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ABINGDON BY THE RIVER - PHASE 3

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

SCALE : 1" = 60' GRAPHIC SCALE FEBRUARY 9, 2021

0 60 90 120 180 300

DEVELOPER: FLEMMING PARTNERS, LLC
3545 MARKET STREET
HOOVER, ALABAMA 35226
(205) 989-5588

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

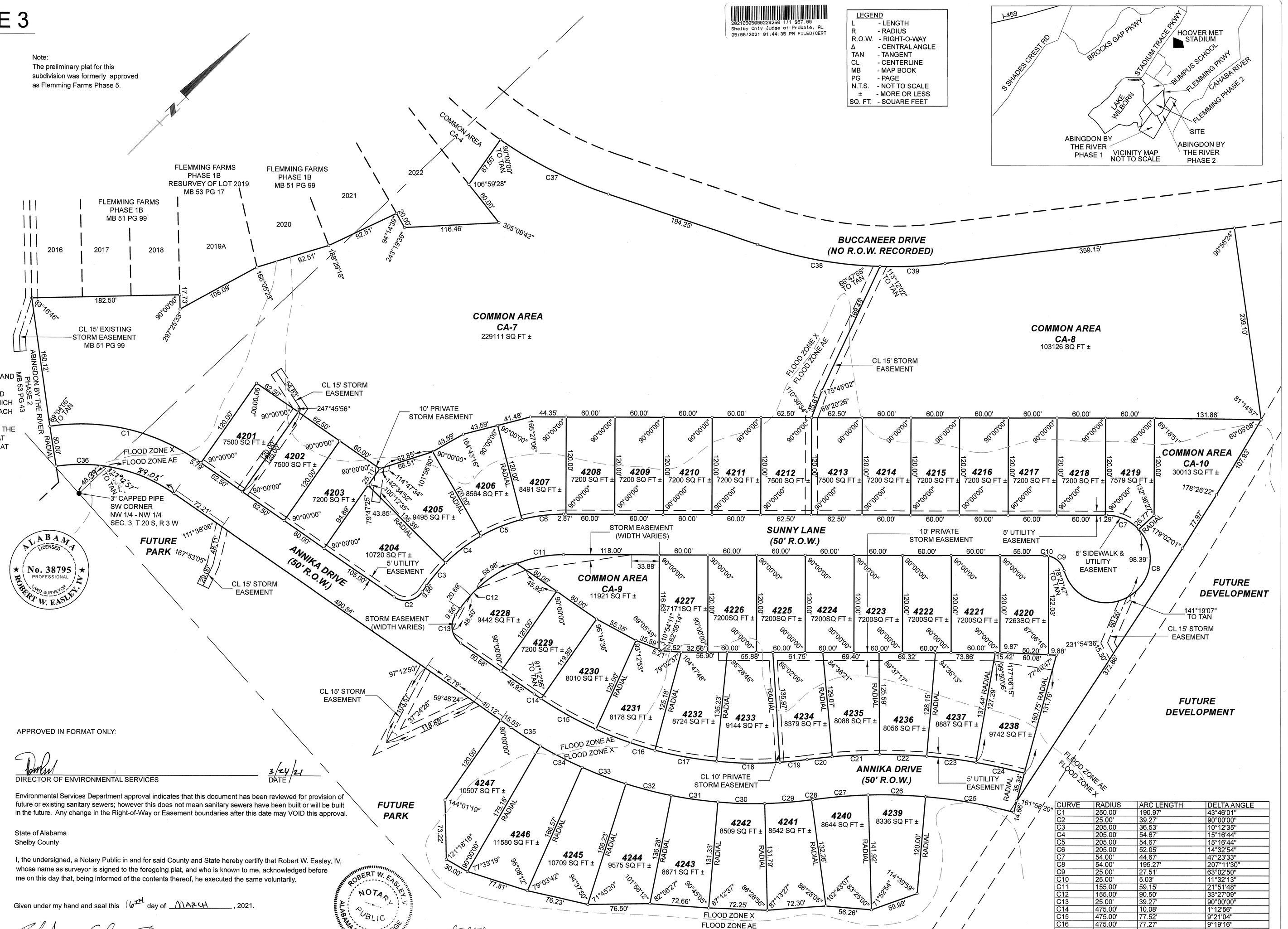
Note:
The preliminary plat for this subdivision was formerly approved as Flemming Farms Phase 5.

