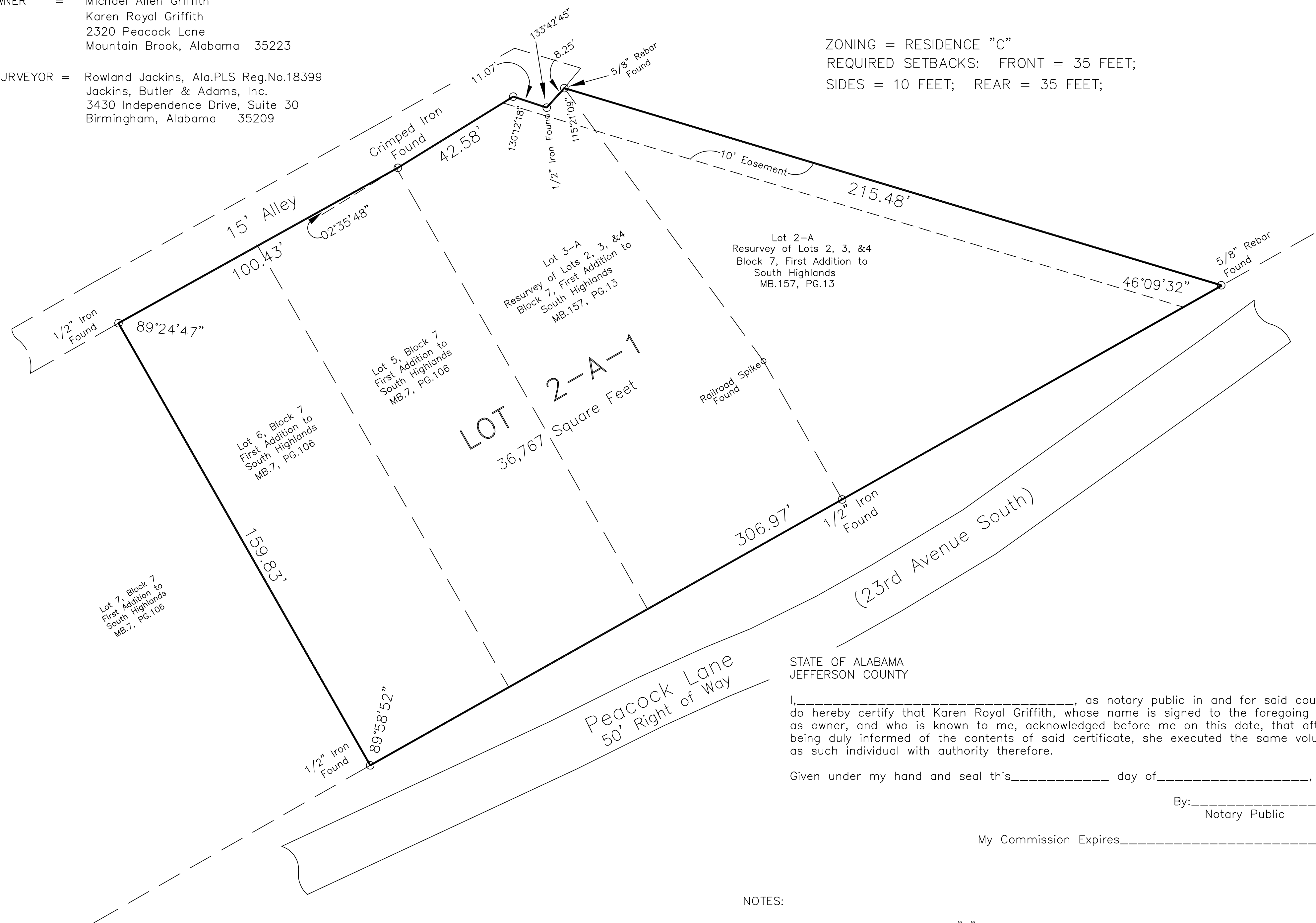


OWNER = Michael Allen Griffith
 Karen Royal Griffith
 2320 Peacock Lane
 Mountain Brook, Alabama 35223

