

LEGEND

P.O.C. POINT OF COMMENCEMENT	TELEPHONE BOX (VAULT)
P.O.B. POINT OF BEGINNING	WATER METER
(A) ACTUAL	SANITARY SEWER VALVE
(R) RECORD DEED	WATER VALVE
(P) PLAT OF RECORD	GAS VALVE
(C) COMPUTED	TRANSFORMER BOX
○ PROPERTY CORNER	LIGHT POLE
OTIF OPEN TOP IRON PIPE FOUND	CABLE TV BOX
IPF IRON PIPE FOUND	ELECTRIC BOX
CTF CRIMP TOP IRON PIPE FOUND	ELECTRIC PANEL
CRF CAPPED REBAR FOUND	IRRIGATION CONTROL VALVE
RBFB REBAR FOUND	SANITARY SEWER MANHOLE
CRS 1/2" CAPPED REBAR SET STAMPED CA#156	STORM DRAIN MANHOLE
CMF CONCRETE MONUMENT FOUND	TELEPHONE MANHOLE
CMS CONCRETE MONUMENT SET	SEWER CLEANOUT
LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER	SEWER GRINDER PUMP
CA# CERTIFICATE OF AUTHORIZATION NUMBER	GREASE TRAP
(DIST) DISTURBED	FLAG POLE
(REF) REFERENCE CORNER SET ON LINE	CL 20" SANITARY SEWER EASEMENT
(UNR) UNREADABLE	GAS LINE SIGN MARKER
INST # INSTRUMENT NUMBER	TELEPHONE SIGN MARKER
SECT. SECTION	WATERLINE MARKER
T- TOWNSHIP	FIBER OPTIC LINE MARKER
R- RANGE	FAUCET
○ POWER POLE	(EX) EXCEPTION
○ OVERHEAD ELECTRIC	FO- UNDERGROUND FIBER OPTIC LINE
○ GUY POLE	BE- BURIED ELECTRIC LINE
○ R/W RIGHT-OF-WAY	UT- UNDERGROUND TELEPHONE LINE
○ W/W RIGHT-OF-WAY	S- UNDERGROUND SEWER LINE
○ FIRE HYDRANT	UW- UNDERGROUND WATERLINE
○ SIGN	UG- UNDERGROUND GAS LINE
○ TELEPHONE PEDESTAL	TV- UNDERGROUND TELEVISION
○ ELECTRIC METER BOX	X- BARB WIRE FENCE
○ AIR CONDITIONER	HW- HOOD WIRE FENCE
○ JUNCTION BOX (VAULT)	W- WOOD FENCE
○ ELEVATION	V- VINYL FENCE
○ INVERT	○ CHAIN LINK FENCE
○ CMP CORRUGATED METAL PIPE	○ SPOT GRADE ELEVATIONS
○ RCP REINFORCED CONCRETE PIPE	RP- REAL PROPERTY BOOK
○ CPP CORRUGATED PLASTIC PIPE	LR- LAND RECORD BOOK
	PB- PLAT BOOK