20210505000224269 1/1 $67.00
Shelby Cnty Judge of Probate, AL
05/05/2021 01:44:35 PM FILED/CERT

LEGEND

L	- LENGTH
R	- RADIUS
R.O.W.	- RIGHT-O-WAY
Δ	- CENTRAL ANGLE
TAN	- TANGENT
CL	- CENTERLINE
MB	- MAP BOOK
PG	- PAGE
N.T.S.	- NOT TO SCALE
±	- MORE OR LESS
SQ. FT.	- SQUARE FEET

VICINITY MAP
NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	250.00'	190.97'	43°46'01"
C2	25.00'	39.27'	90°00'00"
C3	205.00'	36.53'	10°12'35"
C4	205.00'	54.67'	15°16'44"
C5	205.00'	54.67'	15°16'44"
C6	205.00'	52.05'	14°32'54"
C7	54.00'	44.67'	47°23'33"
C8	54.00'	195.27'	207°11'30"
C9	25.00'	27.51'	63°02'50"
C10	25.00'	5.03'	11°32'13"
C11	155.00'	59.15'	21°51'48"
C12	155.00'	90.50'	33°29'09"
C13	25.00'	39.27'	90°00'00"
C14	475.00'	10.08'	1°12'56"
C15	475.00'	77.52'	9°21'04"
C16	475.00'	77.27'	9°19'16"
C17	475.00'	77.24'	9°19'02"
C18	475.00'	78.29'	9°26'37"
C19	475.00'	33.66'	4°03'38"
C20	670.00'	31.15'	2°39'50"
C21	670.00'	58.26'	4°58'56"
C22	670.00'	58.26'	4°58'56"
C23	670.00'	61.17'	5°13'53"
C24	670.00'	61.17'	5°13'53"
C25	620.00'	110.58'	10°13'07"
C26	620.00'	70.86'	6°32'53"
C27	620.00'	68.44'	6°19'28"
C28	525.00'	1.73'	0°11'21"
C29	525.00'	57.80'	6°18'28"
C30	525.00'	57.80'	6°18'28"
C31	525.00'	57.80'	6°18'28"
C32	525.00'	57.80'	6°18'28"
C33	525.00'	57.80'	6°18'28"
C34	525.00'	57.80'	6°18'28"
C35	525.00'	42.82'	4°40'23"
C36	200.00'	152.78'	43°46'01"
C37	525.00'	149.72'	16°20'22"
C38	525.00'	153.89'	16°47'40"
C39	525.00'	80.63'	8°47'59"

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, ROBERT W. EASLEY, IV, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND THE UNDERSIGNED AS AN AUTHORIZED REPRESENATIVE OF THE OWNER OF LANDS SHOWN HEREON, HEREBY CERTIFY 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; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS "ABINGDON BY THE RIVER - PHASE 3"; SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS; GIVING THE LENGTH AND THE ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER; SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS; GIVING THE LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK; ALSO SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNEMENT 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 IT IS THE OWNER OF SAID LANDS AND THAT SAID LANDS ARE SUBJECT TO A MORTGAGE HELD BY REGIONS BANK.

"I 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."

Date 3/16/2021
Robert W. Easley, IV, PLS
Surveyor Reg. No. 38795

ALABAMA LICENSED No. 38795 PROFESSIONAL LAND SURVEYOR ROBERT W. EASLEY, IV

Date March 16, 2021
Authorized Representitive
FLEMMING PARTNERS, LLC., Owner

5/5/2021
CITY CLERK, CITY OF HOOVER
DATE

May 3, 2021
CITY ENGINEER
DATE

5/3/2021
CHAIRMAN, PLANNING & ZONING
DATE

NOTES:

FLOOD ZONES ARE FROM GRAPHIC PLOTTING OF FEMA FIRM MAP NUMBER 01117C0203E WITH A REVISED DATE OF 2/20/13

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

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 GARAGE DOOR(S) LESS THAN 35 FEET FROM THE FRONT 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 RESTICTIONS OR THE ARCHITECTURAL REVIEW COMMITTEE FOR THE SUBDIVISION MAY REQUIRE FRONT SETBACKS THAT ARE MORE RESTRICTIVE THAN THE MINIMUM SHOWN.)

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

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.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.

APPROVED IN FORMAT ONLY:

3/24/21
DIRECTOR OF ENVIRONMENTAL SERVICES
DATE

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may VOID this approval.

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County and State hereby certify that Robert W. Easley, IV, 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 16TH day of MARCH, 2021.

Notary Public
5/3/2022
My Commission Expires

ROBERT W. EASLEY, IV NOTARY PUBLIC ALABAMA STATE AT LARGE

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County and State hereby certify that JONATHAN BELCHER whose name is signed to same as an authorized representitive of Flemming Partners, 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 as such persons and with full authority, executed the same voluntarily.

Given under my hand and seal this 16TH day of MARCH, 2021.

Notary Public
5/3/2022
My Commission Expires

ROBERT W. EASLEY, IV NOTARY PUBLIC ALABAMA STATE AT LARGE

State of GEORGIA
County COBB

I, the undersigned, a Notary Public in and for said County and State hereby certify that SCOTT MCLAY whose name as SENIOR 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 31ST day of MARCH, 2021.

Notary Public
06/19/2022
My Commission Expires

ASHLEE SMITH NOTARY PUBLIC Comm. Exp. GEORGIA June 19, 2022 COBB COUNTY, GA

PLAT ACKNOWLEDGED BY
REGIOINS BANK

DATE 3/31/2021