

A RESURVEY OF LOT 3 AND THE SOUTHWESTERLY 50 FEET OF LOT 4 OF COUNTRY CLUB GARDENS

(AS RECORDED IN MAP BOOK 15 PAGE 10)

SITUATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 5,
TOWNSHIP 18 SOUTH, RANGE 2 WEST, CITY OF MOUNTAIN BROOK,
JEFFERSON COUNTY, ALABAMA.

ZONED: RESIDENCE A

OWNER:
ALBERT DANIEL THOMASSON
73 COUNTRY CLUB BLVD.
MOUNTAIN BROOK, AL 35223

PREPARED BY:
SOUTH CENTRAL SURVEYING, LLC
P.O. BOX 917
ALABASTER, ALABAMA 35007
(205)-228-1993

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, William D. Colahan, Jr., Professional Land Surveyor, State of Alabama, Albert Daniel Thomasson, as owner, hereby certify that this plot or map was made pursuant to a survey made by said surveyor and that said survey and this plot or map was made in the instance of said owner; that this plot or map is a true and correct map of lands shown therein known as A RESURVEY OF LOTS 3 AND THE SOUTHWESTERLY 50 FEET OF LOT 4 OF COUNTRY CLUB GARDENS, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and angles of each lot and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the lands to the recorded subdivision, and that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plot or map. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgage. I further certify 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.

By William D. Colahan, Jr. Date 10/09/2023
William D. Colahan, Jr., P.L.S.
Al. Reg. No. 28251

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William D. Colahan, Jr., whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the _____ day of _____, 2023.

Notary Public
MY COMMISSION EXPIRES _____

By _____ DATE _____
Albert Daniel Thomasson, Owner

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Albert Daniel Thomasson, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the _____ day of _____, 2023.

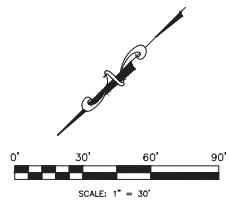
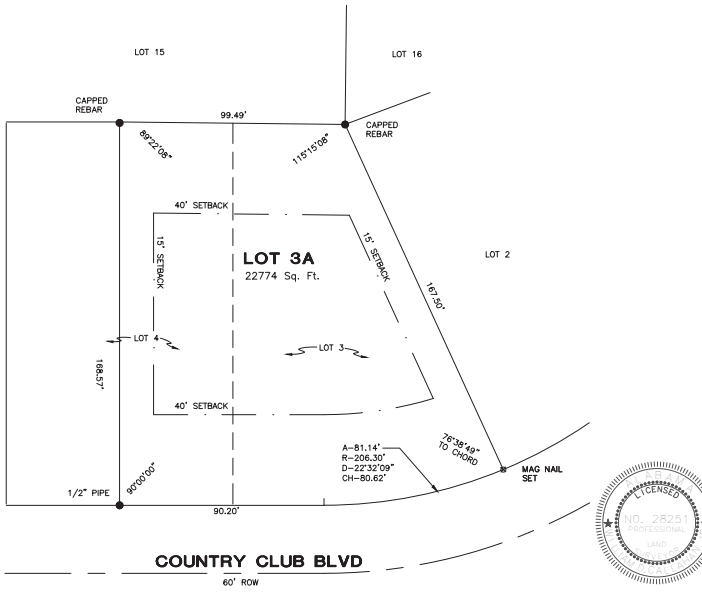
Notary Public
MY COMMISSION EXPIRES _____

Mountain Brook Planning Commission Chairman _____ Date _____

Mountain Brook Planning Commission Secretary _____ Date _____

Director of Environmental Services _____ Date _____
Approved in Format Only

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.



- NOTES:**
- All easements shown on this plot 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, except by the Public Works Department, within the limits of a dedicated easement.
 - Basis of bearing is based on State Plane Coordinates (Alabama West Zone).
 - Surface drainage not within the accepted and maintained Right-of-Way will not be maintained by City of Mountain Brook.
 - Contractor and/or developer are responsible for providing building sites free of drainage problems.
 - No sub-surface investigation of geological conditions was performed by South Central Surveying, LLC, therefore no reference whatsoever is made as to the suitability for residential construction.
 - Consulted the latest Flood Insurance Rate Map (F.I.R.M.), Community Panel Number 01073005571, dated September 24, 2021, and found that the parcel shown DOES NOT lie in a special flood hazard area, Zone X.

LEGEND	
● - IRON PIN FOUND (DESCRIPTION)	CONCRETE
○ - 1/2" CAPPED REBAR SET	D - DEED
⊥ - UTILITY POLE	--- NOT TO SCALE
ROW - RIGHT OF WAY	AC. - ACRES
— - OVERHEAD UTILITY LINE(S)	C - CENTERLINE
— - FENCE	D.B. - DEED BOOK
⊕ - FIRE HYDRANT	M.B. - MAP BOOK
	P.B. - PLAT BOOK
	P.C. - PAGE

South Central Surveying, LLC
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 PHONE 205-228-1993
 EMAIL: buck@southcentralsurveying.com



RESURVEY
 LOT 3 & PART OF LOT 4
 COUNTRY CLUB GARDENS
 ALBERT DANIEL THOMASSON
 73 COUNTRY CLUB BLVD.
 MOUNTAIN BROOK, AL 35223

SHEET No.:
1 of 1
 PROJECT NO:
23-06002