LAKE WILBORN - PHASE 8B

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

SCALE : 1" = 60'

NOVEMBER 19, 2020

GRAPHIC SCALE

0 60 120 180

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:

Emily Kemp for David Denard — 12-28-20
DIRECTOR OF ENVIRONMENTAL SERVICES — DATE

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 — 1-13-21
CITY CLERK, CITY OF HOOVER — DATE

1-07-21
CITY ENGINEER — DATE

1-7-21
CHAIRMAN, PLANNING & ZONING — DATE

NOTES:

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 MAY 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
Jefferson County

I, the undersigned, a Notary Public in and for said County and State hereby certify that Robert W. Easley, IV, 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 23rd day of DECEMBER, 2020.

Robert W. Easley IV — 5/3/2022
Notary Public — My Commission Expires

ROBERT W. EASLEY, V — NOTARY PUBLIC — ALABAMA STATE AT LARGE

STATE OF ALABAMA
SHELBY COUNTY

Map Book 53 Page 86

THE UNDERSIGNED, ROBERT W. EASLEY, IV, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND THE UNDERSIGNED AS AN AUTHORIZED REPRESENTITIVE 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 8B"; 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."

Robert W. Easley, IV, PLS — Date 12/23/2020
Surveyor Reg. No. 38795

ALABAMA LICENSED No. 38795 PROFESSIONAL LAND SURVEYOR ROBERT W. EASLEY, IV

PR WILBORN, LLC. OWNER — Date 12-23-2020
John N. Hughey, Member

State of Alabama
Jefferson County

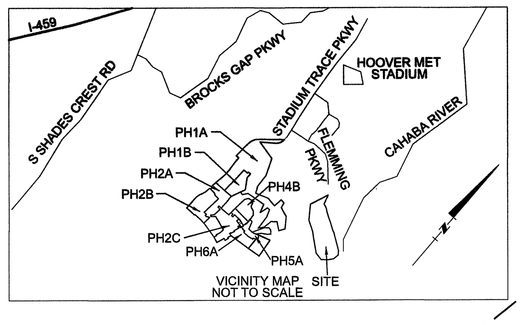
2021011300022070 1/1 $55.00
Shelby Cnty Judge of Probate, AL
01/13/2021 02:46:26 PM FILED/CERT

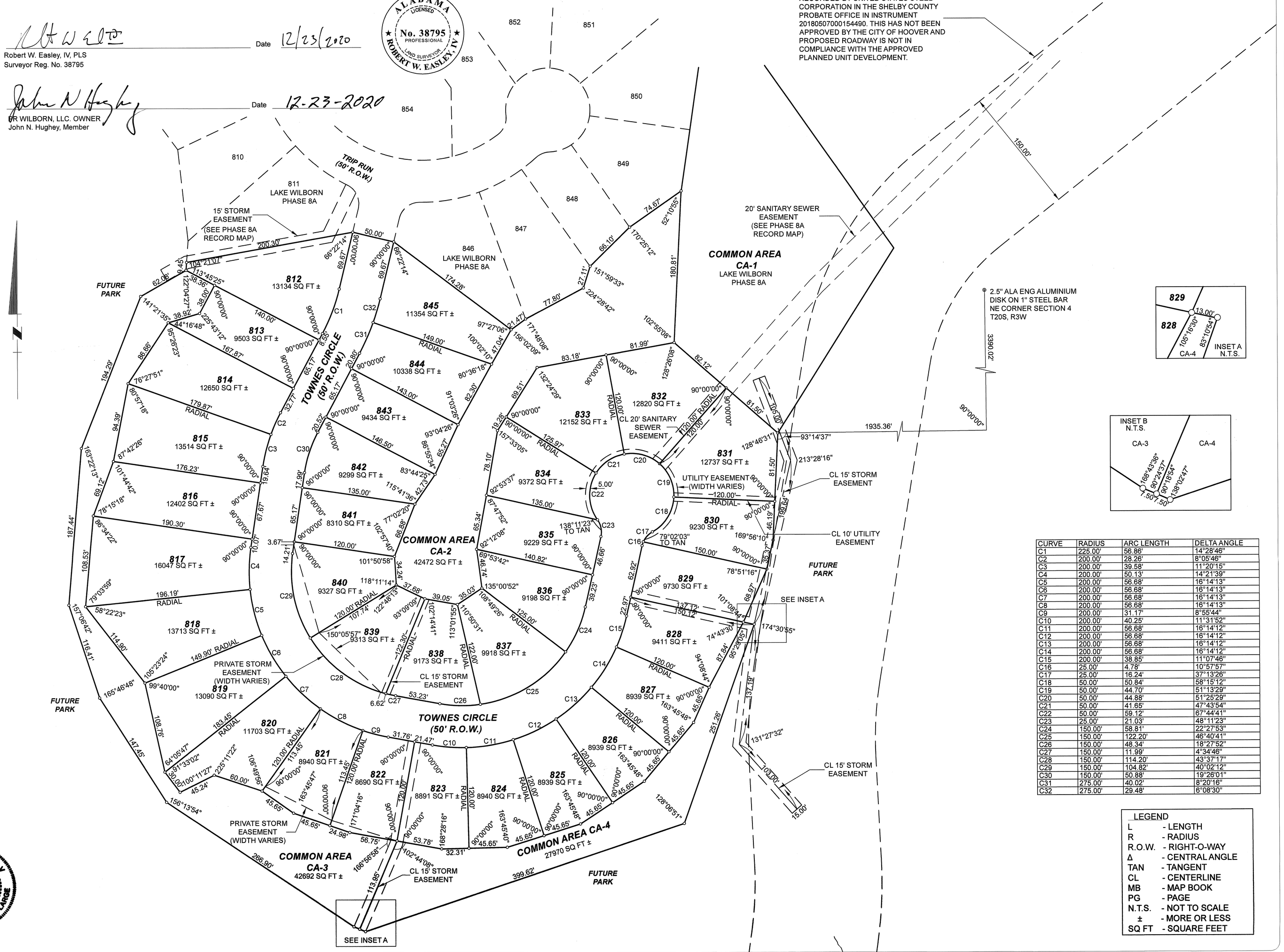
I, the undersigned, a Notary Public in and for said County and State hereby certify that John N. Hughey, whose name is signed to same as an authorized representitive of PR WILBORN, LLC., is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of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

Given under my hand and seal this 23rd day of DECEMBER, 2020.

Robert W. Easley IV — 5/3/2022
Notary Public — My Commission Expires

ROBERT W. EASLEY, V — NOTARY PUBLIC — ALABAMA STATE AT LARGE





CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	225.00'	56.88'	14°28'46"
C2	200.00'	28.26'	8°05'46"
C3	200.00'	39.58'	11°20'15"
C4	200.00'	50.13'	14°21'39"
C5	200.00'	56.68'	16°14'13"
C6	200.00'	56.68'	16°14'13"
C7	200.00'	56.68'	16°14'13"
C8	200.00'	56.68'	16°14'13"
C9	200.00'	31.17'	8°55'44"
C10	200.00'	40.25'	11°31'52"
C11	200.00'	56.68'	16°14'12"
C12	200.00'	56.68'	16°14'12"
C13	200.00'	56.68'	16°14'12"
C14	200.00'	56.68'	16°14'12"
C15	200.00'	38.85'	11°07'46"
C16	25.00'	4.76'	10°57'57"
C17	25.00'	16.24'	37°13'26"
C18	50.00'	50.84'	58°15'12"
C19	50.00'	44.70'	51°13'29"
C20	50.00'	44.88'	51°26'29"
C21	50.00'	41.65'	47°43'54"
C22	50.00'	59.12'	67°44'41"
C23	25.00'	21.03'	48°11'23"
C24	150.00'	58.81'	22°27'53"
C25	150.00'	122.20'	46°40'41"
C26	150.00'	48.34'	18°27'52"
C27	150.00'	11.99'	4°34'46"
C28	150.00'	114.20'	43°37'17"
C29	150.00'	104.82'	40°02'12"
C30	150.00'	50.88'	19°26'01"
C31	275.00'	40.02'	8°20'16"
C32	275.00'	29.48'	6°08'30"

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