Map Book 51 Page 97

2019121700040770 171 $69.00
Shelby Cnty Judge of Probate, AL
12/17/2019 09:47:53 AM FILED/CERT

NOTES

1. According to the Flood Insurance Rate Map (FIRM) for Shelby County, Alabama (community–panel number 01117C 0213 E, dated February 20, 2013), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
2. North arrow and bearings shown hereon are based on Transverse Mercator Projection – Alabama West Zone – NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by static observation. Using Base Station: Designation: AL30 CORS ARP, PID DI2226 Combined Factor: 0.99995426 Convergence Factor: +0 21 25.9
3. The contractor and/or developer is responsible for providing building sites that are free from drainage problems.
4. The City of Helena is not responsible for the maintenance of any drainage easements shown on this plat.
5. All water taps must be installed and water meter purchased before building permit will be issued for each lot.
6. See covenants and restrictions for the entity responsible for the ownership, inspection, operation and maintenance for the Post–Construction Best Management Practices.

0' 50' 100' 150'
SCALE IN FEET
GRID NORTH
ALABAMA WEST

LEGEND

- IRON PIN FOUND
- IRON PIN SET (5/8" REBAR w/CAP)
- FOUND CONCRETE MONUMENT
- R.O.W. RIGHT OF WAY

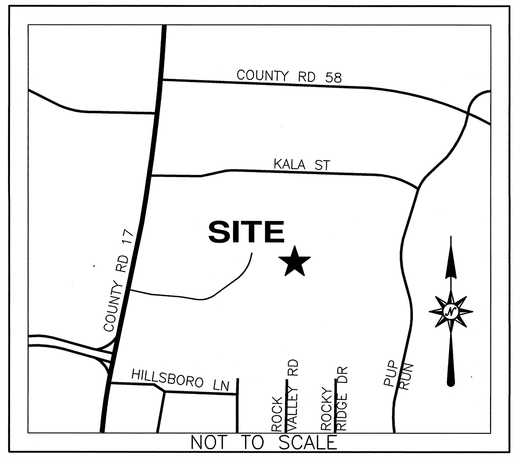
LINE TABLE

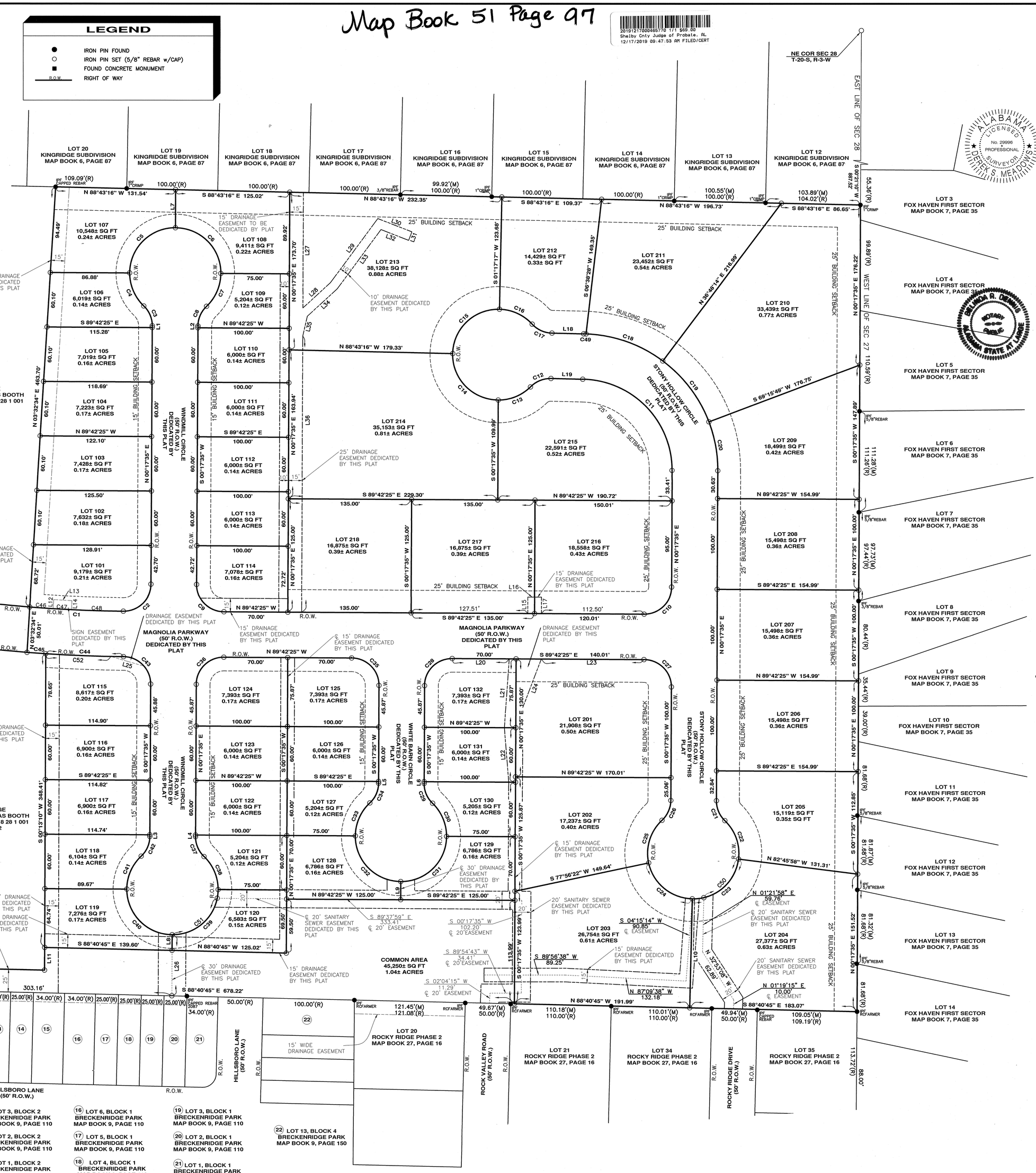
LINE	BEARING	DISTANCE
L1	N 00°17'35" E	11.91'
L2	N 00°17'35" E	11.91'
L3	S 00°17'35" W	11.91'
L4	N 00°17'35" E	11.91'
L5	S 00°17'35" W	11.91'
L6	S 00°17'35" W	11.91'
L7	N 00°17'35" E	42.08'
L8	N 00°17'35" E	17.23'
L9	N 00°17'35" E	20.00'
L10	N 01°19'15" E	120.17'
L11	N 01°13'10" W	25.00'
L12	S 03°34'01" W	10.00'
