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WYNLAKE SECTOR 5
Amended Plat

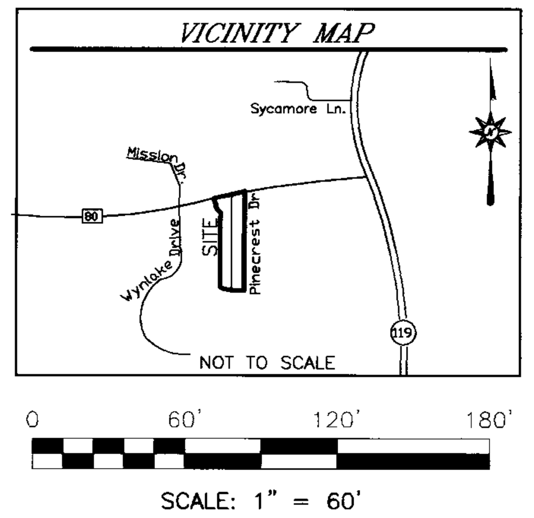
A residential subdivision lying in the Southeast Quarter of Section 22, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama

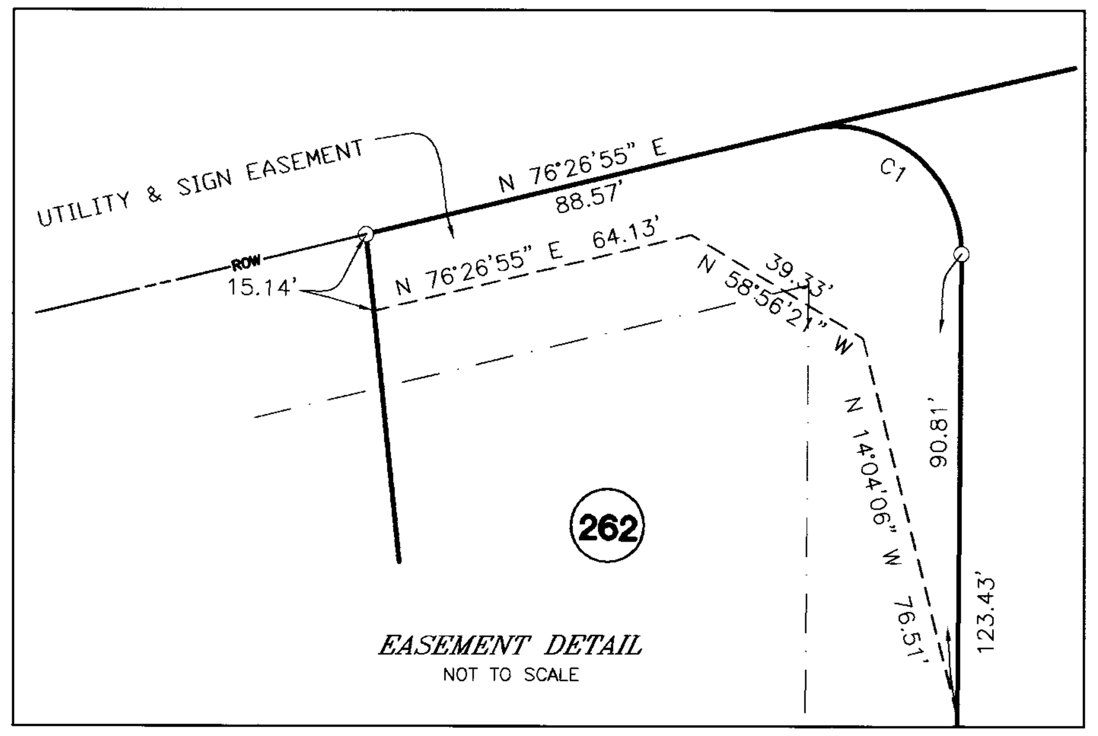
SURVEYOR & ENGINEER
SMW ENGINEERING GROUP, INC
WILLIAM SOMMERVILLE, AL PLS# 19753
JERRY SALMON, AL P.E.# 14045
208 OAK MOUNTAIN CIRCLE
PHONE: (205) 252-6985

