MAP BOOK 11 PAGE 115

AP 445993

APPROVED BY THE CITY OF HOOVER THIS ____ DAY OF SEPTEMBER, 1987

CITY OF HOOVER

BY _____

ITS _____ WITNESS _____

SOUTHLAKE PROPERTIES

BY _____

ITS _____ WITNESS _____

NOTES:

1. THE ROADS DESIGNATED ON THIS PLAN BY DASHED LINES REPRESENT A CONCEPTUAL ROAD LAYOUT ONLY, AND MAY BE MODIFIED, DELETED OR ADDED TO FROM TIME TO TIME. REFERENCE SHOULD BE MADE TO RECORDED SUBDIVISION MAPS, APPROVED BY THE CITY OF HOOVER, FOR FINAL LOCATION OF ANY OF SUCH ROADS AND THE RELATIONSHIP OF SUCH ROADS TO PLATTED LOTS AND OTHER PROPERTY.
2. BUFFER ON EASTERN PROPERTY LINE OF PR-1 CLUSTER HOME SECTOR ADJACENT TO THE VALDAWOOD SUBDIVISION TO BE 50 FEET IN WIDTH AND SHALL BEGIN 50 FEET SOUTH OF THE SOUTHERN MOST CORNER OF THE FIRST RESIDENTIAL LOT FACING INDIAN LAKE DRIVE. THE BUFFER SHALL BE MAINTAINED IN IT'S NATURAL STATE WHERE FEASIBLE BY A PROPERTY OWNERS' ASSOCIATION WITHIN SOUTHLAKE. IN AREAS WHERE DISTURBED, THE BUFFER SHALL BE REPLANTED WITHIN 6 MONTHS WITH PINE TREES OF A MINIMUM OF 4 FEET IN HEIGHT.
3. HEIGHT LIMITATION WITHIN 30 FEET OF THE 50 FOOT BUFFER IN THE PR-1 CLUSTER HOME SECTOR ADJACENT TO THE VALDAWOOD SUBDIVISION WILL BE TWO STORIES.
4. THE PR-1 (CLUSTER HOME SECTOR) ALLOWS THE CONSTRUCTION OF ATTACHED AND DETACHED SINGLE-FAMILY DWELLINGS, INCLUDING TOWNHOUSES, CONDOMINIUMS, DUPLEXES, ZERO-LOT-LINE HOMES, ETC. WITH ACCESSORY STRUCTURES.
5. DEVELOPER AGREES TO LEAVE THE FENCE BETWEEN THE VALDAWOOD SUBDIVISION AND THE PR-1 CLUSTER HOME SECTOR OF SOUTHLAKE (AND RUNNING ALONG THE 50 FOOT BUFFER AREA) IN THE CONDITION EXISTING ON 9-21-87; PROVIDED, THAT DEVELOPER OR THE SOUTHLAKE RESIDENTIAL ASSOCIATION, INC. MAY, BUT SHALL NOT BE OBLIGATED TO, REPAIR OR REPLACE ANY PORTION OF SAID FENCE WHICH MAY BECOME DAMAGED OR IN POOR REPAIR. DEVELOPER AGREES THAT ANY PROPERTY OWNER IN THE VALDAWOOD SUBDIVISION SHALL HAVE THE RIGHT, AT HIS OPTION AND EXPENSE, TO REPAIR, REPLACE AND MAINTAIN ANY PORTION OF SAID FENCE ADJACENT TO SUCH VALDAWOOD PROPERTY OWNER'S PROPERTY. THE CITY OF HOOVER SHALL HAVE NO RESPONSIBILITIES OF ANY NATURE WHATSOEVER WITH REGARD TO SAID FENCE.
6. HEIGHT LIMITATIONS FOR THIS 20.1 ACRE PD PARCEL ARE MODIFIED AS FOLLOWS: BUILDINGS LOCATED WITHIN 200 FEET OF A SINGLE FAMILY RESIDENTIAL DISTRICT BOUNDARY SHALL NOT EXCEED SIX STORIES AND WITHIN 400 FEET OF A SINGLE FAMILY RESIDENTIAL DISTRICT SHALL NOT EXCEED 10 STORIES.