L13	N 88°49'27" W	20.00'
L14	N 02°47'05" E	10.00'
L15	S 00°07'07" W	18.15'
L16	N 89°52'53" W	15.00'
L17	N 00°07'07" E	18.20'
L18	N 88°43'16" W	34.79'
L19	S 88°43'16" E	34.79'
L20	S 89°42'25" E	62.50'
L21	N 04°03'49" E	76.03'
L22	N 04°28'14" W	60.21'
L23	N 89°42'25" W	112.51'
L24	N 20°49'53" E	57.01'
L25	N 27°48'54" W	37.73'
L26	S 00°17'35" W	67.28'
L27	S 00°17'35" W	127.12'
L28	N 47°18'16" E	40.85'
L29	N 56°20'15" E	87.83'
L30	S 68°39'08" E	40.00'
L31	S 21°08'53" W	10.00'
L32	N 68°39'08" W	32.36'
L33	S 36°20'15" W	81.12'
L34	S 47°18'16" W	44.39'
L35	N 13°00'50" W	122.38'
L36	S 00°17'35" W	304.38'
L37	S 79°14'01" E	177.98'
L38	N 10°45'59" E	50.00'
L39	N 79°14'01" W	177.98'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.76'	1475.75'	3°59'23"	N 87°25'38" W	102.74'
C2	47.27'	30.00'	89°18'28"	S 45°26'08" E	42.53'
C3	24.38'	30.00'	46°34'03"	S 22°59'26" E	23.72'
C4	40.64'	50.00'	46°34'03"	S 22°59'26" E	39.53'
C5	78.54'	50.00'	90°00'00"	N 45°17'35" W	70.71'
C6	78.54'	50.00'	90°00'00"	N 44°42'25" E	70.71'
C7	40.64'	50.00'	46°34'03"	N 23°34'37" W	39.53'
C8	24.38'	30.00'	46°34'03"	N 23°34'37" W	23.72'
C9	47.12'	30.00'	89°59'25"	N 44°42'25" E	42.43'
C10	47.12'	30.00'	89°59'35"	S 45°17'35" E	42.43'
C11	155.36'	100.00'	89°00'46"	S 44°12'50" E	140.20'
C12	25.01'	30.07'	47°38'50"	N 67°25'28" E	24.29'
C13	39.16'	50.00'	44°52'10"	N 67°51'30" E	38.16'
C14	79.40'	50.00'	90°59'09"	S 44°17'50" E	71.35'
C15	78.55'	50.00'	90°00'32"	S 46°17'01" W	70.72'
C16	40.63'	50.00'	46°33'31"	N 65°25'58" W	39.52'
C17	24.38'	30.01'	46°33'09"	S 65°26'14" E	23.72'
C18	90.45'	150.00'	34°32'53"	N 70°28'14" W	89.08'
C19	84.98'	150.01'	32°27'28"	N 36°57'58" W	83.85'
C20	55.05'	150.01'	21°01'39"	N 10°13'18" W	54.75'
