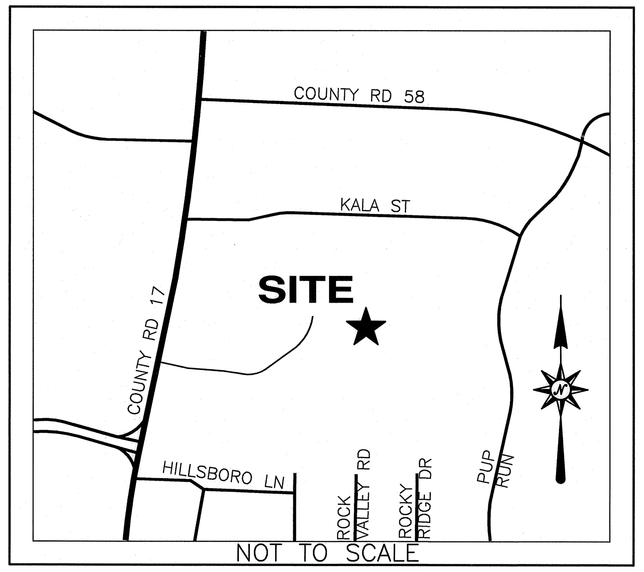
Map Book 54 Page 26

20210415000187020 1/1 $36.00
Shelby Cnty Judge of Probate, AL
04/15/2021 09:59:55 AM FILED/CERT

