

STATE OF ALABAMA
CHILTON COUNTY

DEDICATION AND RESTRICTIONS

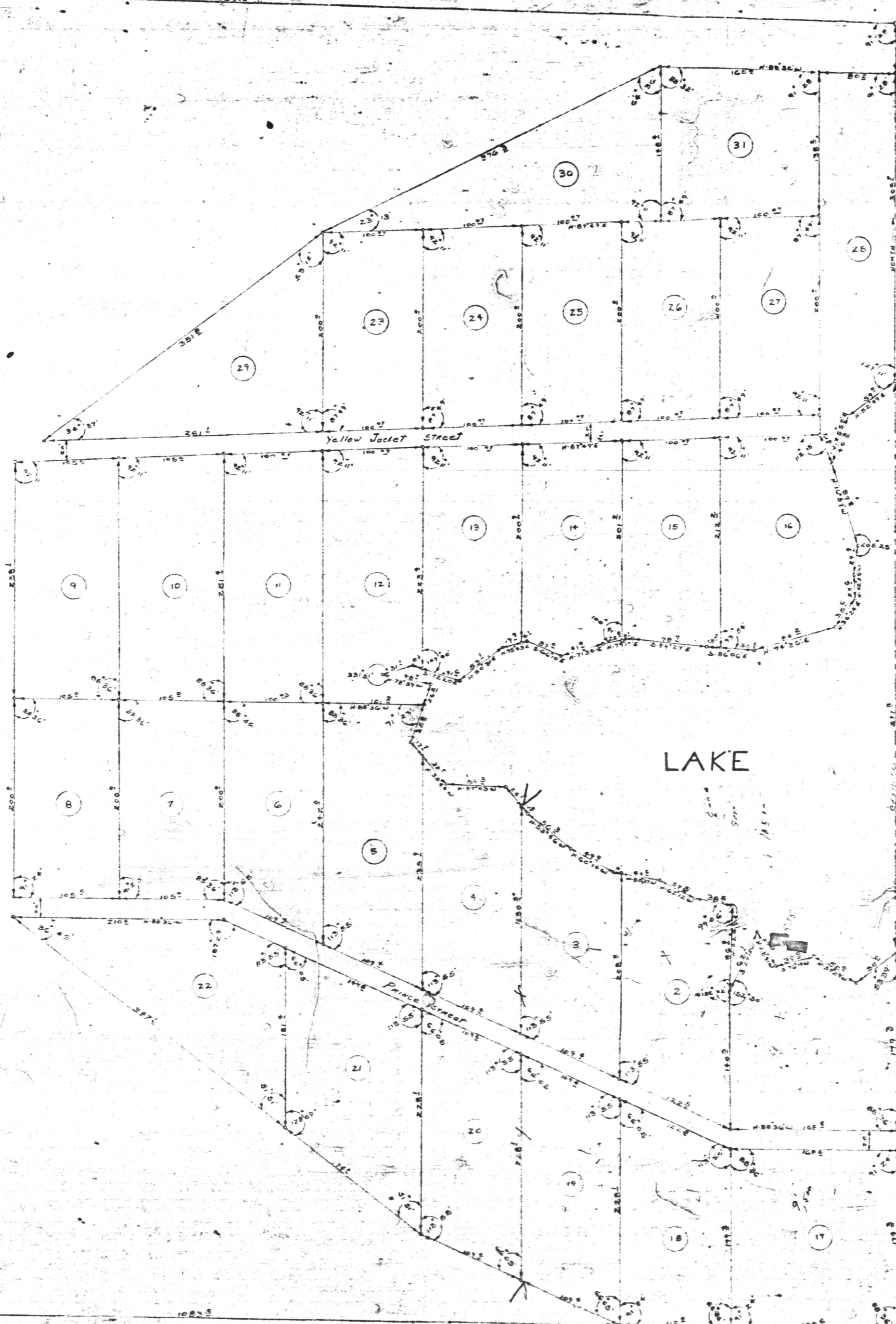
We, the undersigned owners of Riverview Sub-Division, on the Coosa River, Lay Lake, Chilton County, Alabama hereby acknowledge this survey of the same by W. R. Cowson, Registered Surveyor, and hereby dedicate Prince Street and Yellow Jacket Street as shown on said plat and survey, to the Western limits of lots eight (8) and nine (9).

This sub-division is limited and restricted as follows in favor of the present owners and the several or collective future owners, from date to January 1, 1985:

1. Rights of Alabama Power Company to all parts of the sub-division below the 357 foot elevation and datum plane.
2. Right of free access over property of present owners to the nearest public road or to Lay Lake.
3. Right of natural drainage.
4. An easement or right-of-way in Alabama Power Company and lot owners within the sub-division over each and every lot of sufficient width and length to supply electric power as well as telephone service or leased circuit television to each and every other lot or parcel within the sub-division or adjacent thereto, together with the right in the Alabama Power Company to cut and remove trees and shrubs from such right-of-way as hereinafter located and to install poles, wires, etc. and maintain the same.
5. An easement ten (10) feet in width over the back ten (10) feet of each and every lot in favor of each and every lot or parcel owner within the sub-division for water, gas or sewerage pipes and for such services to each and every parcel of the sub-division or areas adjacent thereto.

BUILDING RESTRICTIONS

1. No building or structure, other than fences shall be built within ten (10) feet of the property line of a different owner, prior to January 1, 1985.
2. All sewerage, trash and garbage disposal procedures shall be in strict compliance with the Laws of Alabama and rules and regulations of the Health Department of Chilton County, Alabama.
3. No structure, home or residence shall contain less than 1,000 square feet of enclosed heated area and not more than one, one family dwelling, home or residence shall be constructed on any one lot.
4. No permanent structure, home, house, residence or building within the sub-division shall incorporate as part thereof any bus body, house trailer or other mobile vehicle thereby made immobile, and no structure, porch, or other facility shall be constructed thereon and attached to any such body or vehicle.
5. This sub-division and these restrictions shall enforce only those lands of owners sub-divided into lots and numbered hereon, and shall not include or embrace adjacent undivided lands.
6. Lots one through ten, inclusive and lots seventeen through twenty-two, inclusive, are hereby restricted for residential use only from date to January 1, 1985. All other lots are hereby zoned or designated as either commercial or residential, according to the desire of the present and future owners.



RIVERVIEW SUBDIVISION

COOSA RIVER

LAY LAKE

LAKE

State of Alabama
Chilton County

I, W. R. Cowson, Registered Surveyor of Chilton Ala hereby certify the foregoing to be a true and correct map or plat of the Friedl Ayrer property, to be known as the Riverview Subdivision, Coosa River, Lay Lake and adjacent lands with the boundaries of the N.W. 1/4 of the N.W. 1/4 Sec. 13 T-23-N R-15-E Chilton County, Alabama

W. R. Cowson
W. R. Cowson Reg. No 4214

ONE INCH = 50 FEET

STATE OF ALABAMA CHILTON COUNTY
I hereby certify that this is a true and correct copy of the original map or plat of the Friedl Ayrer property, to be known as the Riverview Subdivision, Coosa River, Lay Lake and adjacent lands with the boundaries of the N.W. 1/4 of the N.W. 1/4 Sec. 13 T-23-N R-15-E Chilton County, Alabama
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