Map Book 48 Page 83A

FINAL PLAT OF THE SUBDIVISION OF:

BLACKRIDGE PHASE 1A

Being a subdivision of acreage situated in the E 1/2 of Section 8, Township 20 South, Range 3 West & the E 1/2 of Section 5, Township 20 South, Range 3 West in the City of Hoover, Shelby County, Alabama

SCALE : 1" = 100'

October 30, 2017

GRAPHIC SCALE

0 100 200 400

DEVELOPER: BLACKRIDGE PARTNERS, LLC

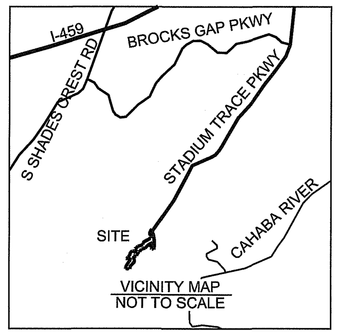
3545 MARKET STREET
HOOVER, ALABAMA 35226
(205) 989-5588

ENGINEER: ALABAMA ENGINEERING COMPANY, INC.

1214 ALFORD AVENUE, SUITE 200
HOOVER, ALABAMA 35226
(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



VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	175.00'	60.00'	19°38'37"
C2	260.00'	30.72'	6°46'14"
C3	150.00'	266.00'	101°36'16"
C4	200.00'	120.74'	34°35'17"
C5	150.00'	56.10'	21°25'45"
C6	200.00'	5.53'	1°35'05"
C7	225.00'	9.56'	2°26'01"
C8	210.00'	60.97'	16°38'08"
C9	200.00'	85.53'	24°30'09"
C10	78.50'	234.90'	171°27'02"
C11	90.00'	50.12'	31°54'38"
C12	13.50'	21.21'	90°00'00"
C13	30.00'	20.01'	38°12'30"
C14	13.50'	21.21'	90°00'00"
C15	35.00'	23.60'	38°38'05"
C16	150.00'	72.48'	27°41'02"
C17	94.00'	146.04'	89°00'47"
C18	150.00'	206.71'	78°57'25"
C19	200.00'	275.61'	78°57'25"
C20	150.00'	117.67'	44°56'54"
C21	200.00'	163.49'	46°50'13"
C22	150.00'	20.47'	7°49'11"
C23	200.00'	69.44'	19°53'33"
C24	38.50'	20.91'	31°06'59"
C25	25.00'	39.27'	90°00'00"
C26	275.00'	205.42'	43°37'53"
C27	225.00'	106.43'	27°06'05"
C28	200.00'	112.06'	32°06'12"
C29	150.00'	114.56'	43°45'25"
C30	25.00'	39.27'	90°00'00"
C31	200.00'	32.01'	9°10'08"
C32	150.00'	81.33'	31°03'54"
C33	200.00'	91.10'	26°05'57"
C34	225.00'	131.25'	33°25'23"
C35	225.00'	47.46'	12°05'08"
C36	210.00'	9.90'	2°42'07"
C37	200.00'	49.33'	14°07'58"
C38	200.00'	73.40'	21°01'41"
C39	260.00'	335.30'	73°53'21"
C40	175.00'	86.43'	28°17'54"
C41	200.00'	71.18'	20°23'28"
C42	225.00'	64.91'	16°31'48"
C43	260.00'	59.54'	13°07'15"
C44	210.00'	272.85'	74°26'34"
C71	275.00'	105.05'	21°53'09"
C72	975.00'	270.07'	15°52'14"
C73	38.50'	55.29'	82°17'17"

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. GARRY BANNISTER, 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 BLACKRIDGE 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 EXCEPT A MORTGAGE HELD BY USAMERIBANK.

