

RIVER POINTE II

12.41 ACRES ±

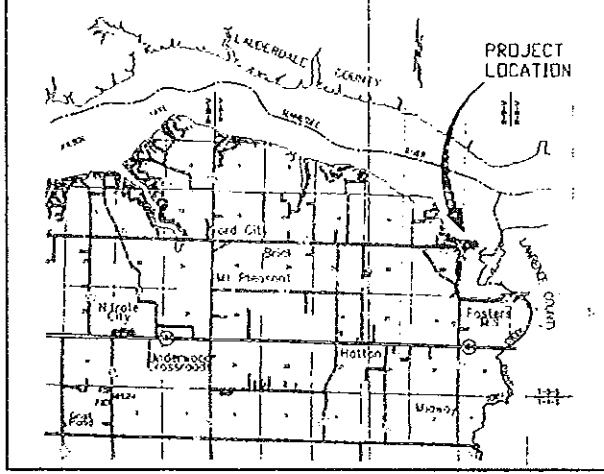
PART OF THE S.W. 1/4 OF SECTION 13, T-3-S, R-9-W
AND
PART OF THE N.W. 1/4 OF SECTION 24, T-3-S, R-9-W
AND
PART OF THE N.E. 1/4 OF SECTION 23, T-3-S, R-9-W

