

P2003

BEECHWOOD RESURVEY OF LOT 1 AND LOTS 475A AND 476

DATE: NOVEMBER 2019

SCALE: 1"=30'

BEING A RESURVEY OF BEECHWOOD LOT 1 AS RECORDED IN MAP BOOK 28, PAGE 19 AND LOTS 475A AND 476 OF MOUNTAIN BROOK LAND CO., BEECHWOOD ROAD SECTOR AS RECORDED IN MAP BOOK 23, PAGE 12 ALL IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

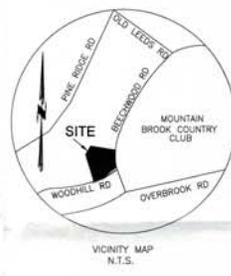
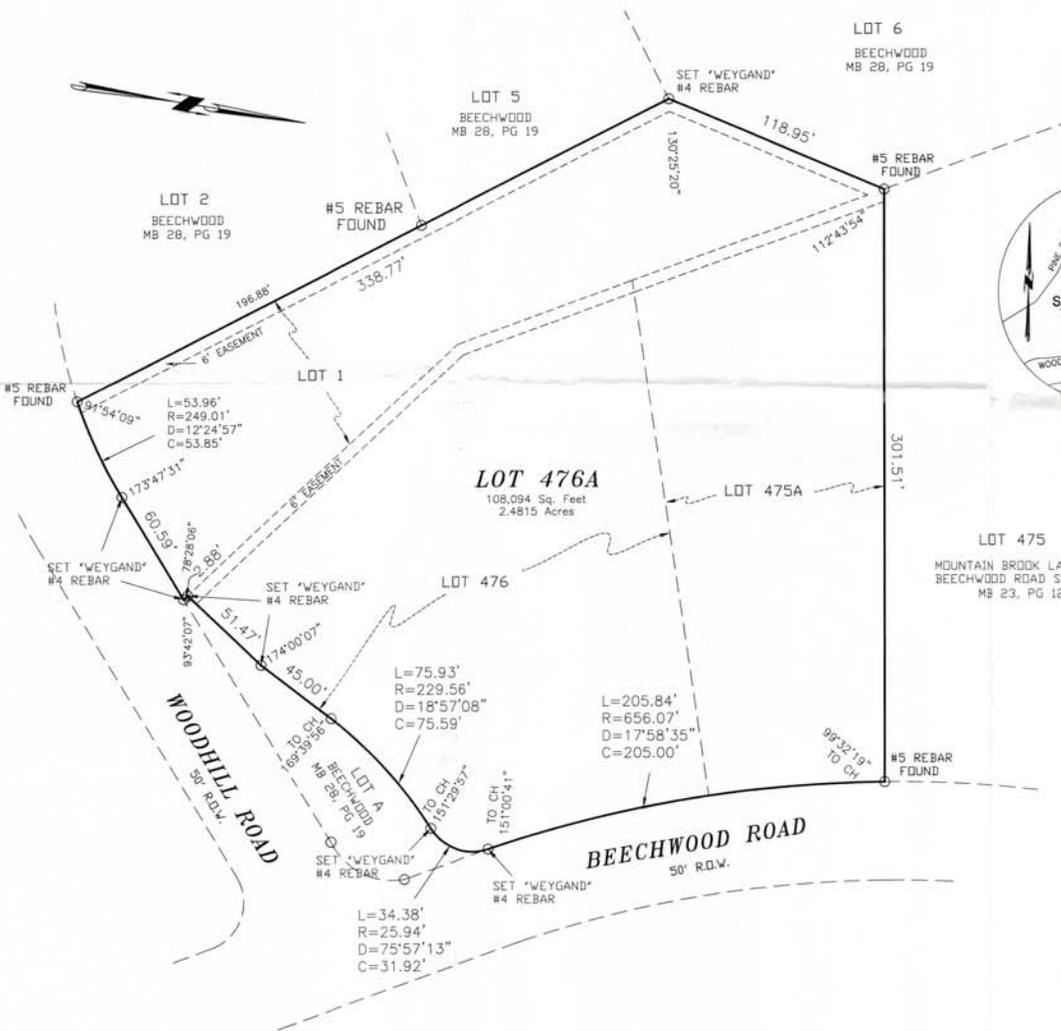
SITUATED IN THE SE 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

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



LEGEND

SQ FT	SQUARE FEET
AC	ACRES
M	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
D	DEED BOOK
---	NOT TO SCALE



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Louise Agee Winkle, Owner, 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 at 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 BEECHWOOD RESURVEY OF LOT 1 AND LOTS 475A AND 476, showing the subdivisions 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 map of Beechwood (Map Book 28, Page 19) and Mountain Brook Land Co., Beechwood Road Sector 9 Map Book 23, page 12 and to government survey of Sections 4, 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 also certifies that it is the owner of said lands, and that the same is not subject to any mortgage. 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. The undersigned appoints the City of Birmingham as agent for the purpose of filing said plat or map, together with this instrument, for record, and certifies that we have full authority to execute this instrument and map.

In Witness Whereof, we have hereunto set our hands this the ____ day of _____, 2019.

By: Roy Weygand
Reg. L.S. #24973

By: Louise Agee Winkle - Owner

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____ a Notary Public in and for said County and State hereby certify that Roy Weygand, 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 the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2019.

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 Louise Agee Winkle, 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 ____ day of _____, 2019.

By: _____
Notary Public - My commission expires: _____

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 _____ Date: _____

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.

NOTE:
THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X" & "AE") AS PER MAP NO. 01073C0576g, DATED SEPTEMBER 29, 2006.