C21	24.38'	30.01'	46°33'00"	N 22°59'26" W	23.72'
C22	46.69'	50.00'	53°30'30"	N 19°31'13" W	45.02'
C23	73.38'	50.00'	84°05'13"	N 49°16'39" E	66.97'
C24	66.86'	50.00'	76°37'07"	N 50°22'11" W	61.99'
C25	51.42'	50.00'	58°90'16"	N 17°24'00" E	49.18'
C26	24.38'	30.00'	46°33'09"	S 23°34'37" W	23.72'
C27	47.12'	30.00'	89°59'35"	N 44°42'25" W	42.43'
C28	47.12'	30.00'	89°59'31"	S 45°17'32" W	42.43'
C29	24.11'	29.87'	46°33'00"	S 22°59'26" E	23.71'
C30	40.64'	50.00'	46°34'03"	N 22°59'26" W	39.53'
C31	78.54'	50.00'	90°00'00"	N 45°17'35" E	70.71'
C32	78.54'	50.00'	89°99'59"	S 44°42'25" E	70.71'
C33	40.64'	50.00'	46°34'03"	S 23°34'37" W	39.53'
C34	24.38'	30.00'	46°33'59"	S 23°34'37" W	23.72'
C35	47.12'	30.00'	89°59'38"	N 44°42'25" W	42.43'
C36	47.12'	30.00'	89°59'35"	S 45°17'35" E	42.43'
C37	24.38'	30.01'	46°33'00"	N 22°59'26" W	23.72'
C38	40.64'	50.00'	46°34'03"	N 22°59'26" W	39.53'
C39	78.54'	50.00'	90°00'00"	N 45°17'35" E	70.71'
C40	78.54'	50.00'	89°59'41"	S 44°42'25" E	70.71'
C41	40.64'	50.01'	46°33'24"	S 23°34'37" W	39.53'
C42	24.38'	30.00'	46°34'03"	S 23°34'37" W	23.72'
C43	46.99'	30.00'	89°41'48"	S 44°34'00" E	42.33'
C44	85.19'	1527.44'	3°11'45"	S 87°50'34" E	85.18'
C45	20.69'	1540.15'	0°46'11"	S 85°51'10" E	20.69'
C46	25.78'	1475.75'	1°00'04"	N 85°55'58" W	25.78'
C47	20.14'	1475.75'	0°46'55"	S 86°49'28" E	20.14'
C48	56.84'	1475.75'	2°12'28"	N 88°19'07" W	56.84'
C49	2.55'	150.21'	0°58'28"	N 88°13'59" W	2.55'
C50	60.70'	50.00'	69°33'09"	S 42°00'37" W	57.04'
C51	68.99'	50.00'	79°03'08"	N 50°46'01" E	63.64'
C52	71.34'	1527.32'	2°40'34"	S 87°34'58" E	71.33'
C53	165.86'	1525.58'	6°13'46"	S 82°20'58" E	165.78'
C54	159.56'	1475.28'	6°11'48"	N 82°19'57" W	159.48'

