THE MANNING

BEING A RESURVEY OF LOTS 1 - 8, BLOCK 1
1ST ADDITION TO SOUTH HIGHLANDS
(RECORDED IN MAP BOOK 7, PAGE 105 & 106)
AND A VACATED ALLEY
SITUATED IN THE SE 1/4 OF THE SE 1/4 OF
SECTION 6, TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA

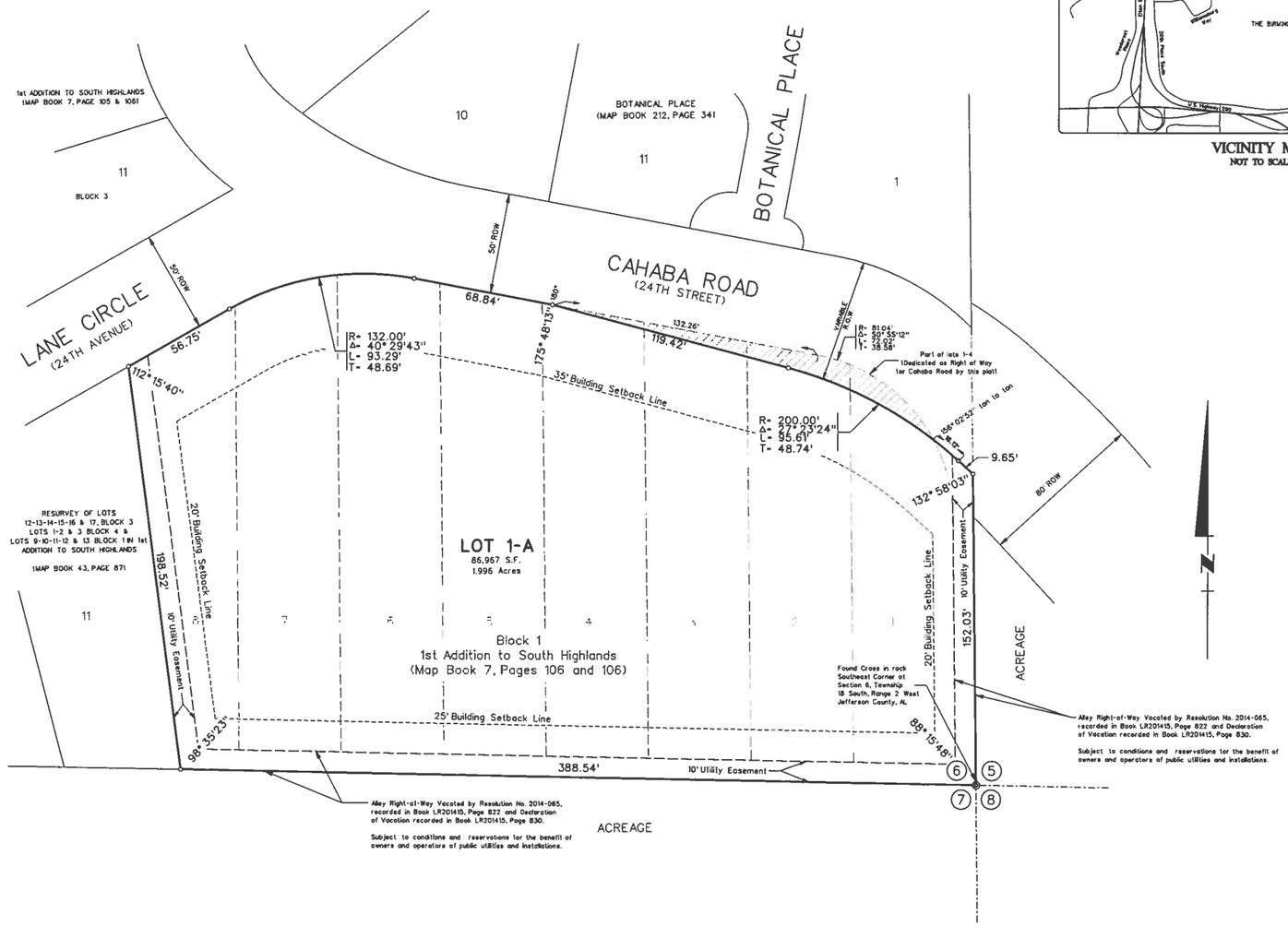
0 10 20 30 40 50 75 100 150
Graphic Scale

