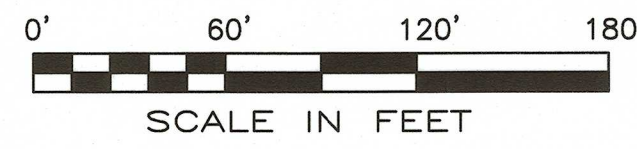


NOTES

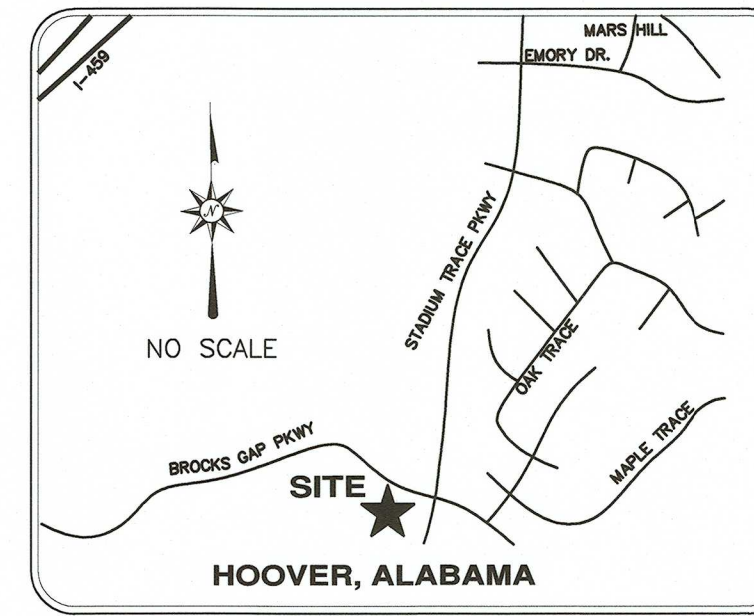
1. According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel number 01073C0701G, dated September 29, 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
2. North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positioning System (GPS) and derived by static observation. Using Base Station: Designation: AL 30 CORE ARR, PID D12226 Combined Factor: 0.9995426 Convergence Factor: +0 21 25.9
3. All easements are for Public utilities, sanitary sewers, and storm sewers, and/or open storm drains.
4. Emergency Vehicle and Pedestrian Access shall be provided between this proposed lot and adjoining property to the southwest identified hereon as Parcel Number 39 00 33 1 000 001.000. Said access shall be adequate width to the satisfaction of the Hoover Fire Marshal and be an improved surface path connecting the two properties. Pedestrians from future development on the aforementioned adjacent property shall have right of access across this proposed lot to Brock's Gap Parkway. The location and design of the access route and property boundary crossing shall be coordinated between the two properties during the site planning process and any required Emergency Vehicle and Pedestrian Access easements will be identified and recorded as this property is developed.

LEGEND

- PF IRON PIN FOUND
- PS IRON PIN SET (5/8" REBAR w/CAP)
- △ CALCULATED POINT
- CONCRETE MONUMENT
- R.O.W. RIGHT OF WAY



VICINITY MAP



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Derek S. Meadows, a Professional Land Surveyor of the State of Alabama, as Surveyor, and United States Steel Corporation, a Delaware Corporation as Owners, 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 plat or map of lands shown hereon and known as VILLAGE AT BROCK'S GAP, PHASE II PLAT NO. 2, showing the streets, alleys, and public grounds, giving the bearings, length, width, and the name of each street as well as the number of each lot and block, showing the relation of the lands to the Government Survey; and that iron pins have been installed (or will be installed) at all lot corners and curve points as shown and designated by small, solid circles on said plat or map. The undersigned appoint the City of Hoover as agent for the purpose of filing said plat or map, together with this instrument, for record, and certify that they have full authority to execute this instrument and map.

Derek S. Meadows
Ala. Reg. No. 29996
Gonzalez-Strength & Associates, Inc.
Dated: 2-9-22

OWNER: United States Steel Corporation, a Delaware Corporation
BY: W.L. Silver, III
W.L. Silver, III
ITS: South Manager-Real Estate
Dated: 2-10-22

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as Surveyor for Gonzalez-Strength & Associates, Inc., and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

Given under my hand and seal this the 9th day of February, 2022.

