

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

FAGAN'S RESURVEY OF BLOCK 12 1ST ADD TO SOUTH HIGHLANDS

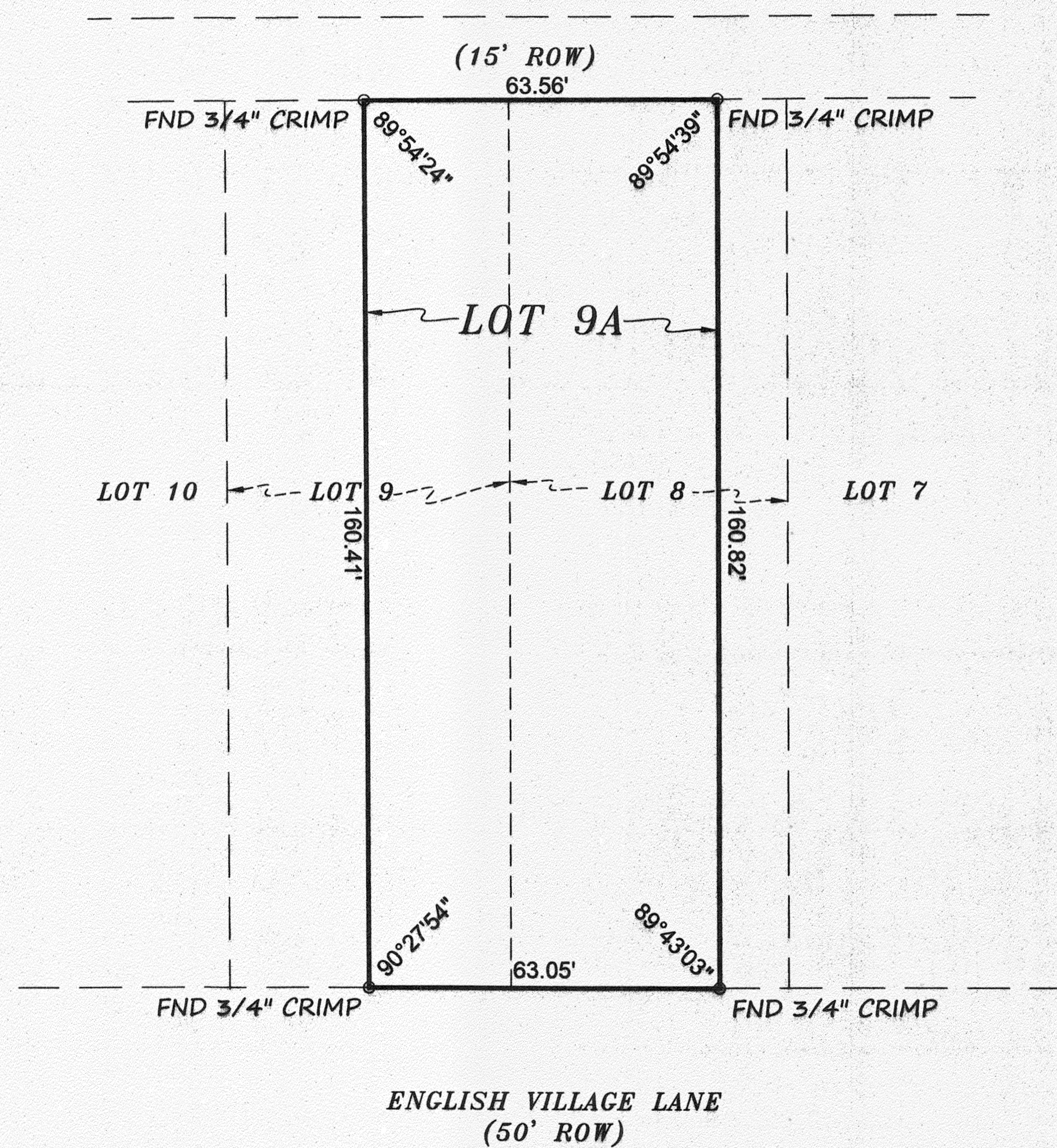
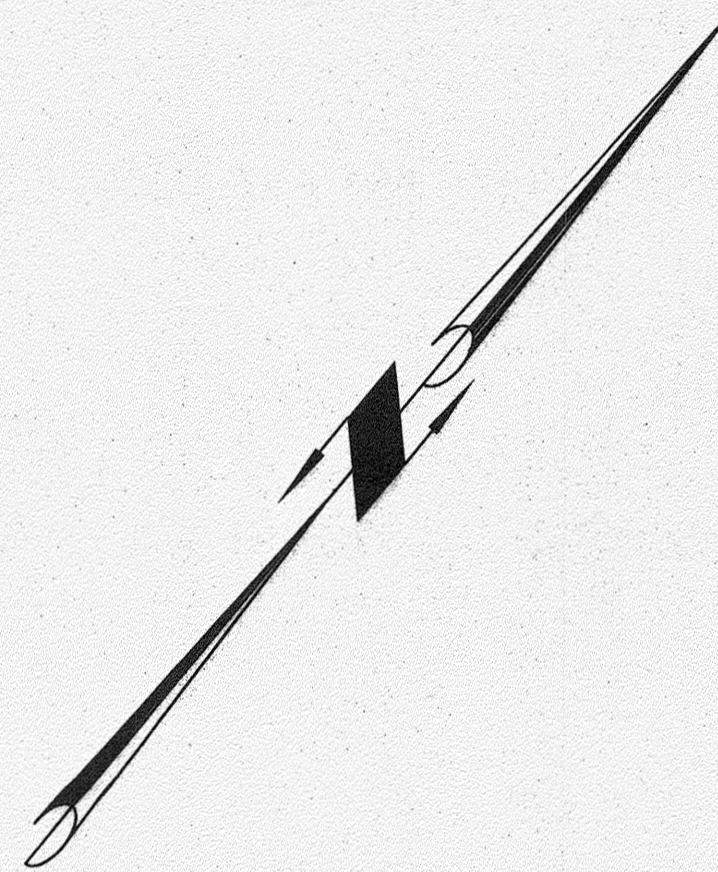
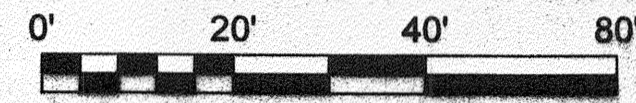
BEING A RESURVEY OF THE WEST HALF OF LOT 8 AND THE EAST 25 FEET OF LOT 9
BLOCK 12 1ST ADDITION TO SOUTH HIGHLANDS, MAPBOOK 7 PAGE 105 AS RECORDED IN
THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE SE ¼ OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

