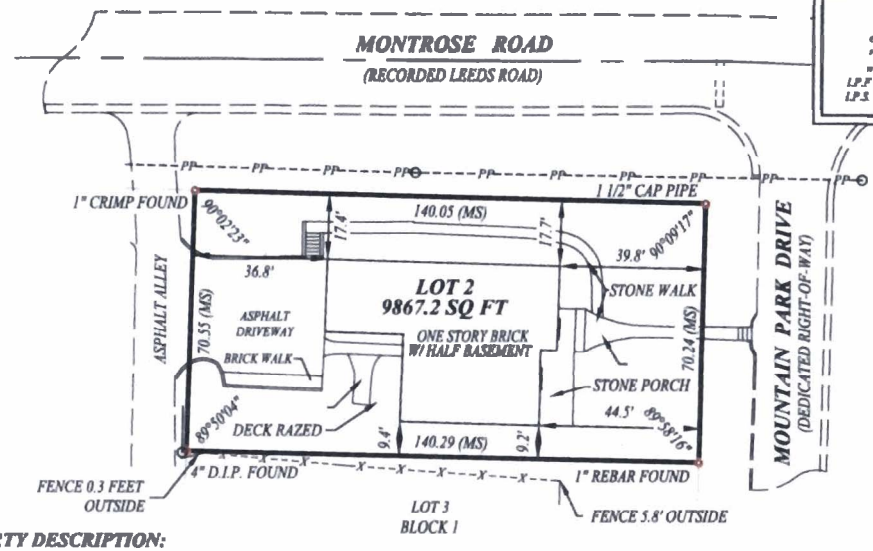


MAP LEGEND

°	DEGREES	NW	NORTHWEST	R	RADIUS	R/W	RIGHT OF WAY
'	FEET OR MINUTES	NE	NORTHEAST	L	ARC LENGTH	℄	CENTERLINE
"	INCHES OR SECONDS	SW	SOUTHWEST	TAN.	ARC TANGENT	-x-x-	FENCE LINE
I.P.F	IRON PIN FOUND	SE	SOUTHEAST	CH.	CHORD	P.O.B.	POINT OF BEGINNING
I.P.S.	IRON PIN SET	P.P	POWER POLE/LINE	Δ	CENTRAL ANGLE	P.O.C.	POINT OF COMMENCEMENT

TRUE NORTH BASED ON MAP DATUM

GRAPHIC SCALE: 1"=30'

0 15 30 60

PROPERTY DESCRIPTION:

LOT 2, BLOCK 1, ACCORDING TO THE SURVEY OF MAP OF MOUNTAIN PARK ESTATES, AS RECORDED IN MAP BOOK 23, PAGE 54, IN THE JUDGE OF PROBATE OFFICE JEFFERSON COUNTY ALABAMA.

STATE OF ALABAMA
JEFFERSON COUNTY

I HEREBY CERTIFY (OR STATE) 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.

I FURTHER STATE THAT THE BUILDINGS SHOWN ON SAID PROPERTY ARE WITHIN THE LINES OF SAME; THAT THERE ARE NO ENCROACHMENTS FROM ADJOINING PROPERTY; THAT THERE ARE NO RIGHTS OF WAY, EASEMENTS OR JOINT DRIVEWAYS ON OR OVER SAID PROPERTY, EXCEPT AS MAY BE SHOWN THEREON; THAT THERE ARE NO TELEPHONE OR ELECTRIC WIRES (EXCLUDING THOSE WHICH SERVE THE PREMISES ONLY) OR SUPPORTS THEREON, INCLUDING POLES, ANCHORS, AND GUY WIRES ON OR OVER SAID STRUCTURES, EXCEPT AS MAY BE SHOWN THEREON; THAT I HAVE CONSULTED THE F.I.A. FLOOD HAZARD BOUNDARY MAP AND FOUND THIS PROPERTY IS LOCATED IN ZONE "X", WHICH IS NOT A DESIGNATED SPECIAL FLOOD HAZARD AREA, EXCEPT THAT PART THAT MAY BE SHOWN ON ABOVE MAP OR PLAT.

