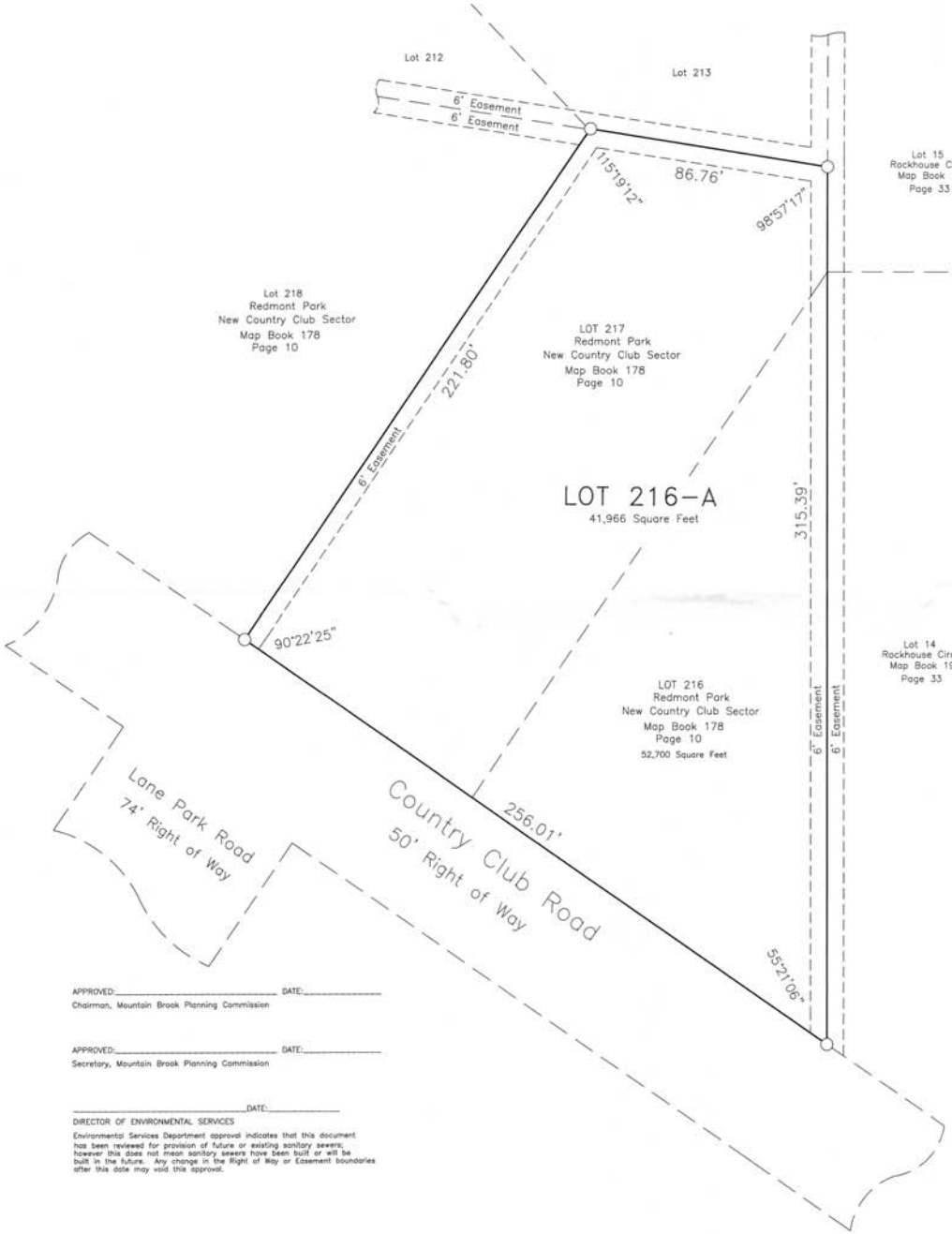
P-19-09



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Rowland Jackins, a Registered Land Surveyor, State of Alabama, and William G. Plott, owner, certify that this plat or map was made pursuant to a survey and this plat or map is a true and correct map of lands shown therein and known as Plott's Addition to Redmont Park, showing the subdivision into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, 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 survey of Redmont Park, New Country Club Sector, as recorded in the office of the County Probate Judge in Map Book 150, Page 99; 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; said owner also certifies that he is the owner of said lands and that the same are not subject to any mortgage, except a mortgage held by the following mortgagee: Progress Bank & Trust;

I, Rowland Jackins, PLS, 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.