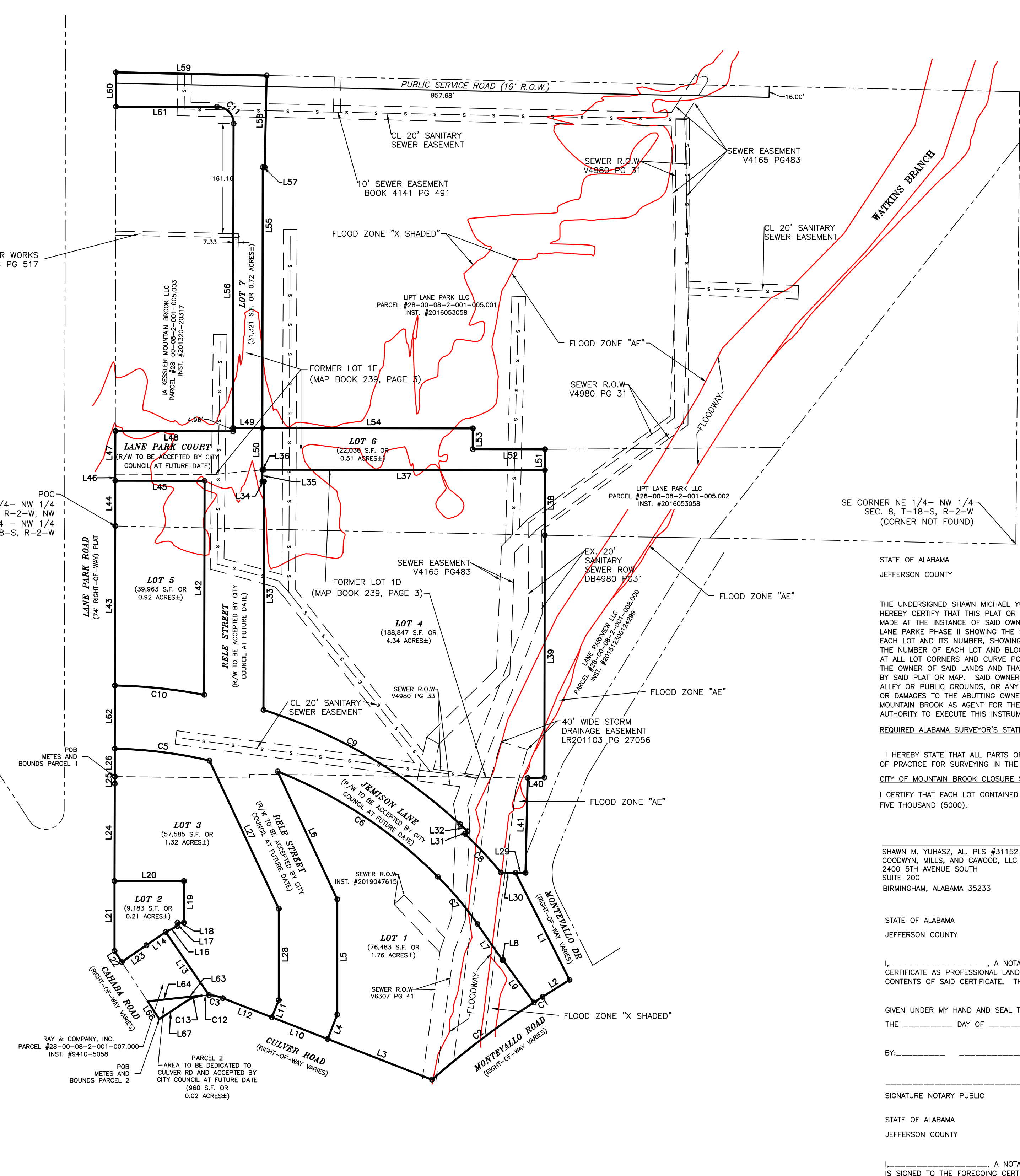
LINE #	DIRECTION	LENGTH
L1	S26° 44' 06"E	175.91'
L2	N57° 48' 11"E	46.85'
L3	N68° 42' 02"W	164.30'
L4	N21° 22' 25"E	38.46'
L5	N00° 00' 00"E	168.95'
L6	N25° 00' 26"W	206.75'
L7	S34° 49' 27"E	64.55'
L8	S53° 58' 24"W	0.77'
L9	S36° 01' 36"E	76.95'
L10	N68° 42' 02"W	87.68'
L11	S22° 02' 28"W	27.11'
L12	N68° 42' 02"W	77.35'
L13	N34° 25' 58"W	112.24'
L14	S55° 34' 02"W	34.38'
L15	N00° 02' 01"W	13.39'
L16	N63° 24' 53"E	19.22'
L17	N00° 00' 00"E	5.00'
L18	N90° 00' 00"E	9.50'
L19	N00° 00' 34"W	61.00'
L20	S90° 00' 00"W	101.58'
L21	S00° 05' 06"W	102.42'
L22	N33° 20' 30"W	19.49'
L23	N55° 34' 02"E	43.63'
L24	N00° 05' 02"E	142.69'
L25	N00° 06' 42"E	10.44'
L26	N00° 05' 48"E	40.82'
L27	S25° 06' 02"E	239.71'
L28	S00° 00' 00"E	134.02'
L29	N89° 14' 06"W	14.61'
L30	N89° 14' 06"W	21.55'
L31	N43° 27' 57"E	5.49'

