

# WIATRAK'S RESURVEY

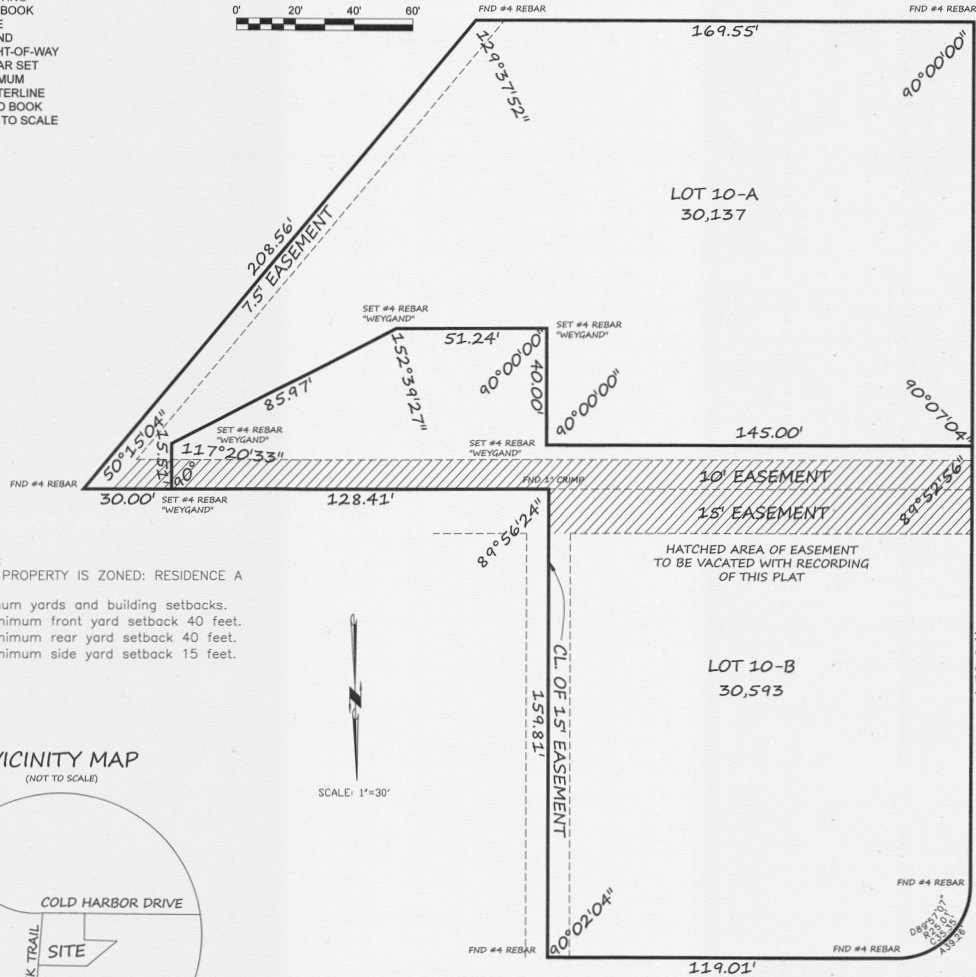
BEING A RESURVEY OF LOT 15 CHEROKEE BEND SOUTH SECTOR FIRST ADD, AS RECORDED IN MAP BOOK 175 PAGE 1, AND LOT 10 BLK 5-A DUNCAN & GILLIAM ADD TO CHEROKEE BEND 3RD SECTOR 2ND PHASE, AS RECORDED IN MAP BOOK 154, PAGE 36, IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA SITUATED IN THE NE ¼ OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

DATE: JUNE 2023

SCALE: 1"=20'



- LEGEND**
- SQ. FT. .... SQUARE FEET
  - AC ..... ACRES
  - +/- ..... MORE OR LESS
  - Δ ..... 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



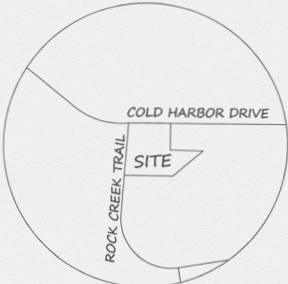
NOTE: THIS PROPERTY IS ZONED: RESIDENCE A

- Minimum yards and building setbacks.
- (1) Minimum front yard setback 40 feet.
  - (2) Minimum rear yard setback 40 feet.
  - (3) Minimum side yard setback 15 feet.



### VICINITY MAP

(NOT TO SCALE)



NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0414H, DATED SEPTEMBER 24, 2021.



ROCK CREEK TRAIL  
(50' ROW)

State of Alabama)  
Jefferson County)

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and, Deborah Wenger Wiatrak, 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 WIATRAK'S RESURVEY, 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 maps of CHEROKEE BEND SOUTH SECTOR FIRST ADD, AS RECORDED IN MAP BOOK 175 PAGE 1, AND LOT 10 BLK 5-A DUNCAN & GILLIAM ADD TO CHEROKEE BEND 3RD SECTOR 2ND PHASE, AS RECORDED IN MAP BOOK 154, PAGE 36, and to the government survey of Section 36, Township 17 South, Range 2 West, and that iron pins have been isolated at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Roy Weygand, 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 owners also certify that they are the owners of said land.

In Witness Whereof, the said Roy Weygand has set his name and seal, and Deborah Wenger Wiatrak, as Owners, have caused these presents to be executed on their behalf, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_ By: Deborah Wenger Wiatrak - Owner  
Roy Weygand  
Reg.L.S. #24973

State of Alabama)  
Jefferson County)

\_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Roy Weygand, whose name is of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Notary Public - Commission Exp.:



State of Alabama)  
Jefferson County)

\_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Deborah Wenger Wiatrak, whose name is of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Notary Public - Commission Expires:



Final plat approved by resolution of the Mountain Brook Planning Commission on \_\_\_\_\_, 2023.  
APPROVED FOR RECORDING

Chairman \_\_\_\_\_  
Secretary \_\_\_\_\_

JEFFERSON COUNTY HEALTH DEPARTMENT  
APPROVED IN FORMAT ONLY

Date \_\_\_\_\_

NOTE: 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 AND FOR ALL SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS 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 FOUNDATION

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 ENGINEERS APPROVAL.

NO FENCE SHALL IMPED THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.



Roy Weygand, Reg. L.S. #24973  
173 Oxmoor Road, Homewood, AL 35209  
Phone: (205) 942-0086