Map Book 42 Page 41-A

ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, SANITARY SEWERS, OR UTILITIES, INGRESS AND EGRESS, AND ARE TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

FINAL PLAT OF THE SUBDIVISION OF:

BENT RIVER - PHASE IV RESURVEY #1

Being a resurvey of Lots 24-52, 56-67 and 69-74 according to the survey of Bent River-Phase IV as recorded in Map Book 41, Pages 64A and 64B in the office of the Probate Judge of Shelby County, Alabama and being situated in the NE ¼ of Section 20, Township 19 South, Range 2 West, in the City of Hoover, Shelby County, Alabama

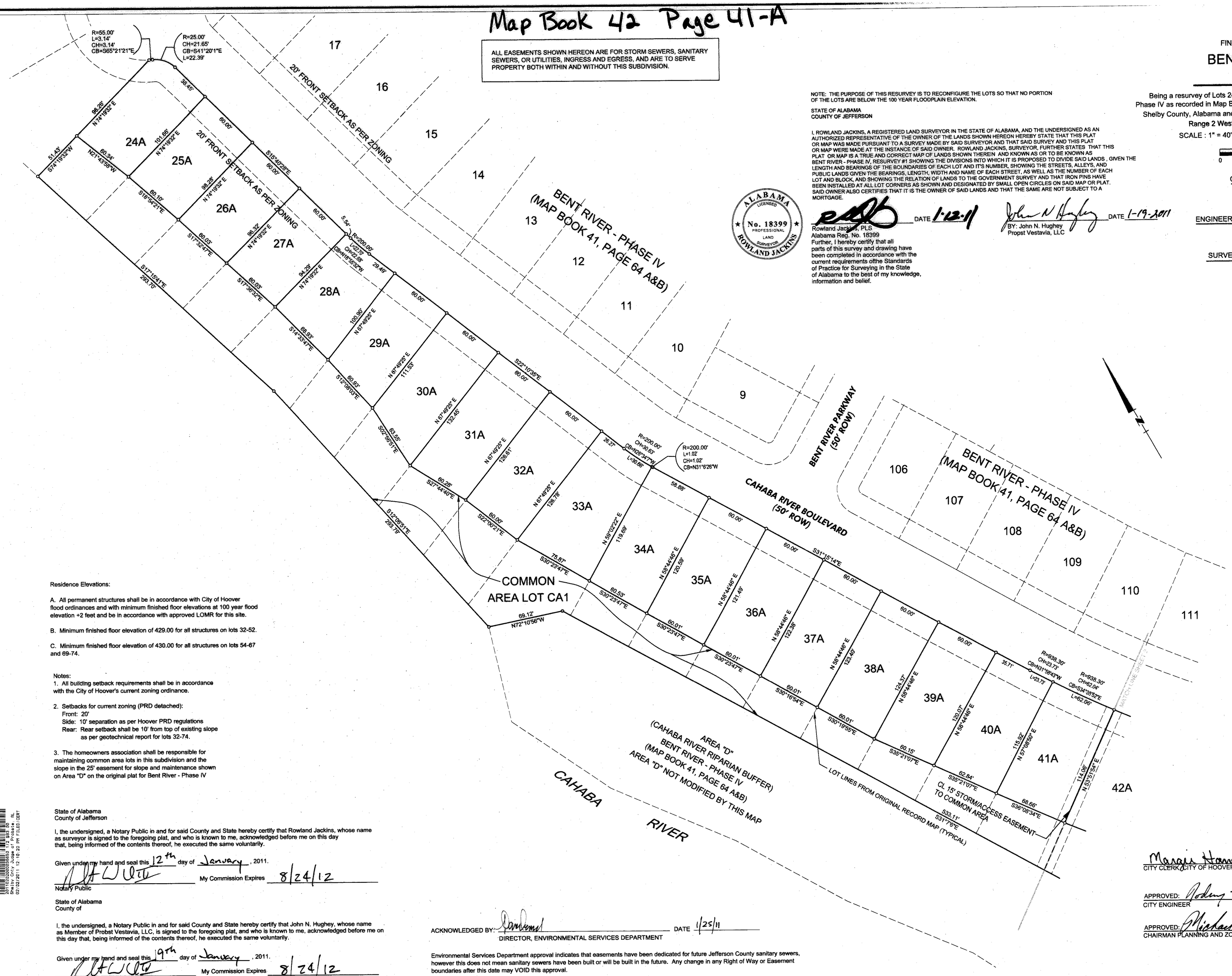
SCALE : 1" = 40'