THE CORRECT ADDRESS IS: _____

ACCORDING TO MY FIELD SURVEY PERFORMED ON THE GROUND THIS 25TH DAY OF JUNE, 2016

ALABAMA LICENSED No. 29099 PROFESSIONAL LAND SURVEYOR THOMAS E. SIMMONS II

THOMAS E. SIMMONS II PLS# 29099
P. O. BOX 53 - BLOUNTSVILLE, AL 35031
TEL: (205) 680.0518

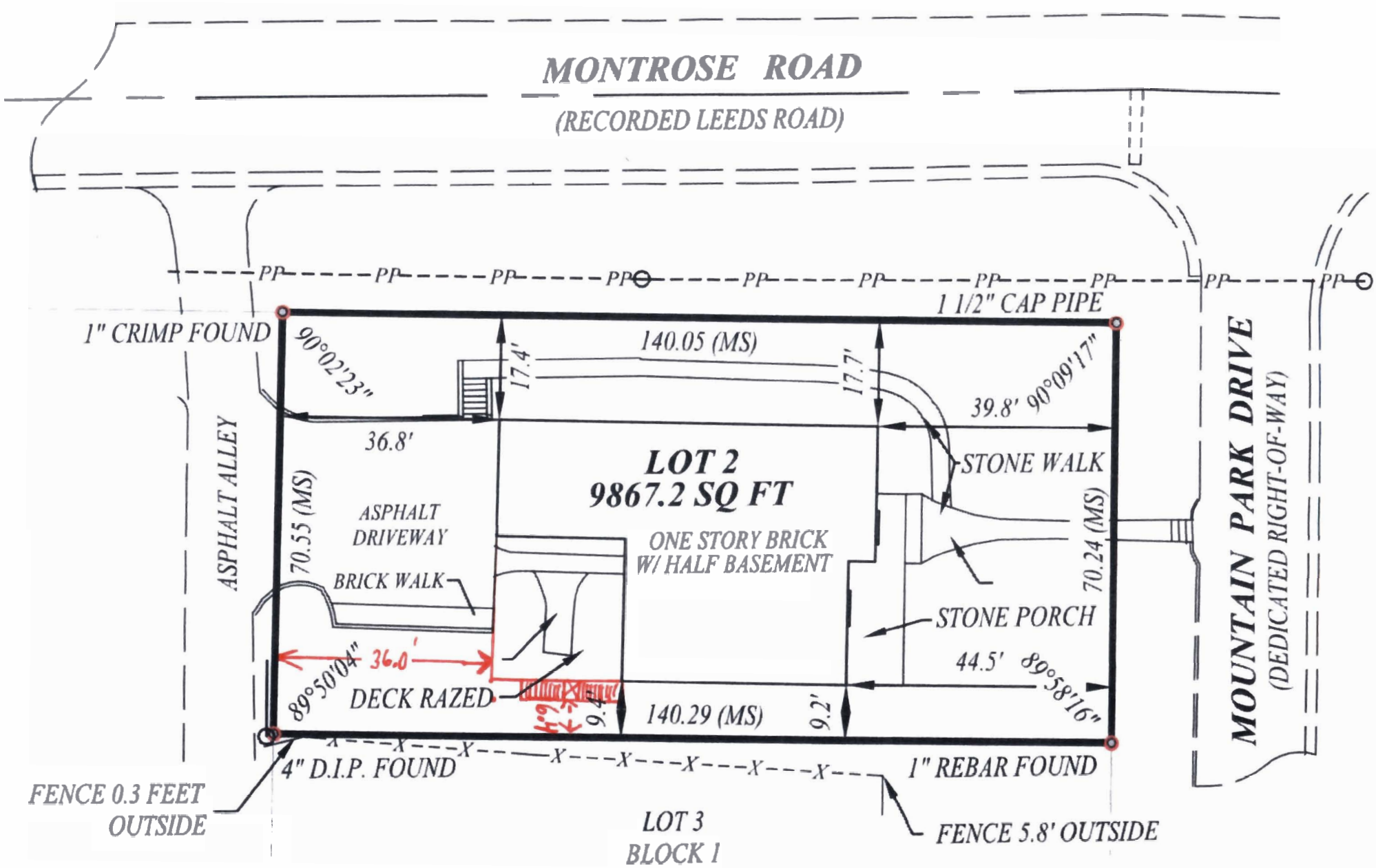
LOAN CLOSING SURVEY

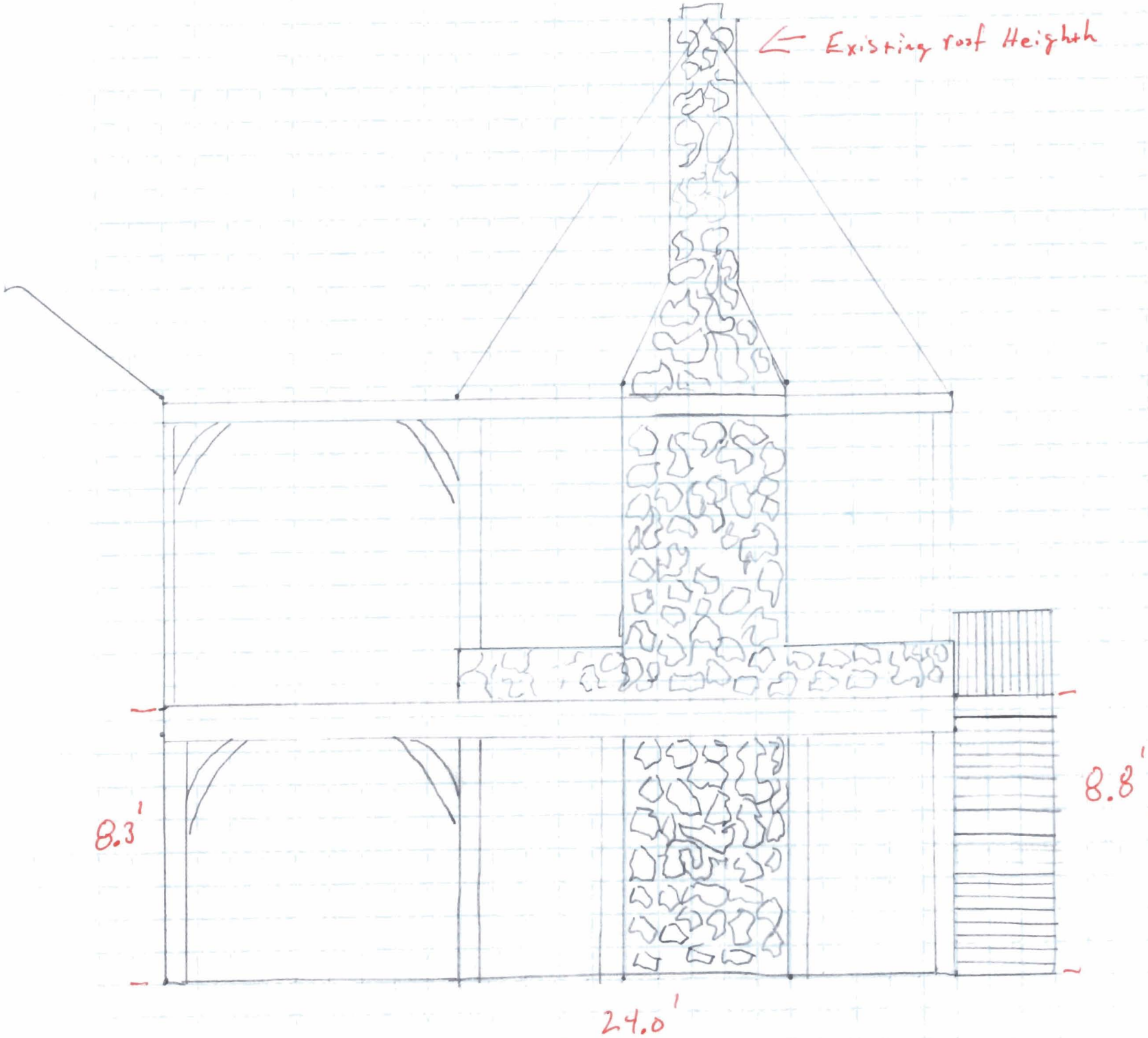
DATE: JUNE 27TH, 2016

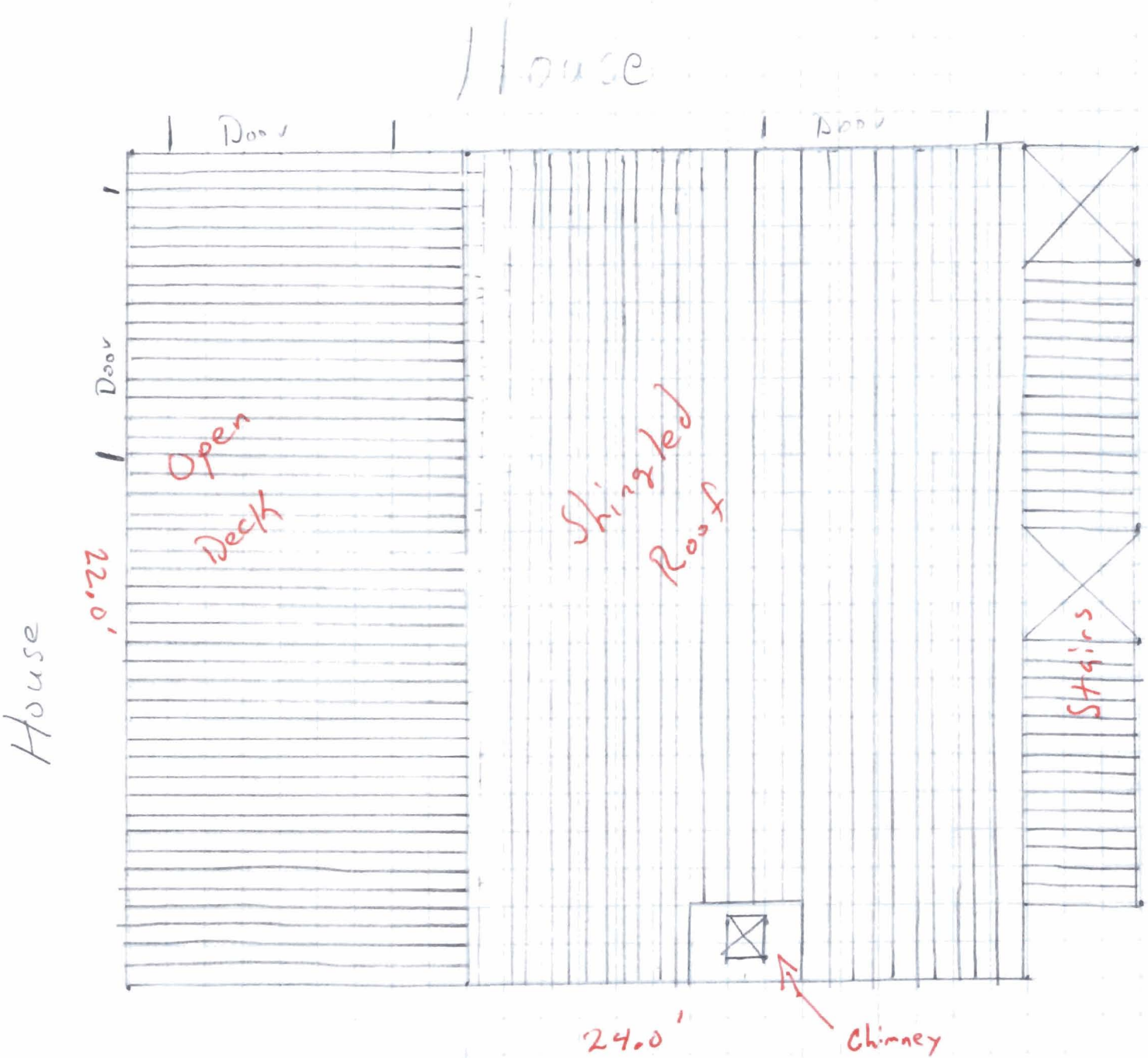
