Map Book 50 Page 18 A

THIS SUBDIVISION IS ALSO KNOWN AS GREEN TRAILS PHASE 2

FINAL PLAT OF THE RESIDENTIAL SUBDIVISION OF:

FLEMMING FARMS PHASE 2

Being a subdivision of acreage situated in the Northeast 1/4 & the North 1/2 of the Southeast 1/4 of Section 4, Township 20 South, Range 3 West in the City of Hoover, Shelby County, Alabama

SCALE : 1" = 60'

GRAPHIC SCALE

0 50 100 200

SEPTEMBER 20, 2018

DEVELOPER: SB DEV. CORP.
3545 MARKET STREET
HOOVER, ALABAMA 35226
(205) 989-5588

ENGINEER: ALABAMA ENGINEERING COMPANY, INC.
1214 ALFORD AVENUE, SUITE 200
HOOVER, ALABAMA 35226
(205) 803-2161

ALABAMA LICENSED PROFESSIONAL No. 24325 LAND SURVEYOR DANNY BANNISTER

Shelby Cnty Judge of Probate, AL
11/01/2018 08:52:40 AM FILED/CERT

LEGEND

ROW	- RIGHT-OF-WAY
C	- CURVE
SF	- SQUARE FEET
TAN	- TANGENT
Δ	- CENTRAL ANGLE
R	- RADIUS
L	- LENGTH
CH	- CHORD
MB	- MAP BOOK
PG	- PAGE
CL	- CENTERLINE
SAN.	- SANITARY
	- NOT TO SCALE
●	- IRON PIN FOUND
○	- IRON PIN SET

ALL IRON PINS SET AND FOUND ARE STAMPED AL& ENG CA-1049-LS UNLESS NOTED OTHERWISE

NOTES:

EACH LOT OWNER IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO ANY FURTHER CONSTRUCTION ON THEIR LOT. SOIL OUTSIDE OF THE FOOTPRINT OF THE ORIGINAL HOUSE LOCATION MAY NOT BE SUITABLE TO SUPPORT HOUSE ADDITIONS, SWIMMING POOLS, ETC. BEFORE ANY FUTURE CONSTRUCTION IS PERFORMED, THE LOT OWNER SHOULD CONSULT A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SOILS ARE SUITABLE FOR THE PROPOSED CONSTRUCTION.

ALL RECORDING REFERENCES ON THIS MAP REFER TO THE SHELBY COUNTY PROBATE OFFICE UNLESS NOTED OTHERWISE.

IN ACCORDANCE WITH THE ZONING FOR THIS PARCEL, THERE IS A 15' MINIMUM FRONT SETBACK FOR ALL RESIDENTIAL LOTS WHERE THE GARAGE DOOR(S) ARE SET BACK 35 FEET OR MORE FROM THE FRONT LOT LINE. FOR FRONT ENTRY GARAGE WITH THE GARAGE DOOR(S) LESS THAN 35 FEET FROM THE FRONT LOT LINE, THERE IS A REQUIRED 20 FOOT FRONT SETBACK.

THE FRONT BUILDING SETBACKS LISTED ABOVE ARE THE MINIMUM REQUIRED BY THE TRACE CROSSINGS PUD FOR THE CURRENT ZONING DISTRICT (TRACE CROSSINGS PUD. THE COVENANTS, CONDITIONS AND RESTRICTIONS OR THE ARCHITECTURAL REVIEW COMMITTEE FOR THE SUBDIVISION MAY REQUIRE FRONT SETBACKS THAT ARE MORE RESTRICTIVE THAN THE MINIMUM SHOWN.