CURVE DATA

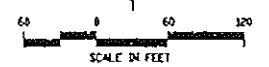
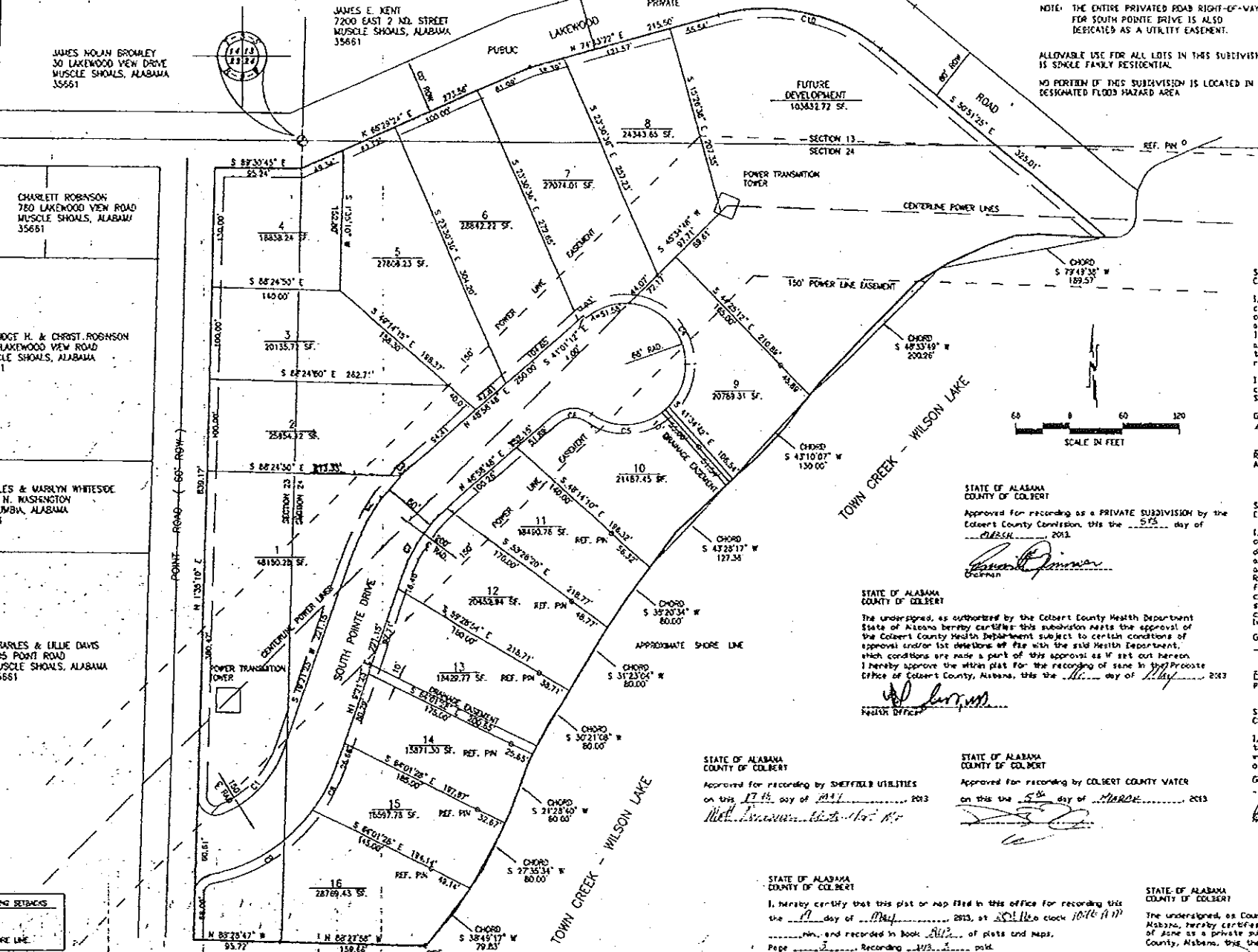
Curve No.	Chord Length	Chord Bearing	Radius	Central Angle	Delta	Delta Bearing	Delta Length
C1	162.14	S 72° 45' 00" W	120.00	72.45	130.35	S 55° 28' 37" W	121.04
C2	254.73	S 32° 20' 34" W	200.00	32.21	103.54	S 52° 15' 11" W	102.87
C3	244.42	S 32° 20' 34" W	200.00	32.21	103.54	S 52° 15' 11" W	102.87
C4	144.40	S 27° 17' 00" W	100.00	27.17	51.53	S 45° 11' 22" W	50.25
C5	178.15	S 27° 17' 00" W	100.00	27.17	51.53	S 45° 11' 22" W	50.25
C6	279.40	S 27° 17' 00" W	100.00	27.17	51.53	S 45° 11' 22" W	50.25
C7	293.71	S 27° 17' 00" W	100.00	27.17	51.53	S 45° 11' 22" W	50.25
C8	170.00	S 27° 17' 00" W	100.00	27.17	51.53	S 45° 11' 22" W	50.25
C9	170.00	S 27° 17' 00" W	100.00	27.17	51.53	S 45° 11' 22" W	50.25
C10	245.29	S 27° 17' 00" W	100.00	27.17	51.53	S 45° 11' 22" W	50.25
C11	245.29	S 27° 17' 00" W	100.00	27.17	51.53	S 45° 11' 22" W	50.25
C12	245.29	S 27° 17' 00" W	100.00	27.17	51.53	S 45° 11' 22" W	50.25

NOTE: SOUTH POINTE DRIVE IS A PRIVATE ROAD NOT MAINTAINED BY COLBERT COUNTY.
NOTE: THE ENTIRE PRIVATE ROAD RIGHT-OF-WAY FOR SOUTH POINTE DRIVE IS ALSO DEDICATED AS A UTILITY EASEMENT.

ALLOWABLE USE FOR ALL LOTS IN THIS SUBDIVISION IS SINGLE FAMILY RESIDENTIAL.
NO PORTION OF THIS SUBDIVISION IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.



VICINITY MAP



STATE OF ALABAMA
COUNTY OF COLBERT

I, Ronnie E. Vignoton, a registered land surveyor in said State and County, hereby certify that I have surveyed that certain tract of land designated as RIVER POINTE II on the annexed plat, situated in part of the S.W. 1/4 of Section 13, T-3-S, R-9-W and part of the N.W. 1/4 of Section 24, T-3-S, R-9-W, Colbert County, Alabama. I have subdivided said tract showing the easements thereon, giving the bearings and lengths of each line, as well as the size of the tracts. I further certify that the annexed plat is a true and correct plat of said subdivision and shows the proper relationship to the U.S. Government Survey of Public Lands in the State of Alabama.