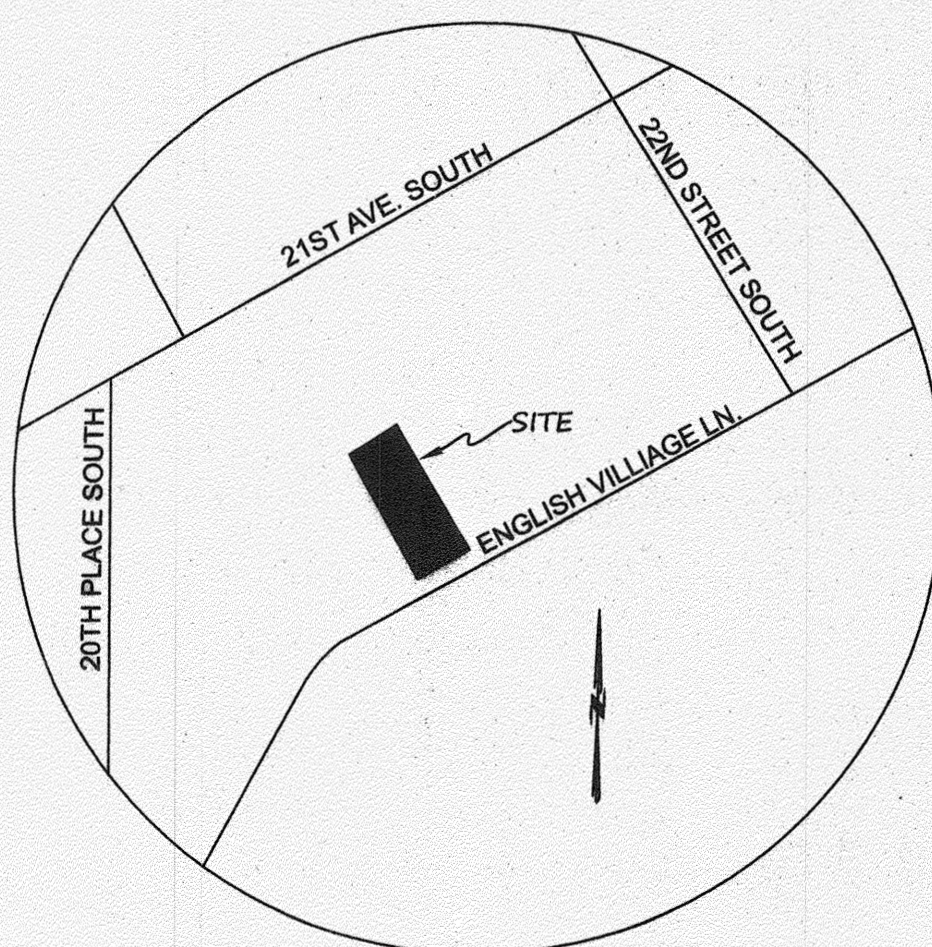
SCALE: 1"=20'

