20180309000007160 1/1 $61.00
Shelby Cnty Judge of Probate, AL
03/09/2018 03:47:00 PM FILED/CERT

Map Book 49 Page 17

FINAL PLAT OF THE SUBDIVISION OF:

LAKE WILBORN PHASE 2A

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

SCALE : 1" = 60'

OCTOBER 13, 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 2A 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 2-27-2018
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

DATE 2-27-18
P.R. WILBORN, LLC, OWNER

DATE 3-9-18
CITY CLERK, CITY OF HOOVER

APPROVED: DATE 3-6-18
CITY ENGINEER

APPROVED: DATE 3-8-18
CHAIRMAN PLANNING AND ZONING

NOTES:

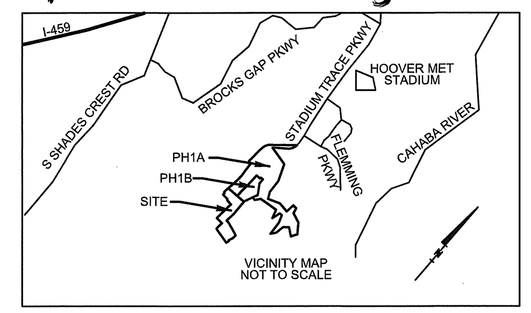
EACH LOT OWNER IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO ANY FURTHER CONSTRUCTION ON THEIR LOT. SOIL OUTSIDE OF THE FOOTPRINT OF THE ORIGINAL HOUSE LOCATION MAY NOT BE SUITABLE TO SUPPORT HOUSE ADDITIONS, SWIMMING POOLS, ETC. BEFORE ANY FUTURE CONSTRUCTION IS PERFORMED, THE LOT OWNER SHOULD 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
	- NOT TO SCALE

ACKNOWLEDGED BY:

DATE 3/1/18
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.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	475.00'	2.14'	00°15'31"
C2	475.00'	81.39'	09°49'04"
C3	200.00'	47.20'	13°31'18"
C4	25.00'	8.30'	19°00'54"
C5	25.00'	18.20'	41°42'10"
C6	200.00'	150.76'	43°11'20"
C7	150.00'	78.38'	29°56'20"
C8	25.00'	45.80'	104°57'43"
C9	200.00'	21.06'	06°02'01"
C10	200.00'	74.21'	21°15'30"
C11	200.00'	61.47'	17°36'32"
C12	150.00'	44.13'	16°51'23"
C13	150.00'	188.30'	71°55'36"
C14	25.00'	39.80'	91°13'01"
C15	25.00'	38.74'	88°46'59"
C16	35.00'	54.98'	90°00'00"
C17			
C18			
C19	25.00'	37.52'	85°59'52"
C20	975.00'	43.71'	02°34'08"
C21	975.00'	108.40'	06°15'09"
C22	975.00'	30.53'	01°47'38"
C23	975.00'	22.59'	01°19'39"
C24	1025.00'	23.75'	01°19'39"
C25	1025.00'	2.73'	00°09'09"
C26	1025.00'	65.12'	03°38'24"
C27	1025.00'	63.92'	03°34'24"
C28	1025.00'	51.30'	02°52'04"
C29	25.00'	40.85'	93°57'13"
C30	200.00'	73.26'	20°59'10"
C31	25.00'	41.56'	95°14'52"
C32	150.00'	34.77'	13°16'53"
C33	1255.00'	54.90'	02°30'23"
C34	1255.00'	81.25'	03°42'33"
C35	1255.00'	65.08'	02°58'16"
C37	1255.00'	26.52'	01°12'38"
C38	1305.00'	48.95'	02°08'57"
C40	1305.00'	65.11'	02°51'32"
C41	1305.00'	65.38'	02°52'14"
C42	1305.00'	57.37'	02°31'07"
C43	200.00'	8.48'	02°25'51"
C44	200.00'	66.96'	19°11'00"
C45	25.00'	3.68'	08°25'37"
C46	25.00'	25.40'	58°12'51"
C47	200.00'	46.43'	13°18'08"
C48	200.00'	66.78'	19°07'47"
C49	200.00'	31.14'	08°55'15"
C50	25.00'	39.27'	90°00'00"
C51	25.00'	39.27'	90°00'00"
C52	150.00'	118.58'	45°17'09"
C53	150.00'	50.76'	19°23'19"
C54	150.00'	55.81'	21°19'07"
C55	525.00'	44.87'	04°53'50"
C56	525.00'	47.46'	05°10'45"
C57	2954.79'	588.70'	11°24'55"

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 27th day of February, 2018.

