MAP BOOK 11 PAGE 116

AF 465998

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

CITY OF HOOVER

BY _____ WITNESS _____

ITS _____

SOUTHLAKE PROPERTIES

BY _____ WITNESS _____

ITS _____

1988022200030800 1/1 $.00
Shelby Cnty Judge of Probate, AL
02/02/1988 12:00:00AM FILED/CERT

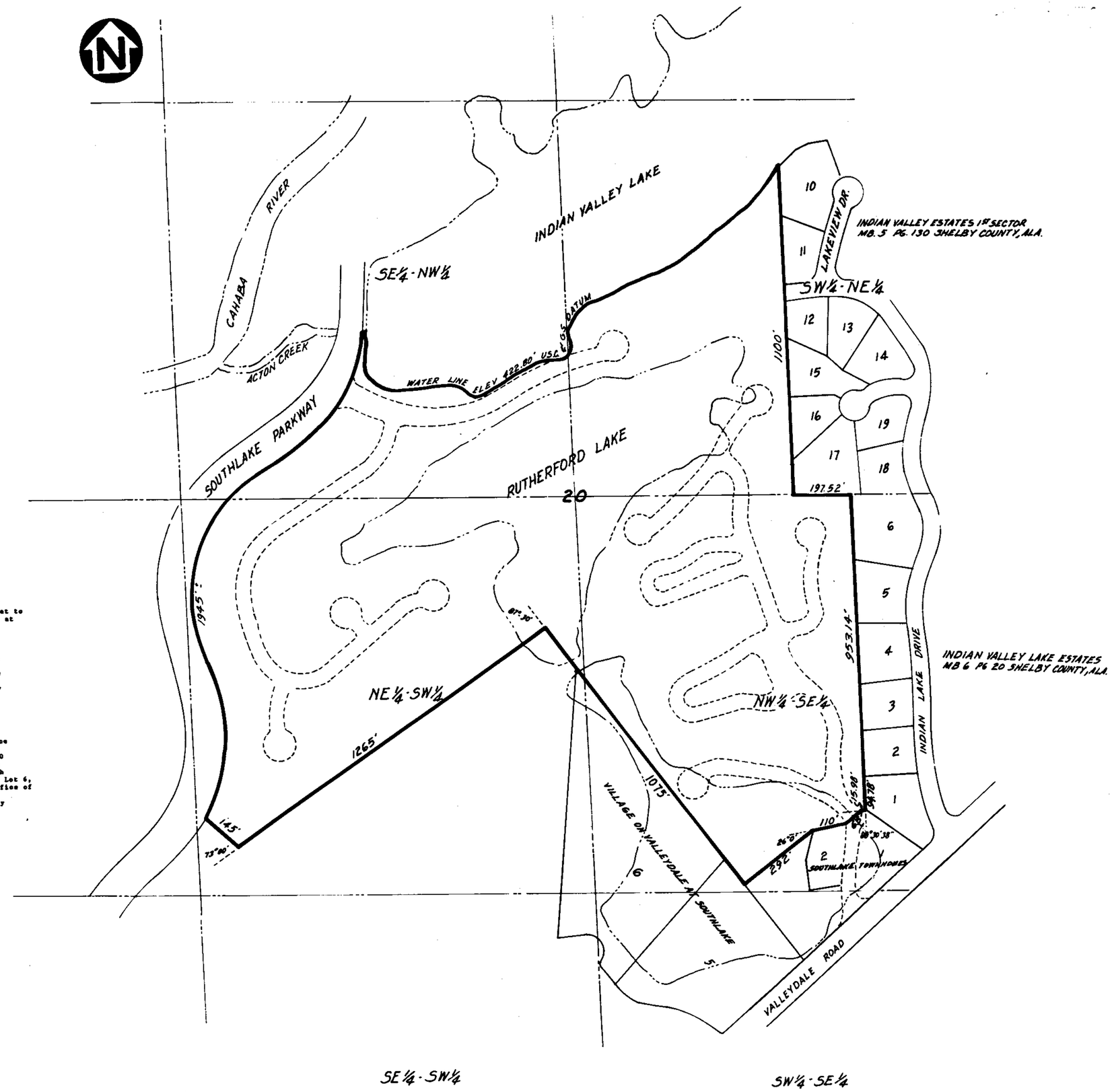
88 FEB -2 PM 3:57

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 VALDAMOOD 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 35 FEET OF THE 50 FOOT BUFFER IN THE PR-1 CLUSTER HOME SECTOR ADJACENT TO THE VALDAMOOD 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 VALDAMOOD 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 VALDAMOOD SUBDIVISION SHALL HAVE THE RIGHT, AT HIS OPTION AND EXPENSE, TO REPAIR, REPLACE AND MAINTAIN ANY PORTION OF SAID FENCE ADJACENT TO SUCH VALDAMOOD 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 23.1 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 SOUTH OF INDIAN VALLEY LAKE

Begin at the most northwesterly corner of Lot 1, Indian Valley Lake Estates as recorded in Map Book 6, Page 20, in the Office of the Judge of Probate, Shelby County, Alabama; thence run south along the west line of Lot 1 for a distance of 94.78 feet to the most northerly and easterly corner of Lot 1, Southlake Townhomes; thence turn an angle to the right of 88 degrees 30 minutes 38 seconds and run in a westerly direction along the north line of Lot 1, Southlake Townhomes for a distance of 13.98 feet to a point on the east right of way line of Lakeview Drive; thence run in a southwesterly direction for a distance of 65 feet more or less to the most north and easterly corner of Lot 2, Southlake Townhomes; thence run in a southeasterly direction along the north line of Lot 2 for a distance of 110 feet; thence turn an angle to the left of 24 degrees and run in a southwesterly direction for a distance of 292 feet to a point on the northeasterly line of Lots 3 and 6, Village