

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Thomas Scott Dreher, Professional Land Surveyor, State of Alabama, and Jobe Fix and Kathleen Fix, Owners, 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 FIX RESURVEY OF CHEROKEE BEND NORTH SECTOR, 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 Duncan & Gilliam add to Cherokee Bend North Sector 2nd Add (Map Book:154, Page: 37), and to government survey of Section 25, Township 17 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 agrees that the City of Mountain Brook may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands.

In Witness Whereof, we have here unto set our hands this the ____ day of _____, 2024.

By: Thomas Scott Dreher Date: MARCH 6, 2024
Thomas Scott Dreher, PLS AL 50407



By: _____ Date: _____
Jobe Fix (Owner)

By: _____ Date: _____
Kathleen Fix (Owner)

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 Jobe Fix (Owner), 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 Kathleen Fix (Owner), 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

APPROVED: _____ DATE: _____
Jefferson County Health Department

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.

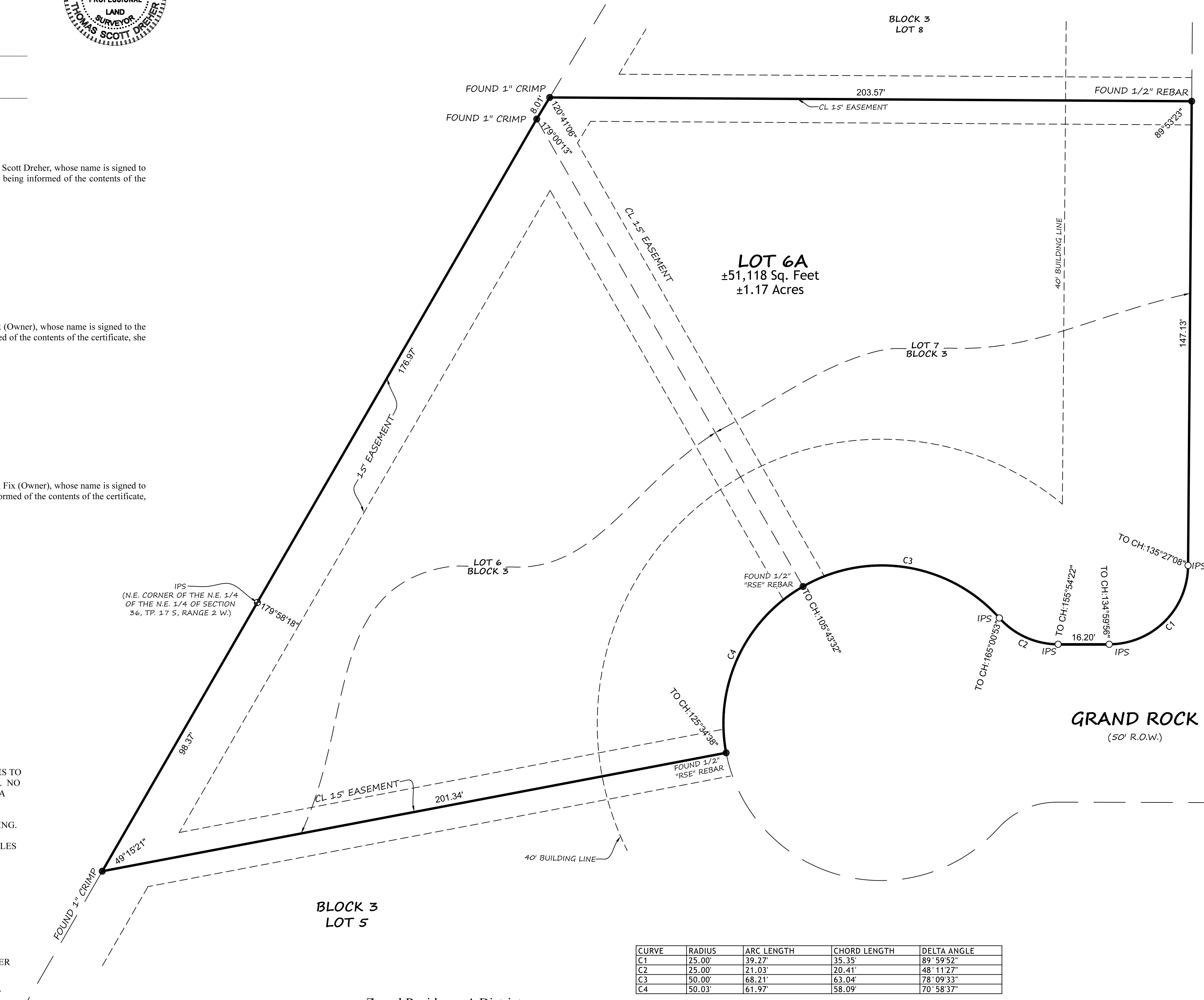
WEYGAND, LLC, IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

WEYGAND, LLC
THOMAS SCOTT DREHER, PLS AL 50407
173 Oxmoor Road, Homewood, AL 35209
PHONE: (205)-942-0086
DATE: MARCH 2024

FIX RESURVEY OF CHEROKEE BEND NORTH SECTOR

BEING A RESURVEY OF LOTS 6 & 7 BLOCK 3 DUNCAN AND GILLIAM ADD TO CHEROKEE BEND NORTH SECTOR 2ND ADD RECORDED IN MAP BOOK:154 PAGE:37, IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA.

