Map Book 48 Page 18A

20170721000262740 1/2 $18.00
Shelby Cnty Judge of Probate, AL
07/21/2017 08:44:48 AM FILED/CERT

FINAL PLAT OF THE SUBDIVISION OF:

LAKE WILBORN PHASE 1A

Being a subdivision of acreage situated in the W 1/2 of Section 4, Township 20 South, Range 3 West & the NE 1/4 of Section 5, Township 20 South, Range 3 West in the City of Hoover, Shelby County, Alabama

SCALE : 1" = 200' May 17, 2017

GRAPHIC SCALE

0 200 400 800

OWNER: P.R. WILBORN, LLC
305 CHURCH STREET, SUITE 715
HUNTSVILLE, ALABAMA 35801

DEVELOPER: SB DEV. CORP.
3545 MARKET STREET
HOOVER, ALABAMA 35226
(205) 989-5588

ENGINEER: ALABAMA ENGINEERING COMPANY, INC.
2 OFFICE PARK CIRCLE, SUITE 11
BIRMINGHAM, ALABAMA 35223
(205) 803-2161

LEGEND

ROW	- RIGHT-OF-WAY
C	- CURVE
SF	- SQUARE FEET
TAN	- TANGENT
Δ	- CENTRAL ANGLE
R	- RADIUS
L	- LENGTH
MB	- MAP BOOK
PG	- PAGE
CL	- CENTERLINE
SAN.	- SANITARY

NOTES:

AN EXISTING NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES IS DEFINED BY 1994-03931 (SHELBY CO.), 200260-2612 (BESSEMER), AND 9402-4111 (JEFFERSON CO.) USING GROUND DETAILS WHICH ARE NO LONGER IN EVIDENCE. UNABLE TO DEFINE EASEMENT ON PLAT.

FLOOD ZONES ARE FROM GRAPHIC PLOTTING OF FEMA FIRM MAP NUMBER 01117C0203E WITH A REVISED DATE OF 2/20/2013.

I, GARRY BANNISTER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, AND THE UNDERSIGNED AS AN AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE LANDS SHOWN HEREON HEREBY STATE 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. ROWLAND JACKINS, SURVEYOR, FURTHER STATES THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS LAKE WILBORN PHASE 1A SHOWING THE DIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS , GIVEN THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND IT'S NUMBER, SHOWING THE STREETS, ALLEYS, AND PUBLIC LANDS GIVEN THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF LANDS TO THE GOVERNMENT SURVEY AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID MAP OR PLAT. SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

DATE May 23 2017
GARRY BANNISTER, PLS
ALABAMA REG. NO. 18399
FURTHER, I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OFTHE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

