"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 within the limits of a dedicated easement."

THE UNDERSIGNED, JOSEPH A. MILLER, III, REGISTERED ENGINEER/LAND SURVEYOR, STATE OF ALABAMA, CECILIA C. MATTHEWS OWNER, WHOSE NAME IS SIGNED TO THIS CERTIFICATE, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF A SURVEY MADE BY JOSEPH A. MILLER, III, ENGINEER/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 AN DIMENSIONS OF EACH LOT AND BLOCK AND SHOWING THE RELATION OF THE LAND SO PLOTTED TO MOUNTAIN BROOK ESTATES, CANTERBURY SECTOR,
RECORDED IN MAP BOOK 19, PAGE 40 IN THE PROBATE JUDGE OF JEFFERSON COUNTY, AL.
I, JOSEPH A. MILLER, III, 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. SAID OWNER ALSO CERTIFIES THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS THE 21st DAY OF September, 2016.

ENGINEER/LAND SURVEYOR

BY: JOSEPH A. MILLER, III
REGISTERED PE/PLS 017184
MTM ENGINEERS, INC.
2217 10th COURT SOUTH
BIRMINGHAM, AL. 35205

OWNER:

BY: Cecilia C. Matthews
CECILIA C. MATTHEWS

STATE OF ALABAMA
JEFFERSON COUNTY

I, Sandra H. Duggan, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT JOSEPH A. MILLER, III, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS ENGINEER/LAND SURVEYOR AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, 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 21st DAY OF Sept, 2016.

BY: Sandra H. Duggan
NOTARY PUBLIC - MY COMM. EXPIRES: 3.16.16

NOTARY PUBLIC

STATE OF ALABAMA
JEFFERSON COUNTY

I, Sandra H. Duggan, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT CECILIA C. MATTHEWS 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 THE CERTIFICATE, HE EXECUTED SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF Sept, 2016.

BY: Sandra H. Duggan
NOTARY PUBLIC - MY COMM. EXPIRES: 3.16.16

NOTARY PUBLIC

APPROVED _____
CHAIRMAN, MOUNTAIN BROOK PLANNING COMMISSION

APPROVED: _____
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.

11/3/16
DIRECTOR OF ENVIRONMENTAL SERVICES / DATE

NOTES:

CONTRACTOR RESPONSIBLE FOR FOLLOWING THE MOUNTAIN BROOK TREE ORDINANCE DURING CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

THE CONTRACTOR SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAINS, DITCHES, GRADING OR OTHER MEANS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

