

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Thomas Scott Dreher, Professional Land Surveyor, State of Alabama, and Patrick S. Cooney & Virginia L. Cooney, (Members of Lizbeth B. Cooney 2011 Qualified Personal Trust No. 1), 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 COONEY ADDITION TO MOUNTAIN BROOK, 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 government survey of Sections 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, Thomas Scott Dreher, 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. Said owner also certifies that it is the owner of said lands.

In Witness Whereof, we have hereunto set our hands this the ___ day of _____, 2024.

By: Thomas Scott Dreher DATE: FEBRUARY 9, 2024
Thomas Scott Dreher,
PLS AL 50407



By: _____ Date: _____
Patrick S. Cooney - (Trustees of the Lizbeth B. Cooney 2011 Qualified Personal Residence Trust No. 1)

By: _____ Date: _____
Virginia L. Cooney - (Trustees of the Lizbeth B. Cooney 2011 Qualified Personal Residence Trust No. 1)

STATE OF _____)
COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Thomas Scott Dreher, 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 ___ day of _____, 2024.

By: _____
Notary Public - My commission expires: _____

STATE OF _____)
COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Patrick S. Cooney, (Trustees of the Lizbeth B. Cooney 2011 Qualified Personal Residence Trust No. 1), 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 ___ day of _____, 2024.

By: _____
Notary Public - My commission expires: _____

STATE OF _____)
COUNTY)

I, _____, a Notary Public in and for said County and State hereby certify that Viginia L. Cooney, (Trustees of the Lizbeth B. Cooney 2011 Qualified Personal Residence Trust No. 1), 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 ___ day of _____, 2024.

By: _____
Notary Public - My commission expires: _____

APPROVED: _____ DATE: _____
Chairman, Mountain Brook Planning Commission

APPROVED: _____ DATE: _____
Secretary, Mountain Brook Planning Commission

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: _____ DATE: _____
Director of Environmental Service

NOTES:
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.

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 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, LLC, 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.

WEYGAND, LLC
THOMAS SCOTT DREHER, PLS AL 50407
173 Oxmoor Road, Homewood, AL 35209
PHONE: (205)-942-0086