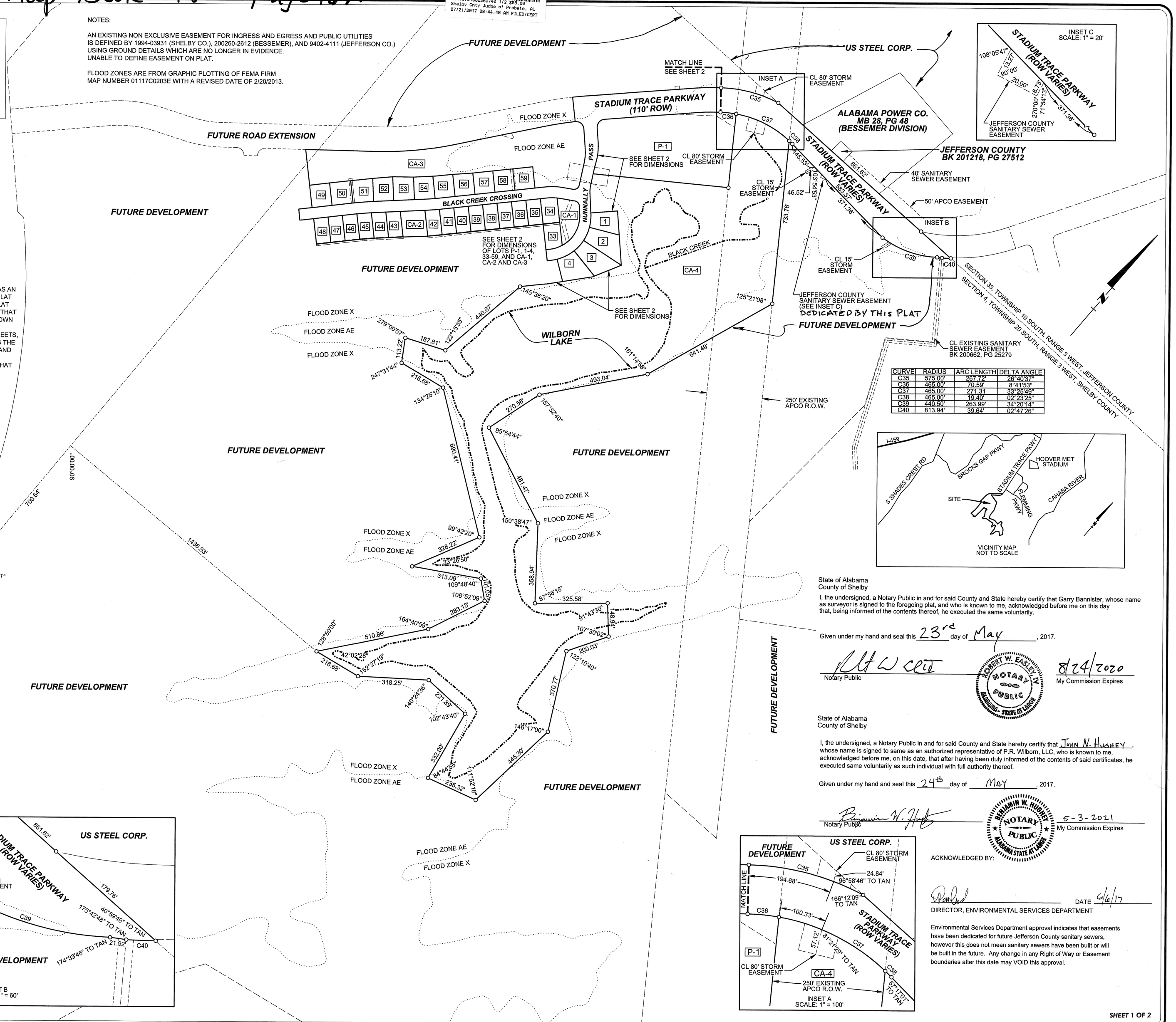
ALABAMA LICENSED No. 24325 PROFESSIONAL LAND SURVEYOR GARRY BANNISTER

DATE 5-24-17
P.R. WILBORN, LLC, OWNER

DATE 7/17/17
CITY CLERK, CITY OF HOOVER

APPROVED: DATE 7-13-17
CITY ENGINEER

APPROVED: DATE 6-1-17
CHAIRMAN PLANNING AND ZONING



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C35	575.00'	267.72'	26°40'37"
C36	465.00'	70.59'	8°41'53"
C37	465.00'	271.31	33°25'49"
C38	465.00'	19.40'	02°23'25"
C39	440.50'	263.99'	34°20'14"
C40	813.94'	39.64'	02°47'26"

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that Garry Bannister, whose name as surveyor is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this 23rd day of May, 2017.

Notary Public 8/24/2020 My Commission Expires

ROBERT W. EASLEY NOTARY PUBLIC ALABAMA - STATE AT LARGE

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that JOHN N. HUGHEY, whose name is signed to same as an authorized representative of P.R. Wilborn, LLC, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and seal this 24th day of May, 2017.

Notary Public 5-3-2021 My Commission Expires

BENJAMIN W. HUGHEY NOTARY PUBLIC ALABAMA STATE AT LARGE

ACKNOWLEDGED BY:

DATE 6/6/17
DIRECTOR, ENVIRONMENTAL SERVICES DEPARTMENT

Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers, however this does not mean sanitary sewers have been built or will be built in the future. Any change in any Right of Way or Easement boundaries after this date may VOID this approval.

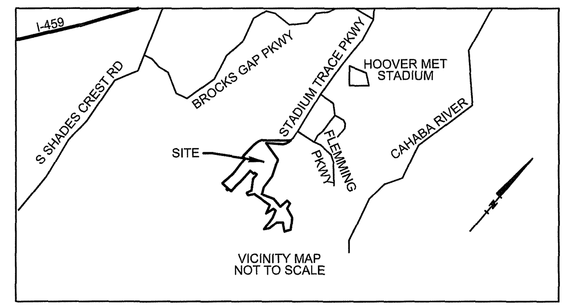
Map Book 48 Page 18B

20170721000250740 2/2 $38.00
Shelby Cnty Judge of Probate, AL
07/21/2017 08:44:48 AM FILED/CERT

