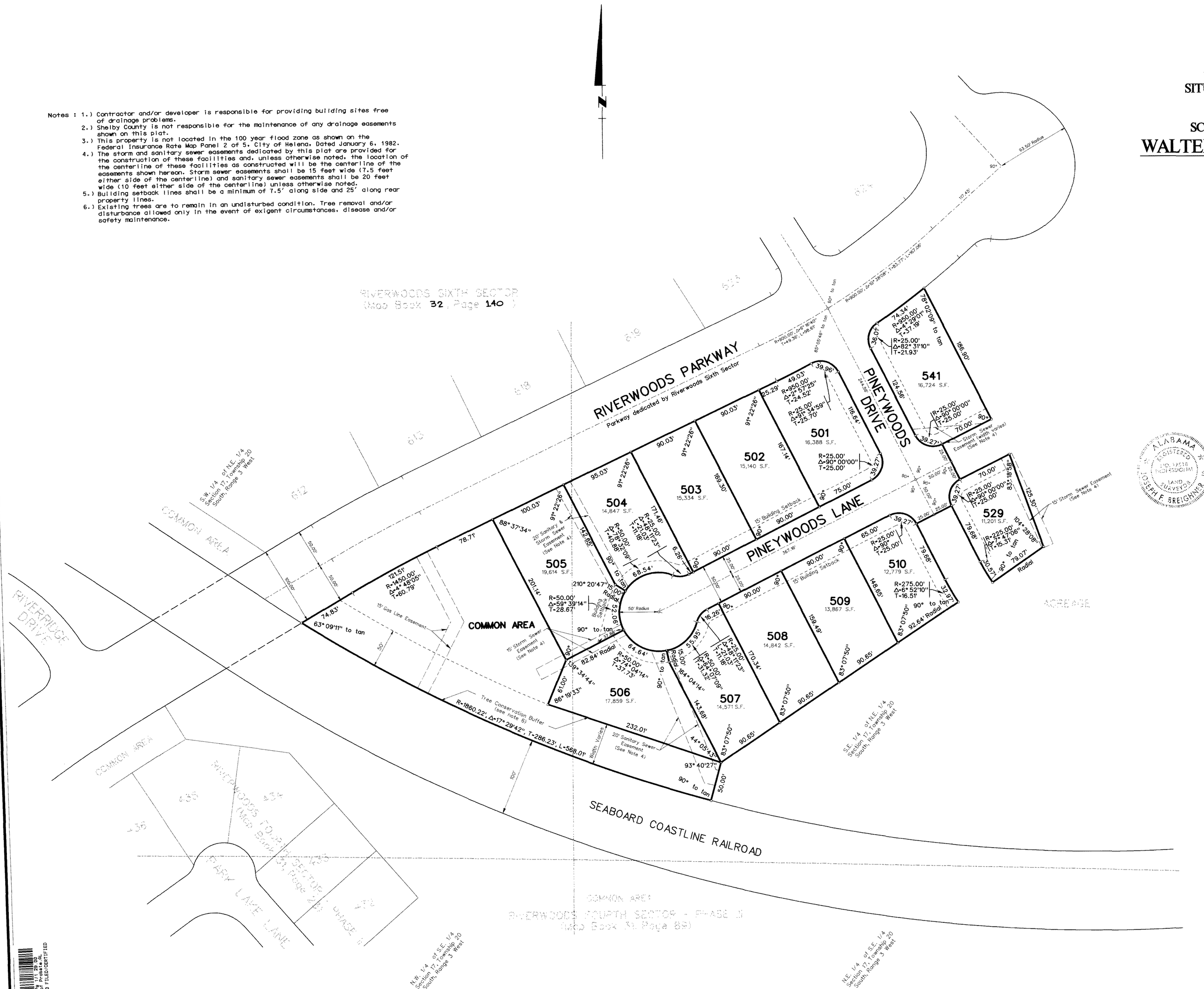
Map Book 32 Page 141

Notes : 1.) Contractor and/or developer is responsible for providing building sites free of drainage problems.
2.) Shelby County is not responsible for the maintenance of any drainage easements shown on this plat.
3.) This property is not located in the 100 year flood zone as shown on the Federal Insurance Rate Map Panel 2 of 5, City of Helena, Dated January 6, 1982.
4.) The storm and sanitary sewer easements dedicated by this plat are provided for the construction of these facilities and, unless otherwise noted, the location of the centerline of these facilities as constructed will be the centerline of the easements shown hereon. Storm sewer easements shall be 15 feet wide (7.5 feet either side of the centerline) and sanitary sewer easements shall be 20 feet wide (10 feet either side of the centerline) unless otherwise noted.
5.) Building setback lines shall be a minimum of 7.5' along side and 25' along rear property lines.
6.) Existing trees are to remain in an undisturbed condition. Tree removal and/or disturbance allowed only in the event of exigent circumstances, disease and/or safety maintenance.



FINAL PLAT
RIVERWOODS
FIFTH SECTOR - PHASE I

SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 3 WEST
SHELBY COUNTY, ALABAMA

SCALE: 1" = 60' FEBRUARY, 2004

WALTER SCHOEL ENGINEERING COMPANY, INC.

1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 323-6166

GRAPHIC SCALE

0 10 20 30 60 100 150 250

STATE OF ALABAMA
CITY OF HELENA

The undersigned, Joseph F. Breighner, Jr., Registered Land Surveyor, State of Alabama, and Riverwoods Properties, LLC, Owner, 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 Owner; that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as RIVERWOODS FIFTH SECTOR - PHASE I, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to the survey of Riverwoods Fourth Sector - Phase II, as recorded in Map Book 31, Page 89 in the office of the Judge of Probate of Shelby County, Alabama and being situated in the South 1/2 of the Northeast 1/4 of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama; and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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. Said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgage.

WALTER SCHOEL ENGINEERING COMPANY, INC.

Joseph F. Breighner, Jr., Ala. License No. 17518

ALABAMA REGISTERED NO. 17518 PROFESSIONAL LAND SURVEYOR JOSEPH F. BREIGHNER JR.

RIVERWOODS PROPERTIES, LLC, Owner
123 Riverwoods Parkway
Helena, Alabama 35080

STATE OF ALABAMA
CITY OF HELENA

I, PENNY D. HOPSON, as Notary Public in and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 1ST day of MARCH, 2004.

Penny D. Hopson
Notary Public
My Commission Expires: 11/19/05

PENNY D. HOPSON NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
CITY OF HELENA

I, PEGGY C DUNAWAY, as Notary Public in and for said County and State, do hereby certify that VILE B. HUBBARD, whose name as RIVERWOODS PROPERTIES LLC of Riverwoods Properties, LLC, is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he/she executed the same voluntarily as such officer with full authority therefor.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 3 day of MARCH, 2004.

Peggy C Dunaway
Notary Public
My Commission Expires: 1-11-2007

APPROVED:	Mayor, City of Helena	DATE: 3-2-04
APPROVED:	Helena City Engineer	DATE: 3-3-04
APPROVED:	Helena City Clerk	DATE: 3-2-04
APPROVED:	Chairman, Helena Planning Commission	DATE: 3-1-04
APPROVED:	Shelby County Health Department For Recording Purposes Only	DATE: 3-4-04

File: RWOODS-5-REC.doc

JOB NO. 02-035
FIELD BOOK NO. 2129
FILENAME : SECSPHIREC.DGN

20040304000112520 Pg 1 Filed & Rec
Shelby County, AL 03/04/2004 12:26:00
FILED/CERTIFIED