

CITY OF BIRMINGHAM CORPORATION
2524 LANE PARK ROAD
BIRMINGHAM, AL 35223

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 8.01 Acres or 349,076 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."

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.

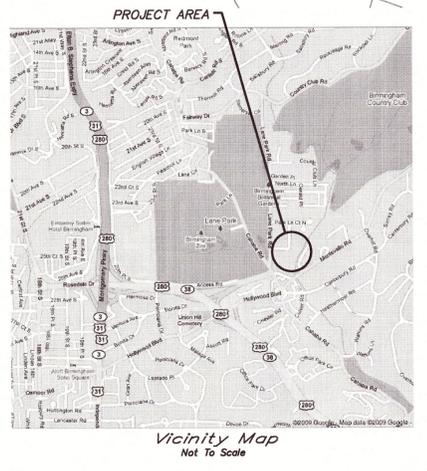
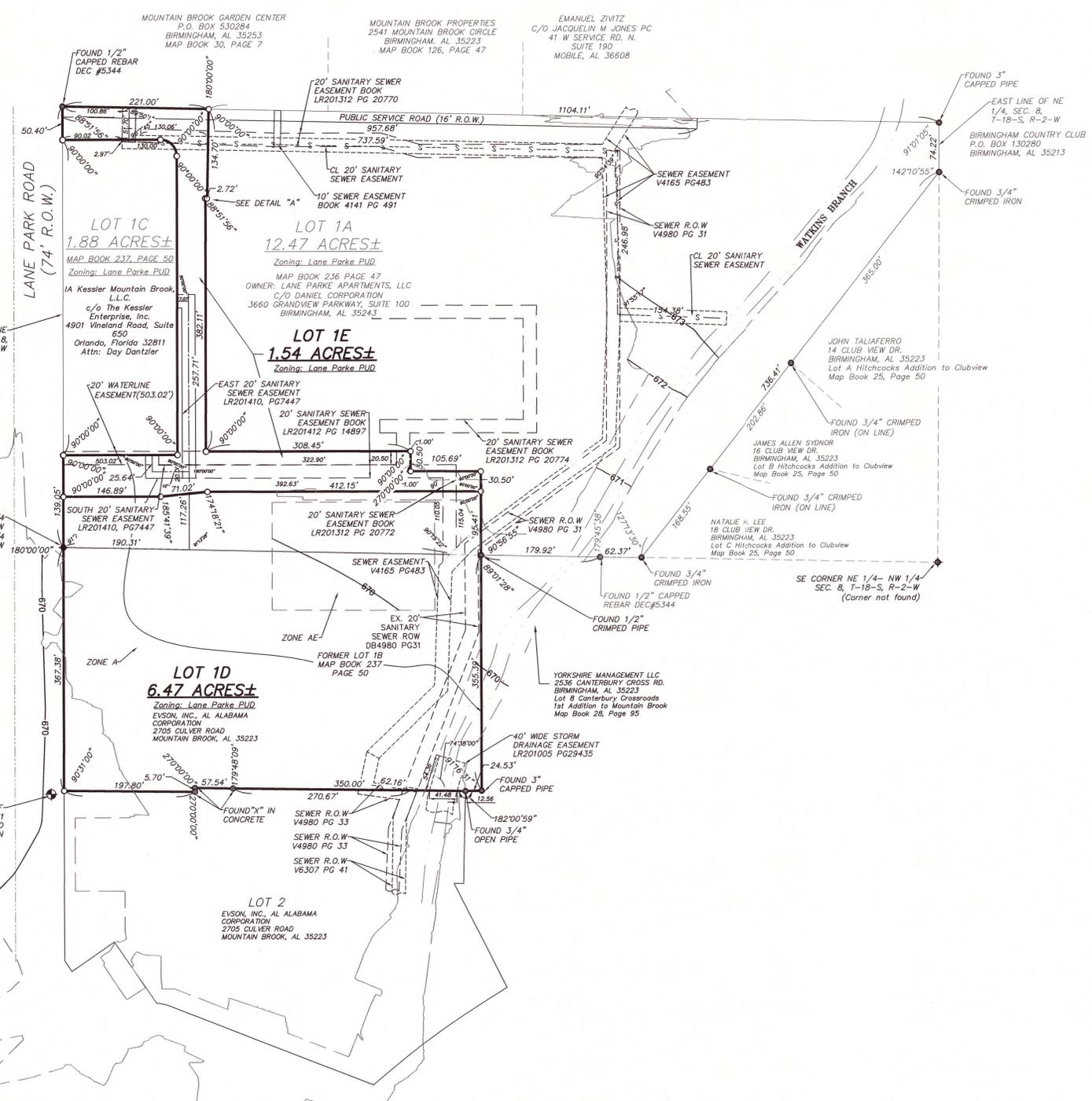
Project Engineer: Edward C. Eckroate P.E. # 24434
(205) 879-4462
Goodwyn, Mills & Cawood, Inc.
2701 1st Ave. South, Suite 100
Birmingham, AL 35233

