

A RESURVEY OF PART OF LOT 5, SHADES VALLEY GARDENS, SECOND SECTOR

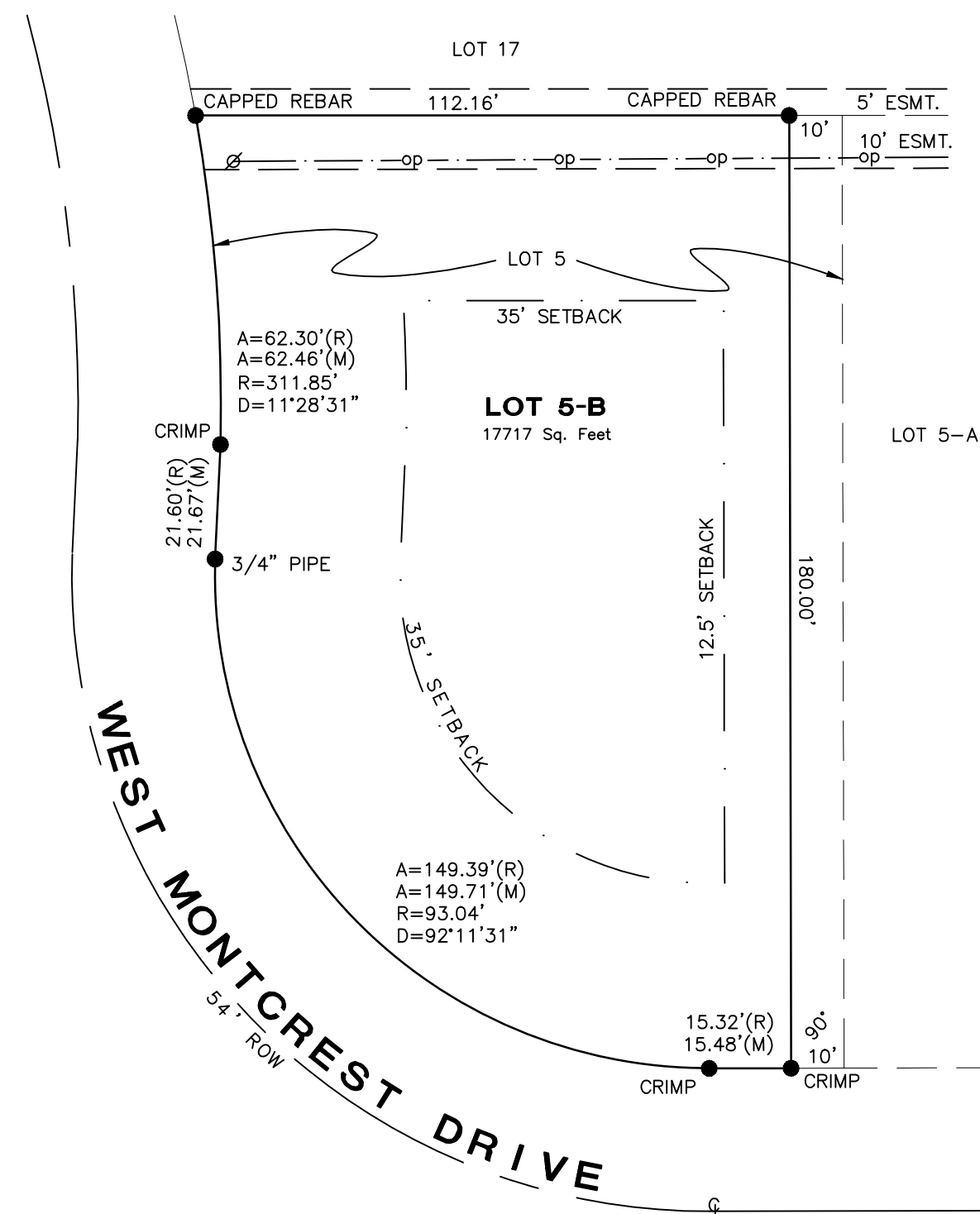
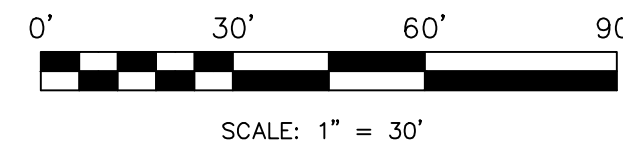
(AS RECORDED IN MAP BOOK 25 PAGE 55)

SITUATED IN THE SE 1/4 OF SECTION 8, TOWNSHIP 18
SOUTH, RANGE 2 WEST, CITY OF MOUNTAIN BROOK,
JEFFERSON COUNTY, ALABAMA.

