FIFTH AMENDED CONDOMINIUM PLAT OF BEAUMONT VILLAGE CONDOMINIUM

Being a part of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, being situated in the SW1/4 of Section 36, Township 18 South, Range 2 West, and the NW1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama

SCALE: 1"=30' December 17, 2015

GRAPHIC SCALE

0 30 60 90 120

BEAUMONT VILLAGE, LLC, DEVELOPER
244 INVERNESS CENTER DR., SUITE 200
BIRMINGHAM, ALABAMA 35242
(205) 991-7086

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

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

THIS PLAT AMENDS THE FOURTH AMENDED CONDOMINIUM PLAT OF BEAUMONT VILLAGE CONDOMINUM AS RECORDED IN MAP BOOK 44, PAGE 51 IN THE SHELBY COUNTY PROBATE OFFICE.

Notes:

All portions of the site outside of the units are common elements.

All portions of the site are subject to development rights.

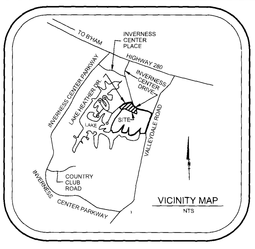
The City of Hoover is not responsible for the roads or drainage within this site. The Beaumont Village Association, Inc. is responsible for all maintenance.

This project was formerly known as Inverness 31A.

The site benchmark is the top of the fire hydrant bonnet bolt closest to unit 100 at Elevation 547.60

NOTE:
BUILDING SETBACKS ARE AS SHOWN ON THIS DRAWING , AND APPLY ONLY TO THE OVERALL BOUNDARY OF LOT C1.

