

LEGEND

- SQ. FT.....SQUARE FEET
- AC.....ACRES
- +/-.....MORE OR LESS
- △.....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
- O.....REBAR SET
- MIN.....MINIMUM
- C.....CENTERLINE
- D.B.....DEED BOOK
- ⚡.....NOT TO SCALE

COMER'S RESURVEY OF CANTERBURY ROAD

BEING A RESURVEY IN THE NE1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA

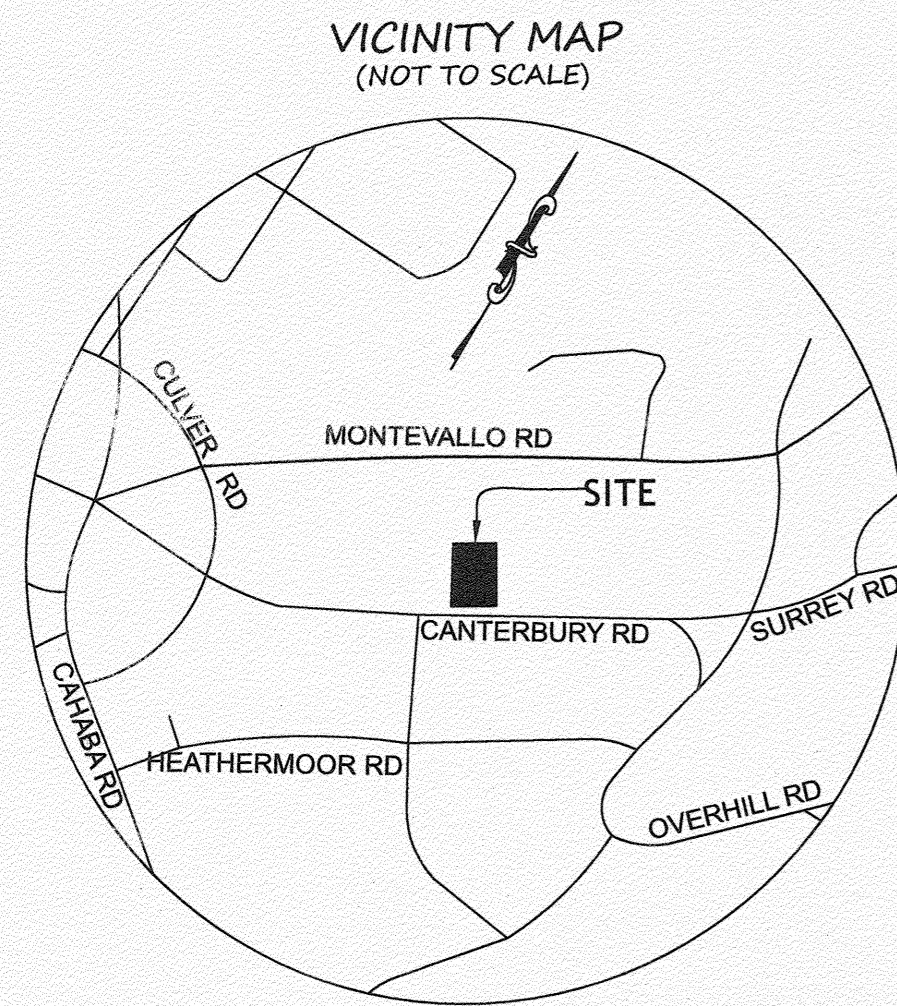
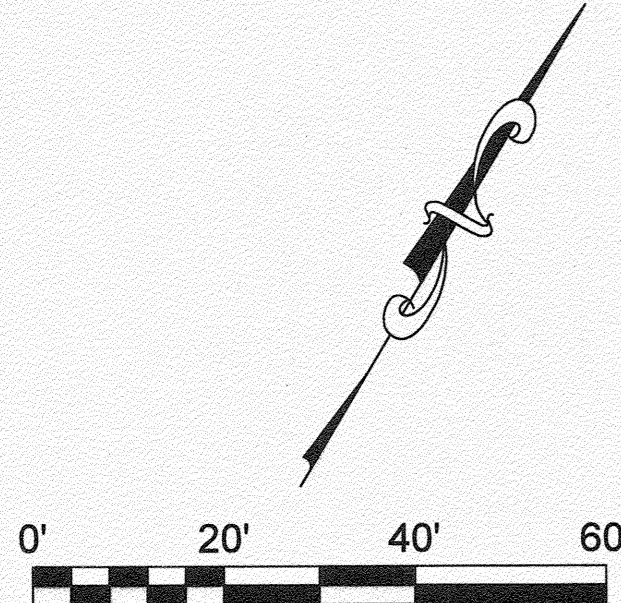
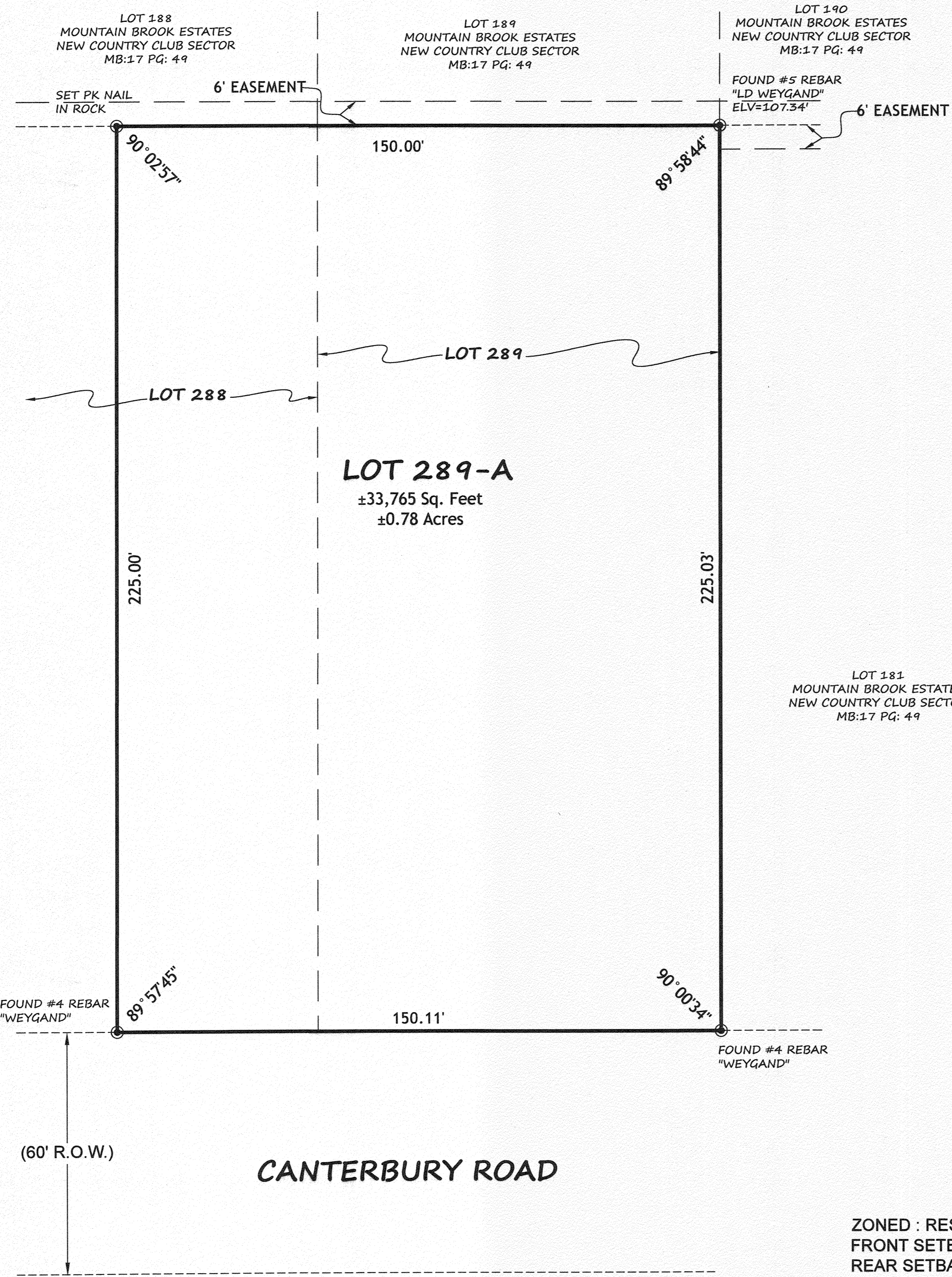
BEING A RESURVEY OF 289 & THE NORTH EAST HALF OF LOT 288 OF MOUNTAIN BROOK ESTATES
CANTERBURY SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 40, IN THE OFFICE OF THE JUDGE
OF PROBATE IN JEFFERSON COUNTY, ALABAMA.

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: JULY 2022



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0557H, DATED SEPTEMBER 03, 2010.

ZONED : RESIDENCE A
FRONT SETBACK ----- 40 FEET
REAR SETBACK ----- 40 FEET
SIDE SETBACK ----- 15 FEET

STATE OF ALABAMA
JEFFERSON COUNTY)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and John H. Comer and Janice B. Comer, the 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 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 COMER'S RESURVEY OF CANTERBURY ROAD, showing the acreage 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 in the 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, Ray 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.

In Witness Whereof, we have hereunto set our hands this the ____ day of _____, 2022.

By: _____ By: _____ By: _____
Ray Weygand John H. Comer - Owner Janice B. Comer - Owner
Reg. L.S. #24973

STATE OF ALABAMA
JEFFERSON COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Ray Weygand, 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 ____ day of _____, 2022.

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 John H. Comer, 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 same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2022.

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 Janice B. Comer, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2022.

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.

APPROVED: _____ DATE: _____
Director of Environmental Service

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.