ALABAMA LICENSED No. 24325 PROFESSIONAL LAND SURVEYOR GARRY BANNISTER

Garry Bannister

LEGEND	
R	RADIUS
L	LENGTH
D	CENTRAL ANGLE
ROW	RIGHT-OF-WAY
TAN	TANGENT
CL	CENTERLINE
MB	MAP BOOK
PG	PAGE
N.T.S.	NOT TO SCALE



VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	225.00'	64.75'	16°29'17"
C2	825.00'	80.88'	5°37'01"
C3	1465.00'	135.59'	5°18'10"
C4	1535.00'	349.54'	13°02'49"
C5	1575.00'	54.75'	1°59'31"
C6	35.00'	56.19'	91°59'31"
C7	715.00'	70.09'	5°37'01"
C8	150.00'	58.88'	22°29'24"
C9	275.00'	77.28'	16°06'01"
C10	225.00'	46.72'	11°53'50"
C11	25.00'	33.78'	77°24'49"
C12	25.00'	38.27'	87°43'04"
C14	150.00'	38.93'	14°52'07"
C15	285.23'	109.67'	22°01'47"
C16	35.00'	54.98'	90°00'00"
C17	200.00'	60.00'	17°11'19"
C19	975.00'	22.59'	1°19'39"
C20	1025.00'	23.75'	1°19'39"
C21	1025.00'	68.52'	3°49'49"
C22	975.00'	3.66'	0°12'55"
C23	975.00'	15.28'	0°53'52"
C24	1025.00'	1.41'	0°04'44"
C25	225.00'	16.50'	4°12'11"
C26	975.00'	44.91'	2°38'21"
C27	200.00'	86.05'	24°39'02"
C28	200.00'	62.79'	17°59'18"
C29	200.00'	65.00'	18°37'16"
C30	200.00'	28.06'	8°02'15"
C31	1025.00'	61.86'	3°27'28"
C32	975.00'	61.82'	3°38'55"
C33	150.00'	167.54'	63°59'46"
C34	465.00'	70.59'	08°41'53"

DEVELOPER: SB DEV. CORP.
3545 MARKET STREET
BIRMINGHAM, ALABAMA 35226
(205) 989-5588
CONTACT: JOE ETHRIDGE

OWNER: P.R. WILBORN, LLC
305 CHURCH STREET, SUITE 715
HUNTSVILLE, AL. 35801

ENGINEER: ALABAMA ENGINEERING COMPANY, INC.
2 OFFICE PARK CIRCLE, SUITE 11
BIRMINGHAM, ALABAMA 35223
(205) 803-2161

FINAL PLAT OF THE RESIDENTIAL SUBDIVISION:

LAKE WILBORN PHASE 1A

Being a subdivision of acreage situated in the W 1/2 of Section 4, Township 20 South, Range 3 West & the NE 1/4 of Section 5, Township 20 South, Range 3 West in the City of Hoover, Shelby County, Alabama

SCALE : 1" = 60'