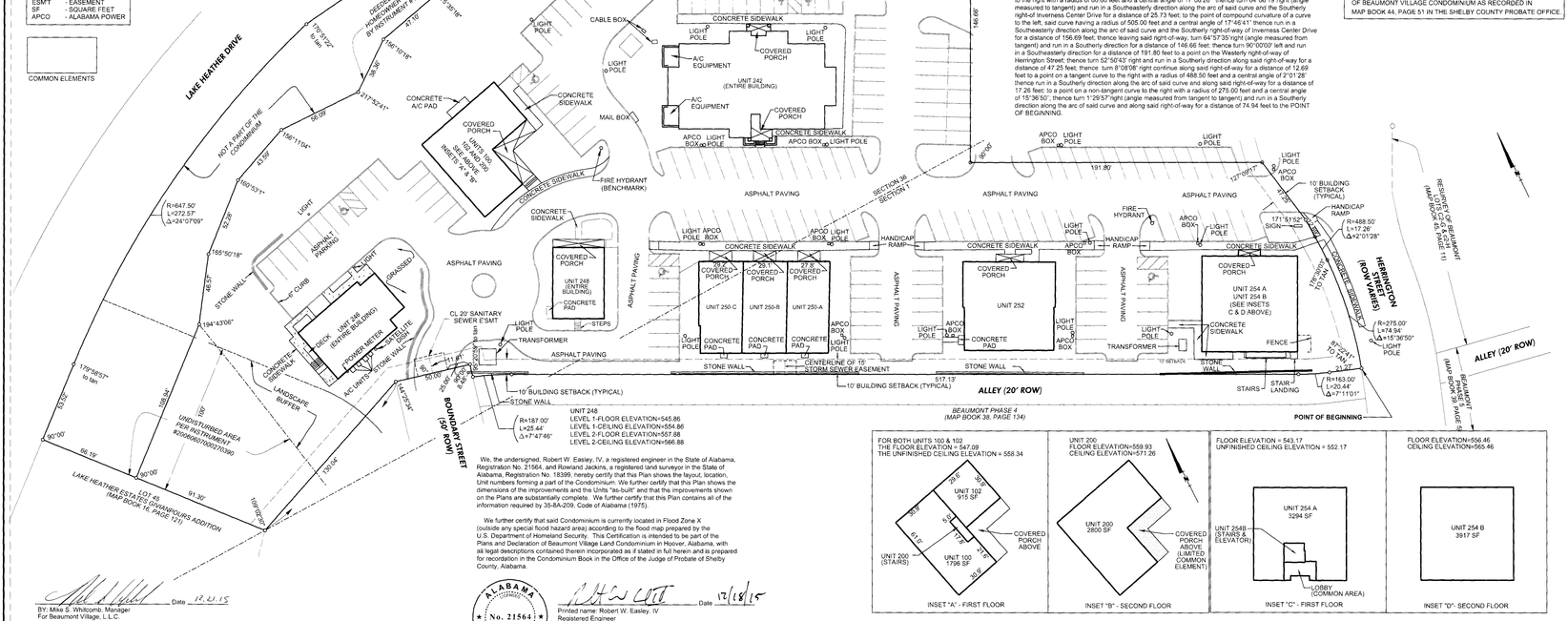
Map Book 45 pg 77



LEGEND

R	- RADIUS
L	- LENGTH
Δ	- CENTRAL ANGLE
tan	- TANGENT
ROW	- RIGHT OF WAY
ESMT	- EASEMENT
SF	- SQUARE FEET
APCO	- ALABAMA POWER

COMMON ELEMENTS



UNIT 248
LEVEL 1-FLOOR ELEVATION=545.86
LEVEL 1-CEILING ELEVATION=554.86
LEVEL 2-FLOOR ELEVATION=557.88
LEVEL 2-CEILING ELEVATION=566.88

We, the undersigned, Robert W. Easley, IV, a registered engineer in the State of Alabama, Registration No. 21564, and Rowland Jackins, a registered land surveyor in the State of Alabama, Registration No. 18399, hereby certify that this Plan shows the layout, location, Unit numbers forming a part of the Condominium. We further certify that this Plan shows the dimensions of the improvements and the Units "as-built" and that the improvements shown on the Plans are substantially complete. We further certify that this Plan contains all of the information required by 35-8A-209, Code of Alabama (1975).

We further certify that said Condominium is currently located in Flood Zone X (outside any special flood hazard area) according to the flood map prepared by the U.S. Department of Homeland Security. This Certification is intended to be part of the Plans and Declaration of Beaumont Village Land Condominium in Hoover, Alabama, with all legal descriptions contained therein incorporated as if stated in full herein and is prepared for recordation in the Condominium Book in the Office of the Judge of Probate of Shelby County, Alabama

Legal Description of the Condominium:

A part of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, being situated in the SW1/4 of Section 36, Township 18 South, Range 2 West, and the NW1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the Southeast corner of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, said point being the Northwest common corner of the intersection of Herrington Street and a un-named alley; thence run along the Southerly boundary of said Lot C1 and the Northerly right-of-way of said un-named alley in a Northwesterly direction a distance of 21.27 feet to a point on a tangent curve to the right having a radius of 163.00 feet and a central angle of 7°11'01"; thence continue along said Southerly boundary and said Northerly right-of-way in a Northwesterly direction along the arc of said curve a distance of 20.44 feet; thence run in a Northwesterly direction along said Southerly boundary and said Northerly right-of-way a distance of 517.13 feet to the beginning of a curve to the left having a radius of 187.00 feet and a central angle of 7°47'46"; thence continue along said Southerly boundary and said Northerly right-of-way in a Northwesterly direction along the arc of said curve a distance of 25.44 feet to a point on the Eastern right-of-way of Boundary Street; thence turn 84°39'01 right (angle measured from tangent) and run in a Northeasterly direction along said right-of-way for a distance of 8.48 feet; thence turn 90°00'00"left and run in a Northwesterly direction along the Northeastern right-of-way of Boundary Street for a distance of 50.00 feet; thence leaving said right-of-way, turn 35°34'26"left and run in a Southwesterly direction for a distance of 130.04 feet to a point on the Eastern lot line of Lot 45 according to the survey of Lake Heather Estates, Gwinanpoors Addition as recorded in Map Book 16, Page 121 in the office of the Probate Judge of Shelby County, Alabama; thence turn 70°57'30"right and run in a Northwesterly direction, along said Lot 45 lot line for a distance 91.30 feet to the Southernmost corner of the parcel described in Instrument 20061103000425350 in the office of the Probate Judge of Shelby County, Alabama; thence turn 90°00'00"right and run in a northeasterly direction a distance of 108.94 feet; thence turn 14°43'06" to the left and run in a northeasterly direction a distance of 46.57 feet; thence turn 14°09'42"to the right and run in a northeasterly direction a distance of 52.28 feet; thence turn 19°06'59" to the right and run in a Easterly direction a distance of 43.59 feet; thence turn 22°48'56"to the right and run in a Easterly direction a distance of 56.09 feet; thence turn 37°52'41" to the left and run in a northeasterly direction a distance of 38.36 feet; thence turn 23°49'42"to the right and run in a Easterly direction a distance of 47.10 feet; thence turn 4°24'42" to the right and run in a Easterly direction a distance of 46.51 feet; thence turn 3°30'07"to the left and run in a Easterly direction a distance of 48.22 feet; thence turn 0°44'46" to the right and run in a Easterly direction a distance of 48.63 feet; thence turn 2°46'15"to the left and run in a northeasterly direction a distance of 57.04 feet; thence turn 35°08'40" to the right and run in a southeasterly direction a distance of 36.42 feet; thence turn 31°56'18"to the left and run in a Easterly direction a distance of 9.84 feet to a point on the right-of-way of the intersection of Inverness Center Drive and Lake Heather Drive and to a point on a curve to the right with a radius of 86.00 feet and a central angle of 17°08'26;" thence turn 64°06'19"right (angle measured to tangent) and run in a Southeasterly direction along the arc of said curve and the Southerly right-of Inverness Center Drive for a distance of 25.73 feet; to the point of compound curvature of a curve to the left, said curve having a radius of 505.00 feet and a central angle of 17°46'41" thence run in a Southeasterly direction along the arc of said curve and the Southerly right-of-way of Inverness Center Drive for a distance of 156.69 feet; thence leaving said right-of-way, turn 64°37'20"right (angle measured from tangent) and run in a Southerly direction for a distance of 146.66 feet; thence turn 90°00'00" left and run in a Southeasterly direction for a distance of 191.80 feet to a point on the Westerly right-of-way of Herrington Street; thence turn 52°56'43" right and run in a Southerly direction along said right-of-way for a distance of 47.25 feet; thence turn 8°08'08" right continue along said right-of-way for a distance of 12.69 feet to a point on a tangent curve to the right with a radius of 488.50 feet and a central angle of 2°01'28" thence run in a Southerly direction along the arc of said curve and along said right-of-way for a distance of 17.26 feet; to a point on a non-tangent curve to the right with a radius of 275.00 feet and a central angle of 15°36'50"; thence turn 1°29'57"right (angle measured from tangent to tangent) and run in a Southerly direction along the arc of said curve and along said right-of-way for a distance of 74.94 feet to the POINT OF BEGINNING.

Date 12.11.15
BY: Mike S. Whitcomb, Manager
For Beaumont Village, L.L.C.

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that Mike S. Whitcomb whose name as Manager of Beaumont Village, L.L.C., 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 21st day of December, 2015

Notary Public My Commission Expires 1/30/2019

ALABAMA REGISTERED PROFESSIONAL ENGINEER No. 21564 ROBERT W. EASLEY, IV

Date 12/18/15
Printed name: Robert W. Easley, IV
Registered Engineer
Registration Number 21564 Alabama

ALABAMA REGISTERED PROFESSIONAL LAND SURVEYOR No. 18399 ROWLAND JACKINS

Date 12-18-15
Printed name: Rowland Jackins
Registered Land Surveyor
Registration Number 18399 Alabama

I hereby state that all parts of this surveyand drawing have been completed in accordance with the of Practice for Land Surveying in the State of Alabama to the best of my information, knowledge and belief

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that Robert W. Easley IV, whose name as engineer 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 18th day of December, 2015

Notary Public My Commission Expires DANIEL CHANLER ALRED, JR. My Commission Expires June 22, 2018

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 18th day of December, 2015

Notary Public My Commission Expires DANIEL CHANLER ALRED, JR. My Commission Expires June 22, 2018