

NOTE: All easements shown on this plat are for public utilities, sanitary sewers, storm sewers, and storm ditches and may be used for such purposes to serve property both within and without this subdivision. No permanent structure or other obstruction shall be located within the limits of a dedicated easement.

Project Engineer: Edward C. Eckroate P.E. # 24434
 Goodwyn, Mills & Cawood, Inc.
 2701 1st Ave. South, Suite 100
 Birmingham, AL 35233

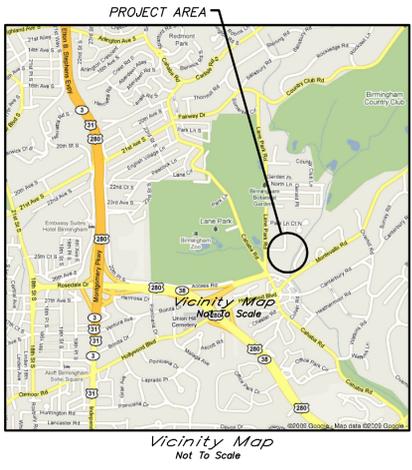
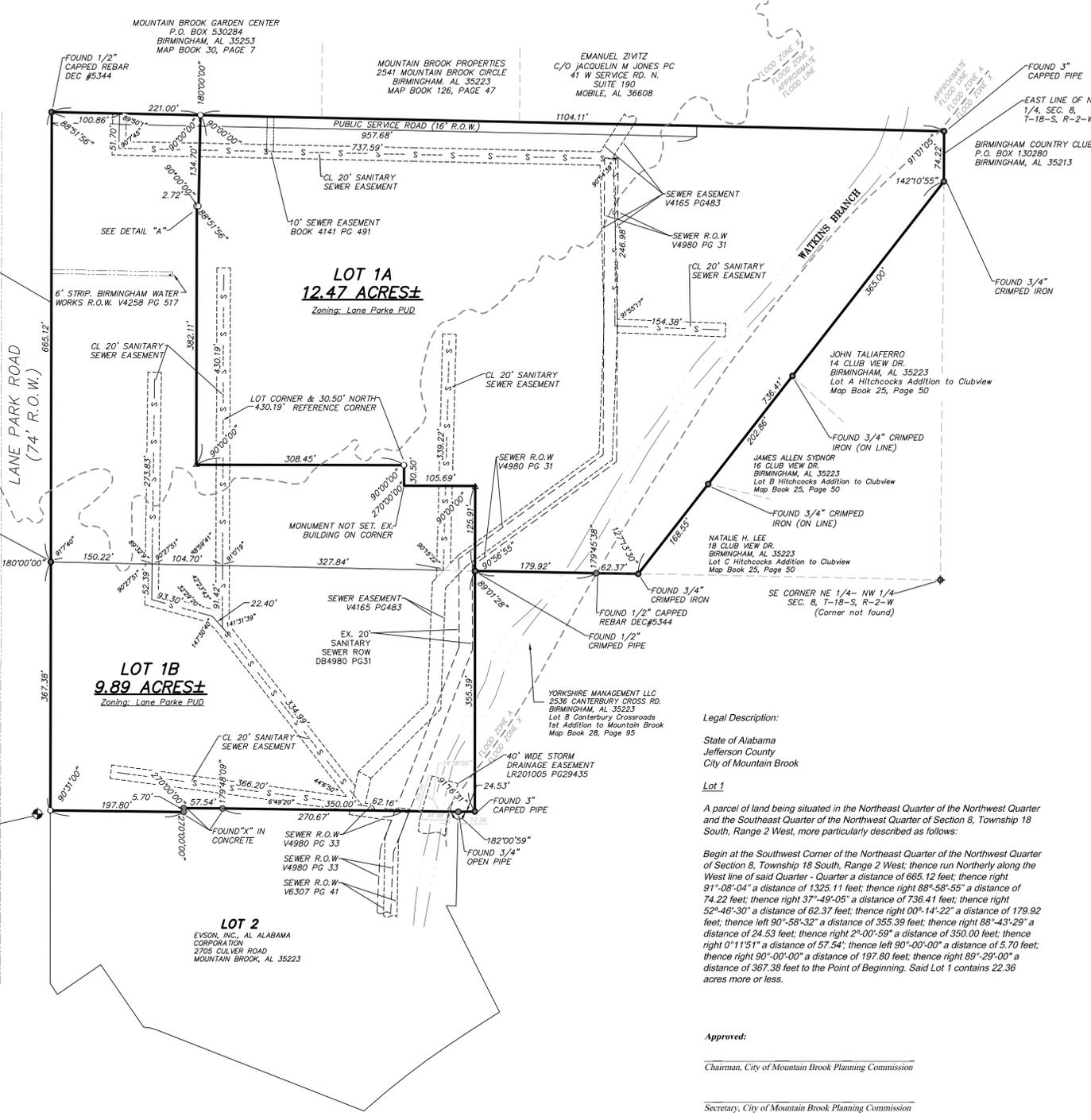
Project Surveyor: Van Marcus Peavy P.L.S. # 16681
 Goodwyn, Mills & Cawood, Inc.
 2701 1st Ave. South, Suite 100
 Birmingham, AL 35233

