RIVERBEND AT OLD CAHABA PHASE 2

A SINGLE RESIDENTIAL SUBDIVISION SITUATED IN OF SECTION 30 TOWNSHIP 20 SOUTH, RANGE 3 WEST, CITY OF HELENA, SHELBY COUNTY, ALABAMA

OWNER:
NEWCASTLE DEVELOPMENT, LLC
1978 PARKWOOD ROAD, SE
ROSSMER, ALABAMA 35022
(205)-620-2307

SURVEYOR:
ENGINEERING DESIGN GROUP LLC
120 BISHOP CIRCLE SUITE 300
PELHAM, ALABAMA 35124
(205)-403-9158

GEOLOGIC ENGINEER:
KENDRICK GEOLOGIC ASSOCIATES
3308 BELLE MEADE WAY
BIRMINGHAM, ALABAMA 35223
(205)-969-3390

SURVEYOR NOTES:

ALL EASEMENTS ARE FOR ACCESS, UTILITY OR DRAINAGE PURPOSES.

BASIS OF BEARINGS IS ALABAMA STATE PLANE GRID WEST (NAD83)

ALL WATER TAPS MUST BE INSTALLED AND WATER METER PURCHASED BEFORE BUILDING PERMIT WILL BE ISSUED FOR EACH LOT.

ENGINEERING DESIGN GROUP LLC DID NOT PERFORM ANY GEOLOGIC INVESTIGATION ON THESE PROPERTIES. ALL INFORMATION RELATIVE TO GEOLOGIC CONDITIONS WAS PREPARED BY KENDRICK GEOLOGIC ASSOCIATES.

GEOLOGIC NOTES:

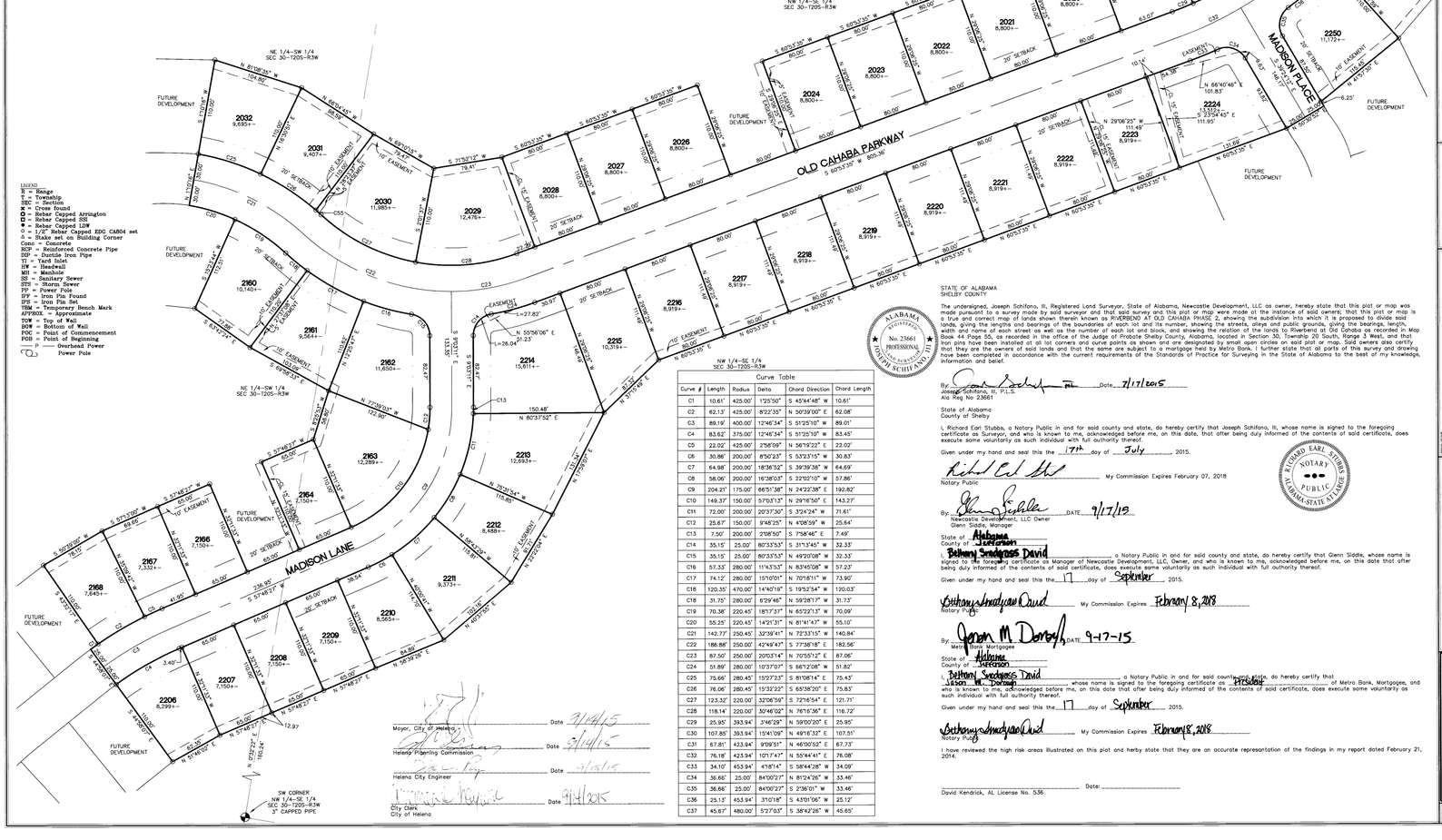
THE HIGH RISK AREAS ON THIS MAP ARE AREAS OF THE PROPERTY THAT EITHER OVERLAY ABANDONED SUBSURFACE MINES OR SURFACE MINES THAT HAVE BEEN BACKFILLED. THESE AREAS ARE NOT SUITABLE FOR RESIDENTIAL CONSTRUCTION. AREAS OUTSIDE OF THE HIGH RISK AREAS ARE CONSIDERED LOW OR NO RISK AREAS FOR GROUND SUBSIDENCE.

