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LAKE WILBORN - PHASE 5B

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

SCALE : 1" = 50' OCTOBER 18, 2019

GRAPHIC SCALE

0 50 100 150 250

OWNER: PR 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

APPROVED IN FORMAT ONLY:

DIRECTOR OF ENVIRONMENTAL SERVICES — DATE 11/1/19

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.

Wendy Dickerson
CITY CLERK, CITY OF HOOVER — DATE 12-9-19

Rodney L. Tracy
CITY ENGINEER — DATE 11-20-19

M Y Wood
CHAIRMAN, PLANNING & ZONING — DATE 11-15-19

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 SETBACK 25 FEET OR MORE FROM THE FRONT LOT LINE, OR IF THE GARAGE IS SIDE-LOADED (OR COURTYARD ENTRY) GARAGE, THEN THE FRONT SETBACK MIGHT BE 5 FEET.

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.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.

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 5B"; 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 10/30/2019
Garry Bannister, PLS
Surveyor Reg. No. 24325

John N Hughey — Date 10/30/2019
PR WILBORN, LLC. MEMBER
JOHN N. HUGHEY, MEMBER

ALABAMA LICENSED No. 24325 PROFESSIONAL LAND SURVEYOR GARRY BANNISTER

20191209000454930 1/1 $36.00
Shelby Cnty Judge of Probate, AL
12/09/2019 02:39:40 PM FILED/CERT

State of Alabama
Shelby 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 30th day of October, 2019.

Notary Public — My Commission Expires 8/24/2020

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

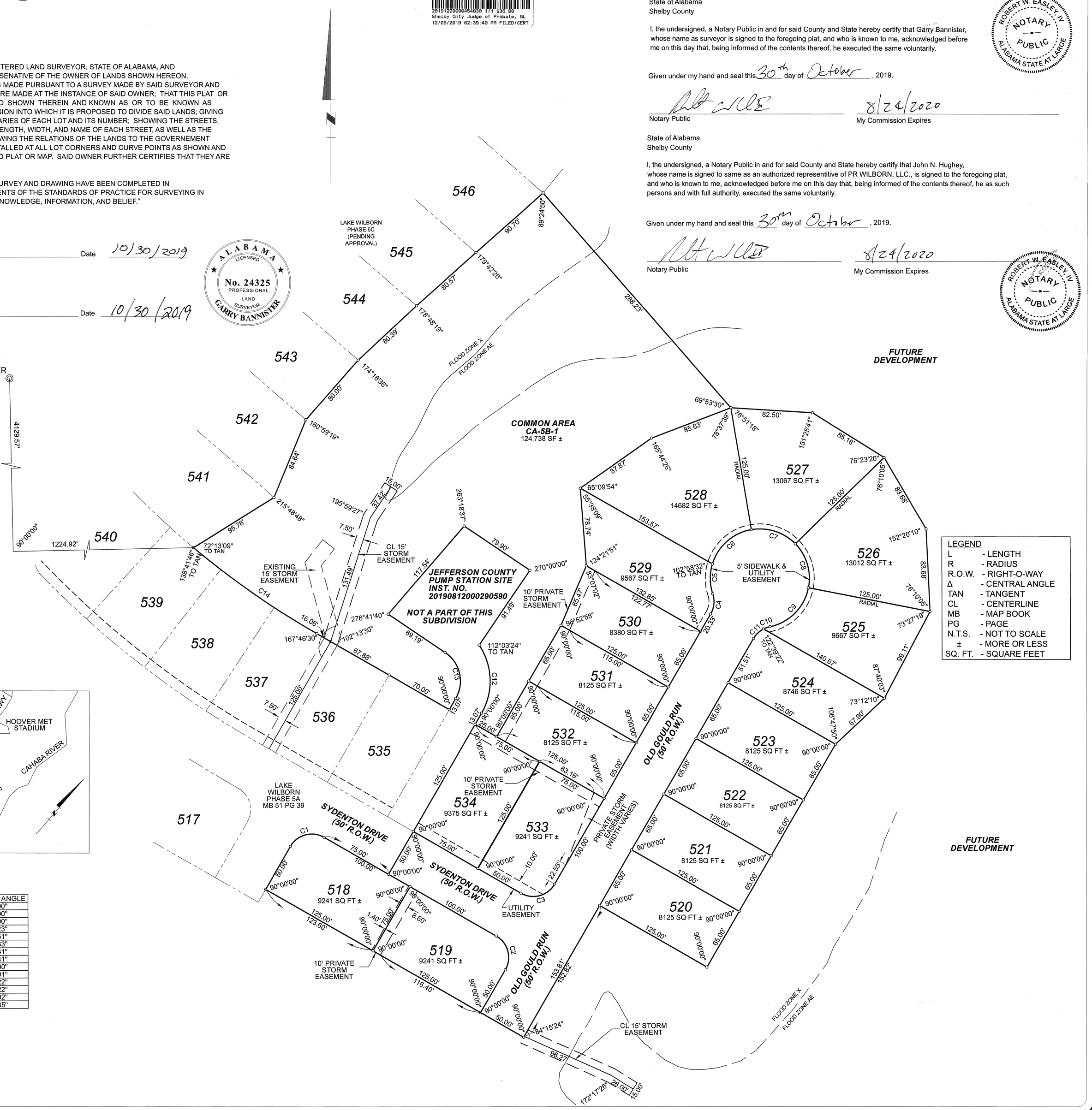
State of Alabama
Shelby County

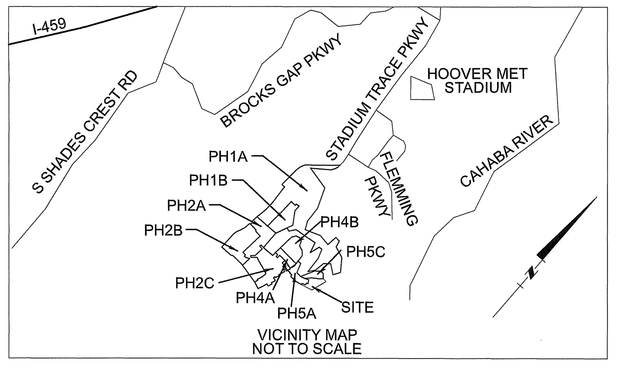
I, the undersigned, a Notary Public in and for said County and State hereby certify that John N. Hughey, whose name is signed to same as an authorized representitive of PR WILBORN, LLC., is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he as such persons and with full authority, executed the same voluntarily.

Given under my hand and seal this 30th day of October, 2019.

Notary Public — My Commission Expires 8/24/2020

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





VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	25.00'	39.27'	90°00'00"
C2	25.00'	39.27'	90°00'00"
C3	25.00'	39.27'	90°00'00"
C4	25.00'	21.03'	48°11'23"
C5	50.00'	30.73'	35°12'51"
C6	50.00'	55.36'	63°26'33"
C7	50.00'	48.28'	55°19'41"
C8	50.00'	48.28'	55°19'41"
C9	50.00'	58.53'	67°04'00"
C10	25.00'	6.78'	15°32'01"
C11	25.00'	14.25'	32°39'22"
C12	65.00'	72.52'	63°55'22"
C13	35.00'	52.52'	85°59'02"
C14	850.00'	151.96'	10°14'35"

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
SQ. FT.	- SQUARE FEET