124
TEL-205-664-2566
FAX-205-664-2616

NOT VALID
UNLESS
SEALED WITH
EMBOSSED SEAL
OR STAMPED WITH
RED INK SEAL

REVISED: