Map Book 57 Page 99A

20230509000136710 1/3 $137.00
Shelby Cnty Judge of Probate, AL
05/09/2023 10:51:00 AM FILED/CERT

LAKE WILBORN - PHASE 7

Being a subdivision of acreage situated in the
NW 1/4 of Section 9,
Township 20 South, Range 3 West, City of Hoover,
Shelby County, Alabama

SCALE : 1" = 60'

MARCH 15, 2020

GRAPHIC SCALE
0 60 120 180

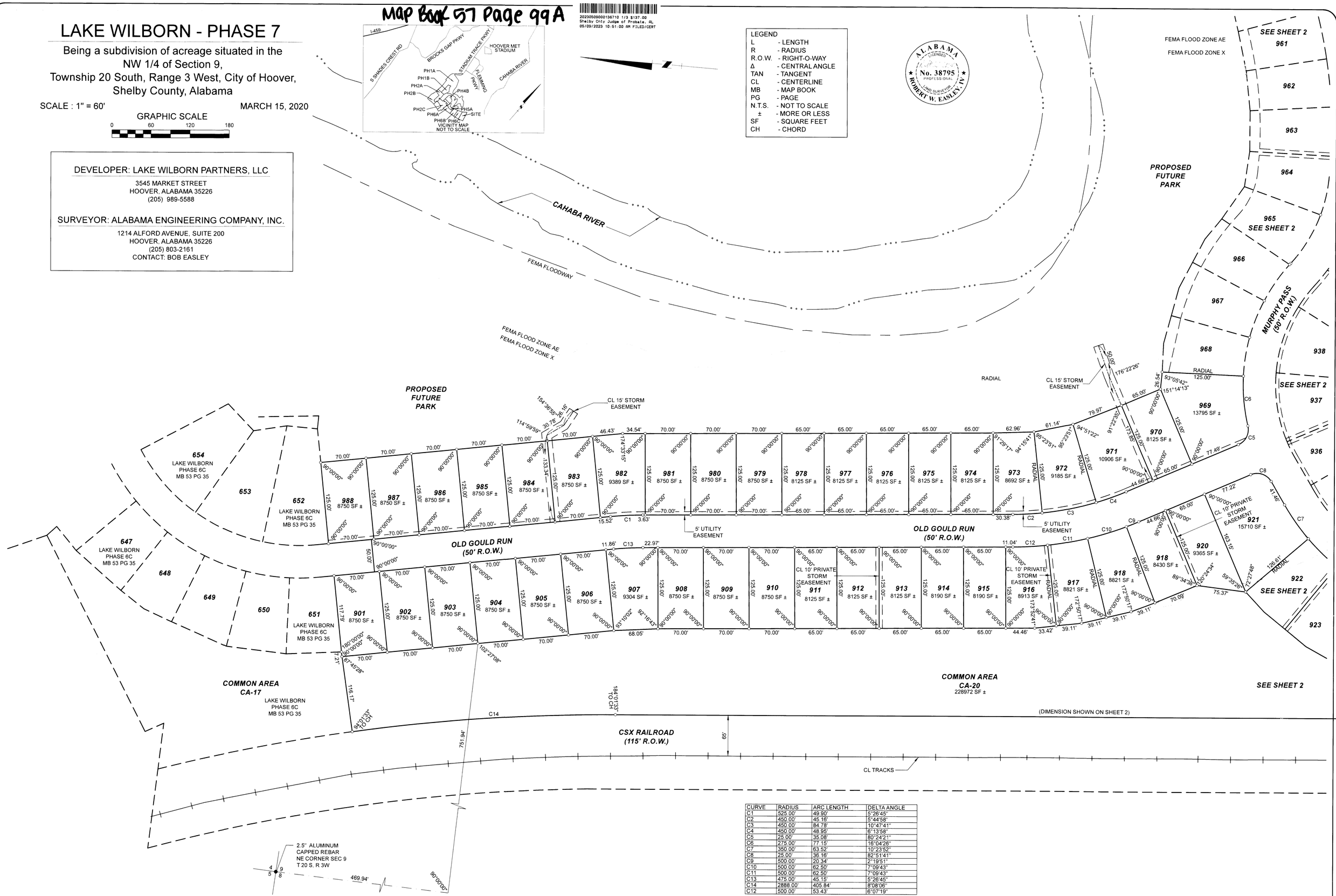
LEGEND

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
SF	- SQUARE FEET
CH	- CHORD

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

DEVELOPER: LAKE WILBORN PARTNERS, LLC
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



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	525.00'	49.90'	5°26'45"
C2	450.00'	45.16'	5°44'58"
C3	450.00'	84.78'	10°47'41"
C4	450.00'	48.95'	6°13'58"
C5	25.00'	35.08'	80°24'21"
C6	275.00'	77.15'	16°04'28"
C7	350.00'	63.52'	10°23'52"
C8	25.00'	36.16'	82°51'41"
C9	500.00'	20.34'	2°19'51"
C10	500.00'	62.50'	7°09'43"
C11	500.00'	62.50'	7°09'43"
C13	475.00'	45.15'	5°26'45"
C14	2888.00'	405.84'	8°08'06"
C12	500.00'	53.43'	6°07'19"

Map Book 57 Page 99 B

20230500000136710 2/3 $137.00
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CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C15	350.00'	61.49'	10°03'56"
C16	350.00'	61.49'	10°03'56"
C17	350.00'	61.49'	10°03'56"
C18	350.00'	61.49'	10°03'56"
C19	350.00'	55.35'	9°03'39"
C20	150.00'	21.92'	8°22'17"
C21	150.00'	60.25'	23°00'53"
C22	25.00'	26.71'	61°13'04"
C23	50.00'	37.64'	43°08'07"
C24	50.00'	51.97'	59°32'54"
C25	50.00'	49.04'	56°11'45"
C26	25.00'	11.09'	25°24'21"
C27	25.00'	18.40'	42°10'30"
C28	300.00'	42.84'	8°10'56"
C29	300.00'	92.86'	17°44'04"
C30	300.00'	92.86'	17°44'04"
C31	300.00'	84.14'	16°04'11"
C32	225.00'	28.03'	7°08'19"
C33	225.00'	108.33'	27°35'13"
C34	225.00'	108.33'	27°35'13"
C35	225.00'	40.96'	10°25'47"
C36	275.00'	30.82'	6°25'17"
C37	275.00'	60.59'	12°37'28"
C38	275.00'	60.59'	12°37'28"
C39	275.00'	22.83'	4°45'23"
C40	770.00'	39.48'	2°56'17"
C41	770.00'	70.00'	5°12'31"
C42	770.00'	67.04'	4°59'19"
C43	720.00'	74.29'	5°54'41"
C44	720.00'	75.80'	6°01'55"
C45	720.00'	36.92'	2°56'17"
C46	225.00'	54.92'	13°59'09"
C47	225.00'	88.13'	22°26'28"
C48	275.00'	2.50'	0°31'15"
C49	275.03'	67.99'	14°09'52"
C50	275.00'	60.59'	12°37'28"
C51	275.00'	60.59'	12°37'28"
C52	200.00'	6.63'	1°53'57"

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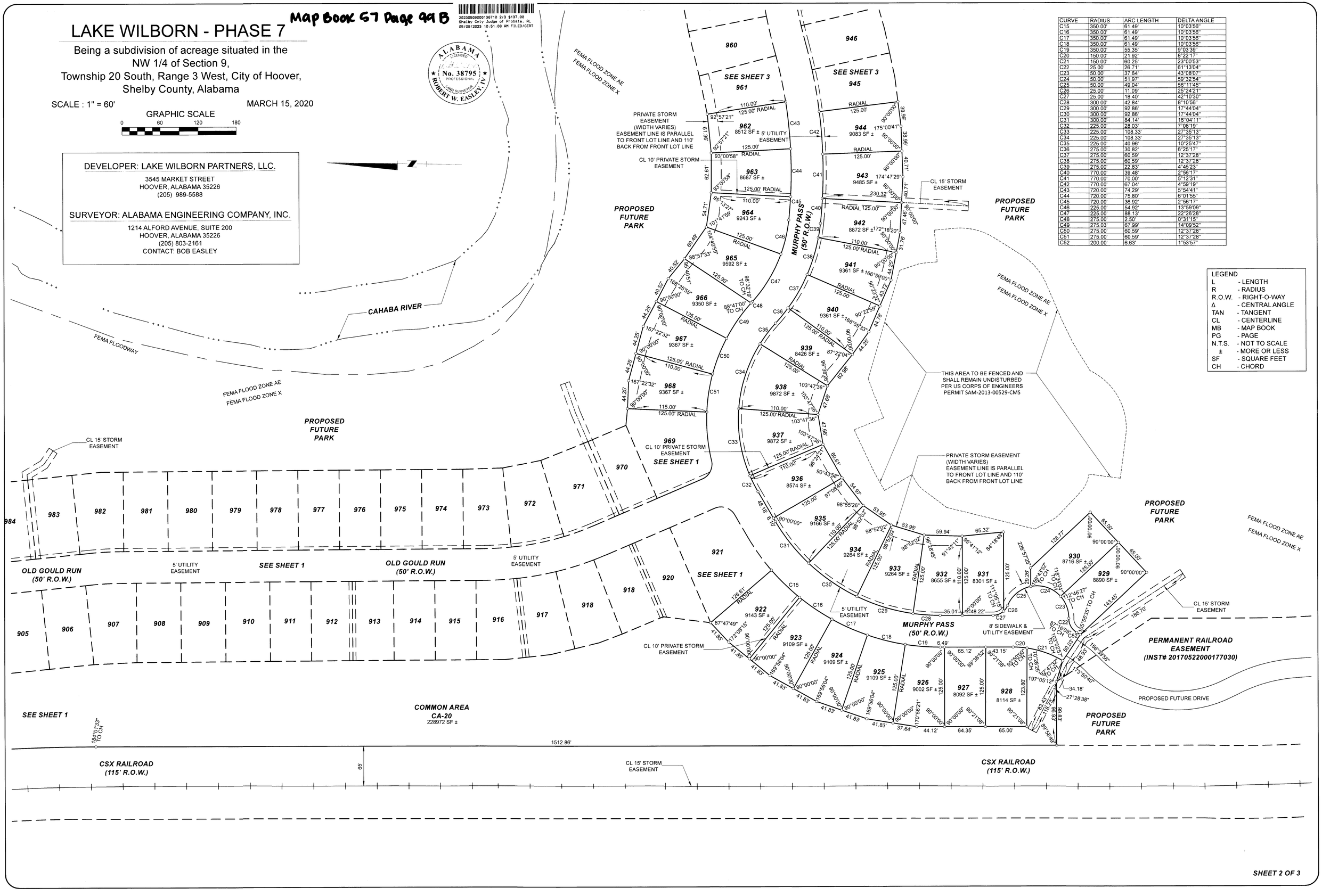

MAP BOOK 57 PAGE 99C

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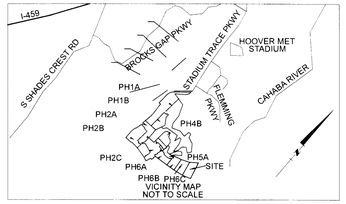

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STATE OF ALABAMA
JEFFERSON COUNTY

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 7"; 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 3/24/2023
Surveyor Reg. No. 38795

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

LAKE WILBORN PARTNERS, LLC. — Date 3/24/23

APPROVED IN FORMAT ONLY:

DIRECTOR OF ENVIRONMENTAL SERVICES — DATE 4/5/2023

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 5/9/2023

CITY ENGINEER — DATE 4/24/2023

CHAIRMAN, PLANNING & ZONING — DATE 4/24/2023

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 24TH day of MARCH, 2023.

