

VICINITY MAP NO SCALE

RIVER ROAD ACRES

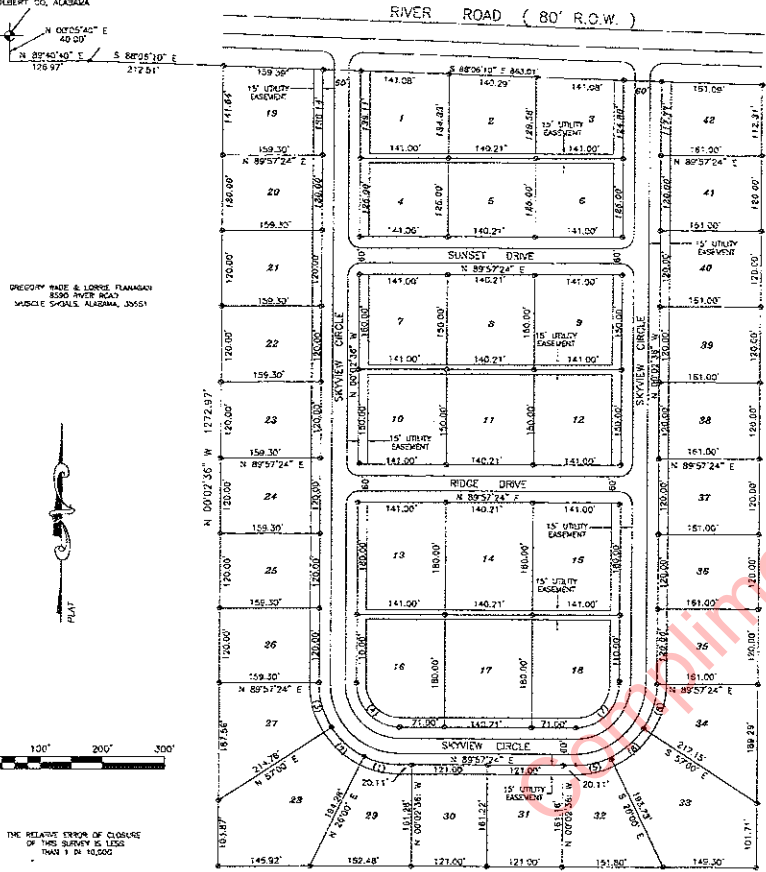
COLBERT COUNTY, ALABAMA

OWNER: BIC RIVER LAND COMPANY

JERRY JAMES, PRESIDENT

NORTHWEST CORNER
NORtheast 1/4 OF SECTION 22
T-3-S, R-9-W
COLBERT CO, ALABAMA

JUDY WALKS
7303 COUNTY LIST ROAD
LEWISTON, ALABAMA 36649



GREGORY WADE & LORRAE FLANAGAN
8300 RIVER ROAD
MUSCLE SHOALS, ALABAMA 36651

WILLIAM R. AMERS
8815 RAINBOW
MUSCLE SHOALS, ALABAMA



THE RELATIVE ERROR OF CLOSURE
OF THIS SURVEY IS LESS
THAN 1 IN 10000

NOTE: 15' EASEMENTS ALONG AND ADJACENT
TO ALL PUBLIC RIGHTS-OF-WAY AND ADJACENT
BACK PROPERTY LINES AS SHOWN

PRELUD. LEONARD ESTATE & DYNASC. PARTNERSHIP**
P.O. BOX 133
TOWN DREXEL, ALABAMA 36679

SURVEYORS CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF COLBERT

I, Rommie E. Wiginton, a Licensed Professional Land Surveyor in the State of Alabama, do hereby certify that this a plot of an actual field survey of lots 1 through 42, inclusive of River Road Acres Subdivision more particularly as follows:

DESCRIPTION
A TRACT OR PARCELS OF LAND LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 9 WEST, COLBERT COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO BEGIN AT THE POINT OF BEGINNING IN THE NORTHWEST CORNER OF SAID SECTION 22; THENCE S 89°07'36" E FOR 212.51 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RIVER ROAD; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE
S 89°07'36" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RIVER ROAD FOR 884.71 FEET; THENCE S 00°02'56" E FOR 1204.21 FEET; THENCE S 89°55'41" W FOR 1272.93 FEET TO THE POINT OF BEGINNING.

I further state that this survey and plat meets the minimum technical standards set forth by the Alabama State Board of Licensure for Professional Engineers and Land Surveyors in Title 330-X-14-05 (c) to the best of my knowledge, information and belief.

This the 27th day of May 2009
Rommie E. Wiginton
Rommie E. Wiginton
Alabama License # 15818

STATE OF ALABAMA
COUNTY OF COLBERT

ACKNOWLEDGMENT
I, *Jerry James*, Mayor, Public in and for said County, in said State, hereby certify that *Rommie E. Wiginton*, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me for this day that being informed of the content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this 27th day of May 2009.
Jerry James
Mayor

ENGINEERS CERTIFICATE OF ENGINEERING DESIGN AND CONSTRUCTION
I, *Don C. Price, Jr.*, a professional engineer licensed in the State of Alabama, License Number 11615, do hereby certify that the streets and drainage system for River Road Acres Subdivision have been designed and constructed under my supervision in accordance with the construction rules and regulations of the County Engineer.

