Map Book 43 Page 28-A

FINAL PLAT - SHEET 1

RIVERWOODS

EIGHTH SECTOR - PHASE I

SITUATED IN THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 3 WEST
SHELBY COUNTY, ALABAMA
SCALE: 1" = 100' AUGUST, 2012

WALTER SCHOEL ENGINEERING COMPANY, INC.

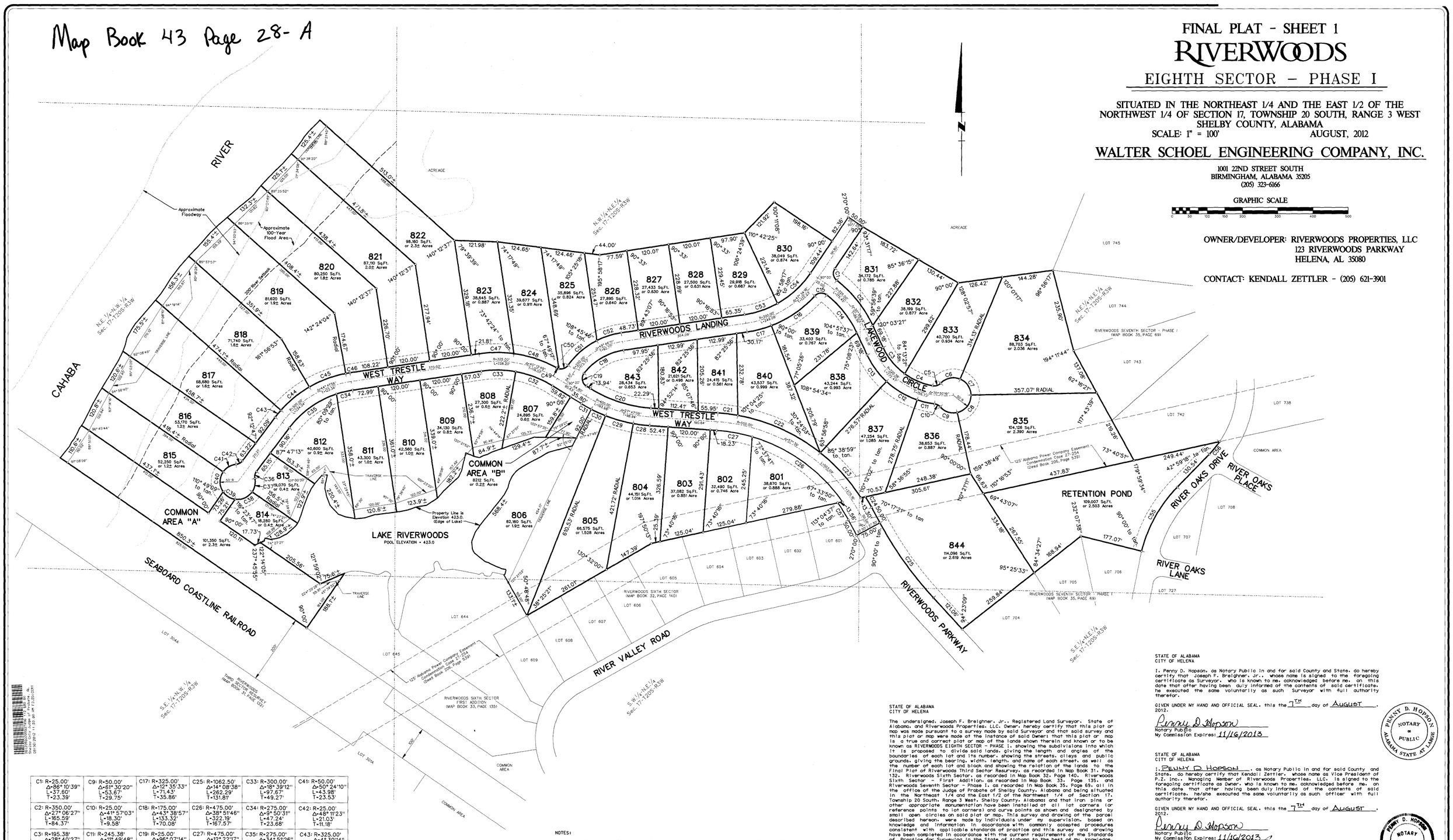
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 323-6166

