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20190820000302270 1/1 $44.00
Shelby Cnty Judge of Probate, AL
08/20/2019 01:26:36 PM FILED/CERT

LAKE WILBORN PHASE 5A

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

SCALE : 1" = 60' JULY 18, 2019

GRAPHIC SCALE
0 60 120 180

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

SURVEYOR: ALABAMA ENGINEERING COMPANY, INC.
1214 ALFORD AVENUE, SUITE 200
HOOVER, ALABAMA 35226
(205) 803-2161
CONTACT: Bob Easley

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, GARRY BANNISTER, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND THE UNDERSIGNED AS AN AUTHORIZED REPRESENATIVE OF THE OWNER OF LANDS SHOWN HEREON, 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 MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS "LAKE WILBORN PHASE 5A"; SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS; GIVING THE LENGTH AND THE ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER; SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS; GIVING THE LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK; ALSO SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNEMENT SURVEY; AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNER FURTHER CERTIFIES THAT THEY ARE THE OWNER OF SAID PROPERTY.

"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."

Garry Bannister Date 8/6/2019
Garry Bannister, PLS
Surveyor Reg. No. 24325

ALABAMA LICENSED No. 24325 PROFESSIONAL LAND SURVEYOR GARRY BANNISTER

John N Wilborn Date 8-6-2019
P.R. WILBORN, LLC, OWNER
JOHN N. HUGHEY, MEMBER

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	2475.00'	65.05'	1°30'21"
C2	2475.00'	82.18'	1°54'09"
C3	2475.00'	65.01'	1°30'18"
C4	2475.00'	65.01'	1°30'18"
C5	2475.00'	65.06'	1°30'22"
C6	2475.00'	52.57'	1°13'01"
C7	2475.00'	66.24'	1°32'00"
C8	25.00'	37.19'	85°13'24"
C9	200.00'	61.15'	17°31'03"
C10	150.00'	34.30'	13°06'12"
C11	25.00'	43.11'	98°47'59"
C12	1025.00'	71.42'	3°59'31"
C13	1025.00'	129.01'	7°12'41"
C14	25.00'	34.60'	79°18'01"
C15	25.00'	43.46'	99°35'38"
C16	1025.00'	46.32'	2°35'22"
C17	1025.00'	64.92'	3°37'44"
C18	1025.00'	65.04'	3°38'09"
C19	1025.00'	64.37'	3°35'54"
C20	1025.00'	64.37'	3°35'54"
C21	1025.00'	64.37'	3°35'54"
C22	1025.00'	64.37'	3°35'54"
C23	1025.00'	70.89'	3°57'45"
C24	1025.00'	91.18'	5°05'49"
C25	25.00'	39.27'	90°00'00"
C26	25.00'	39.27'	90°00'00"
C27	975.00'	58.08'	3°24'47"
C28	975.00'	76.07'	4°28'13"
C29	975.00'	76.11'	4°28'20"
C30	975.00'	63.06'	3°42'21"
C31	25.00'	41.25'	94°31'41"
C32	25.00'	39.93'	91°30'29"
C33	975.00'	58.39'	3°25'53"
C34	975.00'	72.84'	4°16'51"
C35	975.00'	66.42'	3°54'11"
C36	975.00'	66.62'	3°54'54"
C37	975.00'	72.84'	4°16'51"
C38	975.00'	72.93'	4°17'08"
C39	975.00'	22.91'	1°20'46"
C40	2525.00'	43.08'	0°58'39"
C41	850.00'	57.91'	3°54'11"
C42	850.00'	63.51'	4°16'51"
C43	850.00'	73.28'	4°56'21"
C44	850.00'	72.12'	4°51'42"
C45	850.00'	66.36'	4°28'20"
C46	850.00'	66.32'	4°28'13"
C47	850.00'	50.63'	3°24'47"
C48	1025.00'	24.08'	1°20'46"

State of Alabama
Jefferson County

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 6th day of August, 2019.

Notary Public My Commission Expires 8/24/2020

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

State of Alabama
Jefferson County

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 representitive of P.R. WILBORN, LLC, 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 as such persons and with full authority, executed the same voluntarily.

Given under my hand and seal this 6th day of August, 2019.

Notary Public My Commission Expires 8/24/2020

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

APPROVED IN FORMAT ONLY:

DIRECTOR OF ENVIRONMENTAL SERVICES DATE 8/12/19

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may VOID this approval.

