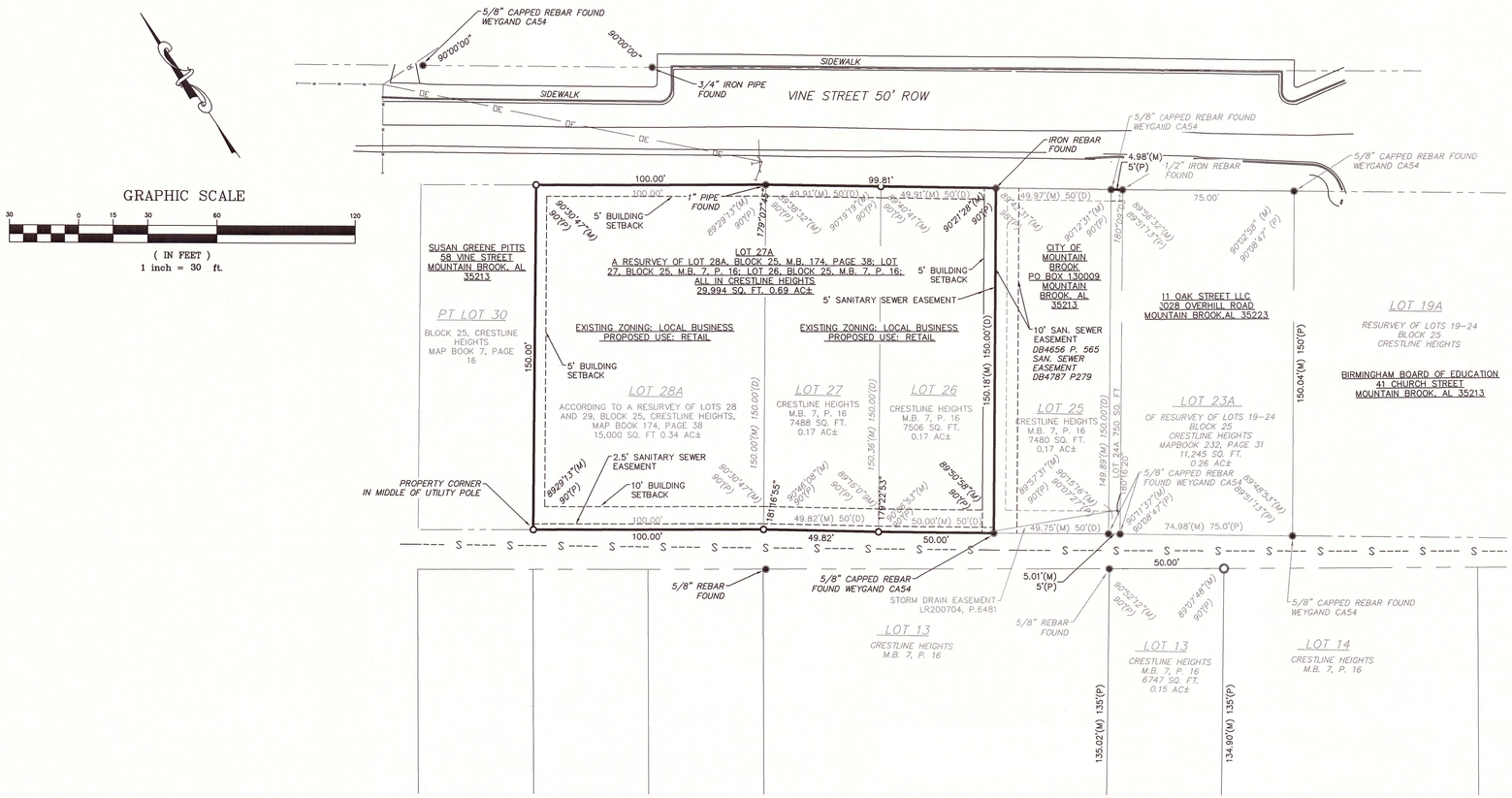


Approved:

Chairman, City of Mountain Brook Planning Commission

Secretary, City of Mountain Brook Planning Commission

Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers. However, this does not mean that sanitary sewers have been built or will be built in the future. Any change in any right-of-way or Easement boundaries after this date may void this approval.