GRAPHIC SCALE

0 50 100 150 200 350 400 500

OWNER/DEVELOPER: RIVERWOODS PROPERTIES, LLC
123 RIVERWOODS PARKWAY
HELENA, AL 35080

CONTACT: KENDALL ZETTLER - (205) 621-3901



C1: R=25.00' Δ=86° 10'39" L=37.60' T=23.39'	C9: R=50.00' Δ=61° 30'20" L=53.67' T=29.75'	C17: R=325.00' Δ=12° 35'33" L=71.43' T=35.86'	C25: R=1062.50' Δ=14° 08'38" L=262.29' T=131.81'	C33: R=300.00' Δ=18° 39'12" L=97.67' T=49.27'	C41: R=50.00' Δ=50° 24'10" L=43.98' T=23.53'
C2: R=350.00' Δ=27° 06'27" L=165.59' T=84.37'	C10: R=25.00' Δ=41° 57'03" L=18.30' T=9.58'	C18: R=175.00' Δ=43° 38'57" L=133.32' T=70.08'	C26: R=475.00' Δ=38° 51'46" L=322.19' T=167.57'	C34: R=275.00' Δ=9° 50'31" L=47.24' T=23.68'	C42: R=25.00' Δ=48° 11'23" L=21.03' T=11.18'
C3: R=195.38' Δ=28° 40'27" L=97.78' T=49.94'	C11: R=245.38' Δ=11° 49'48" L=50.66' T=25.42'	C19: R=25.00' Δ=96° 07'14" L=41.94' T=27.82'	C27: R=475.00' Δ=12° 27'17" L=102.56' T=51.48'	C35: R=275.00' Δ=34° 51'26" L=167.30' T=86.33'	C43: R=325.00' Δ=4° 30'14" L=25.55' T=12.78'
C4: R=195.38' Δ=25° 34'39" L=87.22' T=44.35'	C12: R=245.38' Δ=23° 51'27" L=102.17' T=51.84'	C20: R=375.00' Δ=27° 47'11" L=181.86' T=92.76'	C28: R=425.00' Δ=6° 22'03" L=47.23' T=23.64'	C36: R=25.00' Δ=48° 11'23" L=21.03' T=11.18'	C44: R=325.00' Δ=18° 27'27" L=104.70' T=52.81'	C49: R=25.00' Δ=15° 11'44" L=6.63' T=3.33'
C5: R=25.00' Δ=57° 01'01" L=24.88' T=13.58'	C13: R=245.38' Δ=22° 00'05" L=94.22' T=47.70'	C21: R=525.00' Δ=6° 12'09" L=56.83' T=28.44'	C29: R=425.00' Δ=11° 02'39" L=81.92' T=41.09'	C37: R=50.00' Δ=45° 58'36" L=40.12' T=21.21'	C45: R=325.00' Δ=19° 32'49" L=110.88' T=55.98'	C50: R=25.00' Δ=68° 23'15" L=29.84' T=16.99'	C54: R=275.00' Δ=26° 51'49" L=128.94' T=65.68'
C6: R=50.00' Δ=68° 47'21" L=60.03' T=34.23'	C14: R=300.00' Δ=29° 29'24" L=138.70' T=70.61'	C22: R=525.00' Δ=28° 21'35" L=259.86' T=132.65'	C30: R=425.00' Δ=5° 58'48" L=44.36' T=22.20'	C38: R=50.00' Δ=63° 36'13" L=55.50' T=31.00'	C46: R=325.00' Δ=21° 11'26" L=12.43' T=6.21'	C51: R=225.00' Δ=27° 43'39" L=108.89' T=55.53'	C55: R=400.00' Δ=30° 13'52" L=211.05' T=108.04'
C7: R=50.00' Δ=66° 34'21" L=58.10' T=32.83'	C15: R=25.00' Δ=86° 05'26" L=37.56' T=23.35'	C23: R=525.00' Δ=18° 54'28" L=173.25' T=87.42'	C31: R=425.00' Δ=4° 23'40" L=32.60' T=16.31'	C39: R=50.00' Δ=47° 12'56" L=41.20' T=21.85'	C47: R=350.00' Δ=16° 17'35" L=99.53' T=50.10'	C52: R=225.00' Δ=18° 28'52" L=72.58' T=36.61'	C56: R=275.00' Δ=9° 38'48" L=46.30' T=23.21
C8: R=50.00' Δ=78° 39'48" L=68.65' T=40.97'	C16: R=325.00' Δ=26° 37'46" L=151.05' T=76.92'	C24: R=537.50' Δ=3° 41'25" L=34.52' T=17.31'	C32: R=300.00' Δ=21° 34'36" L=112.98' T=57.16'	C40: R=50.00' Δ=69° 10'51" L=60.37' T=34.48'	C48: R=350.00' Δ=21° 04'51" L=128.78' T=65.12'	C53: R=275.00' Δ=20° 42'29" L=99.39' T=50.24'	C57: R=462.50' Δ=7° 03'23" L=56.96' T=28.52'