SURVEYOR = Rowland Jackins, Ala.PLS Reg.No.18399
 Jackins, Butler & Adams, Inc.
 3430 Independence Drive, Suite 30
 Birmingham, Alabama 35209

ZONING = RESIDENCE "C"
 REQUIRED SETBACKS: FRONT = 35 FEET;
 SIDES = 10 FEET; REAR = 35 FEET;



STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as notary public in and for said county and state, do hereby certify that Karen Royal Griffith, 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, she executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this _____ day of _____, 2024.

By: _____
 Notary Public

My Commission Expires _____

NOTES:

- This property is located in Zone "X", according to the Federal Insurance Administration "Flood Hazard Boundary Map" Panel 557 of 755, Map Number 01073C0557J, Jefferson County, Alabama, dated September 24, 2021; site is not located in a special flood hazard area;
- All easements shown on this plat 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.
- Purpose of this resurvey is to reconfigure four recorded lots into one lot;
- Builder is responsible for the drainage on each lot and in and around each building and for all soil conditions.
- Builder will be responsible for adjusting all 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 impede the flow of water in any drainage way.
- Surveyor not responsible for soil compactions and did not conduct any surface and/or subsurface investigations.
- Total Acreage of site = 36,767 Square Feet; 0.84 Acres;
- Property is Zoned Residence C District; setbacks are: Front Setback=35 feet; Rear Setback=35 Feet; Side Setbacks= 10 feet; Maximum Building Area = 35 percent of Total Lot Area; Allowable impervious surfaces area = 5% more than maximum building area;

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

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

APPROVED IN FORMAT ONLY:
 _____ Date: _____

Jefferson County Department of Health

STATE OF ALABAMA
 JEFFERSON COUNTY

The undersigned, Rowland Jackins, a Registered Land Surveyor, State of Alabama, and Michael Allen Griffith and Karen Royal Griffith, owners, certify that this plat or map was made pursuant to a survey and this plat or map is a true and correct map of lands shown therein and known as Griffith Addition to Peacock Lane, showing the subdivision 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 McElwaine, as recorded in the office of the County Probate Judge in Map Book 62, Page 88; 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 owners also certifies that they are the owners of said lands and that the same are not subject to any mortgage.

I, Rowland Jackins, PLS, hereby 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.

Dated February 19, 2024;

Rowland Jackins, Ala. Reg. No. 18399
 Surveyor

Michael Allen Griffith

Karen Royal Griffith

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as notary public in and for said county and state, do hereby certify that Rowland Jackins, 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, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this _____ day of _____, 2024.

By: _____
 Notary Public

My Commission Expires _____

STATE OF ALABAMA
 JEFFERSON COUNTY

I, _____, as notary public in and for said county and state, do hereby certify that Michael Allen Griffith, 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, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this _____ day of _____, 2024.

By: _____
 Notary Public

My Commission Expires _____

GRIFFITH ADDITION TO PEACOCK LANE

Being a Resurvey of Lots 2-A and 3-A, according to the Resurvey of Lots 2, 3 & 4, Block 7, First Addition to South Highlands, as recorded in Map Book 157, Page 13, and Lots 5 and 6, Block 7, according to the Survey of First Addition to South Highlands, as recorded in Map Book 7, Pages 105 and 106, in the Probate Office of Jefferson County, Alabama

Situated in a Portion of the Southeast Quarter of Section 6, Township 18 South, Range 2 West,

Scale: 1 Inch = 20 Feet January, 2024



JACKINS, BUTLER & ADAMS, INC.

SURVEYING-GEOLOGY

3430 INDEPENDENCE DRIVE, SUITE 30

BIRMINGHAM, ALABAMA 35209

(205) 870-3390

File: S-1730/23-A

Drawing 1