OWNER/DEVELOPER
SERMA HOLDINGS, LLC
P.O. BOX 679
LEEDS, ALABAMA 35094
PHONE: (205) 699-5200

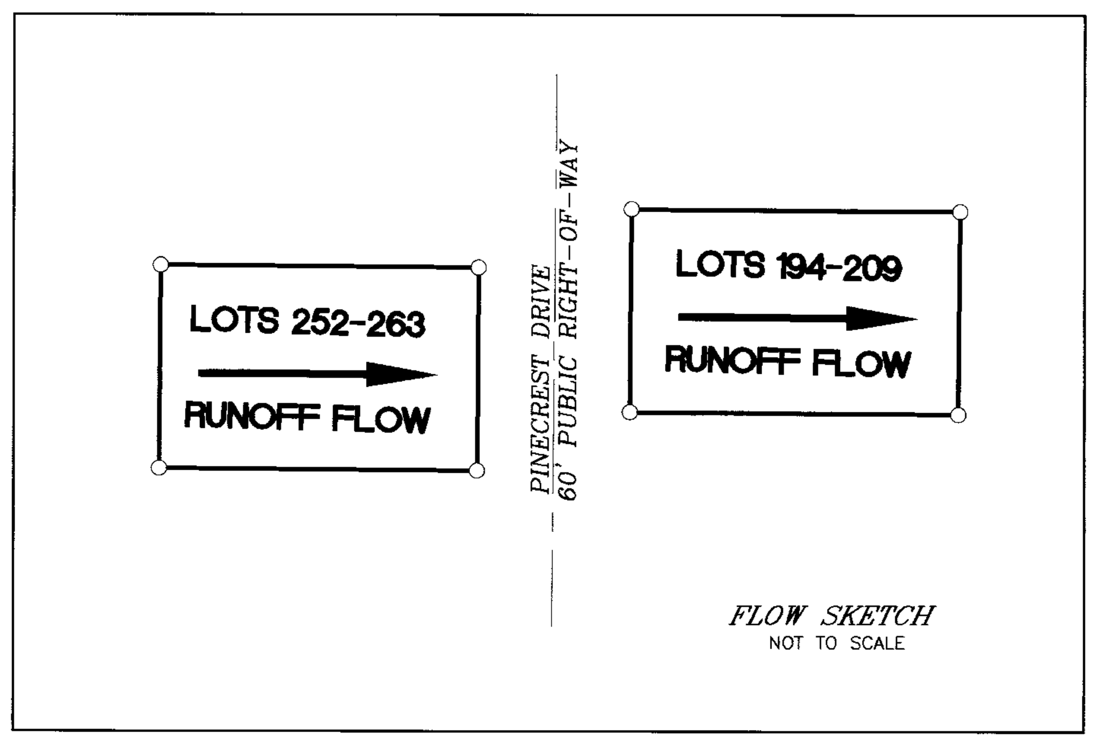
LEGEND

- POWER BOX
- WATER METER
- TELEPHONE PEDESTAL
- GAS VALVE
- WATER VALVE
- GAS METER
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- GUY ANCHOR
- ○ = 5/8" CAPPED REBAR SET (SMW LS 19753)
- ● = FOUND PROPERTY MARKER
- SET PK NAIL
- TEMPORARY BENCH MARK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = RECORDED INFORMATION
- —ROW— = RIGHT-OF-WAY
- SETBACK
- —w— = UNDERGROUND WATER
- SANITARY SEWER
- STORM SEWER
- —op— = OVERHEAD POWER