I hereby certify/state that all parts of this survey and proving have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

Given under my hand and seal, this the 17th day of March, 2013.

Ronnie E. Vignoton
Ronnie E. Vignoton
Alabama Registration No. 15918



STATE OF ALABAMA
COUNTY OF COLBERT

I, Charles Kenneth Irby, Sr. duly authorized officer of RIVER POINTE DEVELOPMENT, INC. owner of the property platted on the annexed plat and designated as RIVER POINTE II do hereby accept and expressly adopt said plat as the official record of same and in consideration of the respective benefits to accrue to us, our successors and assigns, do hereby grant and convey to Sheffield Utilities and Colbert County Rural Water Authority, its successors and assigns, the easements shown hereon for electric, telephone, water, gas and sewer lines, and also ingress and egress, conveying the privileges necessary for the installation and maintenance of such utilities over the respective easements, including the right to cut and clear trees or parts thereof or other objects that may injure or endanger utility lines.

Given under my hand and seal, this the 17th day of March, 2013.

Charles Kenneth Irby, Sr.
Charles Kenneth Irby, Sr.
President

STATE OF ALABAMA
COUNTY OF COLBERT

I, the undersigned, a notary public in said State and County, hereby certify that Charles Kenneth Irby Sr., whose name is signed to the foregoing plat and who is known by me, acknowledged on this date that being informed of the contents of said plat, executed the same voluntarily on the day that same bears date.

Given under my hand and seal, this the 17th day of March, 2013.

William M. Cozzitoo
William M. Cozzitoo
Notary Public

STATE OF ALABAMA
COUNTY OF COLBERT

Approved for recording by SHEFFIELD UTILITIES on this 17th day of MAR, 2013.

William M. Cozzitoo
Notary Public

STATE OF ALABAMA
COUNTY OF COLBERT

Approved for recording by COLBERT COUNTY WATER on this the 5th day of MARCH, 2013.

William M. Cozzitoo
Notary Public

STATE OF ALABAMA
COUNTY OF COLBERT

I, hereby certify that this plat or map filed in this office for recording this the 17th day of March, 2013, at 2:01:16 o'clock PM is a true and correct copy of the original, and recorded in Book 2112 of plats and maps.

Page 2 Recording 412 paid.

Darrel Rose
Darrel Rose
Private Judge
Colbert County, AL

STATE OF ALABAMA
COUNTY OF COLBERT

The undersigned, as County Engineer of the County of Colbert, Alabama, hereby certifies approval of this plat for the recording of same as a private subdivision in the Probate Office of Colbert County, Alabama, this the 22nd day of March, 2013.

William M. Cozzitoo
County Engineer
Colbert County, AL

IRON PINS SET ON ALL PROPERTY CORNERS

FINAL SUBDIVISION PLAT			
RIVER POINTE II			
COLBERT COUNTY, ALABAMA			
PRICE & RIDER ENGINEERING, INC.			
216 WEST TENNESSEE STREET		PIANANCE, ALABAMA	
PH. (256) 297-8774		FAX (256) 781-2251	
DRAWN BY	DATE	SHEET	
CHICKEN D.C.P.	11/1/2013	1 OF 2	
REVISIONS	SCALE	SHEET	
	1"=80'	11-253PLAT2	

MINIMUM BEARING STANDARDS

20' FROM
10' FROM
5' FROM

BILL & LORETTA DAVIS
640 POINT ROAD
MUSCLE SHOALS, ALABAMA 35661

NOTE: A 10' UTILITY EASEMENT ALONG AND ADJACENT TO ALL RIVER POINTE II SUBDIVISION RIGHTS-OF-WAY IS DEDICATED.