LINE #	DIRECTION	LENGTH
L32	N47° 13' 13"W	14.78'
L33	N00° 05' 48"E	334.89'
L34	N90° 00' 00"W	2.21'
L35	N00° 00' 00"E	17.19'
L36	N84° 24' 09"E	1.90'
L37	S89° 54' 12"E	412.15'
L38	S00° 05' 48"W	95.41'
L39	S00° 04' 12"W	355.39'
L40	S88° 47' 40"W	24.53'
L41	S01° 18' 05"W	139.13'
L42	S00° 05' 48"W	313.78'
L43	N00° 05' 48"E	233.81'
L44	N00° 06' 03"E	66.47'
L45	S89° 54' 12"E	130.97'
L46	S00° 06' 03"W	9.50'
L47	N00° 05' 22"E	63.09'
L48	N89° 54' 12"W	172.57'
L49	S89° 54' 12"E	43.00'
L50	N00° 00' 00"E	61.19'
L51	S00° 05' 48"W	30.50'
L52	S89° 54' 12"E	105.69'
L53	S00° 05' 48"W	30.50'
L54	S89° 54' 12"E	308.45'
L55	S00° 05' 48"W	382.11'
L56	N00° 05' 48"E	446.21'
L57	S88° 46' 08"E	2.72'
L58	N01° 13' 52"E	134.70'
L59	S88° 46' 08"E	221.00'
L60	N00° 05' 48"E	50.40'
L61	N89° 54' 12"W	148.07'
L62	N00° 05' 48"E	92.75'

LINE #	DIRECTION	LENGTH
L63	N84° 10' 56"E	35.72'
L64	N83° 49' 29"E	44.20'
L66	N33° 20' 30"W	31.14'
L67	S56° 39' 30"W	45.64'

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	15.04'	1243.26'	S57° 27' 23"W	15.04'
C2	187.51'	1243.26'	S52° 47' 21"W	187.33'
C3	20.79'	66.12'	N77° 42' 27"W	20.70'
C4	14.81'	56.50'	N7° 32' 44"W	14.77'
C5	140.19'	673.39'	S82° 51' 19"E	139.93'
C6	282.90'	687.94'	S56° 40' 54"E	280.91'

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C7	90.72'	478.61'	S39° 56' 53"E	90.59'
C8	77.36'	616.11'	N42° 54' 24"W	77.31'
C9	336.19'	N77° 42' 27"W	N89° 48' 38"W	333.49'
C10	131.83'	766.12'	N84° 01' 15"W	131.66'
C11	38.48'	24.50'	S44° 54' 12"E	34.65'
C12	10.51'	60.77'	S88° 16' 52"W	10.50'
C13	26.17'	60.77'	S68° 59' 34"W	25.96'



