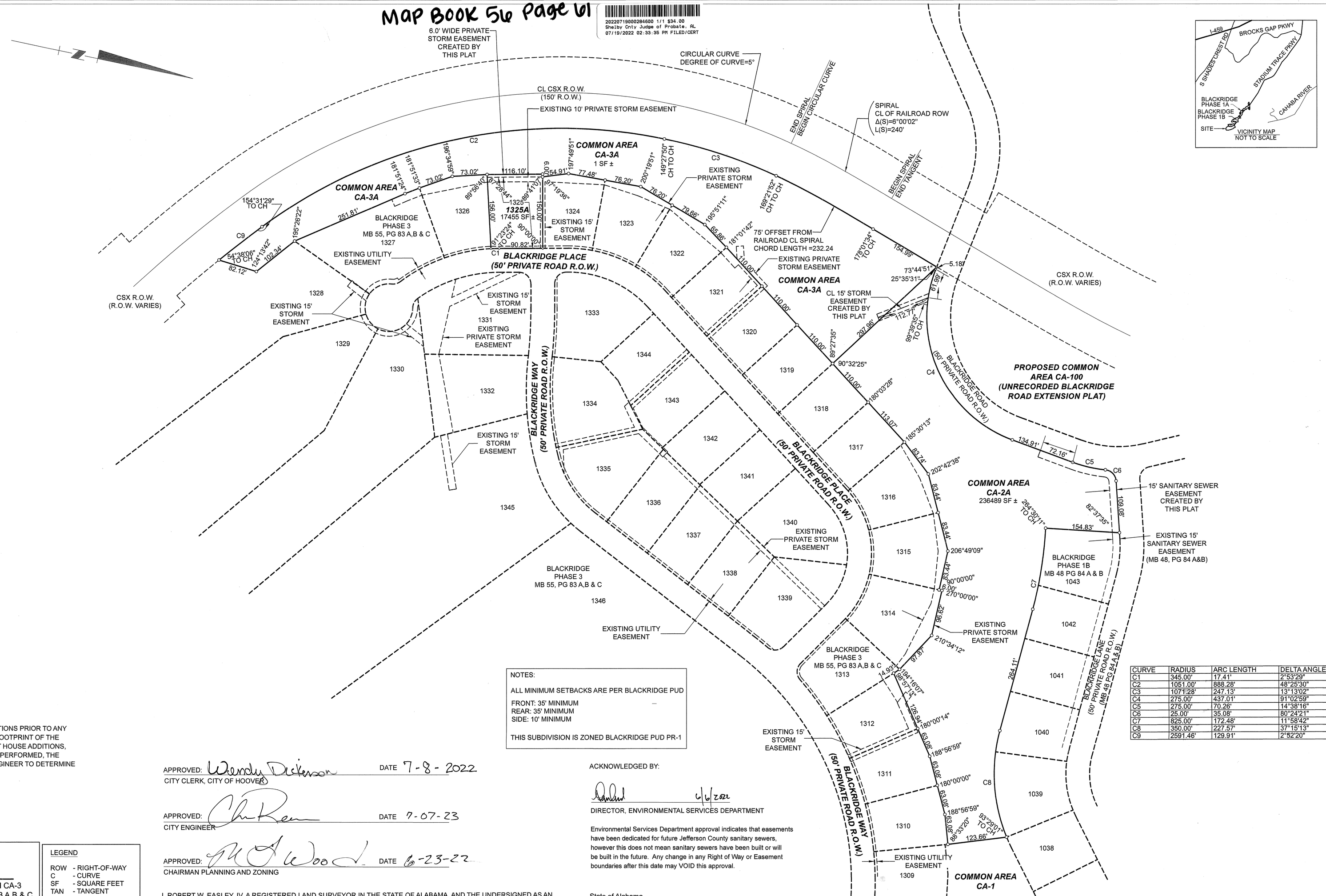
MAP BOOK 56 PAGE 61

20220719000284600 1/1 $34.00
Shelby Cnty Judge of Probate, AL
07/19/2022 02:33:35 PM FILED/CERT