Project Surveyor: Van Marcus Peavy P.L.S. # 16681
(205) 879-4462
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

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 9.89 Acres or 430,819 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	○ STORM MANHOLE
MB MAILBOX	○ POWER MANHOLE
● 1/2" CAPPED REBAR FOUND GM & C CA 00156 (UNLESS NOTED OTHERWISE)	○ SANITARY MANHOLE
○ 1/2" CAPPED REBAR SET GM & C CA 00156	⊗ WATER VALVE
△ PK NAIL SET	⊗ GAS VALVE
▲ PK NAIL FOUND	⊗ GAS METER
⊕ POWER POLE	⊕ HYDRANT
⊗ IRRIGATION VALVE	⊕ TELEPHONE PEDESTAL
⊕ TELEPHONE MANHOLE	(P) PLAT CALL
□ CONCRETE MONUMENT FOUND	(D) DEED CALL
△ CONTROL STATION	(M) FIELD MEASUREMENT
☆ LIGHT POLE	R.O.W. RIGHT OF WAY
WM WATER METER	DB/PG DEED BOOK & PAGE



Legal Descriptions:
Lot 1D of a Resurvey of Lot 1D of Lane Parke Subdivision in Map Book 237, Page 50 into Lot 1E and Lot 1D
Lot 1B of a Resurvey of Lot 1D of Lane Parke Subdivision in Map Book 237, Page 50 into Lot 1E and Lot 1D

Boundary Survey General Notes:
1. **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.
2. **Date of survey:** March 14, 2014 is the date of field survey and the last day the surveyor gathered data for the survey.
3. **Source of information used:** Deeds referenced on plat and boundary survey map by Douglas Engineering, dated August 18, 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: Lane Parke Subdivision, Map Book 236, Page 47.
4. **Signature and seal:** This survey and drawing is not valid without the signature and seal by Van Marcus Peavy, Alabama Professional Land Surveyor.
5. **Type of survey:** This is a Boundary Survey Subdivision Plat.
6. **Property lies in Flood Zone A and Zone X** as per community F.I.R.M. Panel #01073C0557H, effective date, September 3, 2010. Revised to LOMAR effective April, 2013.
7. **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.
8. **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 survey 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, 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 certify 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

By: _____
John Evans, Its

State of Alabama
Jefferson County

I, LuAnn Furrie 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 therefore.

Given under my hand and seal this _____ day of _____, 2014.
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 therefore.

Given under my hand and seal this _____ day of _____, 2014.
By: _____ Notary Public

Signature Notary Public
My Commission Expires _____

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

Resurvey of Lot 1D of Lane Parke Subdivision in Map Book 237, Page 50 into Lot 1E and Lot 1D

GOODWYN MILLS CAWOOD

2701 1st Ave South, Suite 100 | Birmingham, AL 35233
Tel 205-879-4462 | GMCNETWORK.COM

1913

ISSUE DATE	4.10.2014
Issued	
drawn by:	VMP
checked by:	VMP

Lane Parke
Birmingham, AL

GMC Project Number CBHM20053

FINAL PLAT

Resurvey of the Resurvey of Lot 1B of Lane Parke Subdivision

sheet 1 of 1