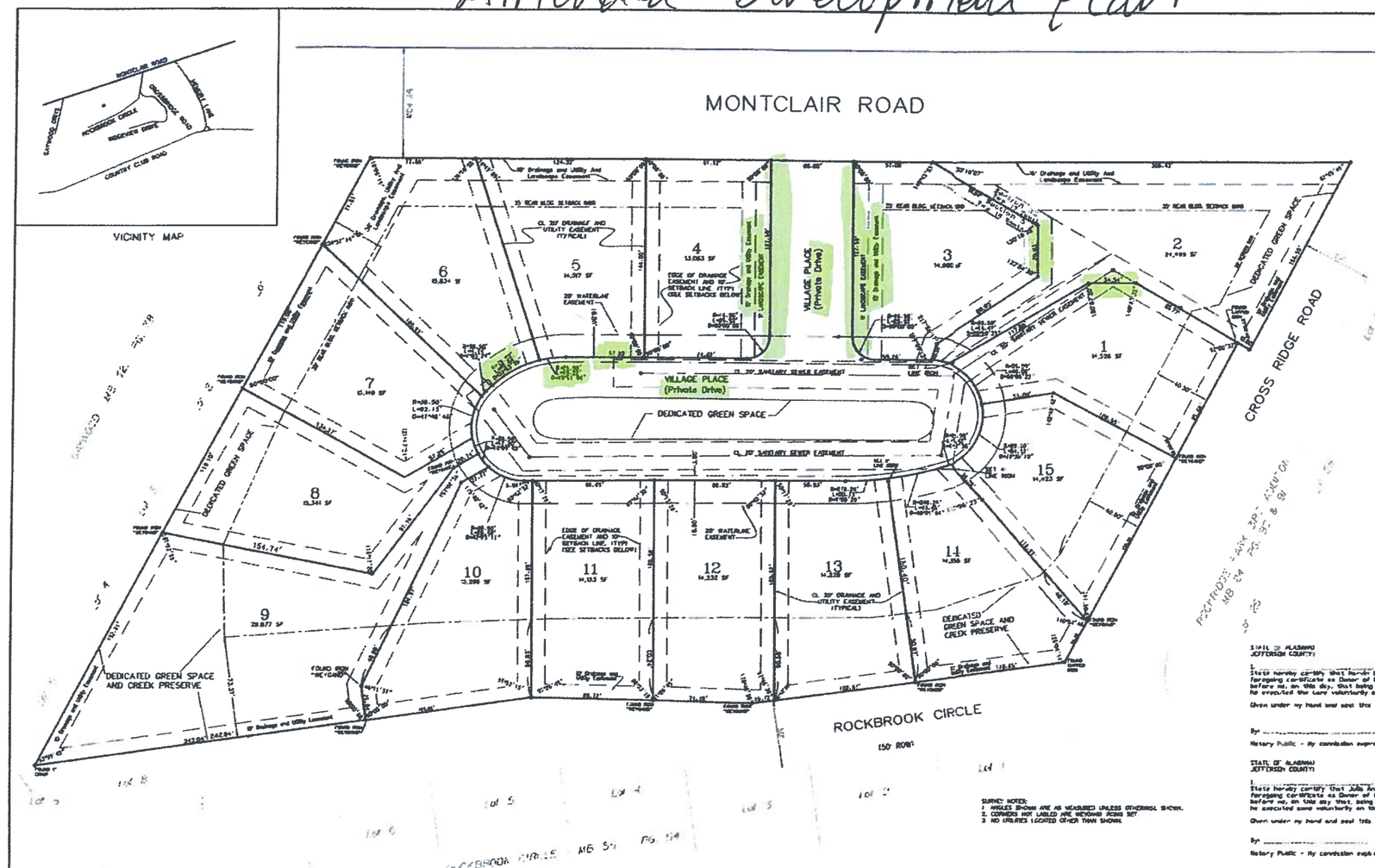
Amended Development Plan

1923

VILLAGE PLACE

MOUNTAIN BROOK

JEFFERSON COUNTY - ALABAMA



NOTES
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DRAINS, PRIVATE TELEVISION CABLE SYSTEMS AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION UNLESS OTHERWISE NOTED. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND TAP8 INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WENGARD SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE

HOUSES WILL NOT EXCEED ONE AND ONE HALF STORIES AND 35 FEET IN HEIGHT.

SURVEY NOTES:
1. ANGLES SHOWN ARE AS MEASURED UNLESS OTHERWISE SHOWN.
2. CORNERS NOT LABLED ARE WENGARD RODS SET
3. NO ERRORS LOCATED OTHER THAN SHOWN.

