Map 56 Page 66

FINAL PLAT OF THE SUBDIVISION OF:

THE FOOTHILLS AT BLACKRIDGE PHASE 1

Being a subdivision of acreage situated in the SE 1/4 of Section 7 & SW 1/4 of Section 8, Township 20 South, Range 3 West, in the City of Hovver, Shelby County, Alabama

SCALE : 1" = 60' May 17, 2022

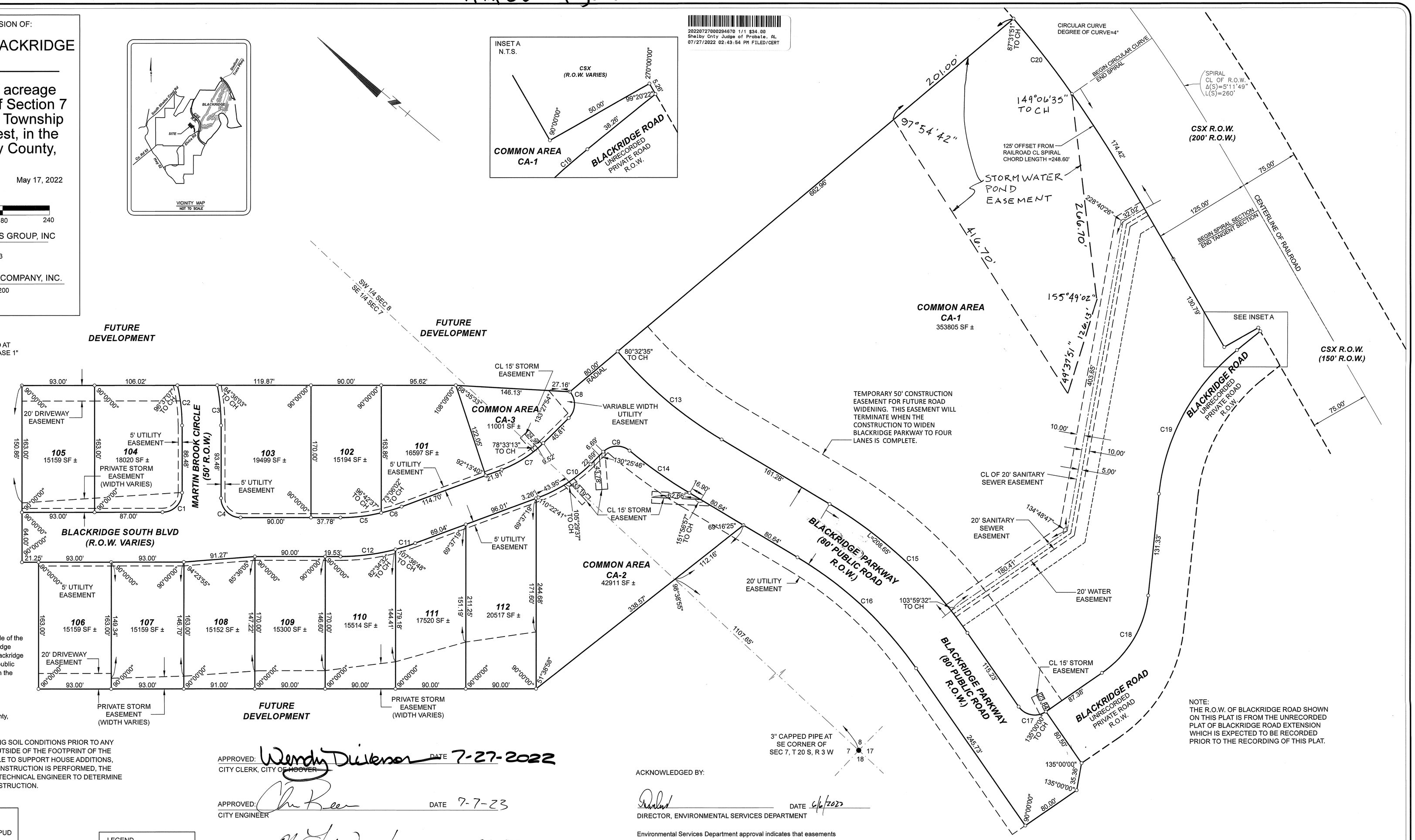
GRAPHIC SCALE

0 60 120 180 240

DEVELOPER: CLAYTON PROPERTIES GROUP, INC
3111 TIMBERLAKE DRIVE
BIRMINGHAM, ALABAMA 35243
(205) 982-2896

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

2022072718002294670 1/1 $34.00
Shelby Cnty Judge of Probate, AL
07/27/2022 02:43:54 PM FILED/CERT



NOTE:
THIS SUBDIVISION WAS PREVIOUSLY APPROVED AT PRELIMINARY PLAT AS "BLACKRIDGE SOUTH PHASE 1"

All common areas and storm drainage easements outside of the public road right-of-way will be maintained by the Blackridge 52 Residential Association, Inc. Blackridge Parkway, Blackridge South Blvd, and Martin Brook Circle are intended to be public roads that will be dedicated to the City of Hoover through the normal dedication process.

This subdivision is located partially in flood zone X as shown on map number 01117C0192F of the FEMA Flood Insurance Rate Map for Shelby County, Alabama dated September 24, 2021.

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 FURTHER CONSTRUCTION IS PERFORMED, THE LOT OWNER SHOULD CONSULT A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SOILS ARE SUITABLE FOR THE PROPOSED CONSTRUCTION.

SETBACKS:

ALL MINIMUM SETBACKS ARE PER BLACKRIDGE PUD

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

THIS SUBDIVISION IS ZONED BLACKRIDGE PUD PR-1

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	25.00'	39.27'	90°00'00"
C2	225.00'	51.98'	13°14'14"
C3	275.00'	51.83'	10°47'53"
C4	25.00'	39.27'	90°00'00"
C5	225.00'	52.70'	13°25'15"
C6	225.00'	27.32'	6°57'26"
C7	150.00'	63.59'	24°17'26"
