

MILLS RESURVEY

BEING A RESURVEY OF LOTS 133 AND 134, ACCORDING TO THE SURVEY OF PINE CREST, AS RECORDED IN MAP BOOK 18, PAGE 64, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA
MT. BROOK, ALABAMA

STATE OF ALABAMA
COUNTY OF JEFFERSON

THE UNDERSIGNED, JEFF D. ARRINGTON, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND ELLIOT MILLS, 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 AS "MILLS RESURVEY" SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE 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 SURVEY OF PINE CREST, AS RECORDED IN THE PROBATE OFFICE OF JEFFERSON COUNTY IN MAP BOOK 18, PAGE 64, 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 IS NOT SUBJECT TO A MORTGAGE.

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.

SURVEYOR: _____ DATE: _____ OWNER: _____
JEFF D. ARRINGTON ALABAMA LIC. NO. 18664 BY: _____
DATE: _____

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JEFF D. ARRINGTON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20__.

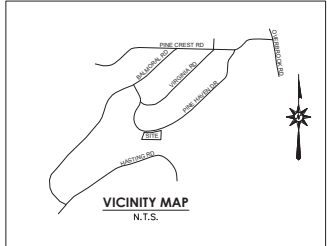
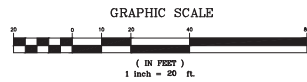
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF ALABAMA
COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20__.

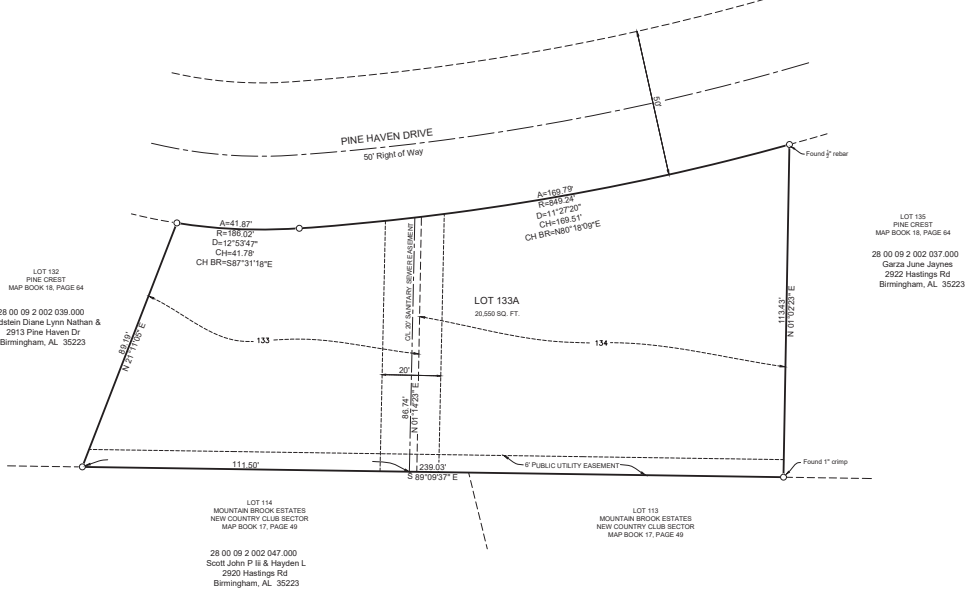
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



SURVEY CONTROL

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) AND VERTICAL DATUM IS NAVD 88 (GEOID 12B) ELEVATION AND POSITION WAS OBTAINED FROM RTK OBSERVATION USING THE ALDOUT CORS NETWORK AS CONTROL.

- NOTES:
- REFER TO THE SUBDIVISION COVENANTS AND RESTRICTIONS FOR BUILDING SETBACKS AND LOT RESTRICTIONS NOT SHOWN ON THE PLAT.
 - NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE LOTS SHOWN HEREON ARE SUBJECT TO SETBACKS, EASEMENTS, AND ZONING AND BUILDING CODE ORDINANCES OF THE GOVERNING AUTHORITY.
 - ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE LOTS BOTH WITHIN AND OUTSIDE THE SUBDIVISION. THE CITY OF CHELSEA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE THE PUBLIC RIGHT OF WAY.
 - THE CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
 - THE BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND AROUND ALL BUILDINGS.
 - THE OWNER/BUILDER SHALL USE APPROPRIATE METHODS INCLUDING PIPES, UNDERDRAINS, DITCHES, SWALES, GRADING OR OTHER METHODS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
 - NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF MOUNTAIN BROOK PLANNING COMMISSION.
 - NO FENCING, AUXILIARY STRUCTURES, LANDSCAPING OR CHANGES IN TOPOGRAPHY WHICH ALTERS THE FLOW OF STORMWATER OR ADVERSELY AFFECTS ANY PROPERTY SHALL BE PERMITTED.
 - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT.
 - NO BUILDING SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.
- THE PROPERTY RECORDED BY THIS PLAT IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAP(S) PANEL NUMBER 01073C05571, DATED 9-24-2021.
- ALL STREET RIGHT OF WAYS UNLESS DENOTED AS PRIVATE ARE DEDICATED TO THE CITY OF MOUNTAIN BROOK BY THIS PLAT.



THE PURPOSE OF THIS SURVEY IS TO COMBINE 2 LOTS ONTO 1 LOT.

APPROVED IN FORMAT ONLY:

APPROVED BY: _____ DATE: _____
CHAIRMAN, MOUNTAIN BROOK CITY PLANNING AND ZONING COMMISSION

APPROVED BY: _____ DATE: _____
SECRETARY, MOUNTAIN BROOK CITY PLANNING AND ZONING COMMISSION

APPROVED BY: _____ DATE: _____
JEFFERSON COUNTY HEALTH DEPARTMENT

APPROVED IN FORMAT ONLY:

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE: _____

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISIONS 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 THE RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

ZONING

THIS PROPERTY IS ZONED 'RESIDENCE B DISTRICT' REQUIRED SETBACKS:

FRONT...	35 FEET
REAR...	35 FEET
SIDES...	12.5 FEET

MATHEMATICAL CLOSURE

CLOSURE EXCEEDS 1:5000

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

OFFICE: (205) 985-9345
FAX: (205) 985-5985
2032 Valleydale Road
Birmingham, AL 35244

DRAWING TITLE	MILLS RESURVEY	DRAWN BY	JDA
LOCATION & DESCRIPTION	SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA MT. BROOK, ALABAMA	CHECKED BY	JDA
		DATE:	12-22-2022
		SCALE:	1" = 20'
		PARTY CHIEF	JDA
		PROJECT NO.:	78149A
		SHEET	1 OF 1