Berinda R. Dennis
Notary Public
My commission expires: 2/26/24

STATE OF Alabama
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that W.L. Silver, III, as Director-Real Estate for United States Steel Corporation, a Delaware corporation, whose name is signed to the foregoing certificate and who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed same voluntarily as such representative with full authority therefor.

Given under my hand, and seal this the 10 day of February, 2022.

Berinda L. Swain
Notary Public
My commission expires: 7/30/2023

By: McWood
Planning & Zoning Chairman
Date: 2-15-22

By: Wanda Dickerson
City Clerk
Date: 2/22/2022

By: Chris Re
City Engineer
Date: 2-21-22

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 the Right-of-Way or any change in any right of way or easement boundaries after this date may void this approval.

APPROVED: Randy
Director Jefferson County Environmental Services
DATE: 2/11/2022

PURPOSE OF THIS PLAT IS TO CREATE 3 LOT FROM 1 LOT OF LAND FOR COMMERCIAL DEVELOPMENT.

**VILLAGE AT BROCK'S GAP
PHASE II PLAT NO. 2**

Being a survey of a Lot 1 Village of Brocks Gap Phase II Plat No. 1 as recorded in Plat Book 50, Page 84 in the Office of the Judge of Probate for Jefferson County, Alabama. Said land being situated in the Northeast Quarter of the Northeast Quarter of Section 33, Township 19 South, Range 3 West, Jefferson County, Alabama.

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
1550 WOODS OF RIVERCHASE DRIVE - SUITE 200
HOOVER, ALABAMA 36244
PHONE: (205) 942-2486
FAX: (205) 942-3033
Gonzalez-Strength.com

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 76°03'54" E	31.14
L2	N 20°15'24" E	12.36
L3	S 46°38'13" E	100.00
L4	S 78°22'19" E	19.07
L5	S 67°40'27" E	10.00
L6	S 46°38'13" E	18.12
L7	S 46°38'13" E	32.02
L8	S 46°38'13" E	33.52
L9	S 46°38'13" E	16.34
L10	S 45°22'20" W	31.64
L11	S 65°54'32" E	59.88
L12	S 24°21'33" W	32.00
L13	N 65°54'32" W	59.73
L14	S 45°22'20" W	202.87
L15	N 45°22'20" E	292.35

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	359.80	510.00	66°30'02"	S 75°51'14" E	339.94
C2	460.20	630.00	31°49'09"	S 62°29'16" E	454.33
C3	49.86	30.00	95°13'11"	S 30°45'43" E	44.31
C4	99.79	1043.60	5°28'44"	S 19°35'14" W	99.76
C5	133.22	1033.29	1°48'26"	S 22°46'37" W	133.22
C6	22.88	1604.50	0°49'02"	S 24°05'21" W	22.88
C7	458.00	1604.50	16°21'18"	S 32°40'50" W	456.45
C8	227.04	710.00	18°19'18"	S 55°48'47" E	226.07
C9	156.63	710.00	1°37'48"	S 7°13'50" E	156.25
C10	299.34	830.00	20°39'50"	S 56°58'08" E	297.72
C11	160.88	830.00	11°06'16"	S 72°49'11" E	160.61
C12	8.10	5.00	92°48'35"	S 01°01'58" E	7.24
C13	282.43	814.00	18°28'20"	S 56°40'23" E	281.30
C14	258.62	846.00	17°30'54"	N 57°09'06" W	257.61
C15	36.12	24.00	86°14'01"	S 86°29'21" W	32.81
C16	11.19	14.00	45°48'56"	S 22°22'52" W	10.90
C17	246.52	52.00	271°37'52"	N 44°57'40" W	72.48
C18	11.19	14.00	45°48'56"	N 68°16'48" E	10.90

SITE DATA TABLE

PROPERTY AREA = 8.79 AC.
SITE ZONED: PI
PLANNED INDUSTRIAL DISTRICT PER CITY OF HOOVER ZONING
BUILDING SETBACKS:
FRONT 20'
REAR NONE
SIDE NONE
MAXIMUM HEIGHT:
SIX STORIES

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE 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.

811
Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

County Division Code: AL039
Inst # 2022020535
Bk: 51 Pg: 86 Pages: 1 of 1
I certify this instrument filed on 2/22/2022 3:13 PM Doc:MAPBES
Judge of Probate Jeff Co., AL
Rec: 528.00 Clerk: PWBESS