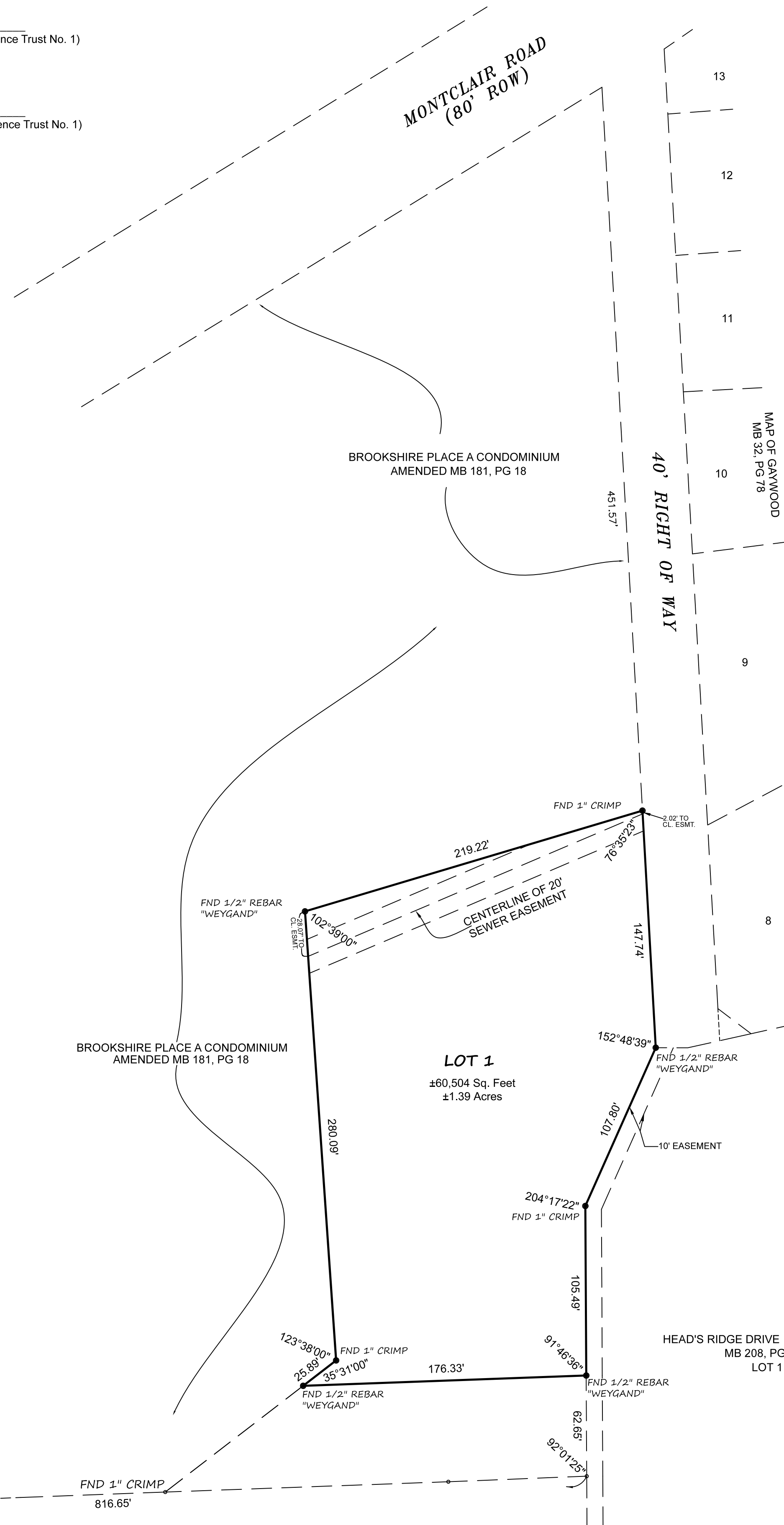
DATE: FEBRUARY 2024

SW CORNER
NW 1/4 OF NE 1/4
SECTION 5, T-18S, R-2W
JEFFERSON COUNTY, ALABAMA

COONEY ADDITION TO MOUNTAIN BROOK

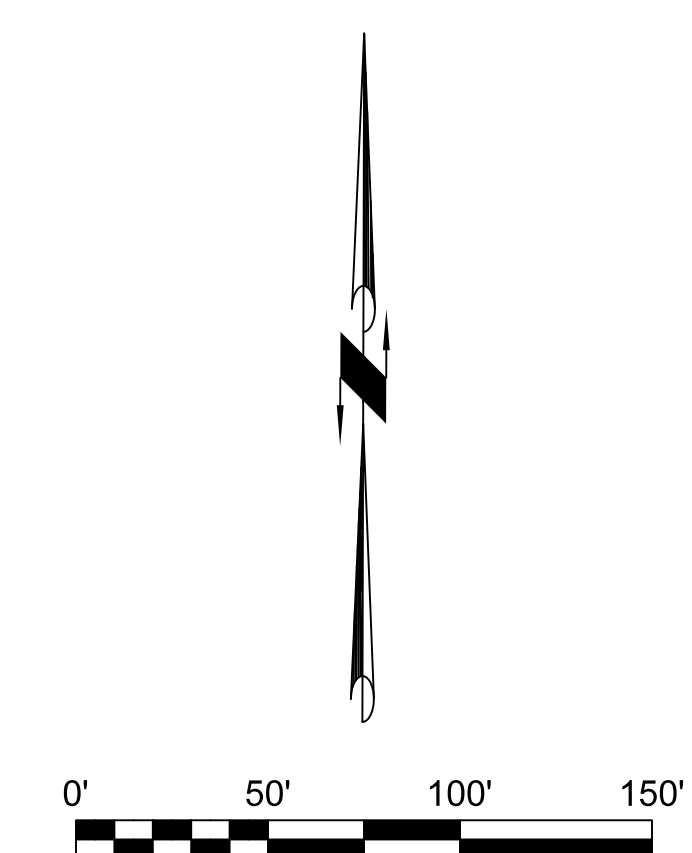
RECORDED IN INSTRUMENT NUMBER: 201106-19122 IN THE OFFICE OF THE JUDGE OF PROBATE
JEFFERSON COUNTY, ALABAMA

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

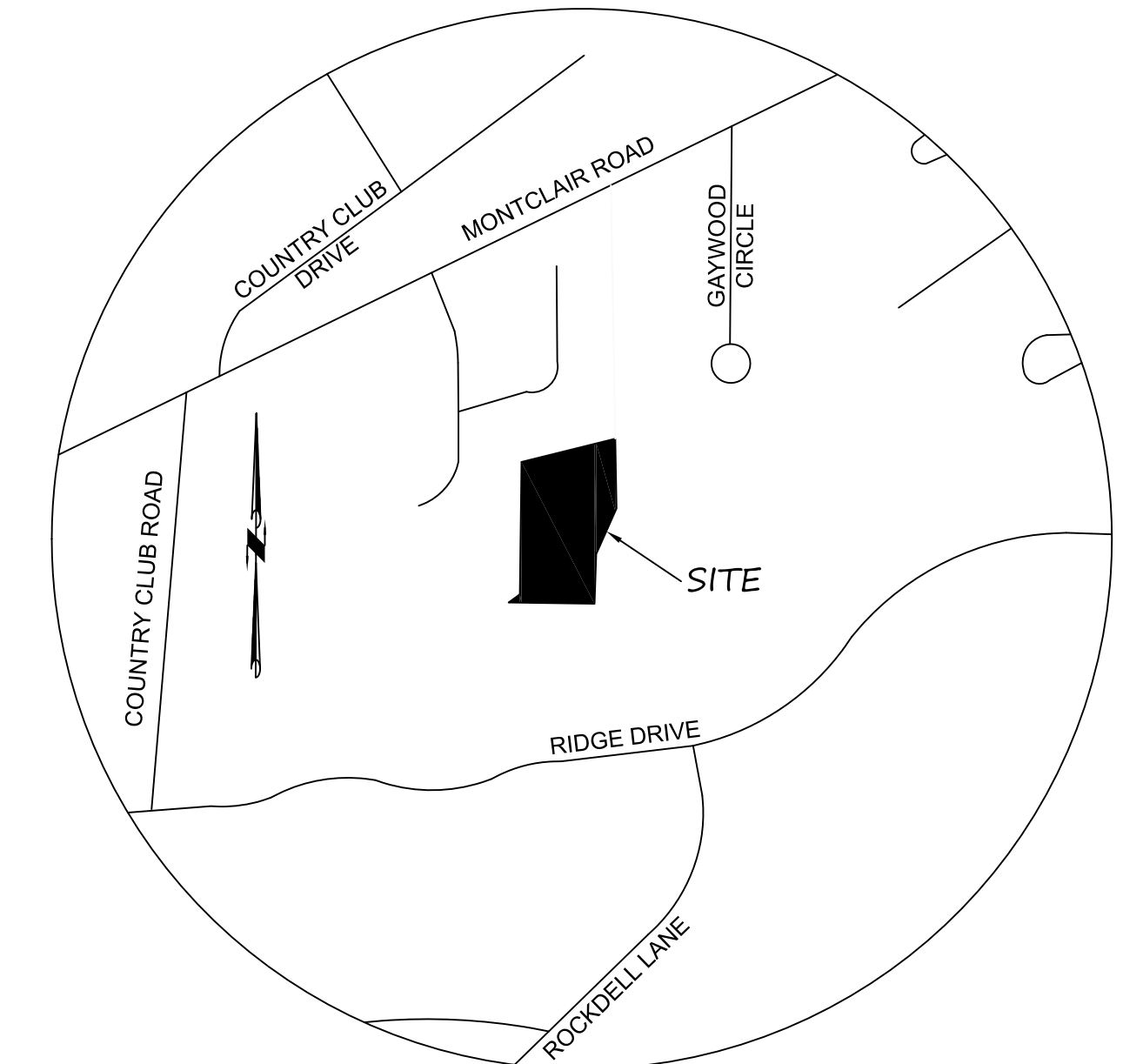


LEGEND

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/L	.....	CENTERLINE
D.B.	.....	DEED BOOK
⚡	.....	NOT TO SCALE



Zoned Residence A District
Front Setback = 40 FEET
Rear Setback = 40 FEET
Side Setback = 15 FEET



VICINITY MAP
(NOT TO SCALE)

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 01073C0394g, DATED SEPTEMBER 29, 2006.

Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are deed/record map unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 1/2" rebar with an orange cap inscribed CA50309 and shall not be removed. (h) All corners set MAG, nails and washer will be silver and inscribed WEYGAND CA50309.

WEYGAND logo and contact information. SCALE: 1" = 50'. DATE: 02/09/2024. APPROVED BY: Thomas Scott Dreher PLS AL REG. NO. 50407. SURVEYED BY: TSD / DRAWN BY: TSD. Job #: 20231693. GRAPHIC SCALE: 1" = 50'. Copyright ©