FLOOD ZONES ARE FROM GRAPHIC PLOTTING OF FEMA FIRM MAP NUMBER 01117C0203E WITH A REVISED DATE OF 2/20/2013.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	25.00'	39.99'	89°21'29"
C2	225.00'	19.24'	4°53'54"
C3	225.00'	60.00'	15°16'44"
C4	225.00'	42.68'	10°51'59"
C5	275.00'	44.33'	9°14'03"
C6	275.00'	59.98'	12°29'56"
C7	275.00'	59.97'	12°29'38"
C8	275.00'	59.95'	12°29'23"
C9	275.00'	59.95'	12°29'23"
C10	275.00'	59.96'	12°29'31"
C11	275.00'	59.40'	6°10'54"
C12	25.00'	39.27'	90°00'00"
C13	25.00'	39.27'	90°00'00"
C14	200.00'	67.14'	19°14'12"
C15	200.00'	65.00'	18°37'16"
C16	200.00'	65.00'	18°37'16"
C17	200.00'	59.43'	28°16'57"
C18	200.00'	67.50'	29°06'01"
C19	200.00'	50.00'	24°50'06"
C20	200.00'	11.33'	4°19'41"
C21	250.00'	60.00'	13°45'04"
C22	250.00'	60.00'	13°45'04"
C23	250.00'	49.66'	11°22'51"
C24	25.00'	39.27'	90°00'00"
C25	325.00'	62.64'	11°02'35"
C26	275.00'	58.16'	12°07'10"
C27	25.00'	39.27'	90°00'00"
C28	250.00'	49.66'	11°22'51"
C29	250.00'	60.00'	13°45'04"
C30	250.00'	114.13'	26°09'01"
C31	25.00'	41.92'	96°05'08"
C32	25.00'	15.35'	35°10'09"
C33	575.00'	113.00'	11°15'41"
C34	575.00'	60.00'	5°58'43"
C35	575.00'	59.99'	5°58'41"
C36	575.00'	55.61'	5°32'49"
C37	25.00'	39.27'	90°00'00"
C38	175.00'	118.92'	38°55'29"
C39	175.00'	18.50'	6°03'17"
C40	25.00'	39.74'	91°04'12"
C41	25.00'	39.60'	90°45'12"
C42	325.00'	95.32'	16°48'08"
C43	325.00'	58.10'	10°14'30"
C44	325.00'	131.12'	23°06'39"
C45	325.00'	88.55'	15°36'52"
C46	325.00'	88.55'	15°36'52"
C47	325.00'	88.55'	15°36'52"
C48	325.00'	33.09'	5°49'56"
C49	225.00'	60.00'	15°16'44"
C50	225.00'	39.27'	90°00'00"
C51	225.00'	126.00'	32°04'59"
C52	225.00'	30.09'	7°39'44"
C53	225.00'	138.47'	35°15'49"
C54	225.00'	69.11'	17°35'52"
C55	25.00'	39.27'	90°00'00"
C56	150.00'	47.64'	18°11'54"
C57	150.00'	166.13'	63°26'45"
C58	150.00'	109.06'	41°38'03"
C59	200.00'	4.16'	1°11'30"
C60	200.00'	90.13'	25°49'31"
C61	200.00'	166.00'	47°33'41"
C62	200.00'	118.69'	33°59'51"
C63	200.00'	14.23'	4°04'31"
C64	275.00'	60.78'	12°39'54"
C65	275.00'	60.78'	12°39'54"
C66	275.00'	51.99'	10°49'23"
C67	225.00'	60.00'	15°16'44"
C68	225.00'	60.35'	15°22'06"
C69	225.00'	73.42'	18°41'46"
C70	150.00'	283.42'	108°15'00"
C71	225.00'	218.24'	55°33'59"
C72	330.00'	70.36'	12°12'49"
C73	420.00'	154.48'	21°04'31"
C74	330.00'	70.36'	12°12'49"
C75	530.00'	46.09'	4°58'51"
C76	470.00'	195.00'	23°46'13"
C77	220.00'	154.06'	40°06'36"
C78	25.00'	39.27'	90°00'00"
C79	275.00'	139.81'	29°07'28"
C80	325.00'	58.83'	10°22'28"
C81	25.00'	39.27'	90°00'00"
C82	25.00'	39.27'	90°00'00"
C83	25.00'	39.27'	90°00'00"
C84	25.00'	39.27'	90°00'00"
C85	25.00'	39.27'	90°00'00"
C86	25.00'	39.27'	90°00'00"
C87	25.00'	39.27'	90°00'00"
C88	90.00'	111.79'	14°21'04"
C89	15.00'	22.50'	85°57'49"
C90	525.00'	13.07'	1°25'35"

SHEET 1 OF 2

Map Book 50 Page 18B

20181101000395890 2/2 $106.00
Shelby Cnty Judge of Probate, AL
11/01/2018 08:52:48 AM FILED/CERT

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SCALE : 1" = 60'