Dated _____, 2019;

Rowland Jackins, Ala. Reg. No. 18399
Surveyor

William G. Plott, Owner

Progress Bank & Trust:
Charles R. Kramer, III
Senior Vice President of Commercial Lending;

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as notary public in and for said county and state, do hereby certify that Rowland Jackins, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this_____ day of_____, 2019.

By:_____
Notary Public

My Commission Expires_____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as notary public in and for said county and state, do hereby certify that William G. Plott, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this_____ day of_____, 2019.

By:_____
Notary Public

My Commission Expires_____

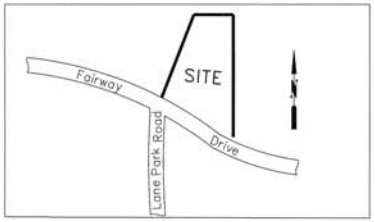
STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, as notary public in and for said county and state, do hereby certify that Charles R. Kramer, _____, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this_____ day of_____, 2019.

By:_____
Notary Public

My Commission Expires_____



VICINITY MAP – NOT TO SCALE

NOTES:

1. This property is located in Zone"X", according to the Federal Insurance Administration "Flood Hazard Boundary Map" Panel 557 of 755, Map Number 0107300557H, Jefferson County, Alabama, dated September 3, 2010; site is not located in a special flood hazard area;
2. 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.
3. Purpose of this resurvey is to combine recorded lots into a concise single lot description by this resurvey, as referenced below;
   Lots 216 and 217, Redmont Park, New Country Club Sector, recorded in Plat Book 178, Page 10, Jefferson County Judge of Probate Office;
4. Builder is responsible for the drainage on each lot and in and around each building and for all soil conditions.
5. Builder will be responsible for adjusting all lids or top elevation for all manholes and yard inlets on each lot.
6. 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.
7. 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 foundation.
8. Elevation of all sanitary sewer laterals to each lot should be verified by builder prior to setting lowest floor of residence to be serviced.
9. No house shall have a finished floor elevation less than two (2) feet above top of any adjacent storm sewer without engineers approval.
10. No fence shall impede the flow of water in any drainage way.
11. Surveyor not responsible for soil compactions and did not conduct any surface and/or subsurface investigations.
12. Total Acreage of site = 0.96 Acres;
13. Mathematical Lot Closure error exceeds the minimum of one part per 5000;

OWNER = William G. Plott
4300 1st Avenue South
Birmingham, Alabama 35222

SURVEYOR = Rowland Jackins, Ala.PLS Reg.No.18399
Jackins, Butler & Adams, Inc.
3430 Independence Drive, Suite 30
Birmingham, Alabama 35209

MORTGAGEE = Progress Bank & Trust
2121 Highland Avenue South
Birmingham, Alabama 35205

APPROVED:_____ DATE:_____
Chairman, Mountain Brook Planning Commission

APPROVED:_____ DATE:_____
Secretary, Mountain Brook Planning Commission

_____DATE:_____
DIRECTOR OF ENVIRONMENTAL SERVICES

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing 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.

PLOTT'S ADDITION TO REDMONT PARK

Being a Resurvey of Lots 216 and 217,
Redmont Park, New Country Club Sector
as Recorded in Mapbook 150, Page 99, Judge of Probate Office,
Jefferson County, Alabama

Situated in a Portion of the Southwest Quarter of
Section 5, Township 18 South, Range 2 West,