CITY CLERK, CITY OF HOOVER DATE 8-20-19

CITY ENGINEER DATE 8-14-19

CHAIRMAN PLANNING & ZONING DATE 8-19-19

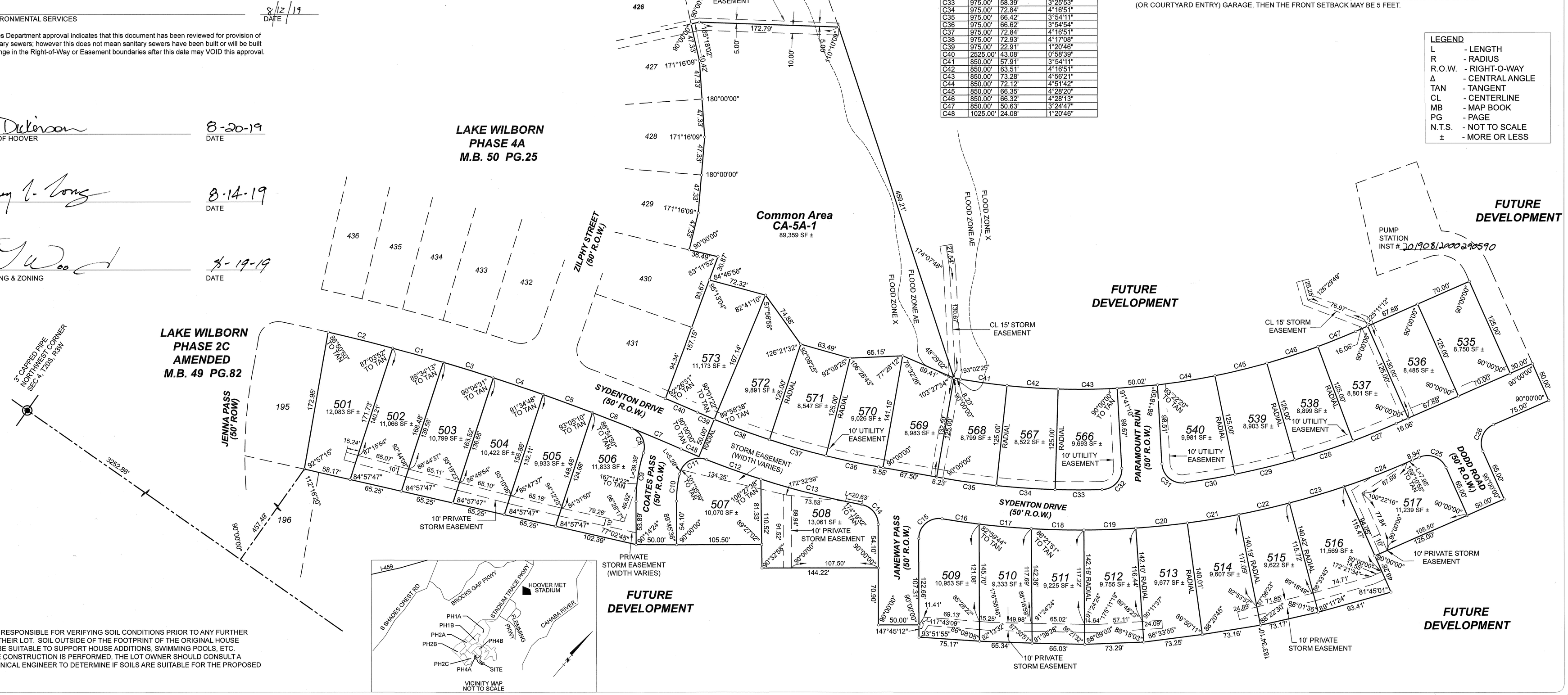
NOTES:

FLOOD ZONES ARE FROM GRAPHIC PLOTTING OF FEMA FIRM MAP NUMBER 01117C0203E WITH A REVISED DATE OF 2/20/13

UNLESS OTHERWISE SHOWN OR STATED, ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, SANITARY SEWERS, PUBLIC UTILITIES, OR INGRESS AND EGRESS, AND ARE TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION

MINIMUM FRONT SETBACKS: 20 FEET FOR FRONT-LOADED LOTS (I.E. THE DRIVEWAY IS LOCATED IN FRONT OF THE DWELLING); HOWEVER, IF THE GARAGE DOOR(S) FOR SUCH FRONT-LOADED LOT IS SET BACK 25 FEET OR MORE FROM THE FRONT LOT LINE, OR IF THE GARAGE IS A SIDE-LOADED (OR COURTYARD ENTRY) GARAGE, THEN THE FRONT SETBACK MAY BE 5 FEET.

LEGEND
L - LENGTH
R - RADIUS
R.O.W. - RIGHT-O-WAY
Δ - CENTRAL ANGLE
TAN - TANGENT
CL - CENTERLINE
MB - MAP BOOK
PG - PAGE
N.T.S. - NOT TO SCALE
± - MORE OR LESS



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.