SETBACKS

CURRENT ZONING CLASSIFICATION: PUD
FRONT 10' SETBACK
REAR VARIES
SIDE 10' SETBACK

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and, Michael W. Wedgworth, President of Wedgworth Construction Co. Inc. Owner, whose name is signed to the certificate, do hereby certify that this is a true and correct map of a survey made by Ray Weygand, Land Surveyor, of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon and giving the name and width of each street and avenue and the number and dimensions of each lot and block and showing the relation of the land so platted to the map of Morgan Peak Est., Pb ___ and to the government survey of Section 15, Township 19 South Range 2 West and Section 36, Township 17 South Range 2 West. I, Ray Weygand, hereby state that all parts of this survey and drawing have been conducted in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. Said owner also certifies that they are the owner of said land and that the same is not subject to any mortgage

IN WITNESS WHEREOF, we have hereunto set our hands this the ____ day of ____ 2014.

By _____
Ray Weygand Reg. L.S. 824973
Inc

By _____
Michael W. Wedgworth
President of Wedgworth Construction Co.
(Owner)

By _____
Metro Bank, Patrick W. Love,
(Vice President)

By _____
Stephen J. Hennenger
(Mortgagee)

By _____
Crawford B. Hayden
(Mortgagee)

By _____
Philip W. Crowder
(Mortgagee)

By _____
Marvin A. Clayton
(Owner of Lot 7)

By _____
Julia Ann Clayton
(Owner of Lot 7)

By _____
Martha Cobb
FBO of R.C. Cobb Trust, dated October 23, 1968
(Owner of Lot 8)

By _____
James William Hall, Jr.
(Owner of Lot 14)

By _____
Sheldon C. Eggers
(Owner of Lot 12)

By _____
Lee Burton Eggers
(Owner of Lot 12)

By _____
Paul Madison Whatley, Jr.
(Owner of Lot 13)

By _____
Katherine Hall Whatley
(Owner of Lot 13)

By _____
D. Bruce MacClary
(Owner of Lot 9)

By _____
Jacqueline B. MacClary
(Owner of Lot 9)

STATE OF ALABAMA
JEFFERSON COUNTY
I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date
Given under my hand and seal this 7th day of August 2014.
By Jamie J. Neely
Notary Public - My commission expires 7-7-18

STATE OF ALABAMA
JEFFERSON COUNTY
I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Michael W. Wedgworth, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.
Given under my hand and seal this 7th day of August 2014.
By Jamie J. Neely
Notary Public - My commission expires 7-7-18

STATE OF ALABAMA
JEFFERSON COUNTY
I, _____, a Notary Public in and for said County and State hereby certify that Patrick W. Love, whose name is signed to the foregoing certificate as Vice President of Metro Bank, and who is known to me acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.
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 County and State hereby certify that Stephen J. Hennenger, whose name is signed to the foregoing certificate as Mortgagee and who is known to me, acknowledged before me on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date
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 County and State hereby certify that Crawford B. Hayden, whose name is signed to the foregoing certificate as Mortgagee and who is known to me, acknowledged before me on this day that, being informed of the contents of the certificate he executed same voluntarily on the day the same bears date.
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 County and State hereby certify that Philip W. Crowder, whose name is signed to the foregoing certificate as Mortgagee, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate he executed same voluntarily on the day the same bears date
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 County and State hereby certify that Marvin A. Clayton, whose name is signed to the foregoing certificate as Owner of Lot 7 and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate he executed the same voluntarily on the day the same bears date.
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 County and State hereby certify that Julia Ann Clayton, whose name is signed to the foregoing certificate as Owner of Lot 7, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate he executed same voluntarily on the day the same bears date
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 County and State hereby certify that Martha Cobb, whose name is signed to the foregoing certificate as FBO of R.C. Cobb Trust and Owner of Lot 8 and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate he executed same voluntarily on the day the same bears date.
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 County and State hereby certify that James William Hall, Jr. whose name is signed to the foregoing certificate as Owner of Lot 14, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date
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 County and State hereby certify that Sheldon C. Eggers, whose name is signed to the foregoing certificate as Owner of Lot 12, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date
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 County and State hereby certify that Lee Burton Eggers, whose name is signed to the foregoing certificate as Owner of Lot 12, and she is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate he executed same voluntarily on the day the same bears date.
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 County and State hereby certify that Paul Madison Whatley, Jr. whose name is signed to the foregoing certificate as Owner of Lot 13, and she is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date
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 County and State hereby certify that Katherine Hall Whatley, whose name is signed to the foregoing certificate as Owner of Lot 13, and she is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date
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 County and State hereby certify that D. Bruce MacClary whose name is signed to the foregoing certificate as Owner of Lot 9, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date
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 County and State hereby certify that Jacqueline B. MacClary, whose name is signed to the foregoing certificate as Owner of Lot 9, and she is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed same voluntarily on the day the same bears date.
Given under my hand and seal this ____ day of _____ 2014.
By _____
Notary Public - My commission expires

APPROVED _____ DATE _____
Chairman, Mountain Brook Planning Commission

APPROVED _____ DATE _____
Secretary, Mountain Brook Planning Commission

NOTE:
ENVIRONMENTAL SERVICES SIGNATURE APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS, HOWEVER, THE SEWERS MAY NOT BE SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL

_____ DATE _____
DIRECTOR OF ENVIRONMENTAL SERVICES

0' 40' 80' 120'
SCALE: 1"=40'

Plat approved by P/C 9/2/14