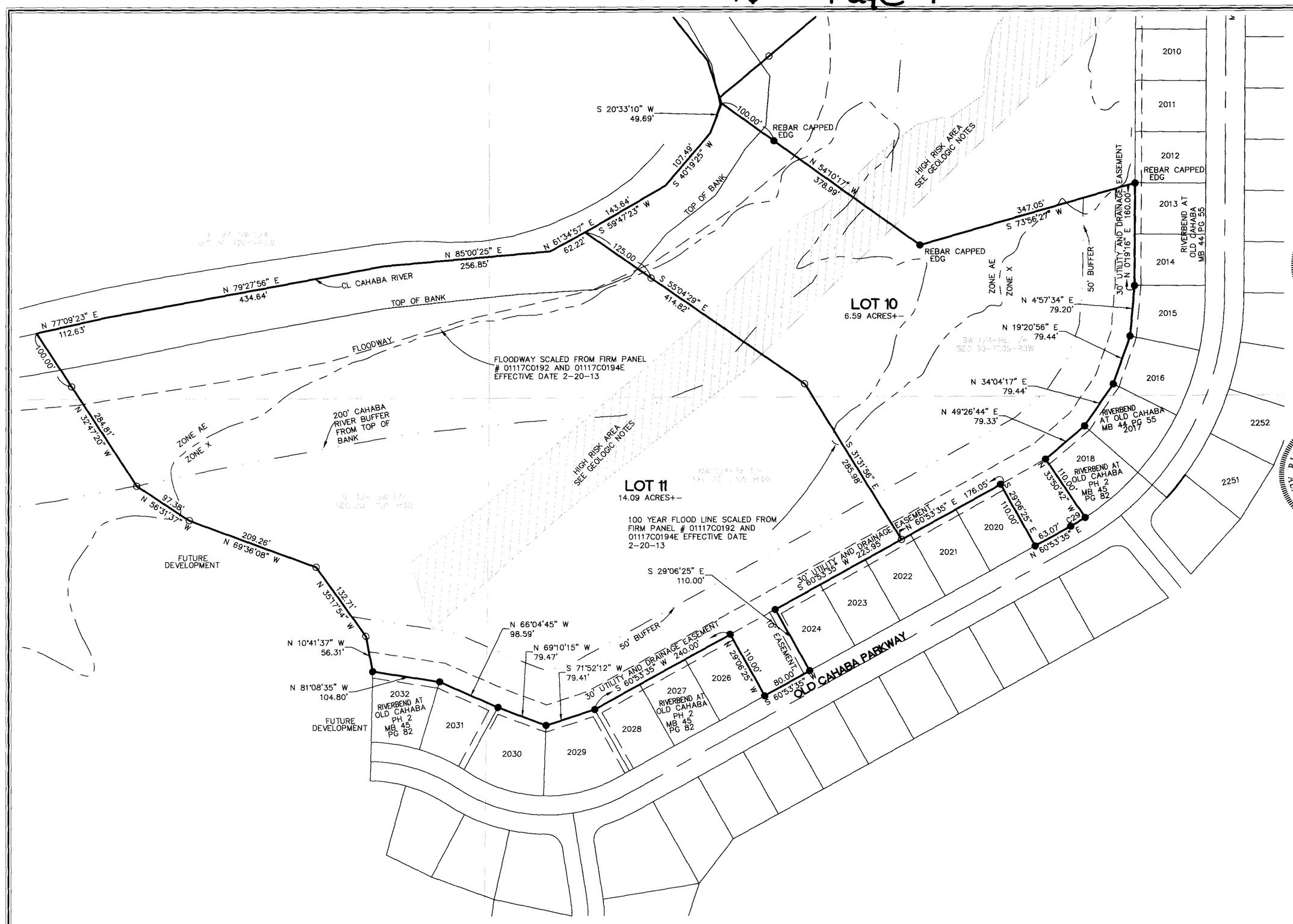
Book 46 Page 1



SCALE: 1" = 100'