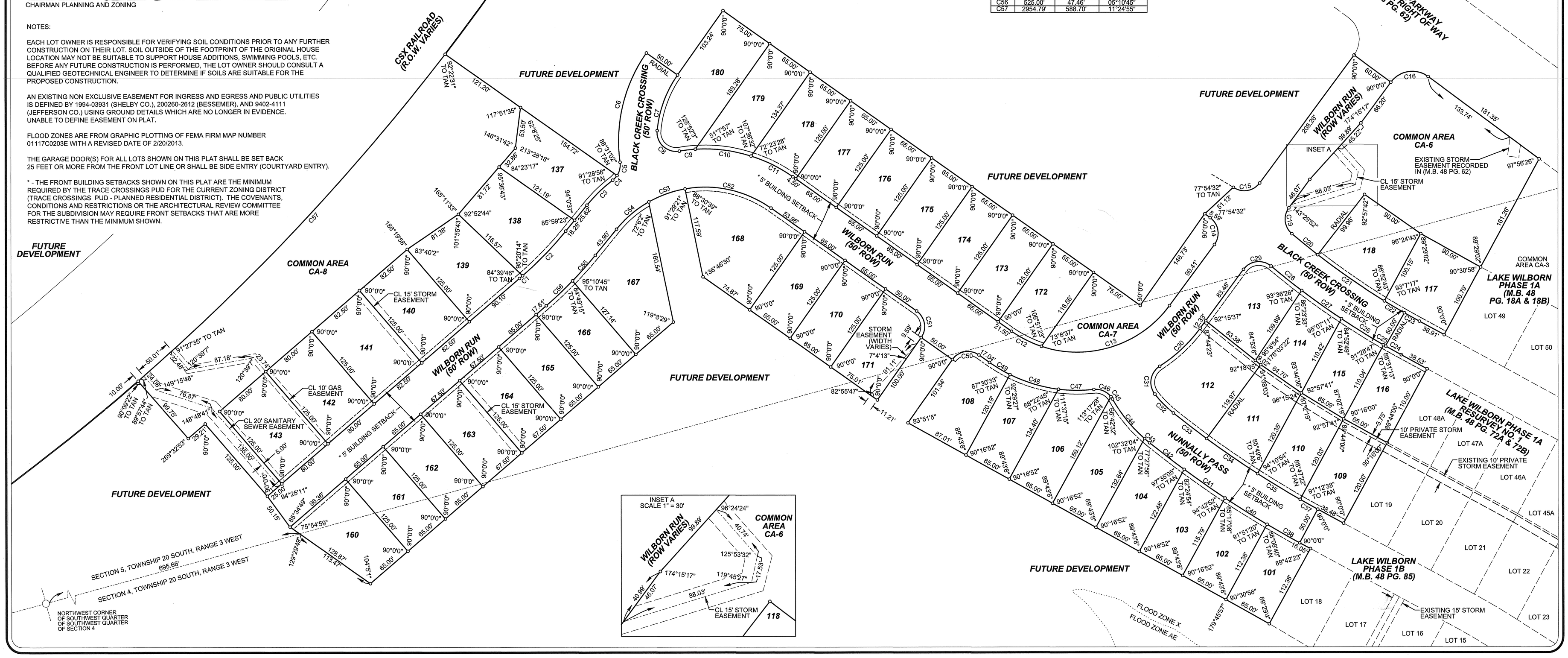
Notary Public — 8/24/2020 My Commission Expires

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 John 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 27th day of February, 2018.

Notary Public — 8/24/2020 My Commission Expires

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