Scale: 1 Inch = 20 Feet February, 2019

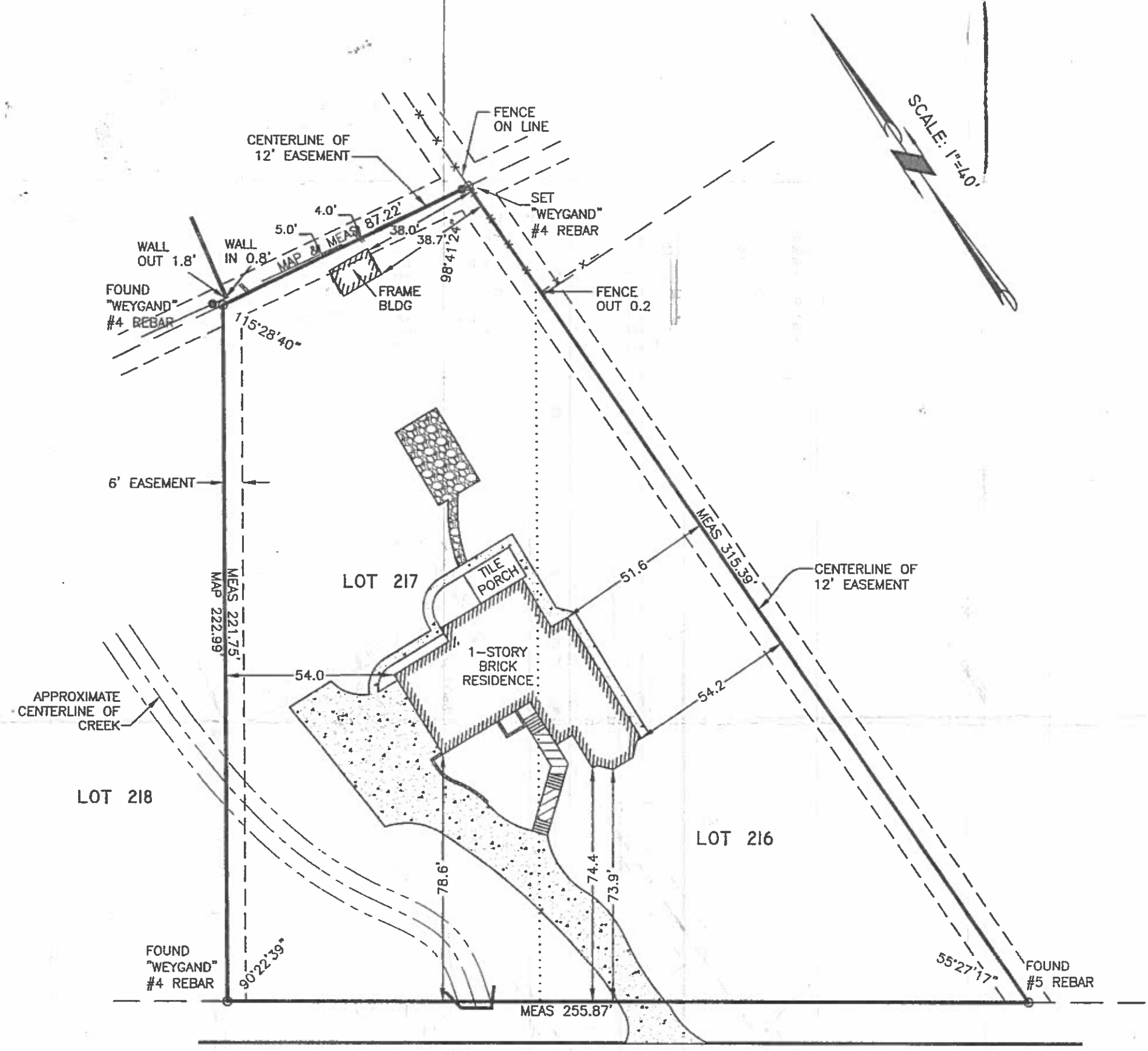
JACKINS, BUTLER & ADAMS, INC.
SURVEYING–GEOLOGY
3430 INDEPENDENCE DRIVE, SUITE 30
BIRMINGHAM, ALABAMA 35209
(205) 870–3390

File: S–1092/19–QQ Drawing 1

P-19-09

LEGEND

ASP	ASPHALT	HW	HEADWALL	oLGT	LIGHT		ANCHOR
BLDG	BUILDING	MIN	MINIMUM	COV	COVERED	R	RADIUS
CALC	CALCULATED	MH	MANHOLE		DECK	R.O.W.	RIGHT OF WAY
MEAS	MEASURED	OH	OVERHANG			SAN	SANITARY
CH	CHORD		POWER LINE		CONCRETE	STM	STORM
LNG	LONG CHORD	PVMT	PAVEMENT			UTIL	UTILITY
d	DEFLECTION	W/	WITH		WALL	AC	ACRES
Δ	DELTA	TAN	TANGENT	—X—	FENCE	S.F.	SQUARE FEET
ESMT	EASEMENT	RES	RESIDENCE	POR	PORCH	℄	CENTERLINE



COUNTRY CLUB ROAD
50' R.O.W.

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Closing Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lots 216 and 217, REDMONT PARK, NEW COUNTRY CLUB SECTOR, as recorded in Map Volume 15, Page 99, in the Office of the Judge of Probate, Jefferson County, Alabama. I 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; according to my survey of JANUARY 24, 2019. Survey invalid if not sealed in red.

Order No.: 1990
Purchaser: _____
Address: 3020 COUNTRY CLUB ROAD

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

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WEYGAND

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.