

# BORDERS RESURVEY OF MOUNTAIN BROOK ESTATES

BEING A RESURVEY OF EAST 50 FT OF EST 191 & WEST 25 FEET OF EST 192 MOUNTAIN BROOK ESTATES NEW COUNTRY CLUB SECTOR, AS RECORDED IN MAP BOOK 17 PAGE 49 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NE ¼ OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

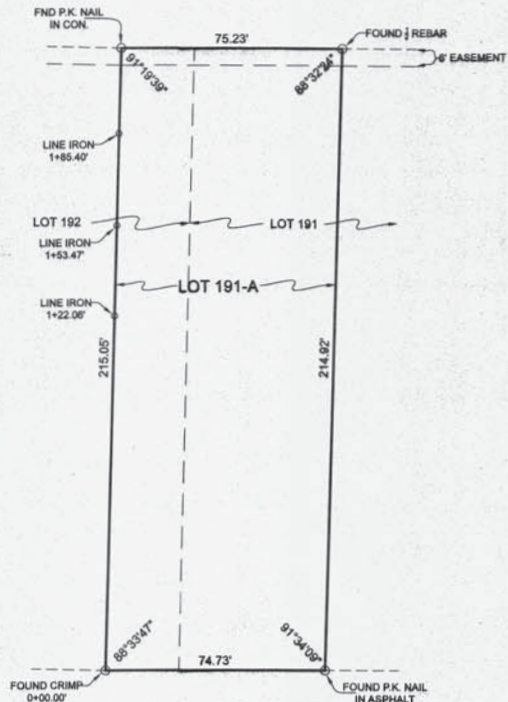
SCALE: 1"=20'

WEYGAND SURVEYORS, INC.  
Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road, Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087

DATE: JANUARY 2022

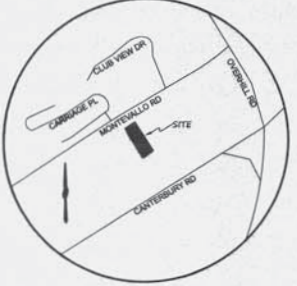


- LEGEND**
- SQ. FT. .... SQUARE FEET
  - AC. .... ACRES
  - +/- .... MORE OR LESS
  - Δ .... DELTA ANGLE
  - ∠ .... DEFLECTION ANGLE
  - T .... TANGENT
  - R .... RADIUS
  - CH. .... CHORD
  - L .... LENGTH
  - ESMT. .... EASEMENT
  - EX. .... EXISTING
  - M.B. .... MAP BOOK
  - PG. .... PAGE
  - FND.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



- Minimum yards and building setbacks, ....
- Minimum front yard setback .....40 feet
  - Minimum rear yard setback .....40 feet
  - Minimum side yard setback .....15 feet

### VICINITY MAP (NOT TO SCALE)



MONTEVALLO ROAD  
(100' R.O.W.)

**NOTE:**  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C05571, DATED SEPTEMBER 24, 2021.



STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Verne Borders and Teri Borders, Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made of the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as BORDERS RESURVEY OF MOUNTAIN BROOK ESTATES, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and the number, showing the streets, alleys and public grounds, giving the bearing, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the NEW COUNTRY CLUB SECTOR OF MOUNTAIN BROOK ESTATES (MAP BOOK 17, PAGE 49) and to government survey of Section 8, Township 18 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Roy 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 to the best of my knowledge, information and belief. Said owner agrees that the City of Birmingham may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands.

In Witness Whereof, we have hereunto set our hands this 8<sup>th</sup> day of February, 2022.  
By [Signature] Roy Weygand, Reg. L.S. #24973  
By [Signature] Verne Hanson Borders Jr. - Owner  
By [Signature] Teri Borders - Owner



STATE OF ALABAMA  
JEFFERSON COUNTY

I, [Signature] a Notary Public in and for said County and State hereby certify that [Signature], 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 8<sup>th</sup> day of February, 2022.

By [Signature]  
Notary Public - My commission expires 06/08/25



STATE OF ALABAMA  
JEFFERSON COUNTY

I, [Signature] a Notary Public in and for said County and State hereby certify that Verne Hanson Borders Jr., 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 the same voluntarily on the day the same bears date.

Given under my hand and seal this 8<sup>th</sup> day of February, 2022.

By [Signature]  
Notary Public - My commission expires 06/08/25



STATE OF ALABAMA  
JEFFERSON COUNTY

I, [Signature] a Notary Public in and for said County and State hereby certify that Teri Borders, 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 the same voluntarily on the day the same bears date.

Given under my hand and seal this 8<sup>th</sup> day of February, 2022.

By [Signature]  
Notary Public - My commission expires 06/08/25



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.

APPROVED: [Signature] Director of Environmental Service DATE: 1/7/2022

- 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.