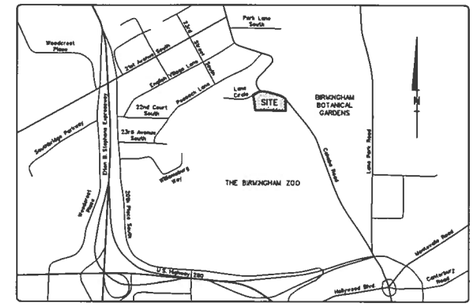
SCALE: 1" = 30'

FEBRUARY, 2015

MANNING PARTNERS LLC
1960 STONEGATE DRIVE
BIRMINGHAM, ALABAMA 35242

WALTER SCHOEL ENGINEERING COMPANY, INC.
1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 323-6266





VICINITY MAP
NOT TO SCALE

NOTES:

1. 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, except by the public works department, within the limits of a dedicated easement.

2. This property is not located within the 100 year flood area and is in Unshaded zone "X" (areas determined to be out of 0.2% annual chance floodplain) as shown on the national flood insurance programs "FIRM" Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 557 of 755, Map Number 01073C0557H dated September 3, 2010, as published by the Federal Emergency Management Agency.

3. Lot 1-A Mathematically closes to a closure of not less than 1:5000.

4. Building setback lines are as follows:

Front = 35 feet.

Side = 20 feet.

Rear = 25 feet.

5. This property is zoned for "Residence-D" in the City of Mountain Brook, Alabama.

APPROVED: _____ DATE: _____
Chairman, Mountain Brook Planning Commission

APPROVED: _____ DATE: _____
Secretary, Mountain Brook Planning Commission

NOTE:
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 Easement boundaries after this date may void this approval.

_____ _____, 2015
Director of Environmental Services

FILE: 14/023/DOCS/Revised THE MANNING-Rec.DOC

STATE OF ALABAMA
JEFFERSON COUNTY

I, Joseph F. Breighner, Jr., a Registered Professional Land Surveyor in the State of Alabama and Manning Partners LLC, 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 Owners; that this plat or map is a true and correct plat or map of the lands shown therein and known or to be known as THE MANNING, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearing, width, length, and name of each street, as well as the number of each lot and block and showing the relation of the lands to the survey of Lots 1 -8, Block 1 according to the survey of the First Addition to South Highlands, as recorded in Map Book 7, Pages 105 and 106 in the office of the Judge of Probate of Jefferson County, Alabama, being situated in the SE 1/4 of the SE 1/4 of Section 6, Township 18 South, Range 2 West, Jefferson County, Alabama; and that iron pins or other appropriate monumentation have been installed at all lot corners (or reference points to lot corners) and curve points as shown and designated by small open circles on said plat or map. This survey and drawing of the parcel described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and 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. Said Owner also certifies that they are the Owner of said lands and that the same are not subject to any mortgages.

WALTER SCHOEL ENGINEERING COMPANY, INC.

_____
Joseph F. Breighner, Jr., Alabama License No. 17518

ALABAMA REGISTERED No. 17518 PROFESSIONAL LAND SURVEYOR JOSEPH F. BREIGHNER, JR.

MANNING PARTNERS LLC, Owner.

_____
Ronald O'Neill Durham
It's Manager

STATE OF ALABAMA
JEFFERSON COUNTY

I, Sheila Stephenson, as Notary Public in and for said County and State, do hereby certify that Joseph F. Breighner, Jr., whose name is signed to the foregoing certificate as Surveyor, 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 Surveyor with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____ 2015.

_____
Notary Public
My Commission Expires: _____

SHEILA STEPHENSON NOTARY PUBLIC STATE OF ALABAMA

STATE OF _____
_____ COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that RONALD O'NEILL DURHAM, whose name as Manager of Manning Partners LLC, is signed to the foregoing certificate, who is known to me, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, he/she executed the same voluntarily as such officer with full authority therefore.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____ 2015.

_____
Notary Public
My Commission Expires:

1949

G:/14/023/Final Plat/The Manning-Rec.dgn

THE MANNING REC.dgn 2/4/2015 7:48:57 AM