on Valleydale at Southlake; thence run in a northwesterly direction for a distance of 1075 feet; thence turn an angle to the left of 87 degrees 30 minutes 00 seconds and run in a southwesterly direction for a distance of 1265 feet; thence turn an angle to the right of 73 degrees 06 minutes 00 seconds and run in a northwesterly direction for a distance of 145 feet, more or less, to a point on the east right of way line of Southlake Parkway; thence run in a northerly and northeasterly direction along the east right of way line of Southlake Parkway for a distance of 1945 feet more or less to the centerline of Acton Creek; thence run in an easterly direction along the centerline of Acton Creek to its intersection with the waterline of Indian Valley Lake (described as elevation 422.80 feet above sea level based on U.S.C. and G.S. Datum); thence run in a southerly, easterly and northeasterly direction along the water line meandering to its intersection with the west line extended of Lot 10, Indian Valley Lake Estates, 1st Sector as recorded in Map Book 5, Page 130 in the Office of the Judge of Probate, Shelby County, Alabama; thence run a southerly direction along the west line of Lots 10, 11, 12, 15, 16, and 17 Indian Valley Lake Estates, 1st Sector for a distance of 1100 feet more or less to the southwest corner of Lot 17, Indian Valley Lake Estates, 1st Sector; thence run in an easterly direction along the south line of Lot 17 for a distance of 197.52 feet to the northwest corner of Lot 6, Indian Valley Lake Estates as recorded in Map Book 6, Page 20 in the Office of Judge of Probate, Shelby County, Alabama; thence run in a southerly direction along the west line of Lots 6, 5, 4, 3, and 2 of Indian Valley Lake Estates for a distance of 953.14 feet to the point of beginning.



DRAWING TITLE **PR-1 ZONING MAP**
SOUTH 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.	DWG. NO.
JOB NO. 9464	SCALE: 1"=200'	DATE: 9-21-87	2 of 2