

**AFFIDAVIT RE:**  
**SETBACK VARIANCE**

The Setback Variance on the following described property:

Lot 454 Final Plat Riverwoods Fourth Sector, Phase III, as recorded in Map Book 31,  
Page 89, in the Probate Office of Shelby County, Alabama.

has been approved by the City of Helena as shown in the minutes of the City of Helena attached  
hereto and incorporated herein by reference. A variance of one (1) foot for the left front side of  
home to permit the improvements as built on this lot has been granted.

Premiere Homes, Inc.

  
James D. Mason, President

Sworn to and subscribed by before  
me this ~~8<sup>th</sup>~~ day of September, 2004

  
Notary Public

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

*C. Mason*

**CITY OF HELENA**

Mayor  
Charles W. "Sonny" Penhale  
  
City Clerk / Treasurer  
Peggy C. Dunaway

816 Highway 52 East  
P.O. Box 613  
Helena, AL 35080-0613  
Phone (205) 663-2161  
Fax (205) 663-9276

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

September 7, 2004

Ref: Premiere Homes

Lot 454 - Riverwoods Subdivision, 4<sup>th</sup> Sector

Variance of one (1) foot for the left front side of home

To Whom It May Concern:

This letter is to inform you that the above referenced Lot came before the Helena Board of Adjustments on Friday, September 3, 2004 at 10:30 A.M. in the Council Chambers of the Helena Municipal Building.

The Board did grant the variance request.(Motion was made by Jerry Owensby and seconded by Bill Winford and an unanimous voice vote was recorded.

If you have any questions, please call 663-2161.

Sincerely,

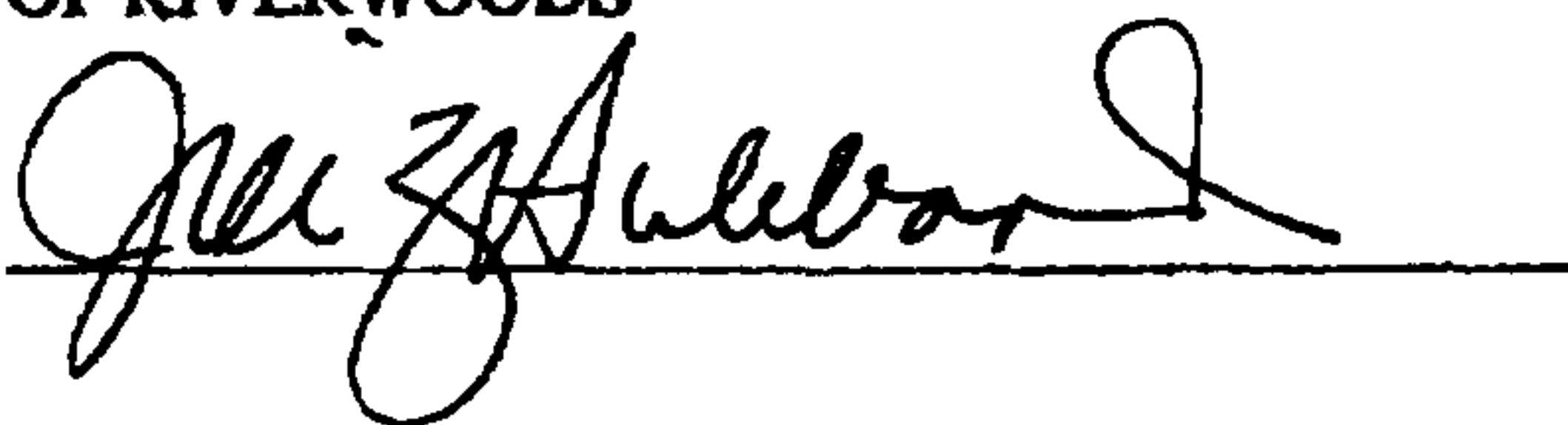
Sherry Oglesby  
Deputy Clerk

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 FOURTH SECTOR, PHASE III. AS RECORDED INSTRUMENT 2002-7338 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 AUGUST 17, 2004, AND PREPARED BY R.C FARMER ON LOT 454, FINAL PLAT RIVERWOODS, FOURTH SECTOR, PHASE III AS RECORDED IN MAP BOOK 31 PAGE 89 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