LEGAL DESCRIPTION FOR SOUTHLAKE PR-1 ZONING DISTRICT NORTH OF INDIAN VALLEY LAKE

Begin at the SW corner of the SW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a northerly direction along the west line of the SW 1/4 of the SE 1/4 of said section to the NW corner of said 1/4 - 1/4; thence continue in a northerly direction along the west line of the NW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 West for a distance of 743.17 feet; thence turn an angle to the right of 84 degrees 00 minutes and run in a northeasterly direction for a distance of 92 feet; thence turn an angle to the right of 13 degrees 15 minutes 00 seconds and run in a southeasterly direction for a distance of 250 feet; thence turn an angle to the left of 39 degrees 06 minutes and run in a northeasterly direction for a distance of 850 feet; thence turn an angle to the right of 01 degree 39 minutes 26 seconds and run in a northeasterly direction for a distance of 299.24 feet to the southeast corner of the SE 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 2 West; thence run in a northeasterly direction along a diagonal line that would intersect the northeast corner of said 1/4 - 1/4 at a point that is 51 feet southeasterly of the northeast corner of said 1/4 - 1/4, said point being the most westerly corner of Lot 12, Block 4 of Indian Valley Sixth Sector as recorded in Map Book 5, Page 118, Shelby County Probate Office; thence turn an angle to the right of 105 degrees 58 minutes 13 seconds and run in a southeasterly direction for a distance of 122.18 feet to the northwesterly right of way line of Osceola Road; thence turn an angle to the left of 15 degrees 47 minutes 09 seconds and run southeasterly for a distance of 40 feet to the southeasterly right of way line of Osceola Road; thence turn an angle to the right of 10 degrees 52 minutes 49 seconds and run southeasterly for a distance of 271.61 feet to a point; thence turn an angle to the left of 01 degree 04 minutes 22 seconds and run southeasterly for a distance of 203.82 feet to the centerline of Indian Lake Drive; thence turn an angle to the right of 11 degrees 06 minutes 49 seconds and run southeasterly along the southwest line extended of Lot 10, Block 4 of Indian Valley Sixth Sector to the west line of Indian Valley Lake (described elevation 422.80 feet above sea level based on U.S.C. and G.S. Datum); thence run in a southwesterly direction along the north water line meanderings of Indian Valley Lake to a point on the east right of way line of Southlake Parkway, said point being the most southwesterly corner of Lot 1, Southlake, A Residential Subdivision; thence run in a southerly direction along the east right of way line of Southlake Parkway for a distance of 230 feet more or less to the center line of Acton Creek; thence run in a westerly direction along the centerline of Acton Creek to its intersection with the centerline of the Cahaba River; thence run in a northerly direction along the centerline of the Cahaba River to its intersection with the north line of the NE 1/4 of the NW 1/4 of Section 20, Township 19 South, Range 2 West; thence run east along the north line of said 1/4 - 1/4 to the SW corner of the SW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 West, said point being the point of beginning.

