P-16-17

P-16-17

RESURVEY OF LOT 47 & WEST ½ OF LOT 48
MOUNTAIN BROOK ESTATES

AS RECORDED IN MAP BOOK 16, PAGE 76 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NE ¼ OF THE SE ¼ OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, AND THE SW ¼ OF THE NW ¼ AND THE NW ¼ OF THE SW ¼ OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 2 WEST ALL IN JEFFERSON COUNTY, ALABAMA

SCALE: 1"=30'

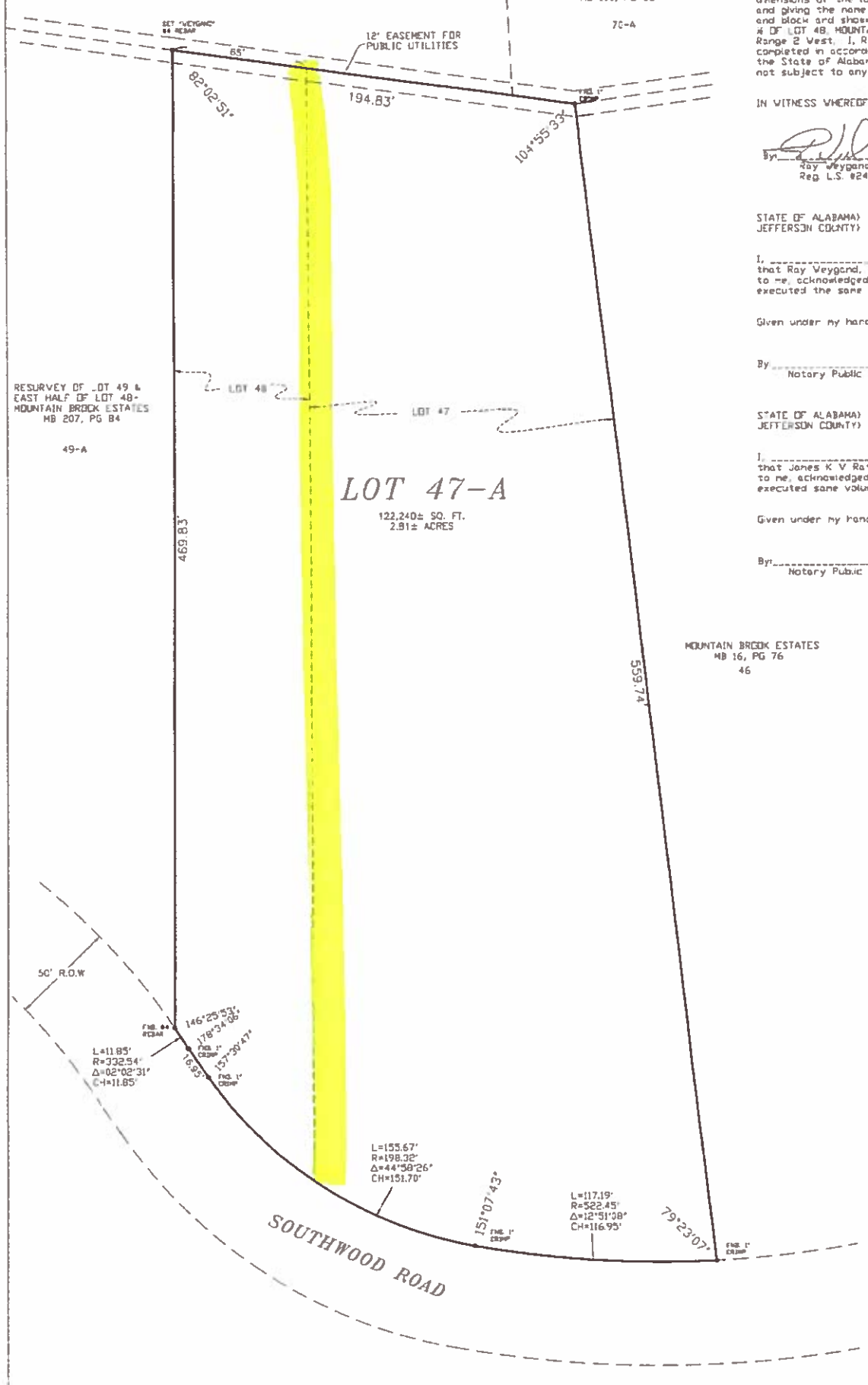
DATE: JUNE 2016

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
189 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0066 Fax: (205) 942-0087

0' 30' 60' 90'

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, Ray Weygand, Registered Land Surveyor, State of Alabama, and James K V Ratliff, Jr ,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 platted to the map of RESURVEY OF LOT 47 & WEST ½ OF LOT 48, MOUNTAIN BROOK ESTATES and to the government survey of Section 9, 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 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 1 day of JULY 2016.

By_____
Ray Weygand
Reg. L.S. #24973

By_____
James K V Ratliff, Jr. -Owner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, _____, 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 _____ day of _____, 2016.

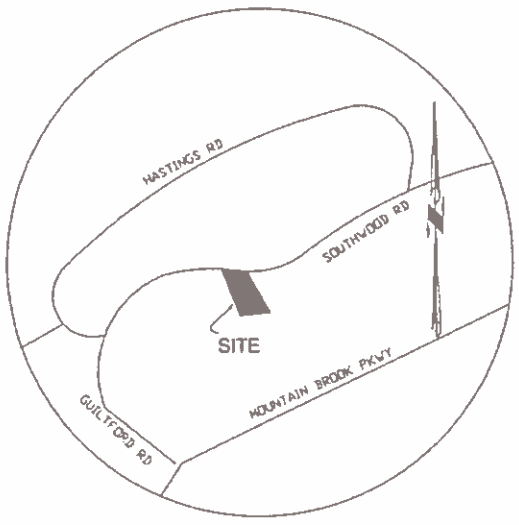
By_____
Notary Public - My commission expires:

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that James K V Ratliff, 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, he 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:



VICINITY MAP
N.T.S.

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

NOTE:

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

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 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