May 17, 2017

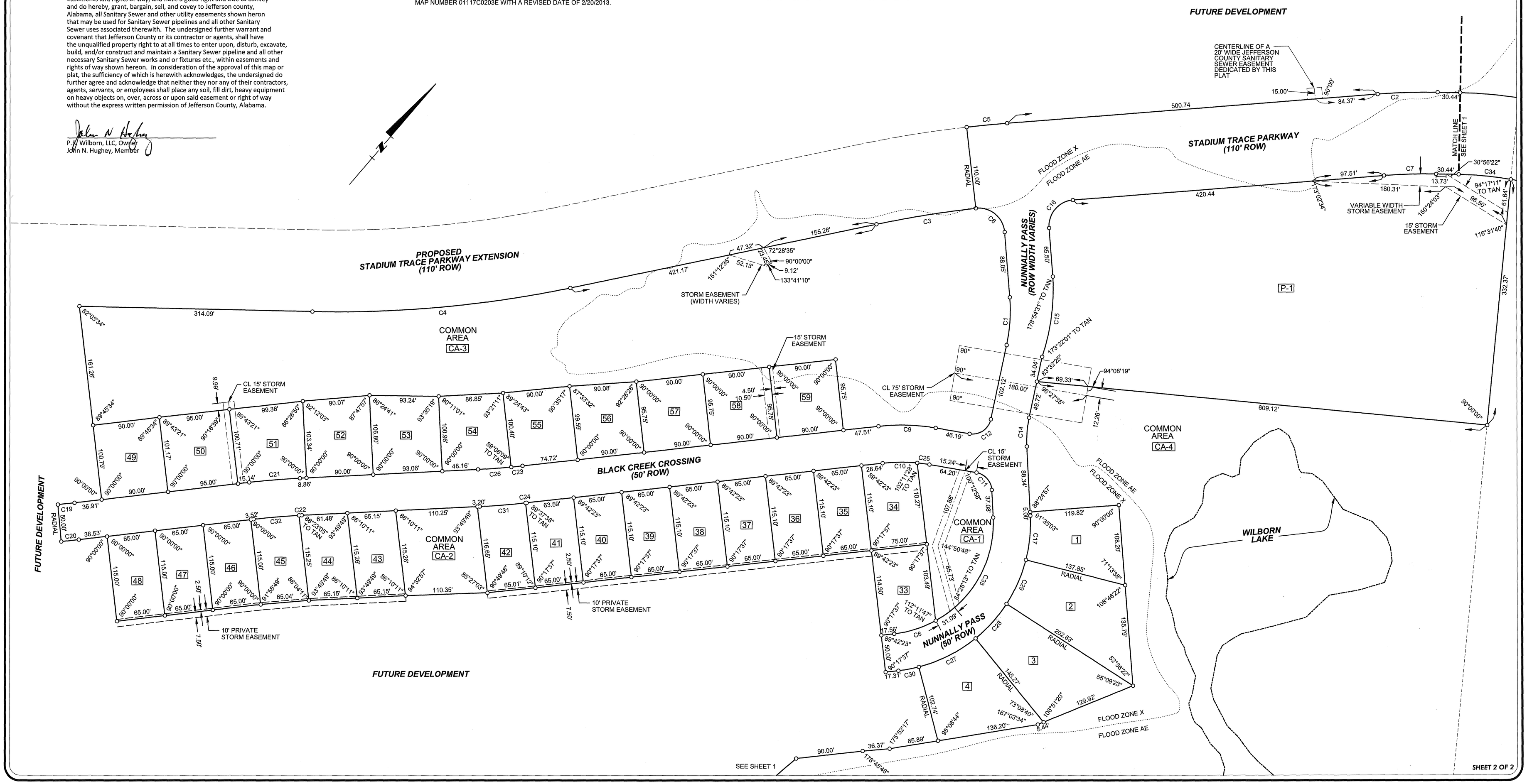
GRAPHIC SCALE
0 50 100 200

NOTES:

EACH LOT OWNER IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO ANY FURTHER CONSTRUCTION ON THEIR LOT. SOIL OUTSIDE OF THE FOOTPRINT OF THE ORIGINAL HOUSE LOCATION MAY NOT BE SUITABLE TO SUPPORT HOUSE ADDITIONS, SWIMMING POOLS, ETC. BEFORE ANY FUTURE CONSTRUCTION IS PERFORMED, THE LOT OWNER SHOULD CONSULT A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SOILS ARE SUITABLE FOR THE PROPOSED CONSTRUCTION.

FLOOD ZONES ARE FROM GRAPHIC PLOTTING OF FEMA FIRM MAP NUMBER 01117C0203E WITH A REVISED DATE OF 2/20/2013.

The undersigned warrant and covenant that they are seized in fee simple of the land and premises shown hereon, including those easements and or rights of way within or without the boundaries of the subdivision, lots or lot depicted and designated for Sanitary Sewer Easements and rights of way, and have a good right and title to convey and do hereby, grant, bargain, sell, and covey to Jefferson county, Alabama, all Sanitary Sewer and other utility easements shown heron that may be used for Sanitary Sewer pipelines and all other Sanitary Sewer uses associated therewith. The undersigned further warrant and covenant that Jefferson County or its contractor or agents, shall have the unqualified property right to at all times to enter upon, disturb, excavate, build, and/or construct and maintain a Sanitary Sewer pipeline and all other necessary Sanitary Sewer works and or fixtures etc., within easements and rights of way shown hereon. In consideration of the approval of this map or plat, the sufficiency of which is herewith acknowledges, the undersigned do further agree and acknowledge that neither they nor any of their contractors, agents, servants, or employees shall place any soil, fill dirt, heavy equipment on heavy objects on, over, across or upon said easement or right of way without the express written permission of Jefferson County, Alabama.

John N Hughey

P.R. Wilborn, LLC, Owner
John N. Hughey, Member