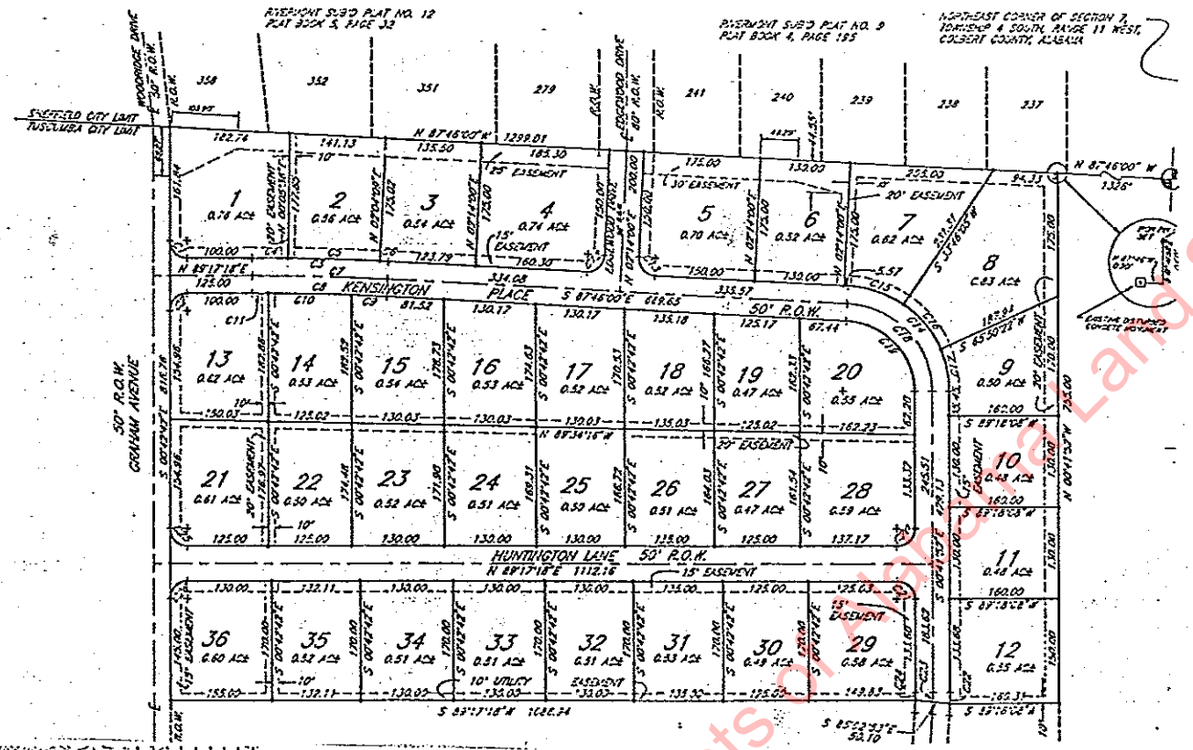
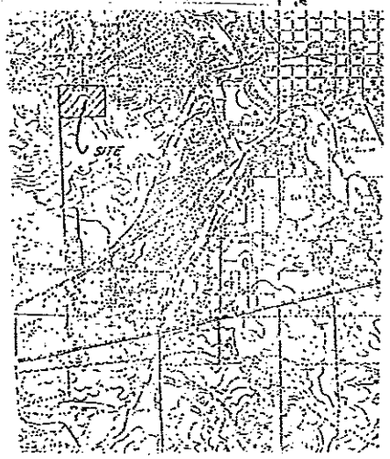
RIVERMONT-TUSCUMBIA