DATE 11-21-2017

GARRY BANNISTER, PLS
ALABAMA REG. NO. 24325

ALABAMA LICENSED No. 24325 PROFESSIONAL LAND SURVEYOR GARRY BANNISTER

FURTHER, I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE 11-21-2017

BY: JONATHAN BELCHER, MEMBER
BLACKRIDGE PARTNERS, LLC

CITY CLERK, CITY OF HOOVER — DATE 12/1/17

APPROVED: DATE 11-30-17
CITY ENGINEER

APPROVED: DATE 12-1-17
CHAIRMAN PLANNING AND ZONING

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.

All minimum setbacks are per Blackridge PUD.

This subdivision is zoned Blackridge PUD PR-1.

All elevations referenced on this map are based on the North American Vertical Datum of 1988.

This subdivision is located partially in flood zone X and partially in flood zone AE as shown on Map Number 01117C0203E of the Flood Insurance Rate Map of Shelby County, Alabama dated February 20, 2013.

Elvira Road was vacated by the City of Hoover Resolution No 5677-17 that is recorded in instrument number 20171005000362670 in the Probate Office of Shelby County, Alabama.

The Star Cahaba Coal Company Spur Line was deeded to Blackridge Partners, LLC in instrument 20170517000171950 in the Probate Office of Shelby County, Alabama

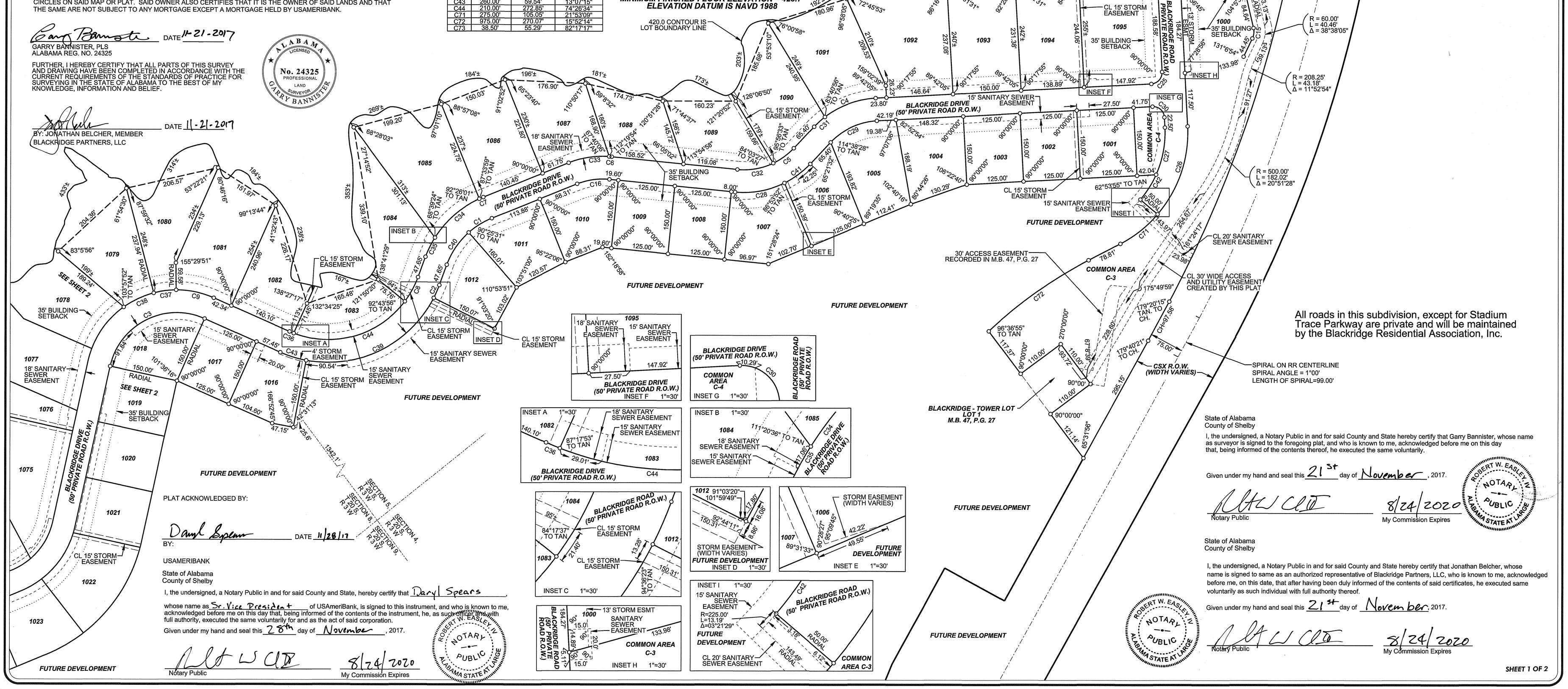
The railroad right of way as shown on this survey is based on a boundary survey prepared by Walter School Engineering Co., Inc. dated May 18, 2017 and CSX ROW MAP 47-7