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GRAPHIC SCALE

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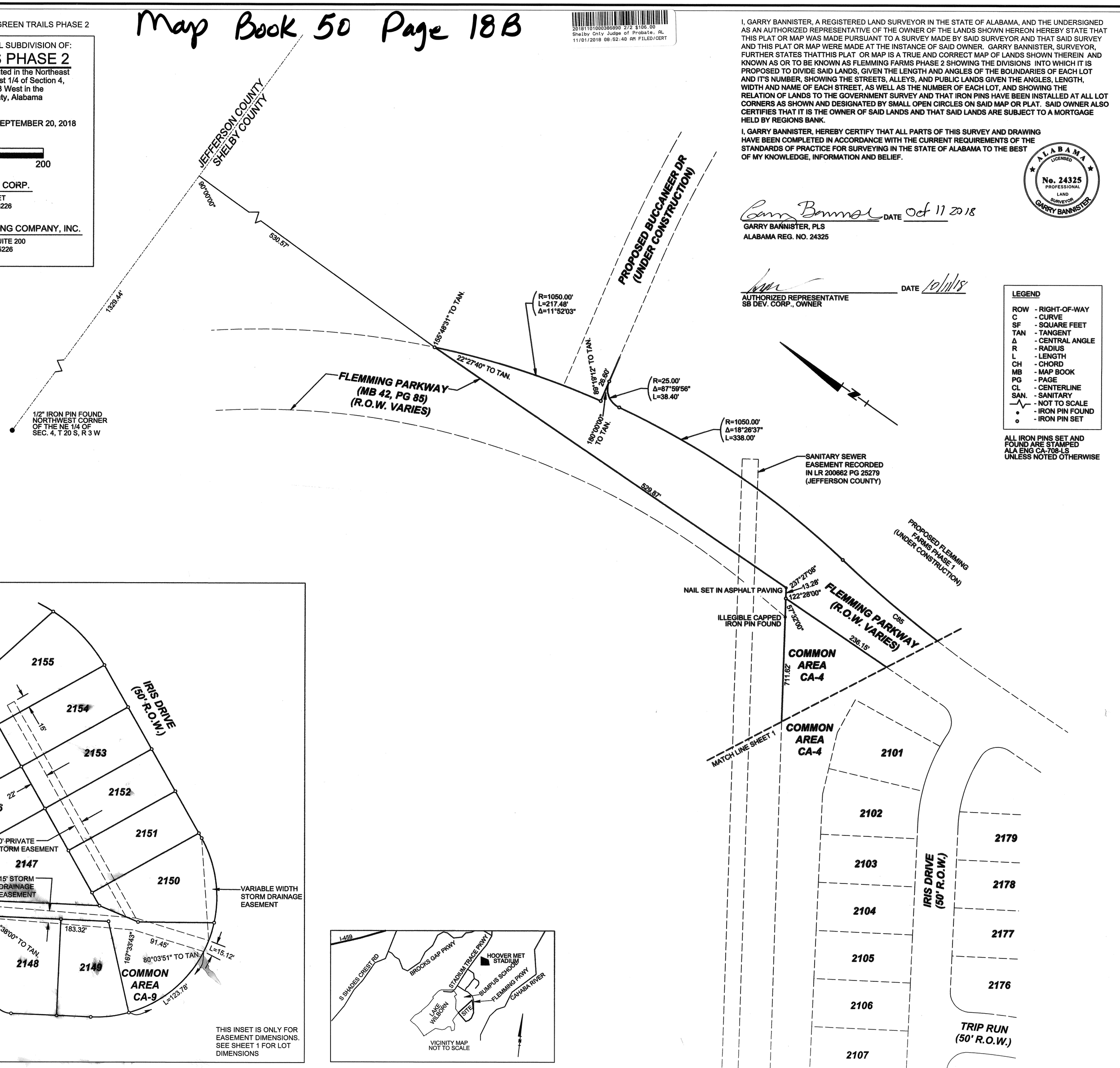