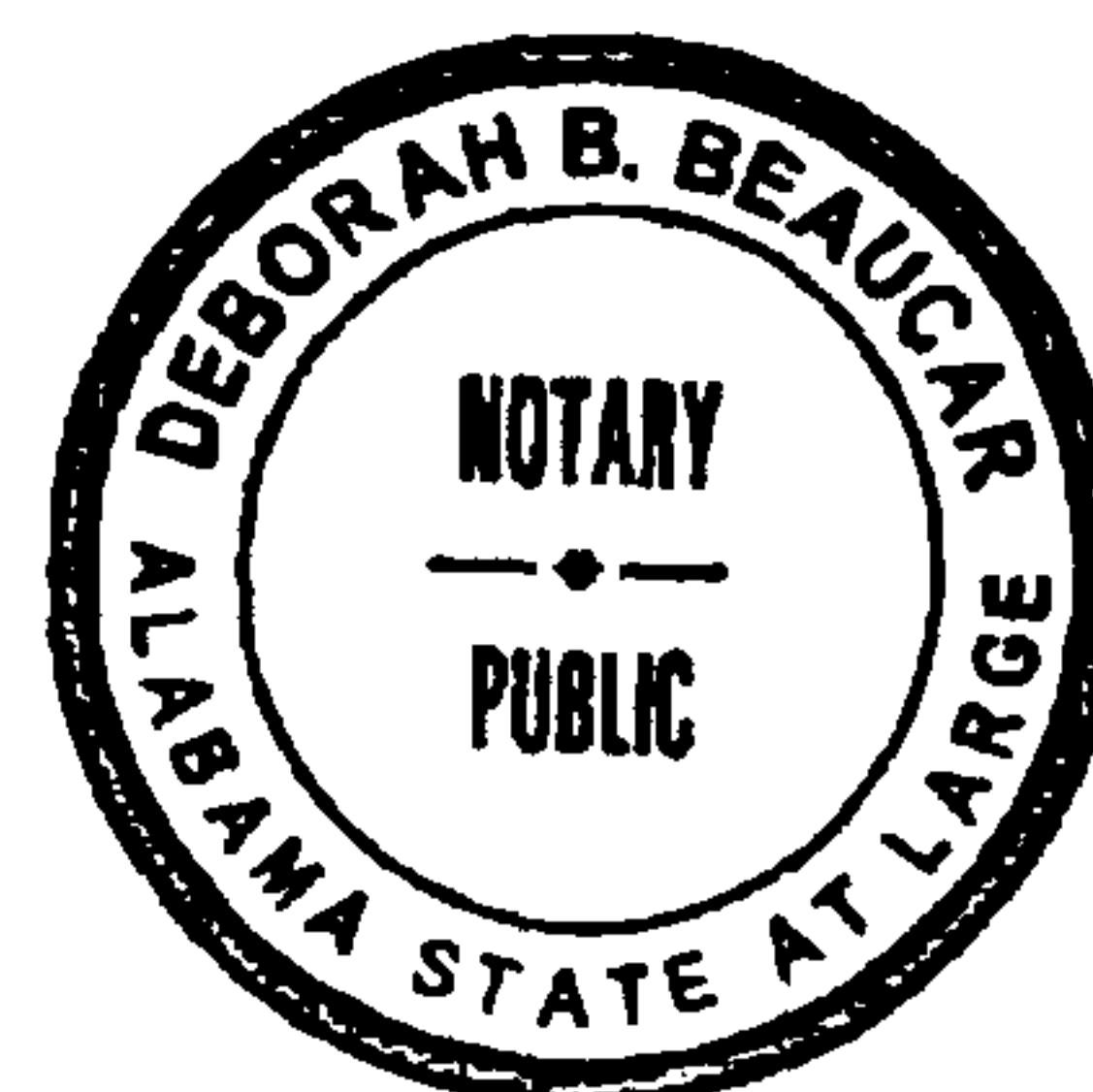
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF SEPTEMBER, 2004



NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES NOVEMBER 6, 2005





20040909000502570 Pg 4/4 20.00  
Shelby Cnty Judge of Probate, AL  
09/09/2004 12:48:00 FILED/CERTIFIED

STATE OF ALABAMA  
COUNTY OF SHELBY

RIVERWOODS  
FOURTH SECTOR - PHASE I  
MB 30, PG 81

419

420

80.00

80.00

25.00

80.00

105.00

15' BLDG. SETBACK

7.1

130.00

FENCE .5' OVER

25' BLDG. SETBACK

15' BLDG. SETBACK

CROSS FOUND ON BOX

55.00

29.1

17.8

EXISTING RESIDENCE

PARK LAKE TRACE

50' R.O.W.

PARK LAKE CIRCLE

50' R.O.W.

R=40.00  
D=89°53'35"  
L=62.76

R=40.00  
D=89°53'35"  
L=62.76

R=40.00  
D=89°53'35"  
L=27.80

R=25.00  
D=39°42'54"  
L=17.33

R=25.00  
D=39°42'54"  
L=17.33

R=25.00  
D=39°42'54"  
L=17.33

R=40.00  
D=89°53'35"  
L=27.80

Survey of Lot 454, Block 455, according to FINAL PLAT RIVERWOODS  
FOURTH SECTOR - PHASE I, as recorded in the Office of the Judge of  
Probate of afore-said County in Plat Book 31, Page 89; The address based on  
reliable information and sources of said Lot is 600 PARK LAKE CIRCLE  
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 01Q294 0002 B Dated JAN. 6, 1992

SURVEY FOR: SCOTT  
REQUESTED BY: DONNA HARRIS @ REMAX  
TYPE OF SURVEY: MORTGAGE SURVEY DATE OF FIELD SURVEY: 8/17/04

LEGEND

- + - CROSS FOUND
- 1 - CONCRETE MONUMENT FOUND
- - PIN NAIL FOUND
- - 2" S REBAR SET WITH CAP STAMPED
- - PIN NAIL SET
- - UTILITY POLE
- - BRICK WALL
- - WOOD DECK
- - COVERED WOOD DECK
- - SCREENED IN DECK
- - 1/2" OUTSIDE DIAMETER
- - OVERHEAD UTILITY LINE(S)
- - FENCE
- - CONCRETE
- - NOT TO SCALE
- - ACRES
- - CENTERLINE
- - EASEMENT
- - 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: RECORD MAP

JOB #9119

DATE: 8/19/04

DRAWN: SDM

CHECKED: WWW

SHEET NO 1 of 1

PREPARED BY: R. C. FARMER and ASSOCIATES, INC.  
246 YEADER PARKWAY  
PELHAM, ALABAMA 35124  
TEL-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.

R. C. Farmer

ALABAMA REGISTERED PROFESSIONAL SURVEYOR NOT VALID UNLESS WITH EMBOSSED SEAL