Project Owner: Evson, Inc., an Alabama Corporation
 John Evans, Owner
 2705 Culver Road
 Mountain Brook, AL 35223

Mortgage: Wells Fargo Bank
 2843 Cahaba Road
 Mountain Brook, AL 35233
 (205) 802-5400

Subdivision Data:
 1. This Subdivision lies within the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 8, Township 18 South, Range 2 West.
 2. This Subdivision contains 2 Lots for a total of 22.36 Acres or 973,945 square feet, more or less.
 3. No improvements are included with this Subdivision Plat in accordance with the City of Mountain Brook requirements for a "Small Subdivision" in the "Subdivision Regulations Amended January 2011."

LEGEND	
○	SIGN
MB	MAILBOX
●	1/2" CAPPED REBAR FOUND GM & C CA 00156 (UNLESS NOTED OTHERWISE)
○	1/2" CAPPED REBAR SET GM & C CA 00156
▲	PK NAIL SET
▲	PK NAIL FOUND
⊕	POWER POLE
⊗	IRRIGATION VALVE
Ⓣ	TELEPHONE MANHOLE
⊠	CONCRETE MONUMENT FOUND
⊠	CONTROL STATION
☆	LIGHT POLE
Ⓜ	WATER METER
Ⓧ	STORM MANHOLE
Ⓧ	POWER MANHOLE
Ⓧ	SANITARY MANHOLE
Ⓧ	WATER VALVE
Ⓧ	GAS VALVE
Ⓧ	GAS METER
Ⓧ	HYDRANT
Ⓧ	TELEPHONE PEDESTAL
(P)	PLAT CALL
(D)	DEED CALL
(M)	FIELD MEASUREMENT
	R.O.W. RIGHT OF WAY
	DB/PG DEED BOOK & PAGE



LANE PARKE SUBDIVISION PLAT

- Boundary Survey General Notes:**
- Underground utilities & encroachments:** There was no attempt made to determine the location or extent of a possible encroachment beneath the surface. Underground structures and facilities that are shown were located from surface markings or graphically from drawings furnished by the utility. No excavation of underground utilities, underground mines or subsurface building foundations was made as a part of this survey.
 - Date of survey:** September 28th, 2012 is the date of field survey and the last day the surveyor gathered data for the survey.
 - Source of information used:** Deeds referenced on plat and boundary survey map by Douglas Engineering, dated August 16, 1994, Deed 4234, Page 91, Deed 4448 Page 325, Deed 4447 Page 537, Deed 4447 Page 547, Deed 4447 Page 549, Jefferson County Tax Map.
 - Signature and seal:** This survey and drawing is not valid without the signature and seal by Van Marcus Peavy, Alabama Professional Land Surveyor.
 - Type of survey:** This is a Boundary Survey Subdivision Plat.
 - Property lies in Flood Zone A and Zone X as per community F.I.R.M. Panel #01073C0557H, effective date, September 3, 2010.
 - Setback lines vary depending on the uses of each lot. Lane Parke Subdivision is within the Lane Parke PUD as approved on May 21, 2012.
 - The engineer listed below certifies improvements within this development are in accordance with the approved plans and specifications, and meet the minimum requirements of the City of Mountain Brook.