MORE DETAILED INFORMATION ABOUT THESE AREAS IS AVAILABLE FROM A REPORT BY KENDRICK GEOLOGIC ASSOCIATES DATED FEBRUARY 21, 2014.

Map Book 45 Page 82

SCALE: 1" = 50'

0' 50' 100' 150'



LEGEND
R = Range
T = Township
BRC = Beeline
X = Cross found
O = Rebar Capped Arrington
O = Rebar Capped SSD
= Rebar Capped LDW
= 1/2 Rebar Capped EDG CA804 set
Δ = Nail set on Building Corner
Conc = Concrete
RCP = Reinforced Concrete Pipe
DIP = Ductile Iron Pipe
YI = Yard Inlet
CI = Curb Inlet
MH = Manhole
SS = Sanitary Sewer
STS = Storm Sewer
PP = Power Pole
IFF = Iron Pin Found
IPS = Iron Pin Set
BM = Benchmark Beach Mark
APPROX. = Approximate
TOW = Top of Wall
BOW = Bottom of Wall
POC = Point of Commencement
POB = Point of Beginning
—— P —— Overhead Power
Power Pole

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	10.61'	425.00'	1°25'50"	S 45°44'48" W	10.61'
C2	62.13'	425.00'	8°22'35"	N 50°39'00" E	62.08'
C3	89.19'	400.00'	12°46'34"	S 51°25'10" W	89.01'
C4	83.62'	375.00'	12°46'34"	S 51°25'10" W	83.45'
C5	22.02'	425.00'	2°58'09"	N 56°19'22" E	22.02'
C6	30.86'	200.00'	8°50'23"	S 53°23'15" W	30.83'
C7	64.98'	200.00'	18°36'52"	S 39°39'28" W	64.69'
C8	58.06'	200.00'	16°38'03"	S 27°02'10" W	57.86'
C9	204.21'	175.00'	66°51'38"	N 24°22'28" E	192.82'
C10	149.37'	150.00'	57°03'13"	N 29°16'50" E	143.27'
C11	72.00'	200.00'	20°37'30"	S 32°24'24" W	71.61'
C12	25.67'	150.00'	9°48'25"	N 4°08'56" W	25.64'
C13	7.50'	200.00'	2°08'50"	S 7°58'46" E	7.49'
C14	35.15'	25.00'	80°53'53"	S 31°13'45" W	32.33'
C15	35.15'	25.00'	80°53'53"	N 49°20'08" W	32.33'
C16	57.33'	280.00'	11°43'53"	N 83°45'08" W	57.23'
C17	74.12'	280.00'	15°10'00"	N 70°18'51" W	73.90'
C18	120.35'	470.00'	14°40'19"	S 19°52'34" W	120.03'
C19	70.38'	220.45'	18°17'37"	N 65°22'13" W	70.09'
C20	55.25'	220.45'	14°21'31"	N 81°41'47" W	55.10'
C21	142.77'	250.45'	32°36'41"	N 72°33'15" W	140.84'
C22	186.88'	250.00'	42°49'47"	S 77°38'18" E	182.56'
C23	87.50'	250.00'	20°03'14"	N 70°55'12" E	87.06'
C24	51.89'	280.00'	10°37'07"	S 66°12'08" W	51.82'
C25	75.66'	280.45'	15°27'23"	S 81°08'14" E	75.43'
C26	76.06'	280.45'	15°32'22"	S 65°38'20" E	75.83'
C27	123.32'	220.00'	32°06'59"	S 72°16'54" E	121.71'
C28	118.14'	220.00'	30°46'02"	N 76°15'36" E	116.72'
C29	25.95'	393.94'	3°46'29"	N 59°00'20" E	25.95'
C30	107.85'	393.94'	15°41'06"	N 49°18'32" E	107.51'
C31	67.81'	423.94'	9°09'51"	N 46°00'52" E	67.73'
C32	76.18'	423.94'	10°17'47"	N 55°44'41" E	76.08'
C33	34.10'	453.94'	4°18'14"	S 58°44'28" W	34.09'
C34	36.66'	25.00'	84°00'27"	N 81°24'26" W	33.46'
C35	36.66'	25.00'	84°00'27"	S 2°36'01" W	33.46'
C36	25.13'	453.94'	3°10'18"	S 43°01'06" W	25.12'
C37	45.67'	480.00'	5°27'03"	S 38°42'28" W	45.65'

Mayor, City of Helena — Date 9/14/15

Helena Planning Commission — Date 9/14/15

Helena City Engineer — Date 9/14/15

City Clerk, City of Helena — Date 9/14/15

