1964

1964

SHARMAN RESURVEY

BEING A RESURVEY OF LOT 3 AND THE EAST 40 FEET OF LOT 4,
BLOCK 3, COLONIAL HILLS AS RECORDED IN MAP BOOK 18, PAGE 22,
IN THE OFFICE OF THE JUDGE OF PROBATE,
JEFFERSON COUNTY, ALABAMA

SCALE: 1"=20'

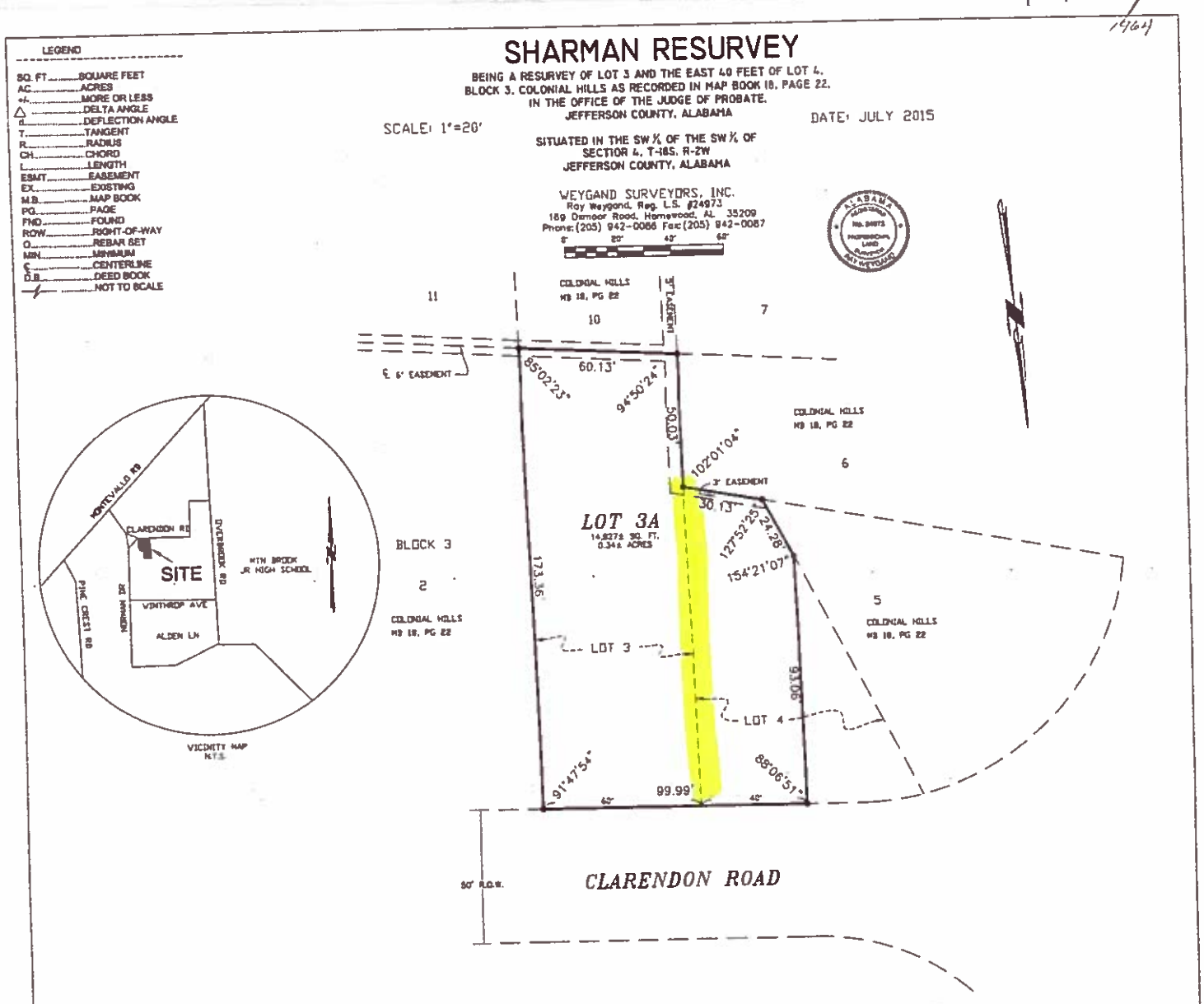
DATE: JULY 2015

SITUATED IN THE SW ¼ OF THE SW ¼ OF
SECTION 4, T-18S, R-2W
JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.
Roy Weygand, Reg. L.S. #24973
169 Dunmoor Road, Homewood, AL 35209
Phone: (205) 942-0066 Fax: (205) 942-0067

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
℄	CENTERLINE
D.B.	DEED BOOK
	NOT TO SCALE



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Jackson R. Sharman, and wife, Elizabeth Sharman, Owners, whose names are signed to the certificate, do hereby certify that this is a true and correct map of a survey made by Roy 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 SHARMAN RESURVEY and to the government survey of Section 4, Township 18 South, Range 2 West. I, Roy Weygand, hereby state that all parts of the 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 9th day of July, 2015.

By: _____ Roy Weygand, Reg. L.S. #24973

By: _____ Jackson R. Sharman - Owner

By: _____ Elizabeth Sharman - Owner

State of Alabama
Jefferson County

I, Jamie J. Neely, a Notary Public in and for said County and State, do hereby certify that Roy Weygand, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority thereto.

Given under my hand and seal this 9th day of July, 2015.

By: Jamie J. Neely
Notary Public / Commission Exp. 7-7-18

State of Alabama
Jefferson County

I, Jamie J. Neely, a Notary Public in and for said County and State, do hereby certify that Jackson R. Sharman, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority thereto.

Given under my hand and seal this 9th day of July, 2015.

By: Jamie J. Neely
Notary Public / Commission Exp. 7-7-18

I, Jamie J. Neely, a Notary Public in and for said County and State, do hereby certify that Elizabeth Sharman, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, she executed same voluntarily and with full authority thereto.

Given under my hand and seal this 9th day of July, 2015.

By: Jamie J. Neely
Notary Public / Commission Exp. 7-7-18

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.

_____ DATE _____
DIRECTOR OF ENVIRONMENTAL SERVICES

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. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT (EXCEPT AS NOTED).

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

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 AND SUBSURFACE INVESTIGATIONS.

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

NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0557H, DATED SEPTEMBER 3, 2010.