State of Alabama
 Jefferson County

The undersigned Van Marcus Peavy, Professional Land Surveyor and John Evans, owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said surveyor 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 lands shown therein and known or to be known as Lane Parke Subdivision showing the subdivision into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the street, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the Government 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 also certifies that it is the owner of said lands and that the same are not subject to any mortgage. Said owner dedicates streets, alleys and public grounds as shown by said plat or map. Said owner agrees that the City of Mountain Brook may at any time change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner, and this agreement shall be a covenant running with the lands. The undersigned appoints the City of Mountain Brook as agent for the purpose of filing said plat or map, together with this instrument, for record, and certifies that we have full authority to execute this instrument and map.

REQUIRED ALABAMA SURVEYOR'S STATEMENT:

I hereby 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.

CITY OF MOUNTAIN BROOK CLOSURE STATEMENT:

I certify that each lot contained within this Subdivision has been closed and the mathematical closure of each lot is no less than one (1) to five thousand (5000).

Van Marcus Peavy, AL PLS #16681 Date
 Goodwyn, Mills, & Cawood, Inc.
 2701 1st Avenue South
 Suite 100
 Birmingham, Alabama 35233

Evson, Inc.
 By: _____
 John Evans, Its _____

Wells Fargo Bank National Association
 By: _____
 Its _____

State of Alabama
 Jefferson County

I, LuAnn Furrice Bowser, a Notary Public in and for said State and County, do hereby certify that Van Marcus Peavy whose name is signed to the foregoing certificate as Professional Land Surveyor, whom is known to me, acknowledge before me on this date that after having been duly informed to the contents of said certificate, they executed the same voluntarily as such individual with full authority thereto.

Given under my hand and seal this the _____ day of _____, 2012.
 By: _____ Notary Public

My Commission Expires _____

State of Alabama
 Jefferson County

I, _____, a Notary Public in and for said State and County, do hereby certify that _____, as owner, whose name is signed to the foregoing certificate, whom is known to me, acknowledge before me on this date that after having been duly informed to the contents of said certificate, they executed the same voluntarily as such individual with full authority thereto.

Given under my hand and seal this the _____ day of _____, 2012.
 By: _____ Notary Public

Signature Notary Public
 My Commission Expires _____

State of Alabama
 Jefferson County

I, _____, a Notary Public in and for said State and County, do hereby certify that _____, as managing member, whose name is signed to the foregoing certificate, whom is known to me, acknowledge before me on this date that after having been duly informed to the contents of said certificate, they executed the same voluntarily as such individual with full authority thereto.

Given under my hand and seal this the _____ day of _____, 2012.
 By: _____ Notary Public

Signature Notary Public
 My Commission Expires _____

Legal Description:

State of Alabama
 Jefferson County
 City of Mountain Brook

Lot 1

A parcel of land being situated in the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 8, Township 18 South, Range 2 West, more particularly described as follows:

Begin at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 18 South, Range 2 West; thence run Northerly along the West line of said Quarter - Quarter a distance of 665.12 feet; thence right 91°-08'-04" a distance of 1325.11 feet; thence right 88°-58'-55" a distance of 74.22 feet; thence right 37°-49'-05" a distance of 736.41 feet; thence right 52°-46'-30" a distance of 62.37 feet; thence right 00°-14'-22" a distance of 179.92 feet; thence left 90°-58'-32" a distance of 355.39 feet; thence right 88°-43'-29" a distance of 24.53 feet; thence right 2°-00'-59" a distance of 350.00 feet; thence right 0°-11'-51" a distance of 57.54 feet; thence left 90°-00'-00" a distance of 5.70 feet; thence right 90°-00'-00" a distance of 197.80 feet; thence right 89°-29'-00" a distance of 367.38 feet to the Point of Beginning. Said Lot 1 contains 22.36 acres more or less.

Approved:

 Chairman, City of Mountain Brook Planning Commission

 Secretary, City of Mountain Brook Planning Commission

Jefferson County Environmental Services hereby approves this record map for sanitary sewer purposes only. Any change in any right-of-way or easement boundaries after this date may void this approval.

Director Jefferson County Environmental Services Date _____

GOODWIN MILLS CAWOOD

2701 1st Ave South, Suite 100 | Birmingham, AL 35233
 Tel 205.879.4462 | GMCNETWORK.COM

Lane Parke
 Birmingham, AL

GMC Project Number CBHM120053

FINAL PLAT

ISSUE DATE	10.11.12
Issued	
checked by:	VMP

Final Plat
 sheet 1 of 1