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087

DATE: APRIL 2023



VICINITY MAP
(NOT TO SCALE)



NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 01073C0556J, DATED SEPTEMBER 24, 2021.



STATE OF ALABAMA)
JEFFERSON COUNTY)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and William Fagan and Elizabeth Fagan, Owner, 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 FAGAN'S RESURVEY OF BLOCK 12 1ST ADD TO SOUTH HIGHLANDS, 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 map of 1ST ADD TO SOUTH HIGHLANDS (MAPBOOK 7, PAGE 105) and to government survey of Section 5, 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.

In Witness Whereof, we have hereunto set our hands this 11 day of April, 2023.

By: [Signature]
Ray Weygand,
Reg. L.S. #24973

By: [Signature]
William Fagan - Owner
By: [Signature]
Elizabeth Fagan - Owner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dawn Mims, 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 11 day of April, 2023.

By: [Signature]
Notary Public - My commission expires: 6/8/25

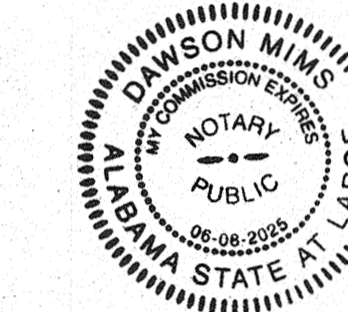


STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dawn Mims, a Notary Public in and for said County and State hereby certify that William Fagan, 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 same voluntarily on the day the same bears date.

Given under my hand and seal this 11 day of April, 2023.

By: [Signature]
Notary Public - My commission expires: 6/8/25

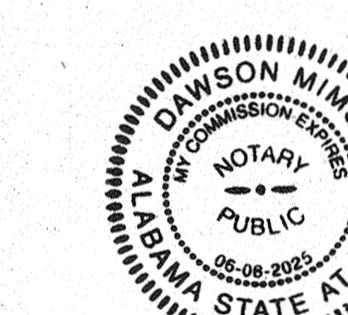


STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dawn Mims, a Notary Public in and for said County and State hereby certify that Elizabeth Fagan, 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 same voluntarily on the day the same bears date.

Given under my hand and seal this 11 day of April, 2023.

By: [Signature]
Notary Public - My commission expires: 6/8/25



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: [Signature]
Director of Environmental Service

DATE: 4/17/2023

APPROVED: _____
Chairman, Mountain Brook Planning Commission

DATE: _____

APPROVED: _____
Secretary, Mountain Brook Planning Commission

DATE: _____

NOTES:
APPROVED IN FORMAT ONLY

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.

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.