

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 OBEY SET
- MIN MINIMUM
- C CENTERLINE
- D.B. DEED BOOK
- +— NOT TO SCALE

CORDA'S BEECH STREET RESURVEY

BEING RESURVEY OF MAP OF A RESURVEY AND SUBDIVISION OF LOT 4, BLOCK 707, BIRMINGHAM, BY THE ELKTON LAND COMPANY AS RECORDED IN MAP BOOK 88, PAGE 63 IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY

SCALE: 1"=20'

DATE: APRIL 2016

SITUATED IN THE NW 1/4 OF NW 1/4 OF SECTION 32, TOWNSHIP 17 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



VICINITY MAP N.T.S.

BENTLEY HILLS
 FOURTH SECTOR
 LOT 6
 MAP BOOK 34
 PAGE 82



LOT 7A
 ±17206.6 Sq. Feet

BENTLEY HILLS
 4TH SECTOR
 RESURVEY
 LOT 8A → (previously lot 8)
 MAP BOOK 228
 PAGE 98

previously-existing lot line between lots 7 & 8

ZONING, RESIDENCE - B

SETBACKS

35' FRONT
 35' REAR
 12.5' SIDL

NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECITAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0413G, DATED SEPTEMBER 29, 2006

STATE OF ALABAMA
 JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Renee B. Corda, 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 CORDA'S BEECH STREET RESURVEY and to the government survey of Section 34, 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 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 31 day of March, 2016.

By:
 Ray Weygand
 Reg. L.S. #24973

By: Renee B. Corda Owner

STATE OF ALABAMA
 JEFFERSON COUNTY

I, Jame 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, 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 31st day of March, 2016

By:
 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 Renee B. Corda, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2016

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 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.

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 MANHOLELS 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 SLWLR WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPED 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.