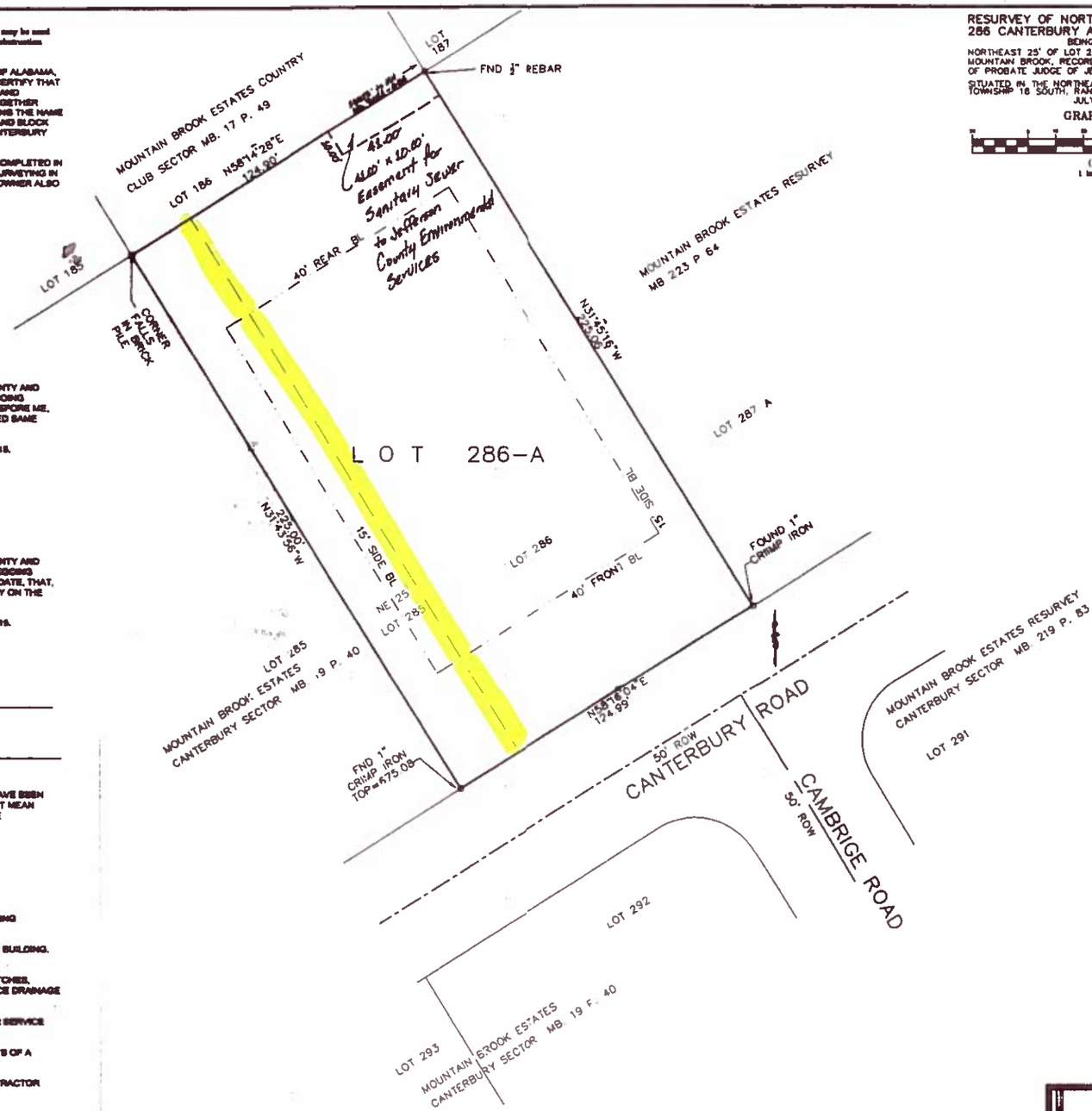
NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVED.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

M T M ENGINEERS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS
NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER MAP NO. 01073C0057 H, DATED SEPT. 3, 2010.

THIS PROPERTY IS ZONED "RESIDENCE A"
REQUIRED SETBACKS:
FRONT | 40 FEET
REAR | 40 FEET
SIDES | 15 FEET

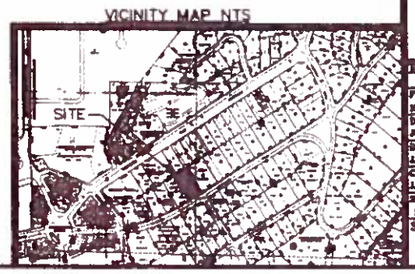


RESURVEY OF NORTHEAST 25' OF LOT 285 AND LOT 286 CANTERBURY ADDITION TO MOUNTAIN BROOK
BEING A RESURVEY OF
NORTHEAST 25' OF LOT 285 AND LOT 286 CANTERBURY ADDITION TO MOUNTAIN BROOK, RECORDED IN MAP BOOK 19, PAGE 40 IN THE OFFICE OF PROBATE JUDGE OF JEFFERSON, CO., AL.
SITUATED IN THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, AL.
JULY 7th, 2015

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

M T M
ENGINEERS, INC.
CONSULTING ENGINEERS–LAND SURVEYORS
2217 10th COURT SOUTH, BIRMINGHAM, AL 35205
TELEPHONE (205) 320-0114

VICINITY MAP NTS



PROJECT
RESURVEY OF NORTHEAST 25' OF LOT 285 AND LOT 286 CANTERBURY ADDITION TO MOUNTAIN BROOK
NORTHEAST 25' OF LOT 285 AND LOT 286 CANTERBURY ADDITION TO MOUNTAIN BROOK, RECORDED IN MAP BOOK 19, PAGE 40 IN THE OFFICE OF PROBATE JUDGE OF JEFFERSON, CO., AL.
SITUATED IN THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, AL.

LOCATION

REVISIONS | DATE

JOB NO.

FILE NAME
MAPS
DATE
JULY 7th, 2015
DRAWN
SAM
CHECKED
SAM III
SCALE
1"=50.00'
SHEET
01