December 21, 2010

Revised January 6, 2011

GRAPHIC SCALE

0 20 40 60 120



NOTE: THE PURPOSE OF THIS RESURVEY IS TO RECONFIGURE THE LOTS SO THAT NO PORTION OF THE LOTS ARE BELOW THE 100 YEAR FLOODPLAIN ELEVATION.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, ROWLAND JACKINS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, AND THE UNDERSIGNED AS AN AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE LANDS SHOWN HEREON HEREBY STATE 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. ROWLAND JACKINS, SURVEYOR, FURTHER STATES THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS BENT RIVER - PHASE IV, RESURVEY #1 SHOWING THE DIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS. GIVEN THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND IT'S NUMBER, SHOWING THE STREETS, ALLEYS, AND PUBLIC LANDS GIVEN THE BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF LANDS TO THE GOVERNMENT SURVEY AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID MAP OR PLAT. SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO A MORTGAGE.

ALABAMA LICENSED No. 18399 PROFESSIONAL LAND SURVEYOR ROWLAND JACKINS

Rowland Jackins, PLS — DATE 1-12-11
Alabama Reg. No. 18399
Further, I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements ofthe Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

BY: John N. Hughey — DATE 1-19-2011
Propst Vestavia, LLC

OWNER: PROBST VESTAVIA, LLC
401 MERIDIAN STREET, SUITE 300
HUNTSVILLE, ALABAMA 35801
(256) 319-7800

ENGINEER: ALABAMA ENGINEERING COMPANY, INC.
2 OFFICE PARK CIRCLE, SUITE 11
BIRMINGHAM, ALABAMA 35223
(205) 803-2161

SURVEYOR: JACKINS, BUTLER & ADAMS, INC.
3430 INDEPENDENCE DR, SUITE 30
HOMEWOOD, ALABAMA 35209
(205) 870-3390

LEGEND

ROW	- RIGHT OF WAY
TAN	- TANGENT
NTS	- NOT TO SCALE
ESM'T	- EASEMENT
R	- RADIUS
L	- ARC LENGTH
△	- CENTRAL ANGLE
CH	- CHORD LENGTH
CB	- CHORD BEARING
CL	- CENTERLINE

Residence Elevations:

A. All permanent structures shall be in accordance with City of Hoover flood ordinances and with minimum finished floor elevations at 100 year flood elevation +2 feet and be in accordance with approved LOMR for this site.

B. Minimum finished floor elevation of 429.00 for all structures on lots 32-52.

C. Minimum finished floor elevation of 430.00 for all structures on lots 54-67 and 69-74.

Notes:
1. All building setback requirements shall be in accordance with the City of Hoover's current zoning ordinance.

2. Setbacks for current zoning (PRD detached):
Front: 20'
Side: 10' separation as per Hoover PRD regulations
Rear: Rear setback shall be 10' from top of existing slope as per geotechnical report for lots 32-74.

3. The homeowners association shall be responsible for maintaining common area lots in this subdivision and the slope in the 25' easement for slope and maintenance shown on Area "D" on the original plat for Bent River - Phase IV

20110202000058690 1/2 $89.00
Shelby County, AL 02/02/2011
02/02/2011 12:18:23 PM FILED/CERT

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County and State hereby certify that Rowland Jackins, 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 12th day of January, 2011.

Notary Public — My Commission Expires 8/24/12

State of Alabama
County of

I, the undersigned, a Notary Public in and for said County and State hereby certify that John N. Hughey, whose name as Member of Probst Vestavia, 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 executed the same voluntarily.

Given under my hand and seal this 19th day of January, 2011.

Notary Public — My Commission Expires 8/24/12

ACKNOWLEDGED BY: — DATE 1/25/11
DIRECTOR, ENVIRONMENTAL SERVICES DEPARTMENT

Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers, however this does not mean sanitary sewers have been built or will be built in the future. Any change in any Right of Way or Easement boundaries after this date may VOID this approval.