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Joseph Schifano, II, Registered Land Surveyor, State of Alabama, Newcastle Development, LLC as owner, hereby state 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 owners; that this plat or map is a true and correct map of lands shown thereon known as RIVERBEND AT OLD CAHABA PHASE 2, showing the subdivision into which it is proposed to divide said lands, giving the lengths and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street as well as the number of each lot and block, and showing the relation of the lands to Riverbend at Old Cahaba as recorded in Map Book 44 Page 55 in the Probate Office of Shelby County, Alabama. Said property is located in the NE 1/4-SW 1/4 and NW 1/4-SE 1/4 of Section 30, Township 20 South, Range 3 West. Iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same are subject to a mortgage held by Metro Bank. I further 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.

By: _____ Date 7/17/2015
Joseph Schifano, III, P.L.S.
Ala Reg No. 23661

State of Alabama
County of Shelby

I, Richard Earl Stubbs, a Notary Public in and for said county and state, do hereby certify that Joseph Schifano, II., whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 17th day of July 2015.

_____ My Commission Expires February 07, 2018
Notary Public

By: _____ DATE 7/17/15
Newcastle Development, LLC Owner
Glenn Sidde, Manager

State of Alabama
County of Jefferson

Bethany Snodgrass David, a Notary Public in and for said county and state, do hereby certify that Glenn Sidde, whose name is signed to the foregoing certificate as Manager of Newcastle Development, LLC, Owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 17 day of September 2015.

Bethany Snodgrass David — My Commission Expires February 8, 2018
Notary Public

By: Jason M. Dorsey, DATE 9-17-15
Metro Bank Mortgagee

State of Alabama
County of Jefferson

Bethany Snodgrass David, a Notary Public in and for said county and state, do hereby certify that Jason M. Dorsey, whose name is signed to the foregoing certificate as President of Metro Bank, Mortgagee, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 17 day of September 2015.

Bethany Snodgrass David — My Commission Expires February 8, 2018
Notary Public

I have reviewed the high risk areas illustrated on this plot and herby state that they are an accurate representation of the findings in my report dated February 21, 2014.

_____ Date: _____
David Kendrick, AL License No. 536

REVISIONS

DRAWN BY: RES
CHECKED BY: JS
PROJECT No.: HIGHGROVE2
FILE NAME: OLD CAHABA ESTATES.DWG
CAD FILE:
SCALE: 1" = 50'

PROJECT: RIVERBEND AT OLD CAHABA PHASE 2
TITLE: FINAL PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
LDGC-A0-0158

SHEET NO. 1 OF 1