DEVELOPERS: MATTHEWS AND FRITTS INC.
P.O. BOX 576
FLORENCE, ALABAMA





CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	90°00'00"	25.00	39.27	35.36	25.00	S 45°16'00" E
C2	90°00'00"	25.00	39.27	35.36	25.00	S 44°44'00" W
C3	38°23'23"	275.00	184.24	180.82	95.64	S 68°04'18" W
C4	2°48'37"	275.00	13.50	13.50	6.75	S 88°28'00" W
C5	6°08'51"	275.00	29.50	29.48	14.77	N 86°20'34" W
C6	6°08'51"	225.00	24.13	24.12	12.08	N 86°20'34" W
C7	2°48'37"	225.00	11.04	11.04	5.52	S 88°28'00" W
C8	21°56'23"	275.00	105.30	104.65	53.36	S 78°18'00" E
C9	21°56'23"	225.00	86.16	85.63	43.66	S 78°18'00" E
C10	21°56'23"	325.00	124.45	123.69	63.09	S 78°18'00" E
C11	21°56'23"	375.00	143.60	142.74	72.80	S 78°18'00" E
C12	90°00'00"	25.00	39.27	35.36	25.00	S 45°16'00" E
C13	90°00'00"	25.00	39.27	35.36	25.00	S 44°44'00" W
C14	38°23'23"	225.00	150.76	147.96	78.23	S 68°04'18" W
C15	2°48'37"	225.00	11.04	11.04	5.52	S 88°28'00" W
C16	6°08'51"	225.00	24.13	24.12	12.08	N 86°20'34" W
C17	6°08'51"	275.00	29.50	29.48	14.77	N 86°20'34" W
C18	2°48'37"	275.00	13.50	13.50	6.75	S 88°28'00" W
C19	21°56'23"	225.00	86.16	85.63	43.66	S 78°18'00" E
C20	21°56'23"	275.00	105.30	104.65	53.36	S 78°18'00" E
C21	21°56'23"	325.00	124.45	123.69	63.09	S 78°18'00" E
C22	21°56'23"	375.00	143.60	142.74	72.80	S 78°18'00" E

NOTE:
1. FRONT BUILDING SETBACK LINES ARE 40' FROM R.O.W.
2. ALL EASEMENTS ARE UTILITY AND DRAINAGE EASEMENTS.
3. ALL LOT CORNERS ARE IRON PIN SET.

I, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

THIS THE 11th DAY OF Oct 1991.

Richard T. Collins L.S.
RICHARD T. COLLINS L.S.

STATE OF ALABAMA
COUNTY OF COLBERT

I, Richard T. Collins, A Registered Land Surveyor in said State and County, hereby certify that I have surveyed that certain tract of land designated as RIVERMONT - TUSCUMBIA on the annexed plat situated in Section 7, Township 4 South, Range 13 West, Colbert County, Alabama. I have subdivided said tract into lots numbered as shown and designated thereon, giving the bearings, lengths, widths, names of each thereto, as well as the size and number of each lot. 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.

Given under my hand and seal, this the 11th day of Oct, 1991.

Richard T. Collins L.S.
Richard T. Collins, L.S.
Alabama Registration No. 13406

PLAT 357

STATE OF ALABAMA
COUNTY OF COLBERT

We, the undersigned, Matthews and Fritts, Inc., Owners of the property platted on the annexed plat and designated as RIVERMONT - TUSCUMBIA do hereby accept and expressly adopt said plat as the official record of same, and in consideration of the respective benefits to accrue to said corporation, its successors, and assigns, does hereby grant and convey to the City of Tuscumbia, Alabama, its successors and assigns, the easements and rights of ways over, under, across, and above the streets and public roads and alleys shown hereon for electric, telephone, water, gas and sewer lines, and also for such purposes other easements as shown, with the right of ingress and egress, conveying the privileges necessary for the installation and maintenance of such utilities over the respective rights of ways and 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 this the 3 day of January 1992.

ATTEST: Matthews and Fritts, Inc.

Millard Glenn Matthews — Millard Glenn Matthews, It's Secretary-Treasurer
Luther Wayne Fritts — Luther Wayne Fritts, It's President

STATE OF ALABAMA
COUNTY OF COLBERT

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that the persons whose names are signed to the foregoing plat and who are known to me, acknowledged before me that being informed of the contents of said instruments, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3 day of January, 1992.

Notary Public

STATE OF ALABAMA
COUNTY OF COLBERT

I, W. Thomas Crossliu, Probate Judge of Colbert County, Alabama, hereby certify that the attached plat of RIVERMONT - TUSCUMBIA was filed for recording and was duly recorded in Plat Cabinet C, Slide 27, this the 7th day of January, 1992.

W. Thomas Crossliu
Judge, Colbert County

STATE OF ALABAMA
COUNTY OF COLBERT

Approved for recording by the Planning Commission of the City of Tuscumbia, Alabama, this the 7th day of January, 1992.

Chairman, Tuscumbia Planning Commission

STATE OF ALABAMA
COUNTY OF COLBERT

Approved for recording by the Mayor of the City of Tuscumbia, Alabama, this the 6th day of January, 1992.

Mayor Raymond B. Gibson
City of Tuscumbia

PLAT 357

FINAL PLAT
RIVERMONT-TUSCUMBIA
TUSCUMBIA, ALABAMA

REVISED	
DATE	

WHITE, LYNN, COLLINS, & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
FLORENCE, ALABAMA 35630

Compliments of Alabama Land Services, Inc.