NOTES:

1. Lots 815 through 822 and the Common Area are partially within the 100 year flood area as shown on the National Flood Insurance Programs "FIRM" Flood Insurance Rate Map of Shelby County, Alabama, according to Panel 192 and 211 of 580, Map Number 01117C0192D and Map Number 01117C0211D dated September 29, 2006, as published by the Federal Emergency Management Agency.

2. The contractor and/or developer is responsible for providing building sites that are free of drainage problems.

3. Shelby County is not responsible for the maintenance of any drainage easements shown on this plat.

4. The storm and sanitary sewer easements dedicated by this plat are provided for the construction and maintenance of these facilities. Storm sewer easements shall be 15 feet wide (7.5 feet each side of the centerline), and sanitary sewer easements shall be 20 feet wide (10 feet each side of the centerline) unless otherwise noted (See Note No. 8 on Sheet 2).

5. Except as shown on the plat, building setback lines are as follows: Side setback lines are 7.5 feet. Front Setback lines are 25 feet. Rear setback lines are 25 feet unless within the 200 foot setback as per Cahaba River Overlay.

6. No building construction is allowed within the 125 foot wide Alabama Power Company Right-of-Way.

7. On Common Area "A" and Lots 815 through 822, the property line shall be the Southeasterly Bank of the Cahaba River.

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 EIGHTH 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 Final Plat of Riverwoods Third Sector Resurvey, as recorded in Map Book 31, Page 132, Riverwoods Sixth Sector, as recorded in Map Book 32, Page 140, Riverwoods Sixth Sector - First Addition, as recorded in Map Book 33, Page 135, and Riverwoods Seventh Sector - Phase I, as recorded in Map Book 35, Page 69, all in the office of the Judge of Probate of Shelby County, Alabama and being situated in the Northeast 1/4 and the East 1/2 of the Northwest 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. BREIGNER, 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 7TH day of AUGUST, 2012.

Penny D. Hopson
Notary Public
My Commission Expires: 11/16/2013

PENNY D. HOPSON NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
CITY OF HELENA

I, PENNY D. HOPSON, as Notary Public in and for said County and State, do hereby certify that Kendall Zettler, whose name as Vice President of P.Z. Inc., Managing Member 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 7TH day of AUGUST, 2012.

Penny D. Hopson
Notary Public
My Commission Expires: 11/16/2013

PENNY D. HOPSON NOTARY PUBLIC ALABAMA STATE AT LARGE

APPROVED: Mayor, City of Helena DATE: 8/27/2012

APPROVED: Helena City Engineer DATE: 8/29/12

APPROVED: Helena City Clerk DATE: 8/27/2012

APPROVED: Chairman, Helena Planning Commission DATE: 8/27/2012

APPROVED: Shelby County Health Department For Recording Purposes Only DATE: 8/8/12

File: G:/RIVERWOODS/SECTOR8PHASE1/DOCS/RIVERWOODS-8TH-SEC-PH-I-REC.doc

20120827000320000 Page 1 of 1
Shelby County Judge of Probate, AL
08/27/2012 11:18:00 AM FILED/CERT

Map Book 43 Page 28- B

FINAL PLAT - SHEET 2

RIVERWOODS

EIGHTH SECTOR - PHASE I

SITUATED IN THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 3 WEST
SHELBY COUNTY, ALABAMA
SCALE: 1" = 100' AUGUST, 2012

WALTER SCHOEL ENGINEERING COMPANY, INC.

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

GRAPHIC SCALE

0 50 100 150 200 300 400 500

OWNER/DEVELOPER: RIVERWOODS PROPERTIES, LLC
123 RIVERWOODS PARKWAY
HELENA, AL 35080

CONTACT: KENDALL ZETTLER - (205) 621-3901

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7. On Common Area "A" and Lots 815 through 822, the property line shall be the Southeasterly Bank of the Cahaba River.

8. This sheet has been provided solely to show and dimension easements dedicated by this plat. No property line dimensions or setback lines have been shown.

20120801000280400 2/2 $20.00
Shelby County, AL 08/06/2012
09:06:25 PM FILED/CERT