

VARIANCE OF SET-BACK LINE

I, THE UNDERSIGNED, BUILDER IN RIVERWOODS, FOURTH SECTOR, PHASE II, SUBDIVISION AS RECORDED IN MAP BOOK 31, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, HEREBY ACKNOWLEDGE THE COPY OF THE MINUTES DATED APRIL 13, 2004 FROM THE HELENA BOARD OF ADJUSTMENTS. SAID MINUTES GRANT A SET-BACK VARIANCE ON SPECIFIC LOT IN SAID RIVERWOODS, FOURTH SECTOR, PHASE II SUBDIVISION.

PREMIERE HOMES, INC..


JAMES D. MASON, PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15TH DAY OF APRIL, 2004.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

3/7/07

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007



123 RIVERWOODS PARKWAY ♦ HELENA, ALABAMA 35080
PHONE: 205.621.3901 ♦ FAX: 205.621.4955

April 6, 2004

City of Helena
P O Box 616
Helena AL 35080

Attention: Board of Variances & Adjustments

Reference: RiverWoods Sector 4, Phase II – Lot 433

Subject: Requirement for Variance

To Whom It May Concern:

Please be informed that RiverWoods Properties, LLC hereby requests and formally grants permission for Premiere Homes, Inc. to seek a variance from the recorded final plat in our Sector 4, Phase II – Lot 433 (please reference the attached drawing).

Thank you for your assistance.

Regards,
for RiverWoods Properties, LLC

Jill Z. Hubbard
Member, RiverWoods Architectural Committee

Attachment

cc: Jim Mason, Premiere Homes, Inc.
Kendall C. Zettler, Member, RiverWoods Architectural Committee



123 RIVERWOODS PARKWAY ♦ HELENA, ALABAMA 35080
PHONE: 205.621.3901 ♦ FAX: 205.621.4955

April 13, 2004

Mr. Courtney Mason
Attorney at Law
1904 Indian Lake Drive
Suite 100
Birmingham, AL 35244

RE: Lot 433 – 532 Park Lake Lane- Ackerson

To Whom It May Concern:

The current year property taxes will be prorated between the seller and Mr. Ackerson at closing.

The house constructed on Lot 433 by Premiere Homes, Inc. has been approved by the Riverwoods Properties, LLC Architectural Review Committee.

Homeowners' Association Fees for Riverwoods Properties are \$360 per year (January 1 – December 31) and are due on January 1 of each year. The fees for Lot 409 will be prorated from date of closing through December 31, 2004. The amount due RiverWoods is \$258.33 (per diem is \$.986). This amount is based on the loan closing on April 13, 2004.

If you have questions or need additional information, please call.

Regards,

Debbie Beaucar
Administrative Assistant

cc: Jill Hubbard
Kendall Zettler

**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 DeCaro
John L. Bearden, Jr.
Tom Lefebvre
Connie Brady
Mathew Pope

April 13, 2004

To: Courtney Mason

Lot 433, Final Plat Riverwoods Fourth Sector,
Phase II, MB 31 PG 23, Shelby County, Alabama.

Ref: Lot 433 Riverwoods, Sector 6, Phase II,
Premiere Homes

This is to inform you that the above referenced lot came before the Helena Board of Adjustments on April 13, 2004 for a variance request.

The Board granted the variance request of 1.7 feet for the front left corner for Lot 433 Riverwoods, Sector 4, Phase II.

I cannot send you a copy of the minutes until they have been approved and signed.