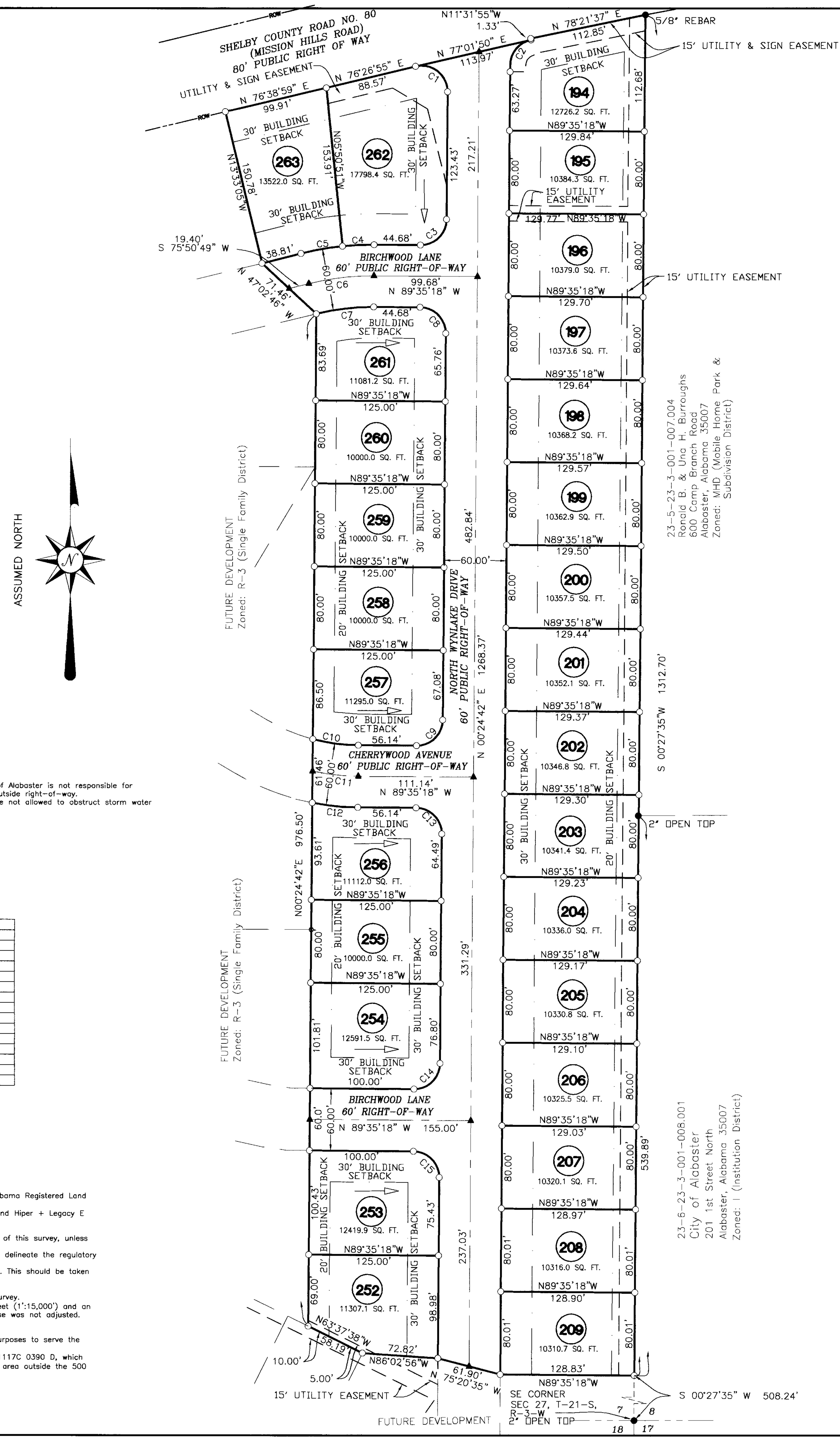
EASEMENT DETAIL
NOT TO SCALE



FLOW SKETCH
NOT TO SCALE

NOTES

1. The City of Alabaster is not responsible for easements outside right-of-way.
2. Fences are not allowed to obstruct storm water flow.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	45.36'	39.39'	N51°34'11"W	103°57'47"
C2	25.00'	34.16'	31.56'	N39°21'36"E	78°17'27"
C3	25.00'	39.27'	35.36'	N45°24'42"E	90°00'00"
C4	280.00'	30.59'	30.57'	N87°16'55"E	06°15'33"
C5	280.00'	40.59'	40.55'	N79°59'59"E	08°18'20"
C6	250.00'	63.55'	63.38'	N83°07'46"E	014°33'53"
C7	220.00'	55.92'	55.77'	N83°07'46"E	14°33'53"
C8	25.00'	39.27'	35.36'	N44°35'18"W	90°00'00"
C9	25.00'	39.27'	35.36'	N45°24'42"E	90°00'00"
C10	175.00'	44.34'	44.22'	N82°19'50"W	14°30'56"
C11	205.00'	44.20'	44.12'	N83°24'39"W	12°21'17"
C12	235.00'	44.12'	44.06'	N84°12'35"W	10°45'26"
C13	25.00'	39.27'	35.36'	N44°35'18"W	90°00'00"
C14	25.00'	39.27'	35.36'	N45°24'42"E	90°00'00"
C15	25.00'	39.27'	35.36'	N44°35'18"W	90°00'00"

SURVEYOR'S NOTES

1. This is a Record Plat, the boundary survey of which was made on the ground under the supervision of a/an Alabama Registered Land Surveyor. Date of field survey is 06/26/08.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Alabama West State Plane Coordinates NAD 83.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. This survey was conducted for the purpose of a Topographic & Lease Parcel Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. This Survey was conducted without reference to a title report..
8. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
9. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
10. Builder to verify setbacks before construction.
11. The purpose of this subdivision is for Single Family Residence.
12. All easements on this map are for public utilities, sanitary sewers, storm ditches, and may be used for such purposes to serve the property both within and without the subdivision.
13. By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 01117C 0390 D, which bears an effective date of September 29, 2006 and is not in a Special Flood Hazard Area. Zone "X" represents an area outside the 500 year floodplain.
14. On corner lots, open arrows denotes front of house direction.

