

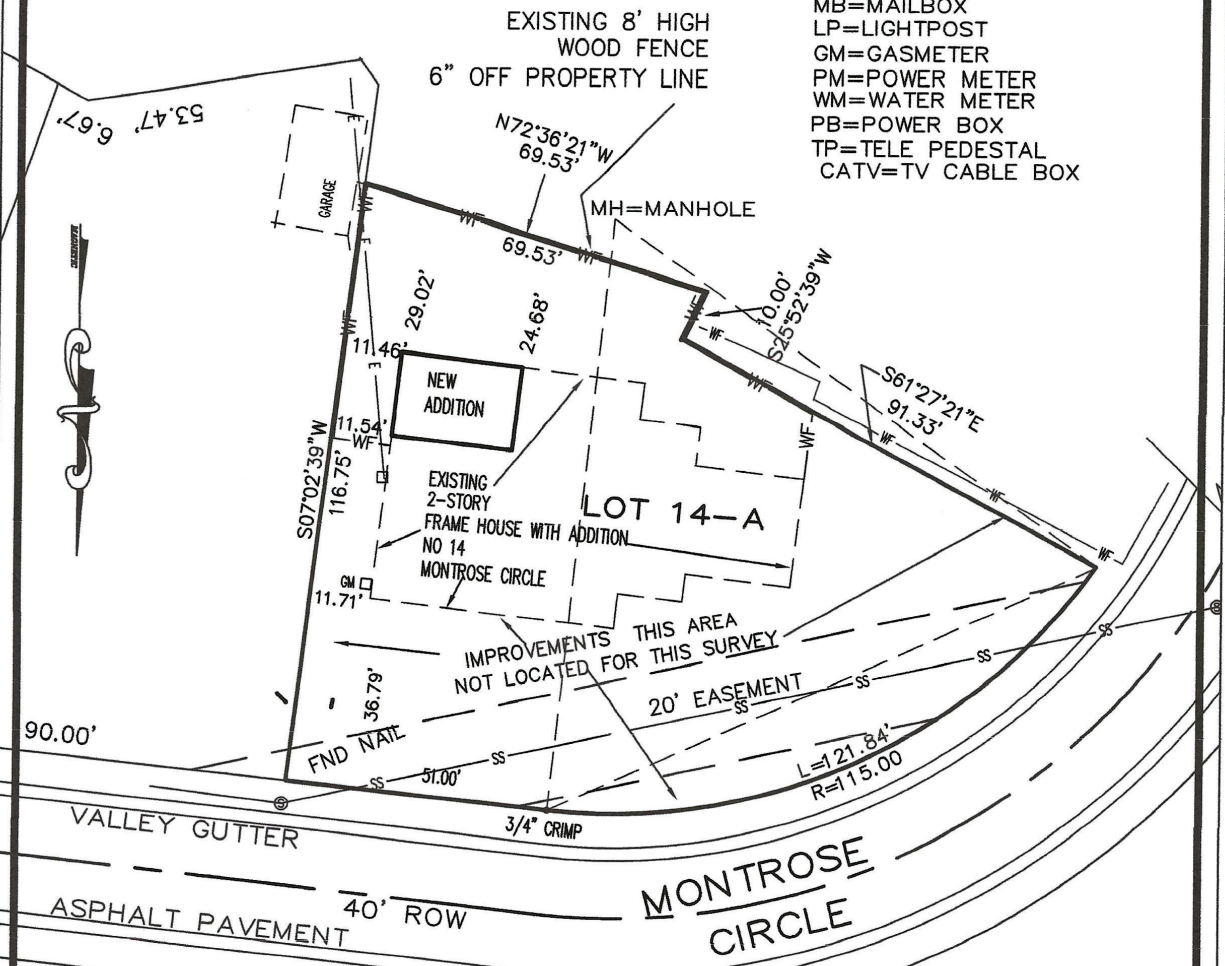
BUILDER IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES.
 BUILDER IS RESPONSIBLE FOR PROVIDING A SITE FREE FROM DRAINAGE PROBLEMS.

SCALE: 1" = 30'

PREPARED BY

MTTR ENGINEERS, INC.

IPS=SET 5\8" REBAR
 IPF=FOUND REBAR
 X=CROSS
 CO=CLEANOUT
 ICV=IRRIGATION CONTROL VALVE
 MB=MAILBOX
 LP=LIGHTPOST
 GM=GASMETER
 PM=POWER METER
 WM=WATER METER
 PB=POWER BOX
 TP=TELE PEDESTAL
 CATV=TV CABLE BOX



INSTALL SILT FENCE AS NEEDED

INSERT CONSTRUCTION EXIT AT DRIVE LOCATION

STATE OF ALABAMA
 JEFFERSON COUNTY

I, JOSEPH A. MILLER, III A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF BIRMINGHAM, ALABAMA DO HEREBY CERTIFY TO: THE OWNER LISTED BELOW ON THE DATE SHOWN BELOW THAT THE THE FOREGOING TO BE A TRUE AND CORRECT MAP OR PLAT OF THE SURVEY MADE BY ME AND DESCRIBED OF: RECORD SURVEY AND PLOT PLAN FOR ADDITION : LOT 14 A OF RESURVEY OF LOT 14 MONTROSE AS RECORDED IN MAP BOOK 246, PAGE 73, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

THE SOLE PURPOSE OF THIS SURVEY IS FOR USE AS A MORTGAGE LOAN CERTIFICATE SURVEY OR MORTGAGE LOAN CLOSING SURVEY SHOWING THE EXISTENCE OR NONEXISTENCE OF ENCROACHMENTS INTO OR OUT OF SAID PROPERTY. I HEREBY CERTIFY 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; THAT THE BUILDINGS NOW ERECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ENCROACHMENTS FROM ADJOINING PROPERTY EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING SERVICE WIRES THAT SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREFOR, INCLUDING POLES, ANCHORS, AND GUY WIRES, ON OR OVER SAID PREMISES EXCEPT AS MAY BE SHOWN; THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA PANEL NUMBER 01073C0413 G DATE: SEPTEMBER 29, 2006, THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EASEMENTS, ZONING RESTRICTIONS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY OF EASEMENTS OR RESTRICTIONS.

THE CORRECT STREET ADDRESS IS: 14 Montrose, Mountain Brook, Al.

FEMA PANEL: # 01073C0413 G DATED: SEPTEMBER 29, 2006
 DATE: NOVEMBER 29, 2023 FILED: MONTROSE RESURVEY 14A
 INVOICE NO. 230740 ATTORNEY: NONE
 ORDERED BY: COVINGTON 65.23.19/ Fence 02.10.21 ADD 11-29-23
 OWNER: COATES COVINGTON
 FIELD FILE: RESURVEY OF LOT 14 MONTROSE.TXT
 SURVEYOR AND FIELD WORK DATE: JBC-06.14.19& MM 11-28-23
 DRAWN BY AND DATE: JBC ON 06.14.19/JAM 2.10.21/JBC 11-29-23

JOSEPH A. MILLER, III, P.E. & L.S. NO. 17054
 3 RIVERCHASE RIDGE
 HOOVER, ALABAMA 35244
 TELEPHONE (205) 320-0114
 ORIGINAL SURVEY--NOT VALID UNLESS SIGNED & SEALED IN RED INK BY THE ABOVE SURVEYOR.