GENERAL SURVEYOR'S NOTES

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON DECEMBER 8, 2021.
- BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. SURVEY FEET.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AREAS HAVING A ZONE DESIGNATION OF "ZONE X", "ZONE X SHADED", "ZONE AE", AND A REGULATORY FLOODWAY IN ZONE AE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 010730557J, WITH A REVISED DATE OF IDENTIFICATION OF SEPTEMBER 24, 2021, FOR COMMUNITY NO. 010128, IN JEFFERSON COUNTY, STATE OF ALABAMA.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- THIS IS A BOUNDARY SURVEY FOR SUBDIVISION OF PROPERTY.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA.
- SETBACK LINES VARY DEPENDING ON THE USES OF EACH LOT. LANE PARKE PHASE II IS LOCATED WITHIN THE LANE PARKE PUD WITH A SUBMITTAL DATE OF AUGUST 1, 2013 AND AMENDED ON AUGUST 7, 2014.
- 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 WITHIN THE LIMITS OF A DEDICATED EASEMENT.
- ALL STREETS SHOWN HEREON IF NOT PREVIOUSLY ARE DEDICATED TO THE CITY OF MOUNTAIN BROOK FOR PUBLIC USE BY THIS PLAT.

APPROVED: _____ DATE _____

CHAIRMAN, CITY OF MOUNTAIN BROOK PLANNING COMMISSION

SECRETARY, CITY OF MOUNTAIN BROOK PLANNING COMMISSION

JEFFERSON COUNTY ENVIRONMENTAL SERVICES HEREBY APPROVES THIS RECORD MAP FOR SANITARY SEWER PURPOSES ONLY. ANY CHANGE IN ANY RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

DIRECTOR JEFFERSON COUNTY ENVIRONMENTAL SERVICES DATE _____

LEGAL DESCRIPTION:
STATE OF ALABAMA
JEFFERSON COUNTY
CITY OF MOUNTAIN BROOK

LOTS 10 AND 11 OF THE RESURVEY OF LOT 10 OF LANE PARKE SUBDIVISION AS RECORDED IN MAP BOOK 239 AT PAGE 3 IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA; THENCE S 0°05'48" W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 367.38 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE S 89°23'12" E FOR A DISTANCE OF 197.80 FEET; THENCE N 0°36'48" E FOR A DISTANCE OF 5.70 FEET; THENCE S 89°23'16" E FOR A DISTANCE OF 57.54 FEET; THENCE S 89°11'20" E FOR A DISTANCE OF 350.00 FEET; THENCE S 1°18'5" W FOR A DISTANCE OF 139.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF MONTEVALLO DRIVE; THENCE N 89°14'6" W ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 14.61 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S 26°44'6" E A DISTANCE OF 175.91 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF MONTEVALLO ROAD; THENCE LEAVING SAID MONTEVALLO DRIVE S 57°48'1" L " W ALONG SAID MONTEVALLO ROAD FOR A DISTANCE OF 46.85 FEET TO THE POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 1243.26 FEET, A CHORD BEARING OF S 53°8'09" W, A CHORD DISTANCE OF 202.35 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 202.57 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF CULVER ROAD; THENCE ALONG LAST SAID ROAD N 68°42'27" W FOR A DISTANCE OF 329.33 FEET; TO THE POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 66.12 FEET, A CHORD BEARING OF N 77°42'27" W, A CHORD DISTANCE OF 20.70 FEET THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.79 FEET; THENCE LEAVING LAST SAID RIGHT-OF-WAY N 34°25'58" W FOR A DISTANCE OF 112.24 FEET; THENCE S 55°34'2" W FOR A DISTANCE OF 78.01 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF LANE PARK ROAD; THENCE ALONG LAST SAID RIGHT-OF-WAY CONTINUING ALONG LAST SAID RIGHT-OF-WAY N 33°20'30" W A DISTANCE OF 18.49 FEET; THENCE CONTINUING ALONG LAST SAID RIGHT-OF-WAY N 0°5'6" E A DISTANCE OF 245.11 FEET; THENCE CONTINUING ALONG LAST SAID RIGHT-OF-WAY N 0°5'48" E A DISTANCE OF 10.44 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINS (219,673 SQ. FT.) 5.04 ACRES, MORE OR LESS.

