

# RESURVEY OF LOT 2 MONTCREST ESTATES

P-16-05

AS RECORDED IN MAP BOOK 24, PAGE 93 IN THE OFFICE OF THE JUDGE OF PROBATE  
JEFFERSON COUNTY, ALABAMA

SITUATED IN THE SE 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 2 WEST AND  
NE 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 2 WEST,  
JEFFERSON COUNTY, ALABAMA

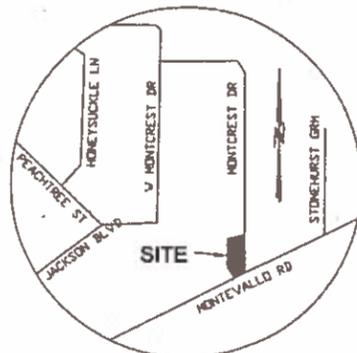
DATE: NOVEMBER 2015

**LEGEND**

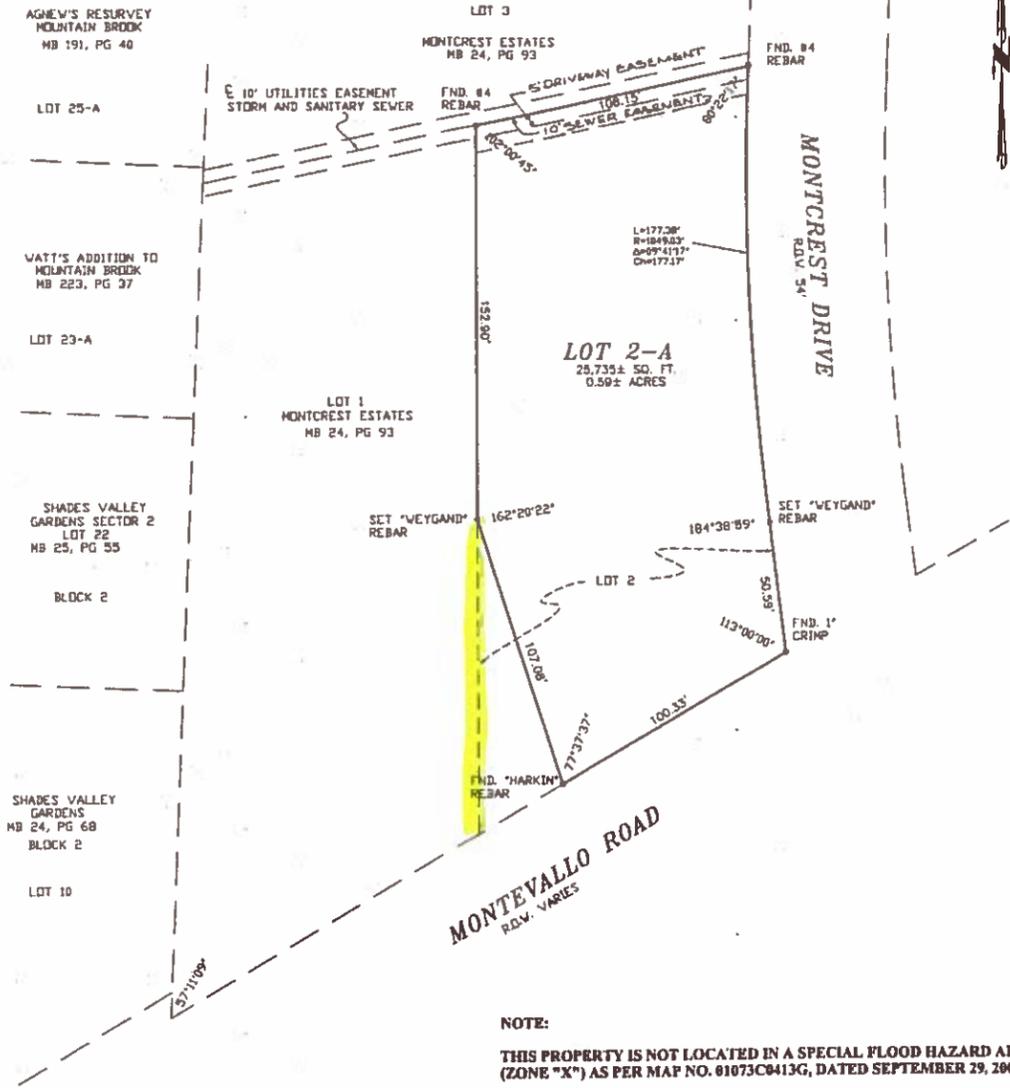
SQ. FT.	SQUARE FEET
AC.	ACRES
+	MORE OR LESS
Δ	DELTA ANGLE
∠	DEFLECTION ANGLE
T	TANGENT
R	RADIUS
CH	CHORD
L	LENGTH
ESMT	EASEMENT
EX	EXISTING
M.B.	MAP BOOK
P.G.	PAGE
FND	FOUND
ROW	RIGHT-OF-WAY
O	REBAR SET
M.H.	MANHOLE
C	CENTERLINE
D.B.	DEED BOOK
---	NOT TO SCALE

SCALE: 1"=30'

**WEYGAND SURVEYORS, INC.**  
Ray Weygand, Reg. L.S. #24973  
188 Demar Road, Homewood, AL 35208  
Phone: (205) 842-0008 Fax: (205) 842-0087



VICINITY MAP  
N.T.S.



**NOTE:**  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA  
(ZONE "X") AS PER MAP NO. 81073C0413G, DATED SEPTEMBER 29, 2006.

STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and TDL Homes, LLC, Owner, 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 RESURVEY OF LOT 2 MONTCREST ESTATES and to the government survey of Section 33, Township 17 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 owner also certifies that they are 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 11<sup>th</sup> day of November, 2015.

By: [Signature]  
Ray Weygand  
Reg. L.S. #24973

By: [Signature]  
TDL Homes, LLC - Owner  
Terri Lyon - Member

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 11<sup>th</sup> day of November, 2015.

By: [Signature]  
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 Terri Lyon, whose name is signed to the foregoing certificate as Member of TDL Homes, LLC, 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 12<sup>th</sup> day of January, 2015.

By: [Signature]  
Notary Public - My commission expires: 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.

[Signature] DATE: 1/15/16  
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 (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.