ZONED: RESIDENCE B

OWNER:
JOHN AND KRISTEN BRIEN
2 WEST MONTCREST DRIVE
MOUNTAIN BROOK, AL 35223

PREPARED BY:
SOUTH CENTRAL SURVEYING, LLC
156 SUNSET TRAIL
ALABASTER, AL 35007
(205)-229-1993



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, William D. Callahan, Jr., Professional Land Surveyor, State of Alabama, John Samuel Brien and Kristen Amanda Brien, as owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map was made in the instance of said owner; that this plat or map is a true and correct map of lands shown therein known as A RESURVEY OF PART OF LOT 5, SHADES VALLEY GARDENS, SECOND SECTOR, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the recorded subdivision, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage, except a mortgage held by Renasant Bank. I further 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.

By: William D. Callahan, Jr. Date 06/09/2022
William D. Callahan, Jr., P.L.S.
AL Reg No 28251

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Callahan, Jr., 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, does execute same voluntarily as such individual with full authority thereof.

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

Notary Public

MY COMMISSION EXPIRES _____

By: _____ DATE _____
John Samuel Brien, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that John Samuel Brien, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

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

Notary Public

MY COMMISSION EXPIRES _____

By: _____ DATE _____
Kristen Amanda Brien, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Kristen Amanda Brien, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

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

Notary Public

MY COMMISSION EXPIRES _____

By: _____ DATE _____
Officer, Renasant Bank, Mortgagee

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that _____, whose name is signed to the foregoing certificate as mortgagee, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

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

Notary Public

MY COMMISSION EXPIRES _____

Mountain Brook Planning Commission Chairman Date _____

Mountain Brook Planning Commission Secretary Date _____

Director of Environmental Services
Approved In Format Only Date _____

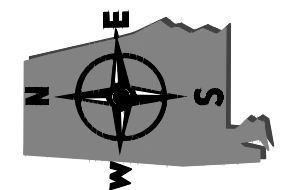
Note:
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers, however, this does not mean sanitary sewers have been built or will be built in the future. Any change in the right of way or easement boundaries after the date may void this approval

NOTES:

- 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.
- Basis of bearing is based on plat.
- Surface drainage not within the accepted and maintained Right-Of-Way will not be maintained by City of Vestavia Hills.
- Contractor and/or developer are responsible for providing building sites free of drainage problems.
- No sub-surface investigation of geological conditions was performed by South Central Surveying, LLC; therefore no reference whatsoever is made as to the suitability for residential construction.
- Consulted the latest Flood Insurance Rate Map (F.I.R.M.), Community Panel Number 01073C0413G, dated September 29, 2006, and found that the parcel shown DOES NOT lie in a special flood hazard area, Zone X.

LEGEND	
● - IRON PIN FOUND (DESCRIPTION)	▨ - CONCRETE.
○ - 1/2" CAPPED REBAR SET	D - DEED
∅ - UTILITY POLE.	— NOT TO SCALE.
ROW - RIGHT OF WAY.	AC. - ACRES.
— OP — OVERHEAD UTILITY LINE(S).	CL - CENTERLINE.
— X — FENCE	D.B. - DEED BOOK.
⊕ - FIRE HYDRANT	M.B. - MAP BOOK
	P.B. - PLAT BOOK
	PG. - PAGE.

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING
156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993
EMAIL: buck@southcentralsurveying.com



PROJECT: RESURVEY PART OF OF 5, SHADES VALLEY GARDENS, SECOND SECTOR

OWNER: JOHN & KRISTEN BRIEN
2 WEST MONTCREST DRIVE
MOUNTAIN BROOK, AL 35223

SHEET No.:

1 of 1

PROJECT NO:
20-06033