Map Book 48 Page 85

20171215000466780 1/1 $56.00
Shelby Cnty Judge of Probate, AL
12/15/2017 08:24:36 AM FILED/CERT

FINAL PLAT OF THE SUBDIVISION OF:

LAKE WILBORN PHASE 1B

Being a subdivision of acreage and resurvey of Remnant Lot A & Remnant Lot B according to the survey of Lake Wilborn Phase 1A Resurvey No. 1 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' October 30, 2017

GRAPHIC SCALE

0 50 100 200

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.

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

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 LAKE WILBORN PHASE 1B 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.

Garry Bannister DATE 11-28-2017
GARRY BANNISTER, PLS
ALABAMA REG. NO. 24325
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

John N Hughey DATE 11-28-2017
P.R. WILBORN, LLC, OWNER

ACKNOWLEDGED BY:

DATE 12/1/17
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.

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 28th day of November, 2017.

Notary Public — My Commission Expires 8/24/2020

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 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.

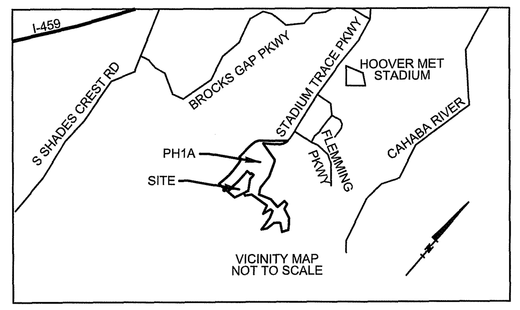
Given under my hand and seal this 28th day of November, 2017.

Notary Public — My Commission Expires 8/24/2020

Margie Handley DATE 12/14/17
CITY CLERK, CITY OF HOOVER

APPROVED: Rodney L. Tong DATE 12-12-17
CITY ENGINEER

APPROVED: M. Wood DATE 12-10-17
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.

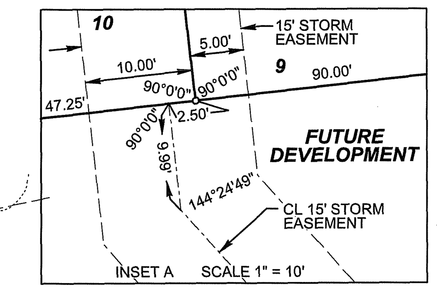
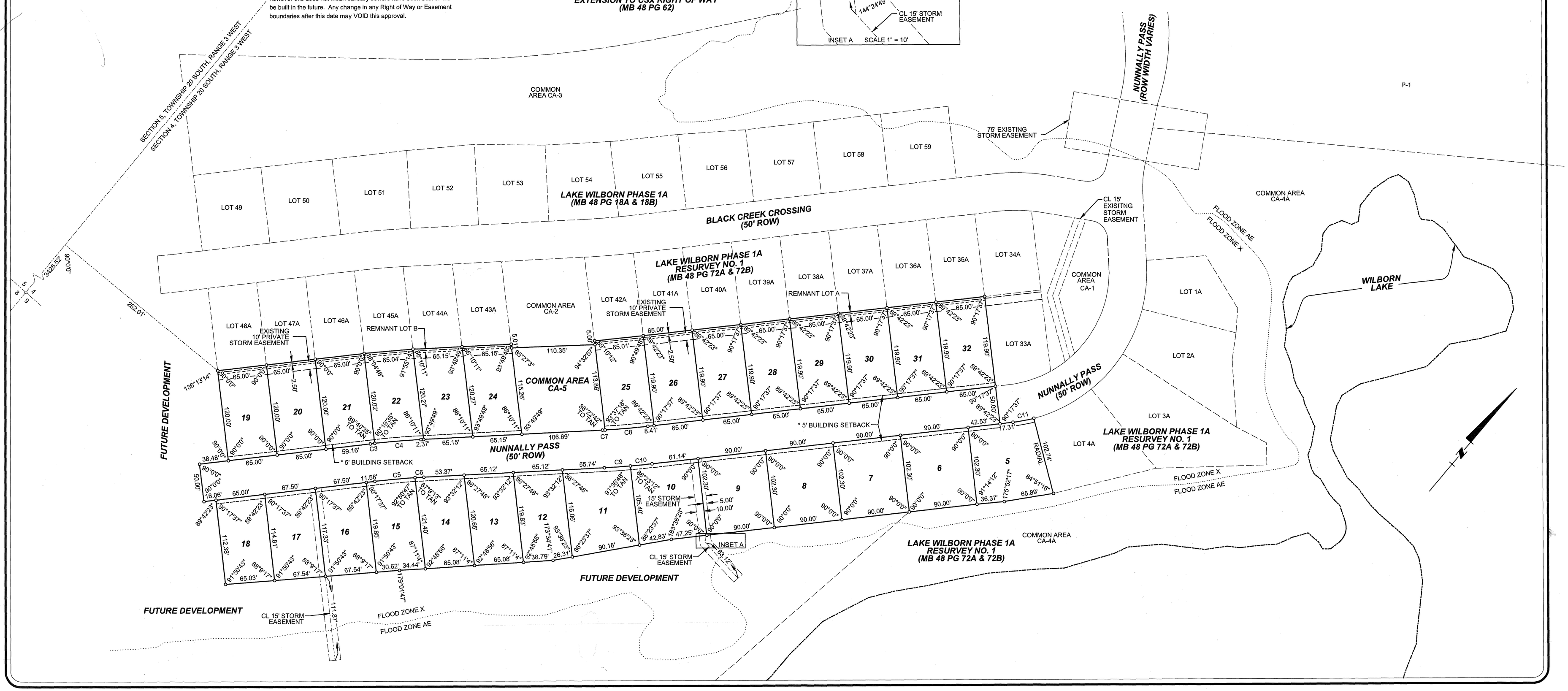
AN EXISTING NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES IS DEFINED BY 1994-03931 (SHELBY CO.), 200260-2612 (BESSEMER), AND 9402-4111 (JEFFERSON CO.) USING GROUND DETAILS WHICH ARE NO LONGER IN EVIDENCE. UNABLE TO DEFINE EASEMENT ON PLAT.

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

THE GARAGE DOOR(S) FOR ALL LOTS SHOWN ON THIS PLAT SHALL BE SET BACK 25 FEET OR MORE FROM THE FRONT LOT LINE OR SHALL BE SIDE ENTRY (COURTYARD ENTRY).

* - THE FRONT BUILDING SETBACKS SHOWN ON THIS PLAT ARE THE MINIMUM REQUIRED BY THE TRACE CROSSINGS PUD FOR THE CURRENT ZONING DISTRICT (TRACE CROSSINGS PUD - PLANNED RESIDENTIAL DISTRICT). THE COVENANTS, CONDITIONS AND RESTRICTIONS OR THE ARCHITECTURAL REVIEW COMMITTEE FOR THE SUBDIVISION MAY REQUIRE FRONT SETBACKS THAT ARE MORE RESTRICTIVE THAN THE MINIMUM SHOWN.

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

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C3	1025.00'	5.84'	00°19'35"
C4	1025.00'	62.68'	03°30'14"
C5	975.00'	53.44'	03°08'24"
C6	975.00'	11.75'	00°41'25"
C7	975.00'	3.55'	00°12'32"
C8	975.00'	56.63'	03°19'41"
C9	1025.00'	34.41'	01°55'24"
C10	1025.00'	28.86'	01°36'48"
C11	200.00'	28.06'	08°02'15"