SITUATED IN THE NE 1/4 OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA



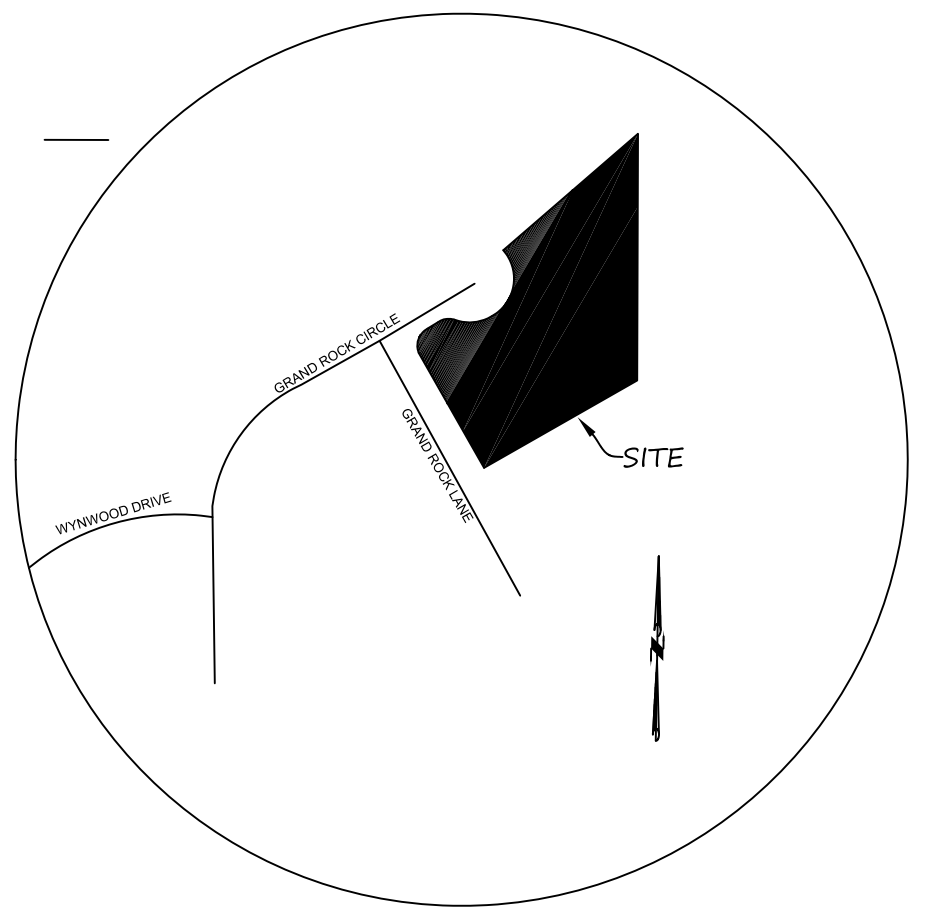
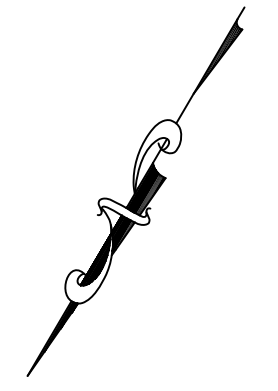
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	25.00'	39.27'	35.35'	89° 59' 52"
C2	25.00'	21.03'	20.41'	48° 11' 27"
C3	50.00'	68.21'	63.04'	78° 09' 33"
C4	50.03'	61.97'	58.09'	70° 58' 37"

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

LEGEND

- SQ. FT.....SQUARE FEET
- AC.....ACRES
- +/-.....MORE OR LESS
- Δ.....DELTA ANGLE
- ∠.....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

SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.



VICINITY MAP (NOT TO SCALE)

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

WEYGAND
 SCALE: 1" = 20'
 DATE: 03/06/2024
 APPROVED BY: Thomas Scott Dreher PLS AL REG. NO. 50407
 DATE OF SURVEY: 02/08/2024
 SURVEYED BY: JTD / DRAWN BY: BAB
 Job #: 20231691
 GRAPHIC SCALE: 1" = 20'
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