

LEGEND

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

GUNN'S RESURVEY OF MOUNTAIN BROOK ESTATES CANTERBURY SECTOR

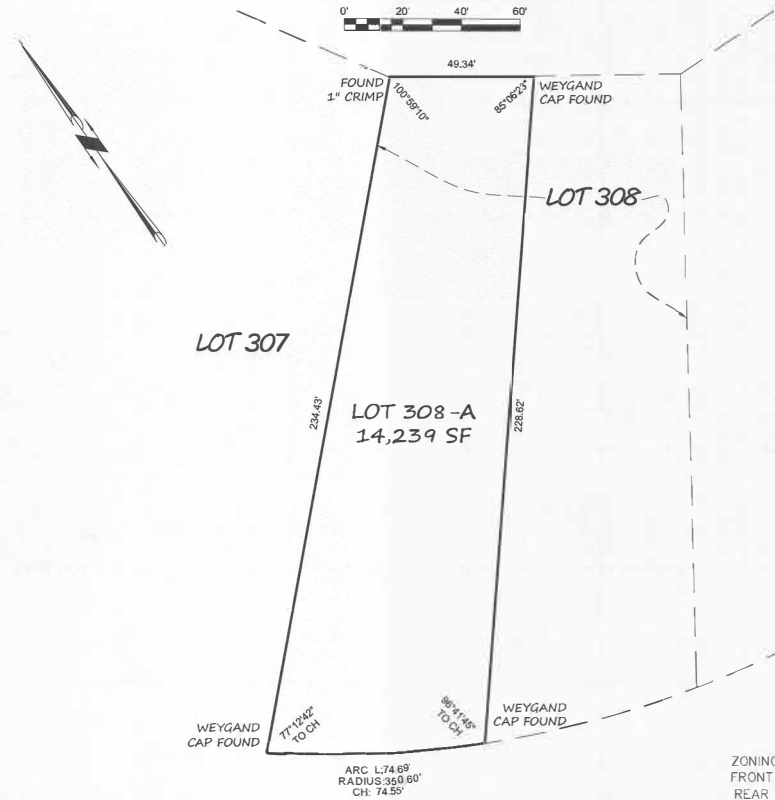
BEING A RESURVEY OF ESTATE 308 MOUNTAIN BROOK ESTATES CANTERBURY SECTOR,
AS RECORDED IN MAP BOOK 19, PAGE 40 IN THE OFFICE OF THE JUDGE OF PROBATE
JEFFERSON COUNTY, ALABAMA

SITUATED IN SE 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

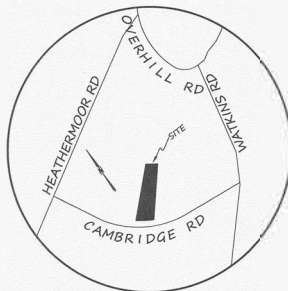
DATE: NOVEMBER 2022



CAMBRIDGE RD
(50' R.O.W.)

ZONING: RESIDENCE A
FRONT SETBACK: 40'
REAR SETBACK: 40'
SIDE SETBACK: 15'

VICINITY MAP
(NOT TO SCALE)



NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 01073C055873, DATED SEPTEMBER 24TH, 2021.



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and James Gunn, Owner, hereby certify that this plot or map was made pursuant to a survey made by said surveyor, and that this plot or map was made at the instance of said owner, that this plot or map is a true and correct plot or map of land shown therein and known or to be known as Gunn's 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 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 MOUNTAIN BROOK ESTATES (MAP BOOK 19, PAGE 40) 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 plot 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 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 here unto set our hands this the ____ day of _____, 2022.

By: Ray Weygand By: James Gunn - 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 James Gunn, 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 _____, 2022.

By: _____
Notary Public - My commission expires: _____

APPROVED: _____ DATE: _____
BIRMINGHAM PLANNING COMMISSION

APPROVED: _____ DATE: _____
CITY ENGINEER

NOTE:
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 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 LOS 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.