20171201000331140 1/2 $97.00
Shelby Cnty Judge of Probate, AL
12/01/2017 01:31:59 PM FILED/CERT

ACKNOWLEDGED BY:

DATE 11/22/17
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.



All roads in this subdivision, except for Stadium Trace Parkway are private and will be maintained by the Blackridge Residential Association, Inc.

PLAT ACKNOWLEDGED BY:

BY: DATE 11/28/17

USAMERIBANK

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Daryl Spears, whose name as Sr. Vice President of USAmeriBank, is signed to this instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 28th day of November, 2017.

Notary Public — 8/24/2020 My Commission Expires

ROBERT W. EASLEY, IV 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 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 21st day of November, 2017.

Notary Public — 8/24/2020 My Commission Expires

ROBERT W. EASLEY, IV 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 Jonathan Belcher, whose name is signed to same as an authorized representative of Blackridge Partners, 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 21st day of November, 2017.

Notary Public — 8/24/2020 My Commission Expires

ROBERT W. EASLEY, IV NOTARY PUBLIC ALABAMA STATE AT LARGE

Map Book 48 Page 83B

FINAL PLAT OF THE SUBDIVISION OF:

BLACKRIDGE PHASE 1A

Being a subdivision of acreage situated in the E 1/2 of Section 8, Township 20 South, Range 3 West & the E 1/2 of Section 5, Township 20 South, Range 3 West in the City of Hoover, Shelby County, Alabama

SCALE : 1" = 60'

October 30, 2017

GRAPHIC SCALE

0 200 400 800

DEVELOPER: BLACKRIDGE PARTNERS, LLC

3545 MARKET STREET
HOOVER, ALABAMA 35226
(205) 989-5588

ENGINEER: ALABAMA ENGINEERING COMPANY, INC.