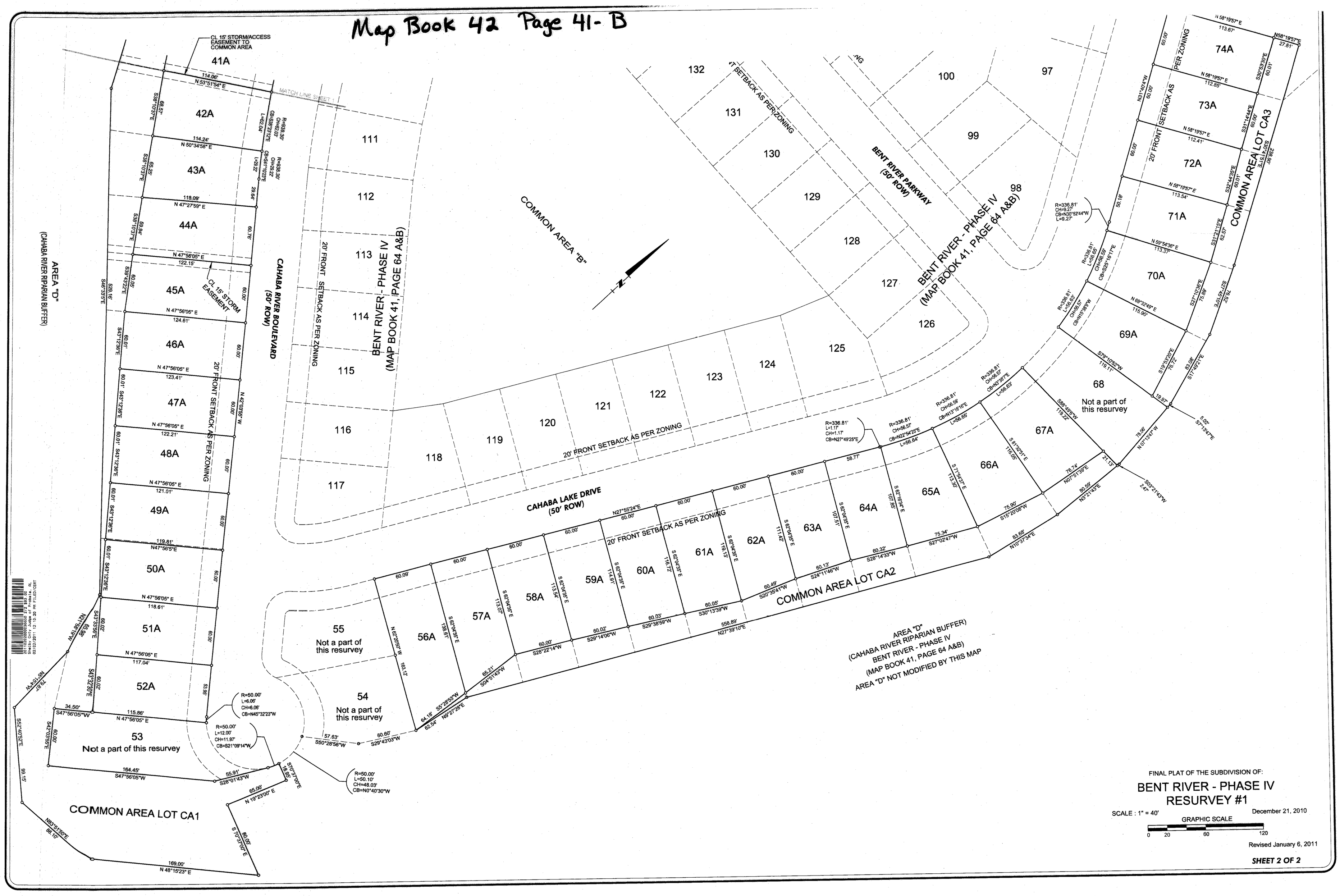
CITY CLERK, CITY OF HOOVER — DATE 1/28/11

APPROVED: CITY ENGINEER — DATE 1-27-11

APPROVED: CHAIRMAN PLANNING AND ZONING — DATE 1-27-11

SHEET 1 OF 2

Map Book 42 Page 41-B



FINAL PLAT OF THE SUBDIVISION OF:

BENT RIVER - PHASE IV RESURVEY #1

SCALE : 1" = 40'

GRAPHIC SCALE 0 20 60 120

December 21, 2010

Revised January 6, 2011

SHEET 2 OF 2