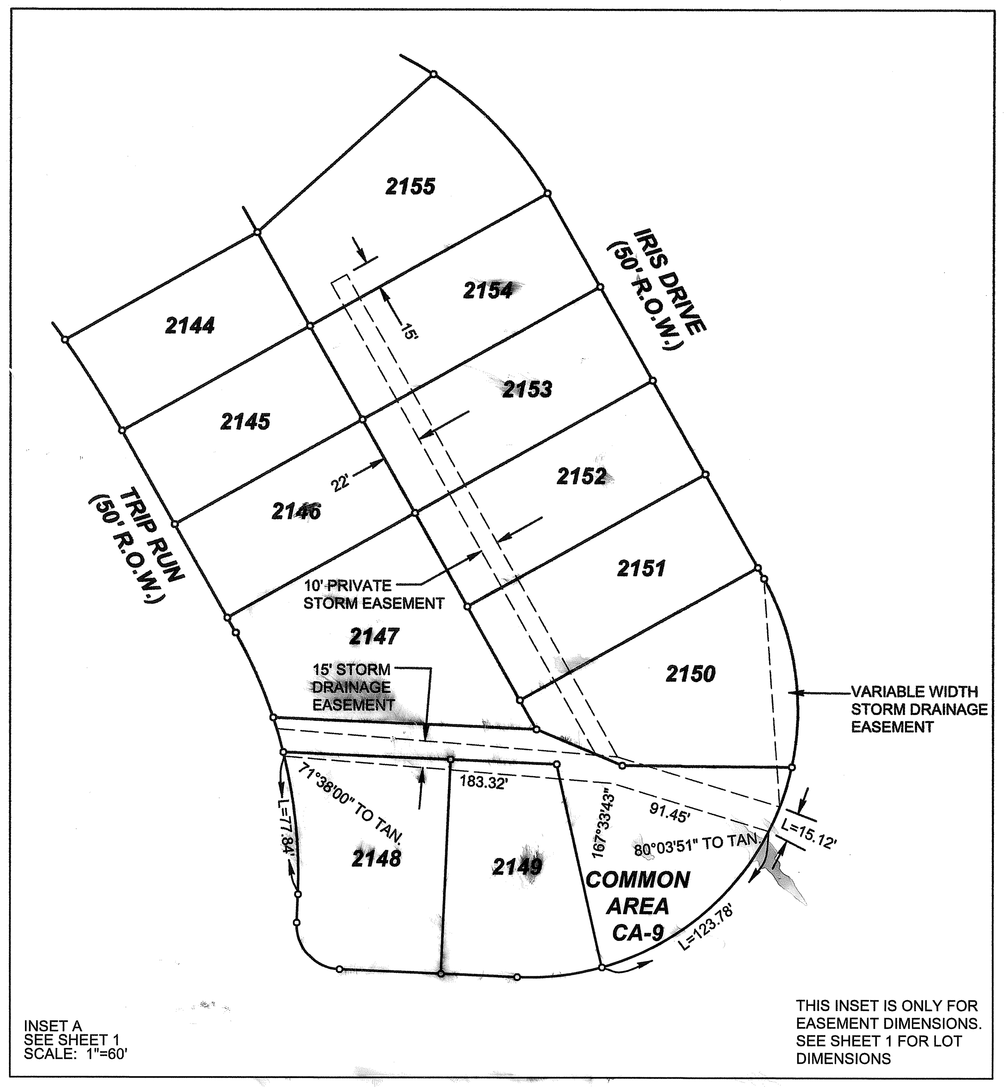

INSET A
SEE SHEET 1
SCALE: 1"=60'

THIS INSET IS ONLY FOR EASEMENT DIMENSIONS. SEE SHEET 1 FOR LOT DIMENSIONS

I, GARRY BANNISTER, 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. GARRY BANNISTER, SURVEYOR, FURTHER STATES THATTHIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS FLEMMING FARMS PHASE 2 SHOWING THE DIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVEN THE LENGTH AND ANGLES OF THE BOUNDARIES OF EACH LOT AND IT'S NUMBER, SHOWING THE STREETS, ALLEYS, AND PUBLIC LANDS GIVEN THE ANGLES, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT, 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 SAID LANDS ARE SUBJECT TO A MORTGAGE HELD BY REGIONS BANK.

I, GARRY BANNISTER, HEREBY CERTIFY 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.

ALABAMA LICENSED No. 24325 PROFESSIONAL LAND SURVEYOR GARRY BANNISTER

DATE Oct 11 2018
GARRY BANNISTER, PLS
ALABAMA REG. NO. 24325

DATE 10/11/18
AUTHORIZED REPRESENTATIVE
SB DEV. CORP., OWNER

LEGEND

ROW	- RIGHT-OF-WAY
C	- CURVE
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•	- IRON PIN FOUND
o	- IRON PIN SET

ALL IRON PINS SET AND FOUND ARE STAMPED ALA ENG CA-708-LS UNLESS NOTED OTHERWISE

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that Garry Bannister, 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 11th day of October, 2018.

Notary Public — My Commission Expires 8/24/20

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that Scott Rohrer whose name is signed to same as an authorized representative of SB DEV. CORP., who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such authorized representative with full authority thereof.

Given under my hand and seal this 11th day of October, 2018.

Notary Public — My Commission Expires 8/24/20

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County and State hereby certify that Jessica Nelson whose name as Vice President of Regions Bank is signed to this plat, and who is known to me, acknowledged before me on this day that, being informed of the contents of the mortgagee acknowledgement he or she, as such officer, and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and seal this 19 day of OCTOBER, 2018.

Notary Public — My Commission Expires 4-5-2020

Jessica Nelson DATE 10/19/18
PLAT ACKNOWLEDGED BY: Jessica Nelson
REGIONS BANK

Margie Handley DATE 10/31/18
CITY CLERK, CITY OF HOOVER

APPROVED: Andy T. Toms DATE 10-29-18
CITY ENGINEER

APPROVED: Wood DATE 10-29-18
CHAIRMAN PLANNING AND ZONING

ACKNOWLEDGED BY:

DATE 10/17/18
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.