NOTE: THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE AS AN AUTHENTIC SURVEY OR DESIGN IF NOT ACCOMPANIED BY SIGNATURE AND INK STAMPED

DRAWING NO.: SSB160611	DRAFTSMAN: T.E.S.II	DATE: 06/27/2016

THIS MAP OR PLAT IS THE SOLE COPYRIGHT OF SIMMONS SURVEYING AND IS NOT TO BE DUPLICATED, SCANNED, FAXED, DIGITAL OR OTHERWISE BY OR FOR ANYONE OTHER THAN THE CLIENT FOR WHICH IT WAS PERFORMED


MONTROSE ROAD
(RECORDED LEEDS ROAD)
1 1/2" CAP PIPE
1" CRIMP FOUND
90°02'23"
140.05 (MS)
17.4'
17.7'
39.8'
90°09'17"
36.8'
LOT 2
9867.2 SQ FT
STONE WALK
ASPHALT ALLEY
70.55 (MS)
ASPHALT DRIVEWAY
ONE STORY BRICK W/ HALF BASEMENT
70.24 (MS)
BRICK WALK
STONE PORCH
MOUNTAIN PARK DRIVE
(DEDICATED RIGHT-OF-WAY)
89°50'04"
36.0'
44.5'
89°58'16"
DECK RAZED
9.4'
140.29 (MS)
9.2'
4" D.I.P. FOUND
1" REBAR FOUND
FENCE 0.3 FEET OUTSIDE
LOT 3
BLOCK 1
FENCE 5.8' OUTSIDE


Existing roof Height
8.3'
8.8'
24.0'


House
Door
Door
Door
House
Open Deck
Shingled Roof
Stairs
22.0'
24.0'
Chimney