Director Jefferson County Environmental Services Date

Subdivision Data:
1. This Subdivision lies within the Northeast Quarter of the Northwest Quarter of Section 4, Township 18 South, Range 2 West.
2. This Subdivision contains 2 Lots for a total of 1.14 Acres or 49,469 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 purposed 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.

LEGEND

SIGN	STORM MANHOLE
MAILBOX	POWER MANHOLE
PROPERTY CORNER FOUND	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	PLAT CALL
CONCRETE MONUMENT FOUND	DEED CALL
CONTROL STATION	FIELD MEASUREMENT
LIGHT POLE	R.O.W. RIGHT OF WAY
WATER METER	DB/PG DEED BOOK & PAGE

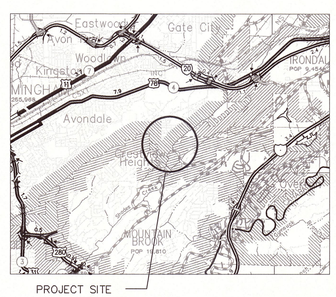
A Resurvey of Lots 26, 27, and 28A, Block 25, Crestline Heights

LOT 27A

A Resurvey Of Lot 28A, M.B. 174, P. 38; Lot 27, M.B. 7, P. 16; Lot 26, M.B. 7, P. 16; Block 25, Crestline Heights

NE ¼, NW ¼, SECTION 4, TOWNSHIP 18 SOUTH, RANGE 2 WEST

29,994 SQ. FT. 0.69 AC±



VICINITY MAP
NOT TO SCALE

Legal Descriptions:
Lot 27A: A Resurvey of Lot 28A, Block 25, M.B. 174, Page 38; Lot 27, Block25, M.B. 7, P. 16, Lot 26, Block 25, M.B. 7, P. 16; Crestline Heights; 29,994 Sq. Ft. or 0.69 AC±.

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:** September 10, 2014 is the date of field survey and the last day the surveyor gathered data for the survey.

3. **Source of information used:** M.B. 7, P. 16; M.B. 174, P. 38; M.B. 232, P. 31;
4. **Signature and seal:** This survey and drawing is not valid without a signature and seal by an Alabama Professional Land Surveyor.

5. **Type of survey:** This is a Boundary Survey Subdivision Plat.

6. Property lies in Zone Unshaded X as per community F.I.R.M. Panel #01073C0394G, effective date, September 29, 2006 . Areas determined to be outside the 0.2% annual chance floodplain.

Setback lines based on Zoning of the Mountain Brook Code of Ordinances, Article XXXI, Village Overlay Standards.

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, Gary Hayden Pitzing, Professional Land Surveyor; Naseem Ajlouny, 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 and Board Member; that this plat or map is a true and correct map of lands shown therein and known or to be known as Resurvey of Lots 26, 27, and 28A, Block 25, Crestline Heights; 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 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 owners and board member also certify that they are the owners and board member of said lands and that the same are not subject to any mortgage. Said owners and board member dedicate streets, alleys and public grounds as shown by said plat or map. Said owners and board member agree 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 that one (1) to five thousand (5000).

Gary Hayden Pitzing, Al. PLS #18982 Date
Goodwyn, Mills, & Cawood, Inc.
2701 1st Avenue South
Suite 100
Birmingham, Alabama 35233

Ajlouny Investments, LLC
3349 Independence Drive, Suite 100
Birmingham, AL 35209

By: _____

Naseem Ajlouny, Its Owner

State of Alabama
Jefferson County

I, LuAnn Furrie Bowser, a Notary Public in and for said State and County, do hereby certify that Gary Hayden Pitzing 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

the _____ day of _____, 2015 By:_____Notary Public

Signature Notary Public My Commission Expires_____

State of Alabama
Jefferson County

I,LuAnn Furrie Bowser, a Notary Public in and for said State and County, do hereby certify that Naseem Ajlouny, 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

the _____ day of _____, 2015. By:_____Notary Public

Signature Notary Public My Commission Expires_____

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

ISSUE DATE	
Issued	01.08.15
drawn by:	JBB
checked by:	GHP

CRESTLINE HEIGHTS RETAIL

CBHM140067

Resurvey Plat

sheet 1 of 1