

RIVER OAKS - SECTION IVSheffield, AlabamaFebruary, 1960

Foster F. Fountain, Jr., a Registered Civil Engineer & Land Surveyor, hereby certifies that he has surveyed that certain tract of land situated in the City of Sheffield, Colbert County, Alabama, known and described as follows, to-wit:

Commence at the point of intersection of the S. E. R. O. W. line of 18th Avenue and the S.W. R.O.W. line of 35th St. according to the plat of River Oaks, Section I by Vernon P. Crockett, C.E., with true co-ordinates of X-446,560.2 and Y-1,736,839.6 according to the Alabama West-State System of Rectangular Co-ordinates: thence N 39 degrees 25' E. 60 feet; thence N 50 degrees 35' W 15 feet; thence N 39 degrees 25' E. 10 feet; thence N. 50 degrees 35' W. 165 feet; thence N. 22 degrees 04' E. 556.90 feet; thence N 50 degrees 55' E. 196 feet; thence S 66 degrees 05' E. 65 feet; thence N. 13 degrees 42' W. 481 feet, more or less, to the low water mark on the south bank of the Pickwick Reservoir of the Tennessee River for the point of beginning; thence S 13 degrees 42' E. back along the last described course 481 feet, more or less to a point; thence S 66 degrees 05' E. 162.36 feet; thence S 45 degrees 35' E. 145.71 feet; thence S. 26 degrees 15' E. 360 feet to a point on a concrete monument; thence S. 56 degrees 15' E. 435 feet to a point on a concrete monument; thence N. 66 degrees 25.5' E. 287.67 feet; thence N. 74 degrees 14' E. 272 feet to a point on the Easterly boundary of Darby Avenue; thence N. 85 degrees 43' E. 725.85 feet to a point on the Westerly boundary of Musick Street; thence S. 5 degrees 44' E. along said Westerly boundary of Musick Street 567.95 feet to the point of intersection of the Westerly boundary of Musick Street and the Northerly boundary of Hatch Boulevard; thence N. 84 degrees 55' E. along the Northerly boundary of Hatch Boulevard 50 feet to the point of intersection of the Northerly boundary of Hatch Boulevard and the Easterly boundary of Musick Street; thence N. 5 degrees 44' E. along the Easterly boundary of Musick Street 958.92 feet to the point of intersection of the Easterly boundary of Musick Street and the Southerly boundary of Fountain Avenue; thence N 83 degrees 37' E. along the Southerly boundary of Fountain Avenue; 160 feet to a point on the Westerly boundary of Easton, Alabama Subdivision; thence N. 5 degrees 44' W. (formerly designated N 3 degrees 15' W) along the Westerly boundary of Easton, Alabama Subdivision 50 feet to a point on the Northerly boundary of Fountain Avenue; thence S. 83 degrees 37' W. along the Northerly boundary of Fountain Avenue 162.35 feet to a point on a curve to the left having a radius of 274.64 feet and a central angle of 29 degrees 46'; thence Southwesterly along the arc of said curve 142.68 feet to the Southeasternmost corner of Lot 42, Block A, River Oaks Section IV; thence N. 33 degrees 46.5' W. along the Easterly boundary of said Lot 309.36 feet; thence S. 72 degrees 36' W. 256.95 feet to a point on a concrete monument; thence N 17 degrees 24' W. 450 feet to a point on a concrete monument; thence S. 89 degrees 36' W. 470 feet; thence N 57 degrees 24' W. 314.80 feet; thence N. 71 degrees 24' W. 230 feet, more or less to the low water mark on the south bank of Pickwick Reservoir of the Tennessee River; thence Southwesterly along the meanderings of said low water mark 586 feet, more or less, to the point of beginning, containing 44.50 acres, more or less.

Foster F. Fountain, Jr., a Registered Civil Engineer & Land Surveyor, further certifies that on behalf of the owners of said property, that he has sub-divided the above described into lots and blocks, showing the street, easement and public grounds therein, giving the bearing, lengths, widths and name of each street, as well as the number of each lot and block and the attached map and plat is a true and correct map and plat of said subdivision of the above described property, and shows the correct relation of the land so mapped and platted to the United States Government Survey, on this the 13th day of February, 1960.

River Manor Properties, Inc., a corporation, organized and existing under the laws of Alabama, the owner of the property shown hereon and mapped, platted and designated as "River Oaks - Section IV", hereby accepts and expressly adopts said map and plat as an official record of same and in consideration of the benefits to accrue to it hereunder, does hereby grant, and convey to the City of Sheffield, Alabama, and its successors the streets and easements shown hereon for electricity, telephone, gas, water and sewer services and any other utility or public services furnished or provided by said municipal corporation, together with such privileges necessary for the installation and maintenance of such utilities or services over the respective rights of way and easements, including the right to cut and clear tree or trees or other objects that may injure or endanger overhead lines. All lots shown in the map and plat of said subdivision are subject to protective covenants duly filed of record in the office of the Probate Judge, Colbert County, Alabama.

In Witness Whereof, River Manor Properties, Inc., a corp., has caused this Certificate of Conveyance and Adoption to be executed by E.H. Darby, Its President, and to be attested by John F. Darby, Its Secretary, each of whom has heretofore been authorized so to do. This 13th day of February, 1960.

ATTESTED: John F. Darby, (Signed) RIVER MANOR PROPERTIES
Secretary INC., By E. H. Darby,
President

Acknowledged in general form by E. H. Darby as President of River Manor Properties, Inc., a corporation, in his capacity as such officer, this the 13th day of Feb., 1960, before Bob Price, Notary Public, Colbert County, Alabama.

Approved for recording by the City Engineer, of the City of Sheffield, Alabama, Paxton-Alexander Engineers, By Sydney K. Alexander, Partner, on February 15th, 1960.

Approved for recording by the Planning Commission of the City of Sheffield, Alabama, W. E. Hooper, Chairman, on this the 25th day of February, 1960.

Accepted and Approved by the Board of Commissioners of the City of Sheffield, Alabama, C. L. Beard, President, on this the 29th day of February, 1960.