1214 ALFORD AVENUE, SUITE 200
HOOVER, ALABAMA 35226
(205) 803-2161

ALABAMA LICENSED No. 24325 PROFESSIONAL LAND SURVEYOR GARRY BANNISTER

Garry Bannister 11-21-2017

LEGEND

ROW	- RIGHT-OF-WAY
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CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
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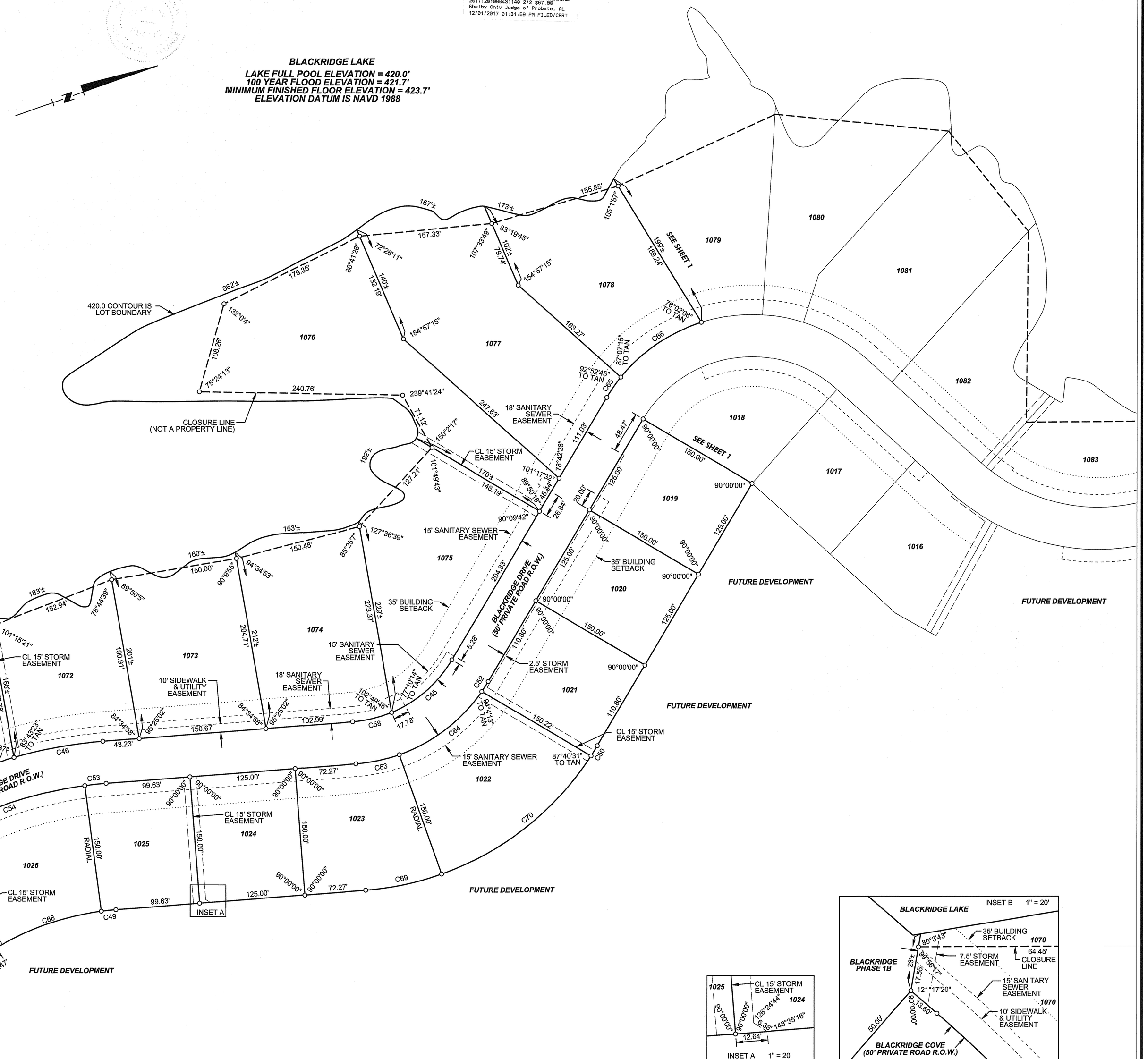
C48	25.00'	39.27'	90°00'00"
C49	325.00'	17.36'	3°03'38"
C50	350.00'	14.20'	2°19'29"
C52	200.00'	14.21'	4°04'13"
C53	475.00'	25.37'	3°03'38"
C54	475.00'	192.59'	23°13'51"
C55	25.00'	39.27'	90°00'00"
C56	475.00'	68.34'	8°14'35"
C57	200.00'	112.68'	32°16'52"
C58	150.00'	47.77'	18°14'48"
C59	525.00'	155.87'	17°00'40"
C60	525.00'	69.42'	7°34'36"
C61	475.00'	82.62'	9°59'25"
C63	200.00'	52.73'	15°06'25"
C64	200.00'	125.11'	35°50'27"
C65	200.00'	29.37'	8°24'48"
C66	200.00'	117.03'	33°31'40"
C67	325.00'	56.67'	9°59'25"
C68	325.00'	131.77'	23°13'51"
C69	350.00'	92.28'	15°06'25"
C70	350.00'	229.60'	37°35'12"

2017120100043146 2/2 $67.00
Shelby Cnty Judge of Probate, AL
12/01/2017 01:31:59 PM FILED/CERT