I further certify that the drainage system has been designed and constructed to meet the 10 year storm criteria. This design will ensure that all drainage waters occurring during a storm of less than 10 year storm magnitude will flow in the right-of-way or drainage easements indicated as shown on the attached plat for this subdivision.

I further certify that the streets are designed and constructed for a design speed of 25 mph and to meet applicable design criteria for safety, geometry, grades, and typical sections according to the Alabama Department of Transportation County Road Design Policy.

I further certify that I have checked all test reports and that all base material, concrete, and asphalt have been installed in accordance with the typical sections, profiles and plan details and meet minimum requirements set out in the most current edition of the State of Alabama Department of Transportation Standard Specifications for Highway Construction.

I further certify that all Federal and State permits required for construction of this subdivision were obtained and complied with during construction.
This the 27th day of May 2009.
Don C. Price, Jr.
Don C. Price, Jr.
Alabama Professional Engineer License Number 11615
Resident
Price & Rider Engineering, Inc.

DEDICATION
I, *Jerry James*, President of *Bic River Land Company*, the owner of said land covered by *Rommie E. Wiginton*, do hereby certify that the site was and is vested in said owner and join in the foregoing declaration made by said *Rommie E. Wiginton* in and for said County, in said State, do hereby certify that he sets out his said intention to dedicate said lands into uses as shown by said plat and as hereby dedicated, granted and conveyed for public use for the streets, drains and public grounds as shown on said plat.

Signed and sealed in the presence of:
Jerry James
Mayor

ACKNOWLEDGMENT
I, *Jerry James*, Mayor, Public in and for said County, in said State, hereby certify that *Jerry James*, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me for this day that being informed of the content of the instrument, he as such officer acted with full authority, executed the same voluntarily for and in the name of said corporation.

GIVEN under my hand and official seal this 27th day of May 2009.
Jerry James
Mayor

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
I, *William R. Amers*, County Engineer of the County of Colbert, Alabama, hereby certify approval of this plat for the recording of same in the Probate Office of Colbert County, Alabama, this 27th day of May 2009.

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
The undersigned, as County Engineer of the County of Colbert, Alabama, hereby certifies approval of this plat for the recording of the same in the Probate Office of Colbert County, Alabama, this 27th day of May 2009.

CERTIFICATE OF APPROVAL BY THE COLBERT COUNTY HEALTH DEPARTMENT
The undersigned, as authorized by the Colbert County Health Department, State of Alabama, hereby certifies this subdivision meets the approval of the Colbert County Health Department subject to certain conditions of approval set forth in the attached plat, which conditions were made a part of the approval as set out herein. I hereby approve the within plat for the recording of same in the Probate Office of Colbert County, Alabama, this 27th day of May 2009.

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSION OF COLBERT COUNTY, ALABAMA
STATE OF ALABAMA
COUNTY OF COLBERT
Approved for recording by the County Commission of Colbert County, Alabama, this 27th day of May 2009.

STATE OF ALABAMA
COUNTY OF COLBERT
I, *Thomas Griffin*, Probate Judge, Colbert County, Alabama, hereby certify that the attached plat of RIVER ROAD ACRES, was duly filed in the Office of the Judge of Probate of Colbert County, Alabama in Plat Cabinet _____ This the 27th day of May 2009.

William R. Amers
County Engineer, Probate
Judge, Colbert County, AL

RIVER ROAD ACRES
COLBERT COUNTY, ALABAMA

PRICE & RIDER ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
228 WEST TENNESSEE STREET FLORENCE, ALABAMA
(256) 765-9374

DRAWN BY _____ DATE 1/07/09 SHEET _____
CHECKED BY _____ SCALE 1" = 100'
FILE NAME: _____ REVISIONS: _____ OF 1 SHEETS

08-333

CURVE TABLE					
RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
100.00	56.25	70.00	56.25	113.14	S 77.91° 10' 00" W
150.00	37.50	105.00	75.00	171.92	N 48.34° 00' 00" E
200.00	28.13	140.00	100.00	229.03	N 31.16° 10' 00" W
250.00	21.00	175.00	125.00	285.43	N 15.00° 00' 00" E
300.00	15.71	210.00	150.00	341.12	N 0.00° 00' 00" E
350.00	11.25	245.00	175.00	396.09	S 7.91° 10' 00" W
400.00	8.44	280.00	200.00	450.36	S 15.00° 00' 00" W
450.00	6.25	315.00	225.00	503.95	S 21.00° 00' 00" W
500.00	4.76	350.00	250.00	556.88	S 26.00° 00' 00" W
550.00	3.86	385.00	275.00	609.17	S 30.00° 00' 00" W
600.00	3.21	420.00	300.00	660.84	S 33.00° 00' 00" W
650.00	2.71	455.00	325.00	711.91	S 35.00° 00' 00" W
700.00	2.33	490.00	350.00	762.41	S 36.00° 00' 00" W
750.00	2.03	525.00	375.00	812.36	S 36.00° 00' 00" W
800.00	1.79	560.00	400.00	861.78	S 35.00° 00' 00" W
850.00	1.60	595.00	425.00	910.69	S 33.00° 00' 00" W
900.00	1.44	630.00	450.00	959.11	S 30.00° 00' 00" W
950.00	1.31	665.00	475.00	1007.04	S 26.00° 00' 00" W
1000.00	1.20	700.00	500.00	1054.51	S 21.00° 00' 00" W