Map Book 44 Page 124

20150407000107960 1/1 $28.00
Shelby Cnty Judge of Probate, AL
04/07/2015 09:10:50 AM FILED/CERT

FINAL PLAT
RIVERWOODS
EIGHTH SECTOR – PHASE II
SECTOR "A"

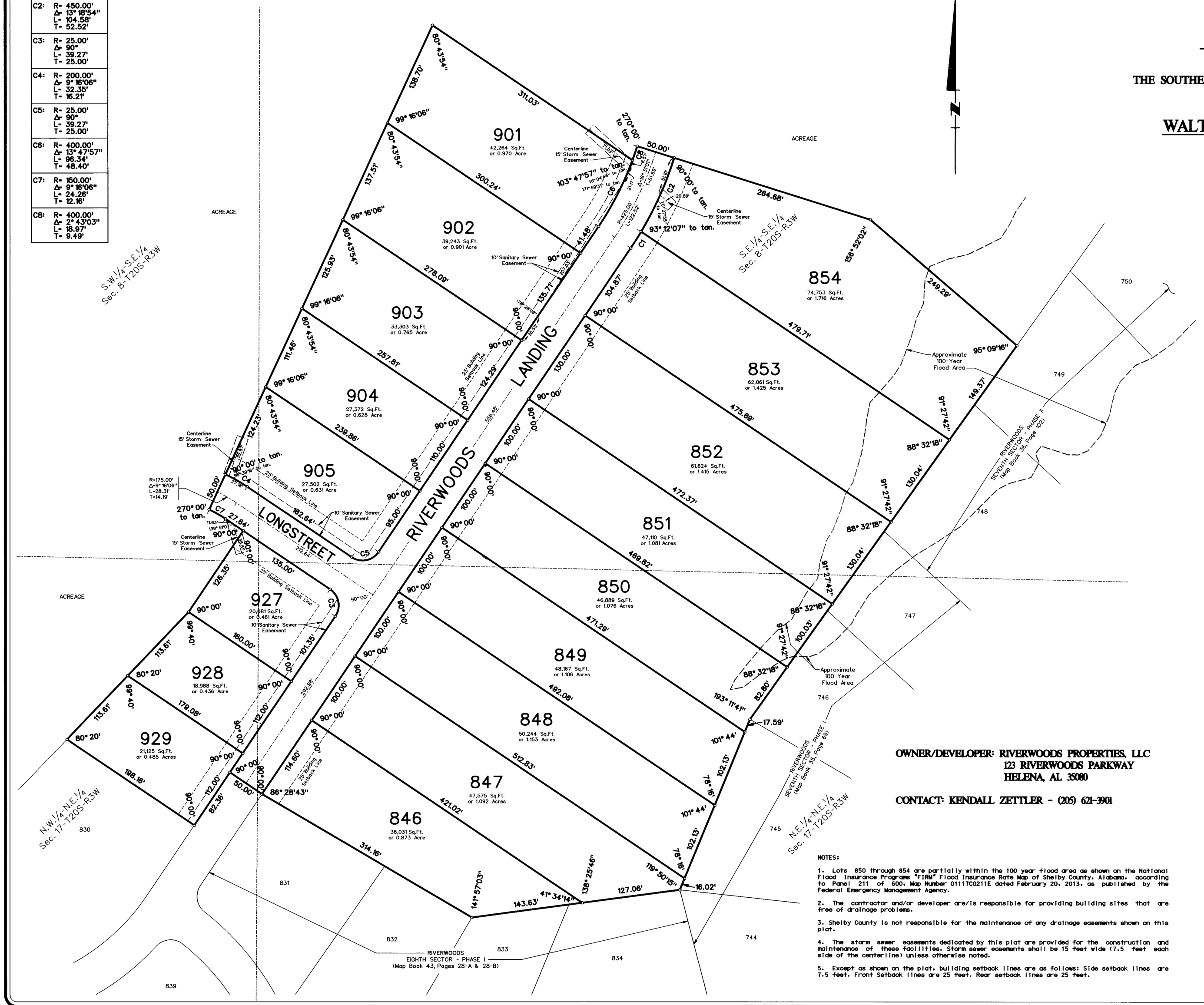
SITUATED IN THE NORTHEAST 1/4 OF SECTION 17, AND
THE SOUTHEAST 1/4 OF SECTION 8 BOTH IN TOWNSHIP 20 SOUTH, RANGE 3 WEST
SHELBY COUNTY, ALABAMA

SCALE: 1" = 60' MARCH, 2015

WALTER SCHOEL ENGINEERING COMPANY, INC.
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 323-6166

GRAPHIC SCALE
0 60 90 120 180 240 300

C1:	R= 450.00' Δ= 3° 12'07" L= 25.15' T= 12.58'
C2:	R= 450.00' Δ= 13° 18'54" L= 104.58' T= 52.52'
C3:	R= 25.00' Δ= 90° L= 39.27' T= 25.00'
C4:	R= 200.00' Δ= 9° 16'06" L= 32.35' T= 16.21'
C5:	R= 25.00' Δ= 90° L= 39.27' T= 25.00'
C6:	R= 400.00' Δ= 13° 47'57" L= 96.34' T= 48.40'
C7:	R= 150.00' Δ= 9° 16'06" L= 24.26' T= 12.16'
C8:	R= 400.00' Δ= 2° 43'03" L= 18.97' T= 9.49'



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

CONTACT: KENDALL ZETTLER - (205) 621-3901

NOTES:

1. Lots 850 through 854 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 211 of 600, Map Number 01117C0211E dated February 20, 2013, as published by the Federal Emergency Management Agency.

2. The contractor and/or developer are/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 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) unless otherwise noted.

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.

STATE OF ALABAMA
CITY OF HELENA

The undersigned, Mark W. Clark, 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 II SECTOR "A", 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 Riverwoods Eighth Sector - Phase I, as recorded in Map Book 43, Pages 28-A and 28-B, Riverwoods Seventh Sector - Phase II, as recorded in Map Book 36, Page 102 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 of Section 17 and the Southeast 1/4 of Section 8, both in 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.
Mark W. Clark, Ala. License No. 19251

ALABAMA REGISTERED No. 19251 PROFESSIONAL LAND SURVEYOR MARK W. CLARK

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

Kendall Zettler, Vice President of P.Z., Inc.
Managing Member of Riverwoods Properties, LLC

STATE OF ALABAMA
CITY OF HELENA

I, Shelia Stephenson, as Notary Public in and for said County and State, do hereby certify that Mark W. Clark, 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 13th day of March, 2015.

Notary Public
My Commission Expires: 10-24-2018

SHELIA STEPHENSON NOTARY PUBLIC STATE OF ALABAMA

STATE OF ALABAMA
CITY OF HELENA

I, Shelia Stephenson, 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 13th day of March, 2015.

Notary Public
My Commission Expires: 10-24-2018

APPROVED: _____ DATE: 4/6/15
Mayor, City of Helena

APPROVED: _____ DATE: 4/6/15
Helena City Engineer

APPROVED: _____ DATE: 4/6/15
Helena City Clerk

APPROVED: _____ DATE: 3-19-15
Chairman, Helena Planning Commission

APPROVED: _____ DATE: 3/16/15
Shelby County Health Department
For Recording Purposes Only

g:/Riverwoods/sector8phase2/Survey/FinalPlat/Riverwoods Sector 8 Phase II Sector A.dgn (FB=xxxx)