PARCEL 2
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA; THENCE S 0°05'48" W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 367.38 FEET; THENCE N 0°36'48" E FOR A DISTANCE OF 5.70 FEET; THENCE S 89°23'16" W 142.69 FEET; THENCE RUN S 0°05'06" W 102.42 FEET; THENCE RUN SOUTH 33°20'30" EAST 119.49 FEET TO A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY OF CULVER ROAD AND THE EAST RIGHT-OF-WAY OF CAHABA ROAD; SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN N 33°20'30" W ALONG THE EAST LINE OF CAHABA ROAD 31.14 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY RUN N 83°49'29" E 44.20 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 60.77 FEET AND A CHORD THAT BEARS S 68°59'34" W FOR 25.96 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY AND SAID CURVE 26.17 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S 56°39'30" W 45.64 FEET TO THE POINT OF BEGINNING, CONTAINING (960 SQ. FT.) 0.02 ACRES, MORE OR LESS.

THE UNDERSIGNED SHAWN MICHAEL YUHASZ, PROFESSIONAL LAND SURVEYOR AND LANE PARKE RETAIL, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, OWNER, 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 WERE MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN OR TO BE KNOWN AS LANE PARKE PHASE II 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 STREET, 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 GOVERNMENT SURVEY, 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 IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE. SAID OWNER DEDICATES STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN BY SAID PLAT OR MAP. SAID OWNER AGREES THAT THE CITY OF MOUNTAIN BROOK 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 MOUNTAIN BROOK AS AGENT FOR THE PURPOSE OF FILING SAID PLAT OR MAP, TOGETHER WITH THIS INSTRUMENT, FOR RECORD, AND CERTIFY THAT WE HAVE FULL AUTHORITY TO EXECUTE THIS INSTRUMENT AND MAP.

REQUIRED ALABAMA SURVEYOR'S STATEMENT:

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.

CITY OF MOUNTAIN BROOK CLOSURE STATEMENT:

I CERTIFY THAT EACH LOT CONTAINED WITHIN THIS SUBDIVISION HAS BEEN CLOSED AND THE MATHEMATICAL CLOSURE OF EACH LOT IS NO LESS THAN ONE (1) TO FIVE THOUSAND (5000).

SHAWN M. YUHASZ, AL. PLS #31152	DATE	LANE PARKE RETAIL, LLC, AN ALABAMA LIMITED LIABILITY COMPANY	FIRST HORIZONS BANK, A TENNESSEE BANKING CORPORATION
GOODWYN, MILLS, AND CAWOOD, LLC		BY: _____	BY: _____
2400 5TH AVENUE SOUTH SUITE 200 BIRMINGHAM, ALABAMA 35233		ITS _____	ITS _____

STATE OF ALABAMA
JEFFERSON COUNTY

MY COMMISSION EXPIRES _____

STATE OF ALABAMA
JEFFERSON COUNTY

NOTARY PUBLIC

I, _____, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT _____ AS OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, WHOM IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT AFTER HAVING BEEN DULY INFORMED TO THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREFORE.

GIVEN UNDER MY HAND AND SEAL THIS
THE _____ DAY OF _____ 2022.

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF ALABAMA
JEFFERSON COUNTY

NOTARY PUBLIC

I, _____, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT _____ AS MANAGING MEMBER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, WHOM IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT AFTER HAVING BEEN DULY INFORMED TO THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREFORE.

GIVEN UNDER MY HAND AND SEAL THIS
THE _____ DAY OF _____ 2022.

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF ALABAMA
JEFFERSON COUNTY

NOTARY PUBLIC

GOODWYN, MILLS, & CAWOOD, LLC.

2400 5th Avenue S, Suite 200
Birmingham, AL 35233
T 205.879.4462
GMCNETWORK.COM

FINAL FLAT

LANE PARK PHASE II
MOUNTAIN BROOK, ALABAMA

SEC. 8, T-18-S, R-2-W

PROJECT #CBHM170004

ISSUE / DATE

FINAL PLAT:	12.13.2022
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DRAWN BY: ISWY

CHECKED BY: ISWY

sheet 1 of 1