LAKE WILBORN - RESURVEY OF LOT 675 & COMMON AREA CA-13

Being a resurvey of Lot 675 & Common Area CA-13 of Lake Wilborn Phase 6C as recorded in Map Book 53 Page 35 as recorded in the office of the Judge of Probate situated in the SW 1/4 of Section 4,Township 20 South, Range 3 West, City of Hoover, Shelby County, Alabama

SCALE : 1" = 20'

JUNE 25, 2021

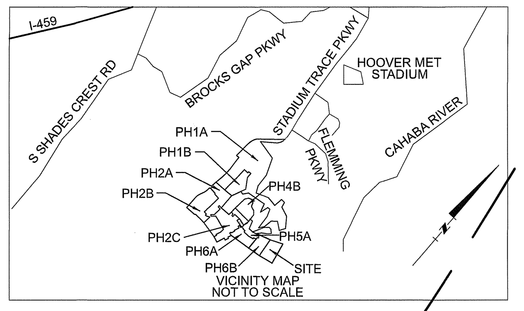
GRAPHIC SCALE

0 20 30 40 60 100

OWNER: LAKE WILBORN 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

The purpose of this Resurvey is to modify the common lot line between Lot 675 and CA-13. There is no change to any easement or right-of-way by this map.



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

712
LAKE WILBORN
PHASE 6B
MB 52 PG 97

DODD ROAD
(50' R.O.W.)

645
LAKE WILBORN
PHASE 6B
MB 52 PG 97

646

COATES PASS
(50' R.O.W.)

C5
C6
105°02'34" TO TAN
C4
119.35'
70.10'
C3
42.48'
C2
69°40'36" TO TAN
111°19'24" TO TAN
C1
8.54'
90°00'00"
18.00'
84°59'35"
83.00'
90°00'00"
90°00'00"

676
LAKE WILBORN
PHASE 6B
MB 52 PG 97

677

COMMON AREA
CA-13A
22743 SQ FT ±

COMMON AREA
CA-13

EXISTING PRIVATE
10' STORM EASEMENT
LAKE WILBORN
PHASE 6C
MB 53 PG 35

675

675A
10399 SQ FT ±

128.93'
137.50'

674
LAKE WILBORN
PHASE 6C
MB 53 PG 35

657

658
LAKE WILBORN
PHASE 6C
MB 53 PG 35

659

660

OLD GOULD RUN
(50' R.O.W.)

APPROVED IN FORMAT ONLY:

DIRECTOR OF ENVIRONMENTAL SERVICES — DATE 6/30/2021

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.

CITY CLERK CITY OF HOOVER — DATE 8-3-21

CITY ENGINEER — DATE 7-29-21

CHAIRMAN, PLANNING & ZONING — DATE 7-19-21

NOTES:

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

MINIMUM FRONT SETBACKS: 20 FEET FOR FRONT LOADED LOTS (I.E. THE DRIVEWAY IS LOCATED IN FRONT OF THE DWELLING); HOWEVER, IF THE GARAGE DOOR(S) FOR SUCH FRONT LOADED LOT IS SETBACK 25 FEET OR MORE FROM THE FRONT LOT LINE, OR IF THE GARAGE IS SIDE-LOADED (OR COURTYARD ENTRY) GARAGE, THEN THE FRONT SETBACK MAY BE 5 FEET.

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.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	225.00'	64.07'	16°18'59"
C2	225.00'	124.55'	31°42'58"
C3	25.00'	35.53'	81°25'22"
C4	775.00'	76.26'	5°38'16"
C5	25.00'	33.73'	77°17'56"
C6	200.00'	21.20'	6°04'25"

MAP BOOK 54 Page 80

20210803000376080 1/1 $34.00
Shelby Cnty Judge of Probate, AL
08/03/2021 02:17:11 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, ROBERT W. EASLEY, IV, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND THE UNDERSIGNED AS AN AUTHORIZED REPRESENTITIVE 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 "RESURVEY OF LOT 675 & COMMON AREA CA-13"; SHOWING SUBDIVISION INTO WHICH IT ISPROPOSED 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 FURTHER CERTIFIES THAT THEY ARE THE OWNER OF SAID PROPERTY. AND THAT THE SAME ARE SUBJECT TO A MORTAGE HELD BY TRUSTMARK 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."

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

Robert W. Easley, IV, PLS
Surveyor Reg. No. 38795 — Date 6/21/2021

Lake Wilborn Partners, LLC OWNER — Date 6/25/21

Trustmark Bank — Date 7/8/21

State of Alabama
Shelby County

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 aurthorized representitive of Lake Wilborn 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 28TH day of JUNE, 2021.

Notary Public — My Commission Expires 5/3/2022

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 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 21ST day of JUNE, 2021.

Notary Public — My Commission Expires 5/3/2022

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 BEN HENDRIX, whose name as SENIOR VICE PRESIDENT of Trustmark Bank 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 8TH day of JULY, 2021.

Notary Public — My Commission Expires 5/3/2022

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