C8	25.00'	37.30'	85°29'40"
C9	25.00'	36.86'	84°28'35"
C10	188.00'	79.91'	24°21'08"
C11	275.00'	26.54'	5°31'44"
C12	275.00'	71.27'	14°50'56"
C13	531.50'	175.45'	18°54'50"
C14	611.50'	94.17'	8°49'23"
C15	571.50'	243.89'	24°27'05"
C16	491.50'	209.75'	24°27'05"
C17	25.00'	39.27'	90°00'00"
C18	138.50'	119.34'	49°22'14"
C19	275.00'	215.23'	44°50'31"
C20	1307.69'	122.44'	5°21'53"

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 7-27-2022
CITY CLERK, CITY OF HOOVER

APPROVED: Chris Rear DATE 7-7-23
CITY ENGINEER

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

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 THE FOOTHILLS AT BLACKRIDGE PHASE 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 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 THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

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 6/3/22
ROBERT W. EASLEY, IV, PLS

DATE 6/3/22
CLAYTON PROPERTIES GROUP, INC.

ACKNOWLEDGED BY:

DATE 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.

State of Alabama
County of Jefferson
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 3RD day of JUNE, 2022.
Notary Public 5/3/2026 My Commission Expires

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

State of Alabama
County of Jefferson
I, the undersigned, a Notary Public in and for said County and State hereby certify that BROOKS HARRIS, whose name is signed to same as an authorized representative of Clayton Prpoerties Group, Inc. , 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 3RD day of JUNE, 2022.
Notary Public 5/3/2026 My Commission Expires

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

NOTE:
THE R.O.W. OF BLACKRIDGE ROAD SHOWN ON THIS PLAT IS FROM THE UNRECORDED PLAT OF BLACKRIDGE ROAD EXTENSION WHICH IS EXPECTED TO BE RECORDED PRIOR TO THE RECORDING OF THIS PLAT.