Shelby Cnty Judge of Probate, AL
10/21/2015 08:58:05 AM FILED/CERT

Map Book 45 Page 46

NOTES

1. According to the Flood Insurance Rate Map (FIRM) for Shelby County, Alabama (community–panel number 011170 0091 E, dated February 20, 2013), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."

2. North arrow and bearings shown hereon are based on Transverse Mercator Projection – Alabama West Zone – NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by static observation. Using Base Station: Designation: AL 35 CORS ARP, PID DL7329 Combined Factor: 0.99996937 Convergence Factor: +0 24 23.7

SITE DATA TABLE

ZONING PC (PLANNED COMMERCIAL)

BUILDING SETBACK REQUIREMENTS	
FRONT YARD	50 FEET
REAR YARD	50 FEET
SIDE YARD	15 FEET

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°49'48" E	41.18'
L2	N 19°49'41" E	125.27'
L3	S 70°10'19" E	55.97'
L4	N 19°49'41" E	32.22'
L5	N 01°19'00" W	68.12'
L6	N 68°49'37" W	287.66'
L7	S 19°49'42" W	26.85'

CURVE TABLE

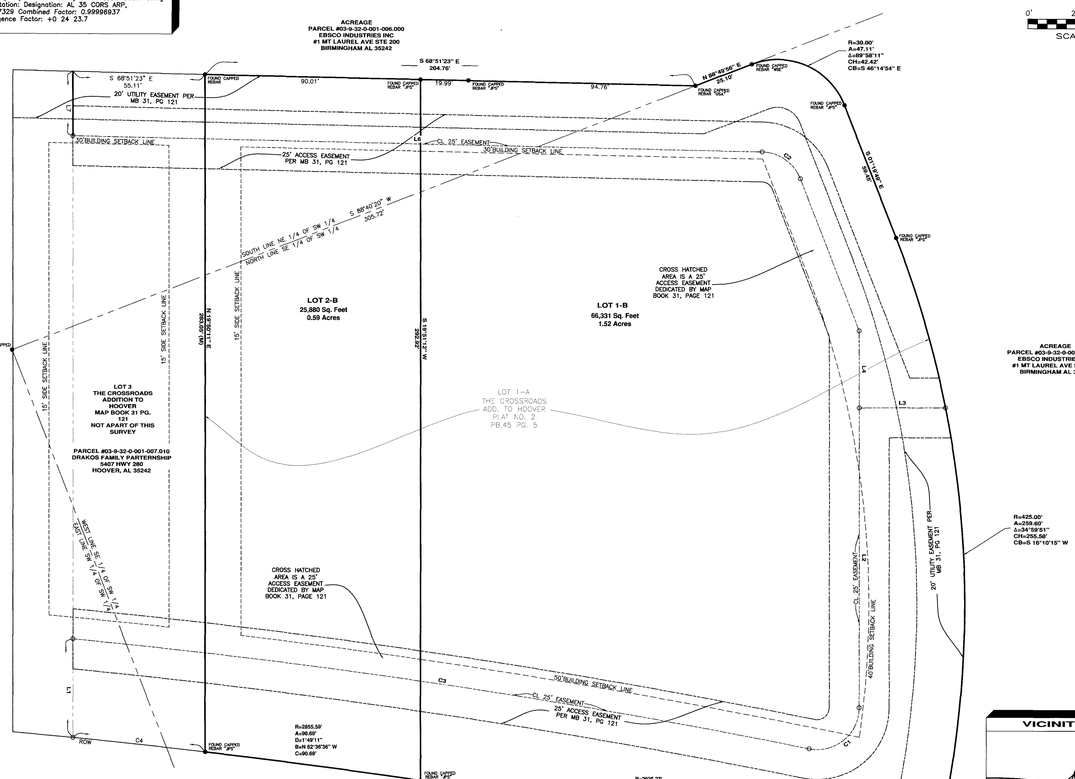
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	17.50'	31.00'	101°28'58"	27.13'	N 70°34'09" E
C2	17.50'	20.63'	67°30'33"	19.45'	N 30°04'19" W
C3	2985.79'	310.63'	5°57'39"	310.49'	S 67°40'13" E
C4	2444.38'	55.39'	1°17'54"	55.39'	N 67°54'13" W

LEGEND

- IRON PIN FOUND
- IRON PIN SET (5/8" REBAR w/CAP)
- FOUND CONCRETE MONUMENT
- CALCULATED POINT
- ROW RIGHT OF WAY

GRID NORTH
ALABAMA WEST

0' 20' 40' 60'
SCALE IN FEET
1"=20'



By: _____ Date: 10-12-15
Planning & Zoning Chairman

By: Maggie Handley Date: 10/20/15
City Clerk

By: _____ Date: 10-19-15
City Engineer

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Derek S. Meadows, a Professional Land Surveyor of the State of Alabama, as Surveyor, and Drakos Family Partnership, as Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said Owner; that this plat or map is a true and correct plat or map of lands shown hereon and known as CROSSROADS ADDITION TO HOOVER, PLAT NO. 3 showing the streets, alleys, and public grounds, giving the bearings, length, width, and the name of each street as well as the number of each lot and block, showing the relation of the lands to the Government Survey; and that iron pins have been installed (or will be installed) at all lot corners and curve points as shown and designated by small, solid circles on said plat or map. The undersigned appoint the City of Hoover as agent for the purpose of filing said plat or map, together with this instrument, for record, and certify that they have full authority to execute this instrument and map. I further certify that the subject property has no mortgage other than the one shown hereon.

Dated: 7-15-15
Gonzalez-Strength & Associates, Inc.
Derek S. Meadows
Ala. Reg. No. 29996

OWNER
Drakos Fargily Partnership
7-15-15
Managing Member

MORTGAGEE
First Commercial Bank
Managing Member

ALABAMA REGISTERED No. 29996 PROFESSIONAL LAND SURVEYOR DEREK S. MEADOWS

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as Surveyor for Gonzalez-Strength & Associates, Inc., and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

Given under my hand and seal this the 15TH day of SEPTEMBER, 2015.
Notary Public — My commission expires: 5-21-2019

MICHAEL W. HUTTON NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Nancy Drakos, as Managing Member for Drakos Family Partnership, as owner, whose name is signed to the foregoing certificate and who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed same voluntarily as such representative with full authority therefor.

Given under my hand and seal this the 29TH day of SEPTEMBER, 2015.
Notary Public — My commission expires: 5-21-2019

MICHAEL W. HUTTON NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
_____ COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that _____, as Managing Member for First Commercial Bank, as Mortgagee, whose name is signed to the foregoing certificate and who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed same voluntarily as such representative with full authority therefor.

Given under my hand and seal this the 7TH day of OCT, 2015.
Notary Public — My commission expires: 03-01-2017

MARY ASHLEY WILLIAMS NOTARY PUBLIC STATE OF ALABAMA AT LARGE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE EXISTING LOT INTO TWO LOTS.

THE CROSSROADS ADDITION TO HOOVER PLAT NO. 3

BEING A RE-SURVEY OF LOT 1-A ACCORDING TO THE MAP OF CROSSROADS ADDITION TO HOOVER PLAT NO. 2 AS RECORDED IN MAP BOOK 45, PAGE 5 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA, BEING SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 WEST SHELBY COUNTY, ALABAMA.

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35244
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FAX: (205) 942-2029
Gonzalez-Strength.com
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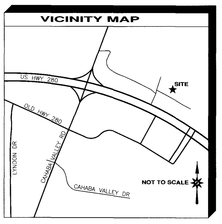
VICINITY MAP



SEPTEMBER 2015 — JOB #14KART01