VICINITY MAP





STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Derek S. Meadows, a Professional Land Surveyor of the State of Alabama, as Surveyor, NEWCASTLE HOMES, INC., as Owners, 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 Owners; that this plat or map is a true and correct plat or map of lands shown hereon and known as THE COVE AT HELENA, showing the streets, alleys, and public grounds, giving the bearings, length, width, and the name of each street as well as the number of each lot and block, showing the relation of the lands to the Government Survey; and that iron pins have been installed (or will be installed) at all lot corners and curve points as shown and designated by small, open circles on said plat or map. The undersigned appoint the City of Helena as agent for the purpose of filing said plat or map, together with this instrument, for record, and certify that they have full authority to execute this instrument and map. I further certify that the subject property has a mortgage.

ALABAMA LICENSED No. 29996 PROFESSIONAL LAND SURVEYOR DEREK S. MEADOWS

Dated: 12/12/19
Gonzalez–Strength & Associates, Inc.
Derek S. Meadows
Ala. Reg. No. 29996

OWNER
NEWCASTLE DEVELOPMENT, LLC
Glenn Siddle
Designated Officer

MORTGAGEE
Robertson Banking Company
Whit Bird
Whit Bird
Designated Officer

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as Corporate Partner of Gonzalez–Strength & Associates, Inc., as Surveyor, and 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 officer with full authority therefor.

Given under my hand and seal this the 18th day of December, 2019.

Belinda R. Dennis
Notary Public
My commission expires: March 29, 2020

NOTARY PUBLIC BELINDA R. DENNIS STATE AT LARGE

STATE OF Alabama
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify Glenn Siddle, owner, as Designated Officer for Newcastle Development, LLC., whose name is signed to the foregoing certificate and 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 same voluntarily as such representative with full authority therefor.

Given under my hand and seal this the 12th day of December 2019.

Notary Public
My commission expires: June 8, 2022

STATE OF Alabama
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify Whit Bird, mortgagee, as Designated Officer for Robertson Banking Company, whose name is signed to the foregoing certificate and 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 same voluntarily as such representative with full authority therefor.

Given under my hand and seal this the 12th day of December 2019.

Notary Public
My commission expires: June 8, 2022

Final plat approved by resolution of the Helena Planning Commission on this 16th day of DECEMBER, 2019.

By: _____ Date: 12/16/2019
Planning & Zoning Chairman

By: _____ Date: 12/16/2019
City Clerk

By: _____ Date: 12/16/2019
City Engineer

By: _____ Date: 12/16/19
Mayor of the City of Helena

FINAL PLAT
THE COVE AT HELENA

SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 3 WEST CITY OF HELENA, SHELBY COUNTY, ALABAMA

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
1550 WOODS OF RIVERCHASE DRIVE - SUITE 200
BIRMINGHAM, ALABAMA 35209
PHONE: (205) 942-2486
FAX: (205) 942-3033
Gonzalez-Strength.com
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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.

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DECEMBER 2019

JOB #17NWD02