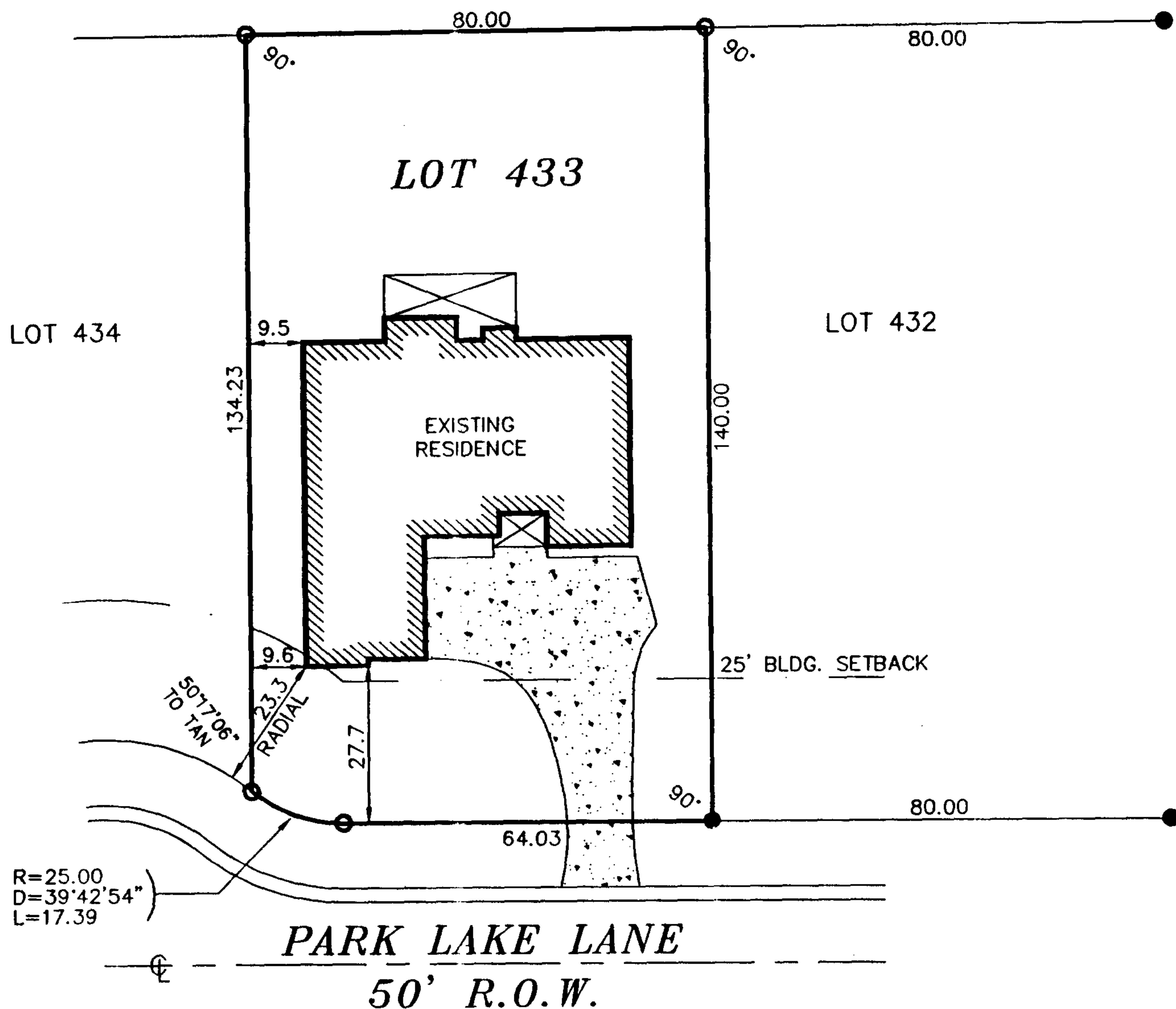
I am sending a copy of the agenda (where you can see the date of the meeting).

If you have any questions, please call 663-1261.

Sincerely,

A handwritten signature in cursive script, reading "Sherry Oglesby".

Sherry Oglesby
Deputy Clerk



Survey of Lot 433, Block according to FINAL PLAT RIVERWOODS
FOURTH SECTOR - PHASE II, as recorded in the Office of the Judge of
Probate of afore-said County in Plat Book 31, Page 23; The address based on
reliable information and sources of said Lot is PARK LAKE LANE
 , 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: ACKERSONREQUESTED BY: JIM MASONTYPE OF SURVEY: MORTGAGE SURVEYDATE OF FIELD SURVEY: 1/30/04

LEGEND

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

SCALE: 1" = 30'

BASIS OF BEARING USED: PLAT

SOURCE OF INFORMATION USED IN MAKING THIS SURVEY IS RECORD MAP

JOB # 8526

DATE: 2/3/04

DRAWN: SDM

CHECKED: WWW

SHEET NO 1 of 1

PREPARED BY:

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

I HEREBY STATE THAT ALL PARTS OF 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.

Walter H. Nickerson