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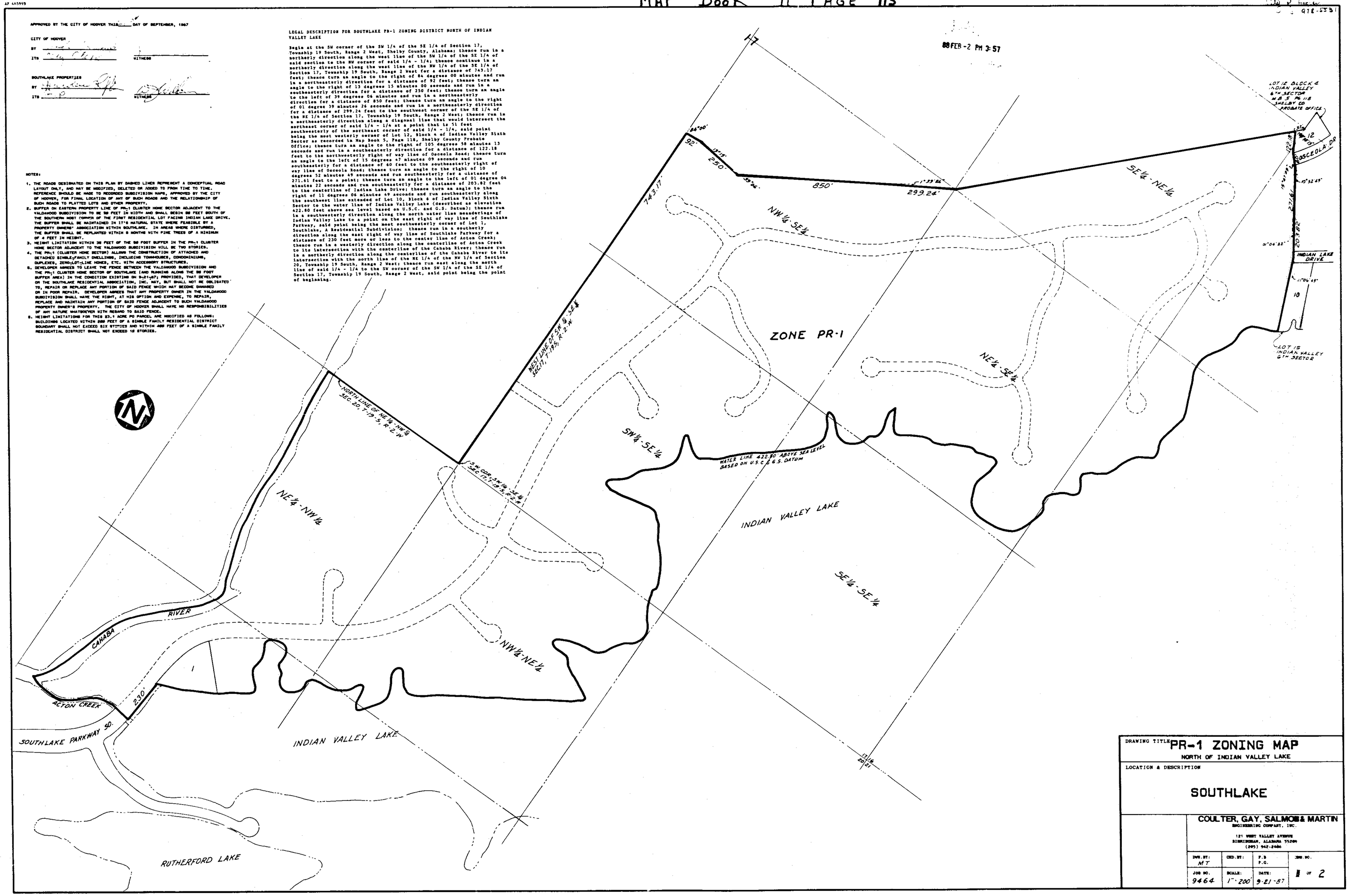

DRAWING TITLE **PR-1 ZONING MAP**
NORTH OF INDIAN VALLEY LAKE

LOCATION & DESCRIPTION

SOUTHLAKE

COULTER, GAY, SALMON & MARTIN
ENGINEERING COMPANY, INC.
121 WEST VALLEY AVENUE
BIRMINGHAM, ALABAMA 35209
(205) 942-2486

DWN. BY: MT	CKD. BY:	F.B. P.G.	JOB NO.
JOB NO. 9464	SCALE: 1"=200'	DATE: 9-21-87	1 OF 2

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Shelby Cnty Judge of Probate,AL
02/02/1988 12:00:00AM FILED/CERT