20090106000002960 1/1 $43.00
Shelby Cnty Judge of Probate,AL
01/06/2009 10:11:27AM FILED/CERT

THE STATE OF ALABAMA
THE CITY OF ALABASTER

The undersigned, William H. Sommerville, III Registered Land Surveyor in the State of Alabama, and Wynlake Development, LLC, Owner, hereby certify that the map or plat 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 lands shown therein and known as "Wynlake Sector 5" showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number showing the streets, alleys, public grounds; giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government 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 also certifies that he/she is the owner of said lands and that the same are not subject to any mortgage except a mortgage held by Red Mountain Bank, NA.

I hereby state 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.

William H. Sommerville, III
Alabama Reg. No. 19753

ALABAMA LICENSED No. 19753 PROFESSIONAL LAND SURVEYOR WILLIAM H. SOMMERVILLE, III
12/17/08

J. Michael White, Senior Manager
Wynlake Development, LLC
Owner

Red Mountain Bank, NA, Mortgagee
EVP

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that William H. Sommerville, III whose name is signed to the foregoing certificate as surveyor and who is known to me, acknowledged before me on this date, that after having been dully informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 2nd day of December, 2008.
My Commission Expires 6-14-2011
NOTARY PUBLIC: __________ MY COMMISSION EXPIRES: __________

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that J. Michael White, senior manager of Wynlake Development, LLC whose name is signed to the foregoing certificate as owner and who is known to me, acknowledged before me on this date, that after having been dully informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 2nd day of December, 2008.
NOTARY PUBLIC: __________ MY COMMISSION EXPIRES: 2.28.11

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that __________, Officer, Red Mountain Bank, NA whose name is signed to the foregoing certificate as mortgagee and who is known to me, acknowledged before me on this date, that after having been dully informed of the contents of said certificate, he/she executed same voluntarily as such individual with full authority thereof.

GIVEN UNDER MY HAND AND SEAL, this the 2nd day of December, 2008.
NOTARY PUBLIC: __________ MY COMMISSION EXPIRES: 2.28.11

ACREAGE: = 9.42 ACRES
ACREAGE OF R.O.W.= 2.33 ACRES (25%)

ZONING: - R-3 LOTS = 28

LOT SIZE: MIN. 80 WIDTH AT SETBACK,
MIN. 10,000 S.F.

SETBACKS: FRONT - 30'
REAR - 20'
SIDE - 13' BETWEEN DWELLINGS, WITH AT LEAST ONE SIDE SETBACK OF 10'+

IMPROVEMENT NOTES

The Wynlake Sector 5 contains approximately the following quantities for improvements:

VALLEY GUTTER: 3504 L.F. & 6256 S.F.
STORM SEWER: 1625 L.F.
SANITARY SEWER(8" MAINS): 2507 L.F.
STREETS: 1943 L.F. & 42750 S.F.
SIDE WALKS: 1550 L.F. & 6200 S.F.
RIGHT-OF-WAY ACREAGE: 2.5 ACRES

BE IT RESOLVED, by the City of Alabaster, that the assent of the body be, and the same hereby is, given to the dedication of streets, alleys, and public grounds as shown on plat or map of "Wynlake Sector 5" which said plat or map is certified to have been made by William H. Sommerville, III as surveyor, at the instance of Wynlake Development, LLC, as owner and has been exhibited to this Board; said plat or map being further identified by a recital of the approval of this board, signed by Marsha Massey, Alabaster City Clerk, of even date herewith.

The subdivider has posted a surety bond in an amount sufficient to assure the completion of all required improvements.

ATTEST: __________ DATE: 12/18/08
Alabaster City Clerk

APPROVED: __________ DATE: __________
Mayor, City of Alabaster

APPROVED: __________ DATE: 12/8/08
Alabaster City Engineer

APPROVED: __________ DATE: 12/16/08
Alabaster Planning Commission

APPROVED: __________ DATE: 12/11/08
Alabaster City Planner

APPROVED: __________ DATE: 12-11-2008
Alabaster Building Official

APPROVED: __________ DATE: 12/11/08
Alabaster Planning and Zoning Coordinator

REVISIONS			
NO.	DESCRIPTION	DATE	REV. BY
1.	ADDRESS COMMENTS FROM JAMES CASSIDY	7/16/08	JS
2.	CHANGE STREET NAMES	12/17/08	TM

TYPE OF SURVEY: RECORD PLAT - SECTOR 5
CLIENT: WYNLAKE DEVELOPMENT, LLC
HIGHWAY 80
ALABASTER, AL

APPROVED	DESIGNED	DRAWN	CHECKED	PROJECT NO.
WHS	N/A	JS	AAK	08-0322
	DATE 07/03/08	SCALE 1" = 60'		SHEET 1 OF 1

SMW Engineering Group, Inc.
208 Oak Mountain Circle
Pelham, Alabama 35124
(205) 252-6985
Fax: (205) 320-1504
engineering group, inc.