Notary Public — My Commission Expires 5/3/2026

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

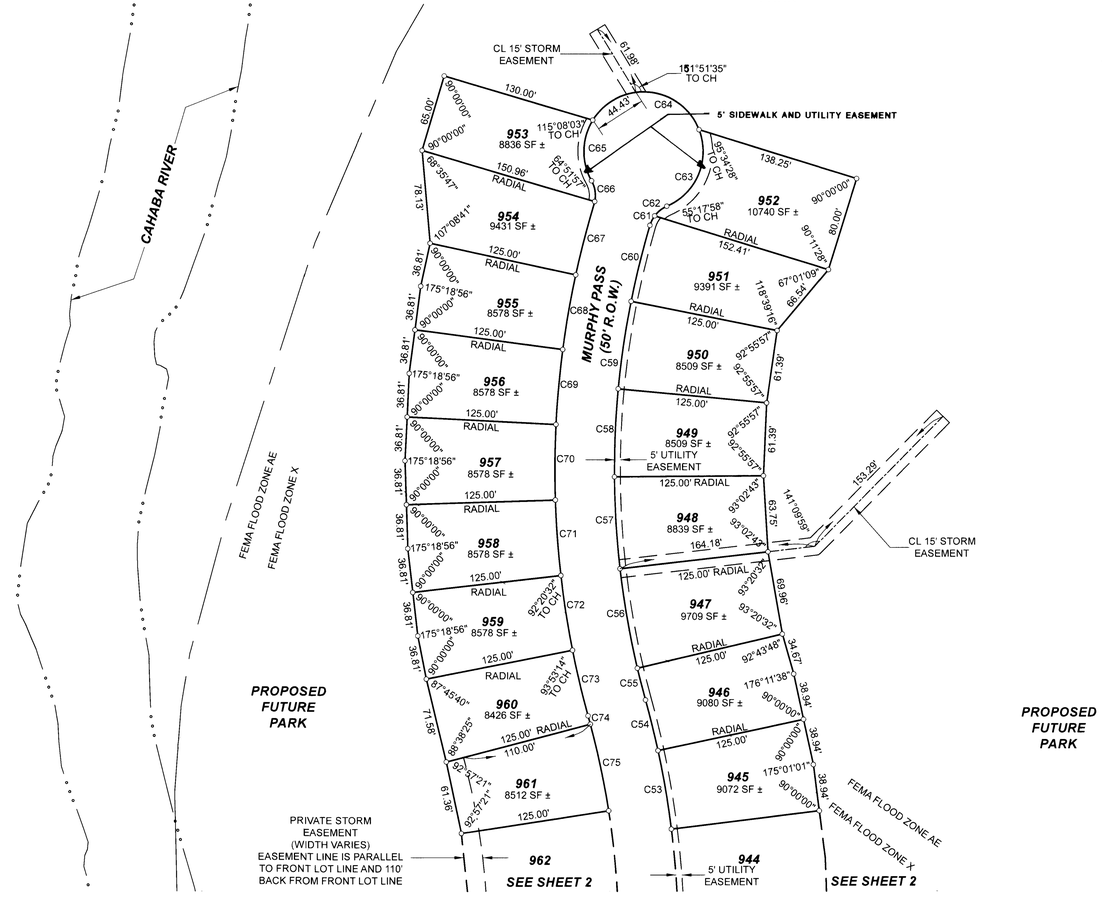
State of Alabama
Jefferson County

I, the undersigned, a Notary Public in and for said County and State hereby certify that SCOTT ROHRER, whose name is signed to same as an aurthorized representitive of LAKE WILBORN PARTNERS, 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 24TH day of MARCH, 2023.

Notary Public — My Commission Expires 5/3/2026

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



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C57	725.00'	77.07'	6°05'28"
C58	725.00'	74.21'	5°51'54"
C59	725.00'	74.21'	5°51'54"
C60	725.00'	65.50'	5°10'36"
C61	25.00'	8.87'	20°20'20"
C62	25.00'	13.13'	30°05'59"
C63	50.00'	77.10'	88°21'08"
C64	50.00'	110.75'	126°54'52"
C65	50.00'	53.27'	61°02'30"
C66	25.00'	18.09'	41°28'13"
C67	775.00'	61.47'	4°32'40"
C68	775.00'	63.36'	4°41'04"
C69	775.00'	63.36'	4°41'04"
C70	775.00'	63.36'	4°41'04"
C71	775.00'	63.36'	4°41'04"
C72	775.00'	63.36'	4°41'04"
C73	775.00'	56.49'	4°10'34"
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C75	720.00'	74.29'	5°54'41"