Map Book 42 Page 81

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

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: 0'

NOTE: THE PURPOSE OF THIS RESURVEY COMBINE THREE LOTS IN TO ONE LOT FOR A COMMUNITY POOL.

STATE OF ALABAMA
COUNTY OF SHELBY

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 #2 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

DATE 5-18-11
Rowland Jackins, PLS
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.

DATE 5-23-2011
BY: John N. Hughey
Propst Vestavia, LLC

FINAL PLAT OF THE SUBDIVISION OF:

BENT RIVER - PHASE IV RESURVEY #2

Being a resurvey of Lots 1-3 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" = 30' GRAPHIC SCALE May 19, 2011

0 30 60 90

OWNER: PROPST 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

ACKNOWLEDGED BY: _____ DATE 5/25/11
DIRECTOR, ENVIRONMENTAL SERVICES DEPARTMENT

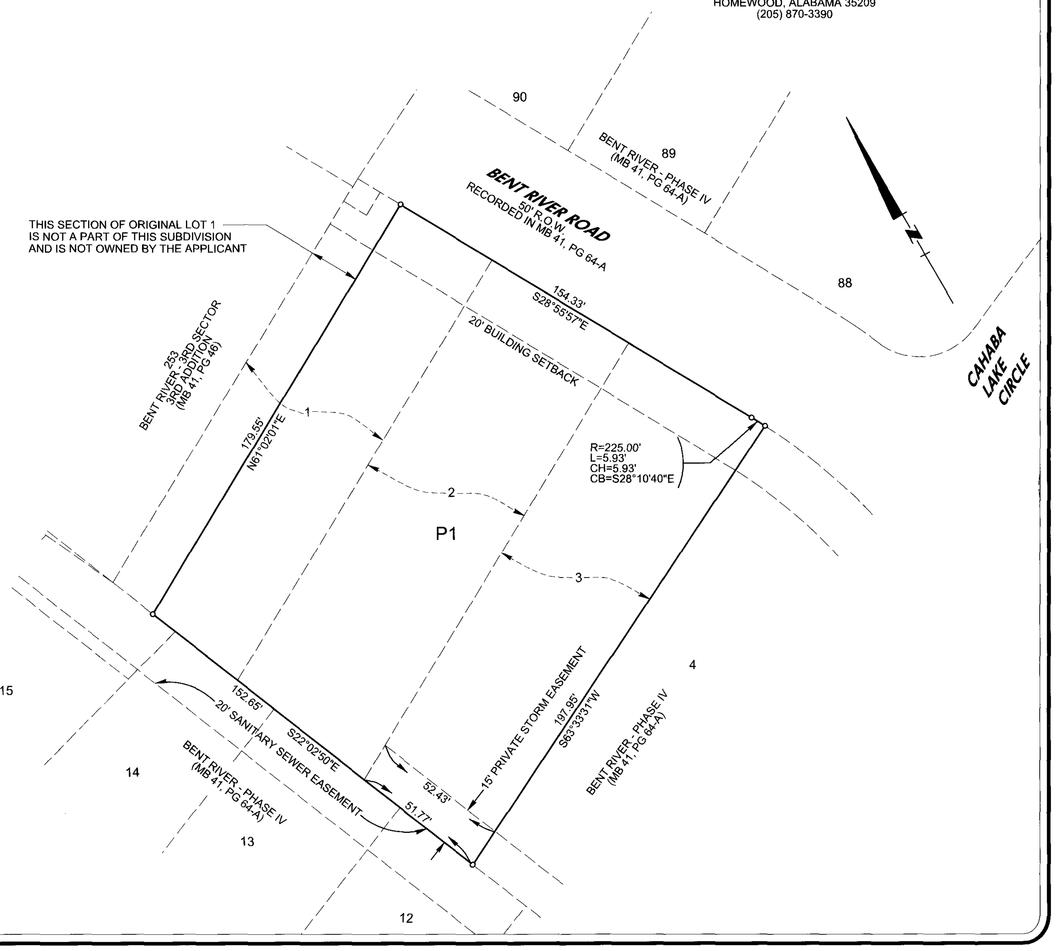
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers, however this does not mean sanitary sewers have been built or will be built in the future. Any change in any Right of Way or Easement boundaries after this date may VOID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

Margie Hamilton DATE 6-17-11
CITY CLERK, CITY OF HOOVER

APPROVED: _____ DATE 6-16-11
CITY ENGINEER

APPROVED: _____ DATE 6-17-11
CHAIRMAN PLANNING AND ZONING

Lot 1 according to the survey of Bent River Phase IV was divided into two parcels by Mortgage Foreclosure Deed Dated June 25th, 2010 and recorded in Instrument No. 20100625000203390 in the Probate Office of Shelby County, Alabama. Propst Vestavia, LLC only owns the portion of Lot 1 which was a part of the land that was included in the Foreclosure Deed.



State of Alabama
County of Shelby

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 19th day of May, 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 Propst 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 23rd day of May, 2011.
Notary Public My Commission Expires 5-5-2013

20110624000186450 1/1 $24.00
Shelby County, AL 06/24/2011 10:26:53 AM FILED/CERT