

LEGEND

- SQ. FT.....SQUARE FEET
- AC.....ACRES
- +/-.....MORE OR LESS
- Δ.....DELTA ANGLE
- d.....DEFLECTION ANGLE
- T.....TANGENT
- R.....RADIUS
- CH.....CHORD
- L.....LENGTH
- ESMT.....EASEMENT
- EX.....EXISTING
- M.B.....MAP BOOK
- PG.....PAGE
- FND.....FOUND
- ROW.....RIGHT-OF-WAY
- O.....REBAR SET
- MIN.....MINIMUM
- CL.....CENTERLINE
- D.B.....DEED BOOK
- .....NOT TO SCALE

SCALE: 1" = 50'

CAHABA RIVER PARK RESURVEY

BEING A RESURVEY OF RAMI SUBDIVISION AS RECORDED IN MAPBOOK 210, PAGE 24 IN THE OFFICE OF THE JUDGE OF PROBATE AND ACREAGE

DATE: FEBRUARY 2015

SITUATED IN THE N 1/2 OF SE 1/4 OF SECTION II, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.  
Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road, Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087



RIVER RUN FIRST SECTOR  
MB 106, PG 55  
LOT 12

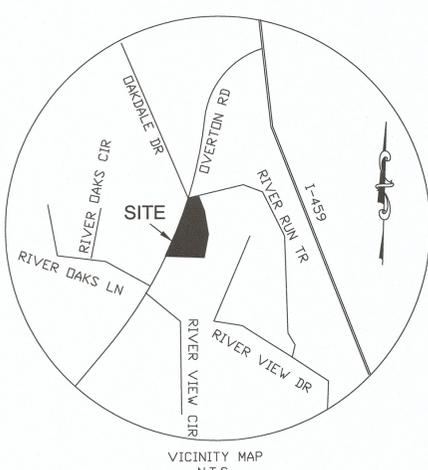
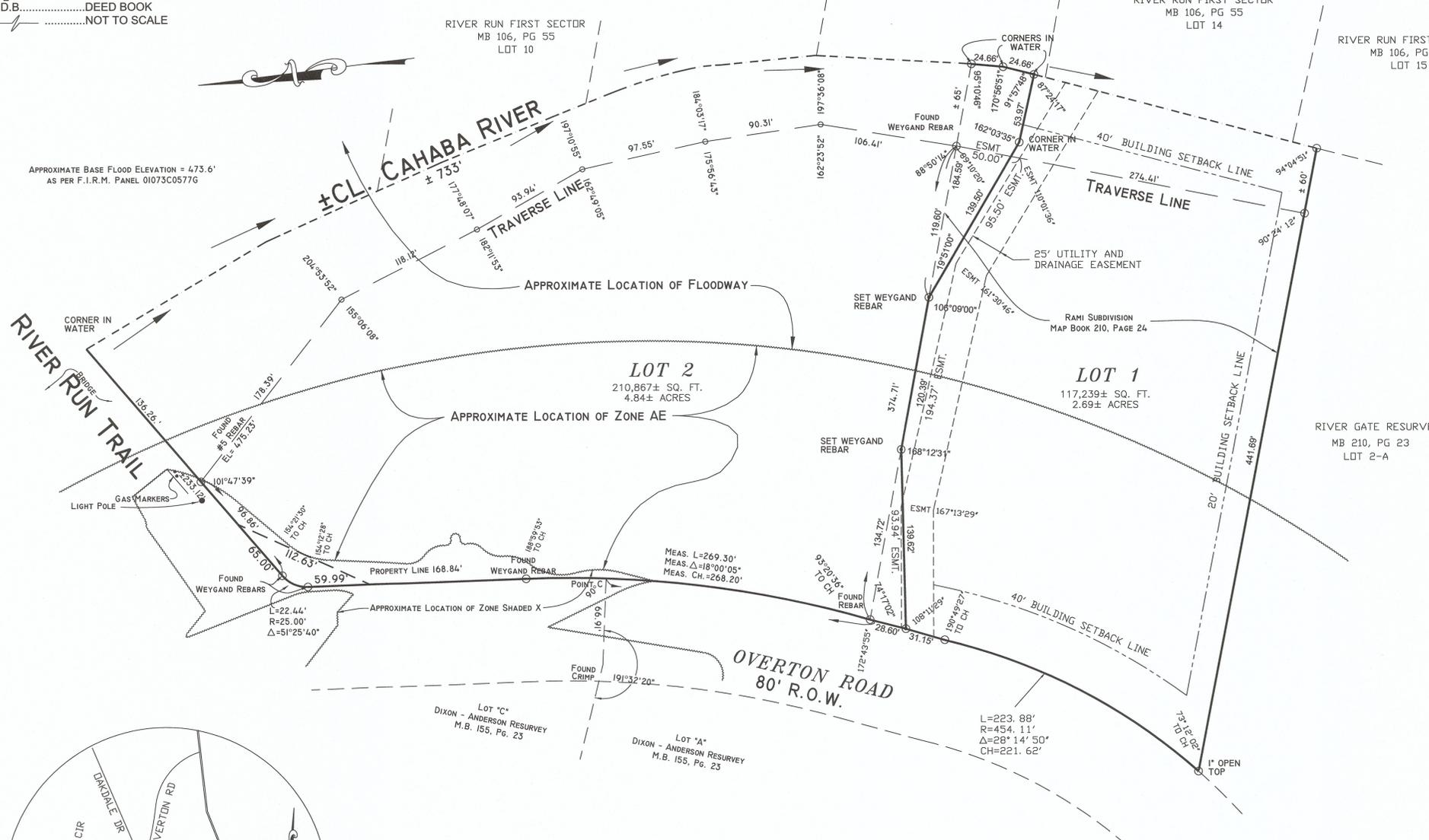
RIVER RUN FIRST SECTOR  
MB 106, PG 55  
LOT 13

RIVER RUN FIRST SECTOR  
MB 106, PG 55  
LOT 14

RIVER RUN FIRST SECTOR  
MB 106, PG 55  
LOT 15

RIVER RUN FIRST SECTOR  
MB 106, PG 55  
LOT 10

APPROXIMATE BASE FLOOD ELEVATION = 473.6'  
AS PER F.I.R.M. PANEL 01073C0577G



NOTE:  
THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X" "AE" & FLOODWAY) AS PER MAP NO. 01073C0577G, DATED SEPTEMBER 29, 2006.

STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Achduct Rami, Owner of Lot 1, and City of Mountain Brook, Owner of Lot 2, whose names are signed to this 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 plotted to the map of CAHABA RIVER PARK RESURVEY and to the government survey of Section 11, Township 18 South, Range 2 West. I, Ray Weygand, 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. Said owners also certify that they are owners of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the 2<sup>ND</sup> day of March, 2015.

By: Ray Weygand \_\_\_\_\_ Achduct Rami - Owner of Lot 1  
Reg. L.S. #24973

By: Sam Gaston \_\_\_\_\_  
City of Mountain Brook - Owner of Lot 2  
City Manager

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 Land Surveyor 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 2<sup>nd</sup> day of March, 2015.

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 Achduct Rami, whose name is signed to the foregoing certificate as Owner of Lot 1, 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 \_\_\_\_\_, 2015.

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 Sam Gaston, whose name is signed to the foregoing certificate as City Manager of The City of Mountain Brook, Owner of Lot 2, 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 \_\_\_\_\_, 2015.

By: \_\_\_\_\_  
Notary Public - My commission expires: \_\_\_\_\_

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.

DIRECTOR OF ENVIRONMENTAL SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:  
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, 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 YARD 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.

WEYGAND 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.