## VICINITY MAP



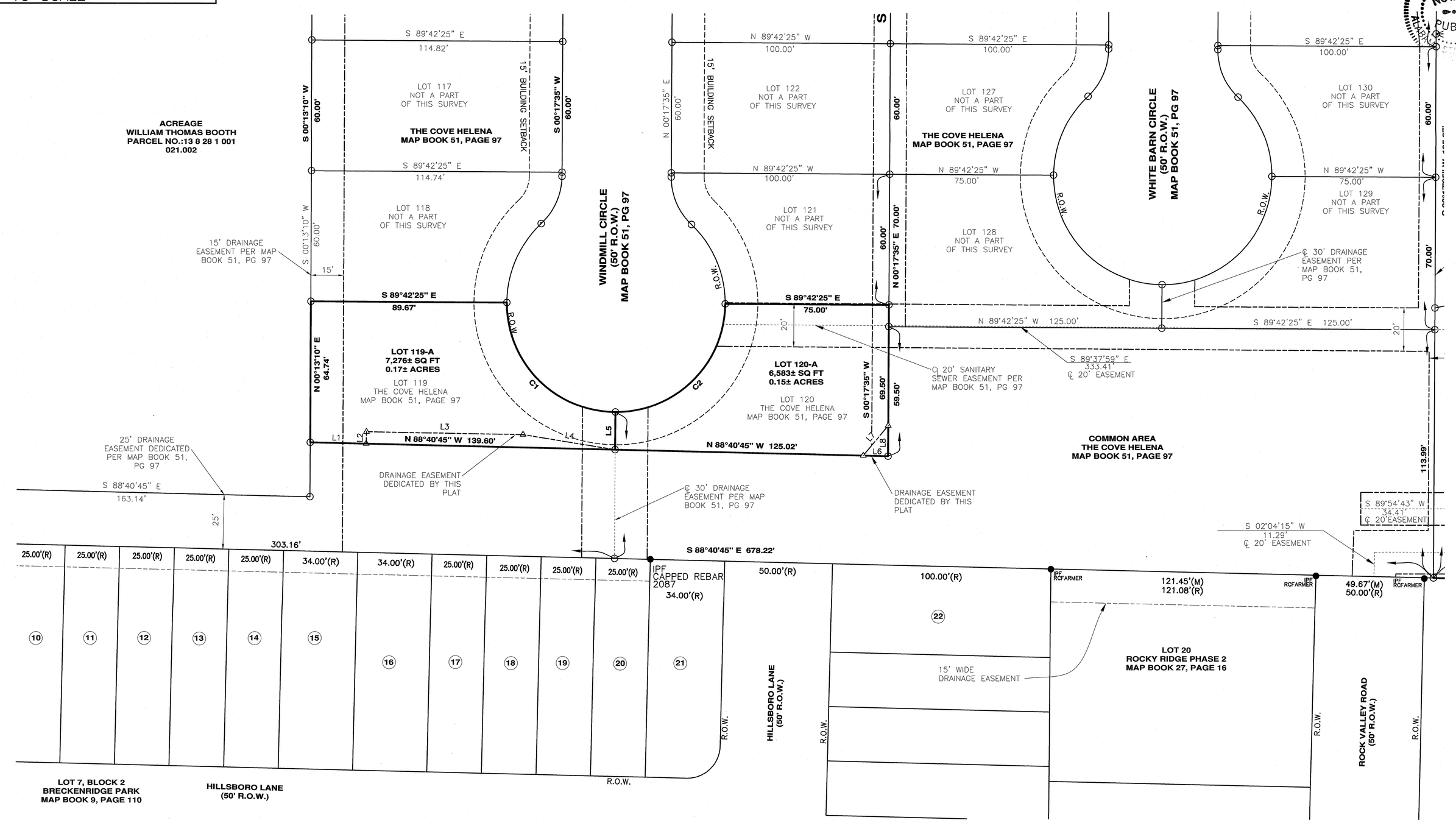

## NOTES

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.

## LEGEND

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

0' 30' 60' 90'
SCALE IN FEET
1"=30'
GRID NORTH
ALABAMA WEST




## 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 RESURVEY OF LOTS 119 & 120, 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 plat for The Cove at helena, Map Book 51, Page 97; 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.

Dated: 4-9-21
Gonzalez–Strength & Associates, Inc.

Derek S. Meadows
Ala. Reg. No. 29996

ALABAMA LICENSED No. 29996 PROFESSIONAL SURVEYOR DEREK S. MEADOWS

OWNER
NEWCASTLE DEVELOPMENT, LLC

Glenn Siddle
Designated Officer

MORTGAGEE
Robertson Banking Company

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 9th day of April, 2021.

Notary Public — My commission expires: 2/26/24

BELINDA R. DENNIS NOTARY PUBLIC ALABAMA 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 13th day of April, 2021.

Notary Public — My commission expires: 6/8/2022

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 Compay, 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 13th day of April, 2021.

Notary Public — My commission expires: 6/8/2022

STEPHANIE BISHOP My Commission Expires June 8, 2022

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO REVISE THE DRAINAGE EASEMENTS WITHIN LOTS 119, AND 120.

# FINAL PLAT

# RESURVEY LOTS 119 & 120 THE COVE AT HELENA

BEING A RESURVEY OF LOTS 119 AND 120 THE COVE AT HELENA SUBDIVISION AS RECORDED IN MAP BOOK 51, PAGE 97 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA AND BEING SITUATED IN THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 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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By: Planning & Zoning Chairman — Date: 4/14/2021
By: City Clerk — Date: 4/15/2021
By: City Engineer — Date: 4/14/2021
By: Mayor of the City of Helena — Date: 4.14.2021

## CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 50.00' | 78.54' | 70.71' | S 44°42'25" E | 89°59'41" |
| C2 | 50.00' | 78.54' | 70.71' | N 45°17'35" E | 90°00'00" |

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 88°40'45" E | 25.67' |
| L2 | N 01°19'15" E | 5.46' |
| L3 | S 89°01'28" E | 71.66' |
| L4 | S 80°44'26" E | 42.69' |
| L5 | N 00°17'35" E | 17.25' |
| L6 | N 88°40'45" W | 11.36' |
| L7 | N 39°40'41" E | 17.90' |
| L8 | S 00°17'35" W | 14.04' |

(9) LOT 7, BLOCK 2 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(10) LOT 6, BLOCK 2 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(11) LOT 5, BLOCK 2 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(12) LOT 4, BLOCK 2 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(13) LOT 3, BLOCK 2 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(14) LOT 2, BLOCK 2 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(15) LOT 1, BLOCK 2 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(16) LOT 6, BLOCK 1 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(17) LOT 5, BLOCK 1 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(18) LOT 4, BLOCK 1 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(19) LOT 3, BLOCK 1 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(20) LOT 2, BLOCK 1 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(21) LOT 1, BLOCK 1 BRECKENRIDGE PARK MAP BOOK 9, PAGE 110
(22) LOT 13, BLOCK 4 BRECKENRIDGE PARK MAP BOOK 9, PAGE 150

APRIL 2021 — JOB #17NWD02