THE PURPOSE OR THIS RESURVEY IS TO ENLARGE LOT 1325A AND ADD STORM & SANITARY EASEMENTS IN COMMON AREA CA-2 AND ADD A STORM EASEMENT ON LOT CA-3A

ALL EXISTING EASEMENTS ON THIS PLAT WERE CREATED BY BLACKRIDGE PHASE 3 MB 55, PG 83 A,B & C



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	345.00'	17.41'	2°53'29"
C2	1051.00'	888.28'	48°25'30"
C3	1071.28'	247.13'	13°13'02"
C4	275.00'	437.01'	91°02'59"
C5	275.00'	70.26'	14°38'16"
C6	25.00'	35.08'	80°24'21"
C7	825.00'	172.48'	11°58'42"
C8	350.00'	227.57'	37°15'13"
C9	2591.46'	129.91'	2°52'20"

NOTES:

ALL MINIMUM SETBACKS ARE PER BLACKRIDGE PUD

FRONT: 35' MINIMUM
REAR: 35' MINIMUM
SIDE: 10' MINIMUM

THIS SUBDIVISION IS ZONED BLACKRIDGE PUD PR-1

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

All roads, common areas and storm easements in this subdivision are private and will be maintained by the Blackridge Residential Association, Inc.

FINAL PLAT OF THE SUBDIVISION OF:

BLACKRIDGE PHASE 3 RESURVEY NO. 1

Being a resurvey of Lot 1325 & Common Area CA-2 and CA-3 of Blackridge Phase 3 as recorded in Map Book 55 Page 83 A,B & C as recorded in the office of the Judge of Probate situated in the SW 1/4 of Section 8, and the Northwest 1/4 of Section 17, Township 20 South, Range 3 West in the City of Hoover, Shelby County, Alabama

SCALE : 1" = 100' GRAPHIC SCALE May 18, 2022

0 100 150 200 300 500

DEVELOPER: BLACKRIDGE PARTNERS, LLC
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

LEGEND

ROW	- RIGHT-OF-WAY
C	- CURVE
SF	- SQUARE FEET
TAN	- TANGENT
CH	- CHORD
Δ	- CENTRAL ANGLE
R	- RADIUS
L	- LENGTH
MB	- MAP BOOK
PG	- PAGE
CL	- CENTERLINE
SAN.	- SANITARY

APPROVED: Wendy Dickerson DATE 7-8-2022
CITY CLERK, CITY OF HOOVER

APPROVED: DATE 7-07-23
CITY ENGINEER

APPROVED: DATE 6-23-22
CHAIRMAN PLANNING AND ZONING

ACKNOWLEDGED BY:

6/6/2022
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.

I, ROBERT W. EASLEY, IV, 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. ROBERT w. EASLEY, IV, 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 BLACKRIDGE PHASE 3 RESURVEY NO. 1 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 RELATIONS 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 ANY MORTGAGE EXCEPT A MORTGAGE HELD BY TRUSTMARK BANK.

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

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 6/2/22
ROBERT W. EASLEY, IV, PLS

BY: DATE June 2, 2022
BLACKRIDGE PARTNERS, LLC MEMBER

State of Alabama
County of Shelby

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 representative of Blackridge Partners, LLC, 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 individual with full authority thereof.

Given under my hand and seal this 2ND day of JUNE, 2022.

Notary Public — My Commission Expires 5/3/2026

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 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 2ND day of JUNE, 2022.

Notary Public — My Commission Expires 5/3/2026

PLAT ACKNOWLEDGED BY:

BY: DATE 6/7/22

TRUSTMARK BANK

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that BEN HENDRIX, whose name as SR. VP of Trustmark Bank, is signed to this instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, (s)he executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 7TH day of JUNE, 2022.

Notary Public — My Commission Expires 5/3/2026