0' 100' 200' 300'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C29	25.95'	393.94'	3°46'29"	N 59°00'20" E	25.95'

LEGEND
R = Range
T = Township
SEC = Section
✖ = Cross found
O = Rebar Capped Arrington
◘ = Rebar Capped SSI
● = Rebar Capped EDG Unless Noted
○ = 1/2" Rebar Capped EDG CA804 set
△ = Stake set on Building Corner
Conc = Concrete
RCP = Reinforced Concrete Pipe
DIP = Ductile Iron Pipe
YI = Yard Inlet
HW = Headwall
MH = Manhole
SS = Sanitary Sewer
STS = Storm Sewer
PP = Power Pole
IPF = Iron Pin Found
IPS = Iron Pin Set
TBM = Temporary Bench Mark
APPROX. = Approximate
TOW = Top of Wall
BOW = Bottom of Wall
POC = Point of Commencement
POB = Point of Beginning
—— P —— Overhead Power
Power Pole

2016022300059160 1/1 $20.00
Shelby Cnty Judge of Probate, AL
02/23/2016 03:19:26 PM FILED/CERT

OLD CAHABA ESTATES
SECTOR 4

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

OWNER:
NEWCASTLE DEVELOPMENT, LLC
3978 PARKWOOD ROAD, SE
BESSEMER, ALABAMA 35022
(205)-426-2307

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

GEOLOGIC ENGINEER:
KENDRICK GEOLOGIC ASSOCIATES
3508 BELLE MEADE WAY
BIRMINGHAM, ALABAMA 35223
(205)-969-3390

ALABAMA REGISTERED No. 26013 PROFESSIONAL LAND SURVEYOR RODNEY KEITH CUNNINGHAM

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Rodney Keith Cunningham, 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 therein known as OLD CAHABA ESTATES SECTOR 4, 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, as recorded in the office of the Judge of Probate Shelby County, Alabama, located in Section 30, Township 20 South, Range 3 West, and that 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 Jan. 13, 2016
Rodney Keith Cunningham, P.L.S.
Ala Reg No 26013

State of Alabama
County of Shelby

I, Richard Earl Stubbs, a Notary Public in and for said county and state, do hereby certify that Rodney Keith Cunningham, 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 13th day of January, 2016.

_____ My Commission Expires February 07, 2018
Notary Public

RICHARD EARL STUBBS NOTARY PUBLIC ALABAMA STATE AT LARGE

By: _____ DATE 1/19/16
Newcastle Development, LLC Owner
Glenn Siddle, Manager

State of Alabama
County of Jefferson

I, Bethany Snodgrass David, a Notary Public in and for said county and state, do hereby certify that Glenn Siddle, 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 19 day of January, 2016.

_____ My Commission Expires February 8, 2018
Notary Public

By: _____ DATE 1/19/16
Metro Bank Mortgagee

State of Alabama
County of Jefferson

I, Bethany Snodgrass David, a Notary Public in and for said county and state, do hereby certify that Jason M Darbyshire, 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 19 day of January 2016.

_____ My Commission Expires February 8, 2018
Notary Public

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

_____ Date: 1/21/16
David Kendrick, AL License No. 536

_____ Date 2/15/16
Mayor, City of Helena

_____ Date 2/18/16
Helena Planning Commission

_____ Date 2/18/16
Helena City Engineer

_____ Date 2/20/16
City Clerk
City of Helena

_____ Date: 1/21/16
Shelby County Health Department (For Recording Purposes Only)

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.

REVISIONS

DRAWN BY: RES
CHECKED BY: JS
PROJECT No.: HIGH0012
CAD FILE: HIGH0012 OLD CAHABA ESTATE LOTS.dwg
SCALE: 1" = 100'

PROJECT: OLD CAHABA ESTATES SECTOR 4

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
(205) 403-9158

SHEET NO.
1 OF 1