

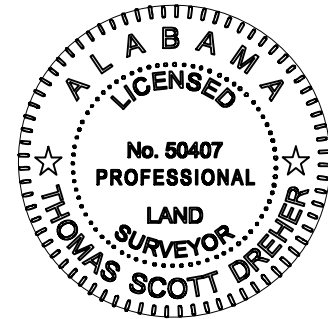
STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Thomas Scott Dreher, Professional Land Surveyor, State of Alabama, and Troy Wallwork (Owner), Anne Roberts (Owner), James Crenshaw (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 WALLWORK INVESTMENTS RESURVEY OF ABINGTON ESTATES, 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 21, 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 10th day of MAY 10, 2024.

By: Thomas Scott Dreher
Thomas Scott Dreher, PLS AL 50407

By: _____
Troy Wallwork - (Owner)



By: _____
Anne Roberts - (Owner)

By: _____
James Crenshaw - (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 Troy Wallwork (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 Anne Roberts (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 James Crenshaw (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.

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 18). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

WALLWORK INVESTMENTS RESURVEY OF ABINGDON ESTATES

BEING A RESURVEY OF LOT C ABINGDON ESTATES 1ST ADDITION AS RECORDED IN MAP BOOK:68 PAGE:19 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA AND ACREAGE RECORDED IN DEED BOOK:9709 PAGE:7384 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA, AND ACREAGE RECORDED IN DEED BOOK:4005 PAGE:631 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA.

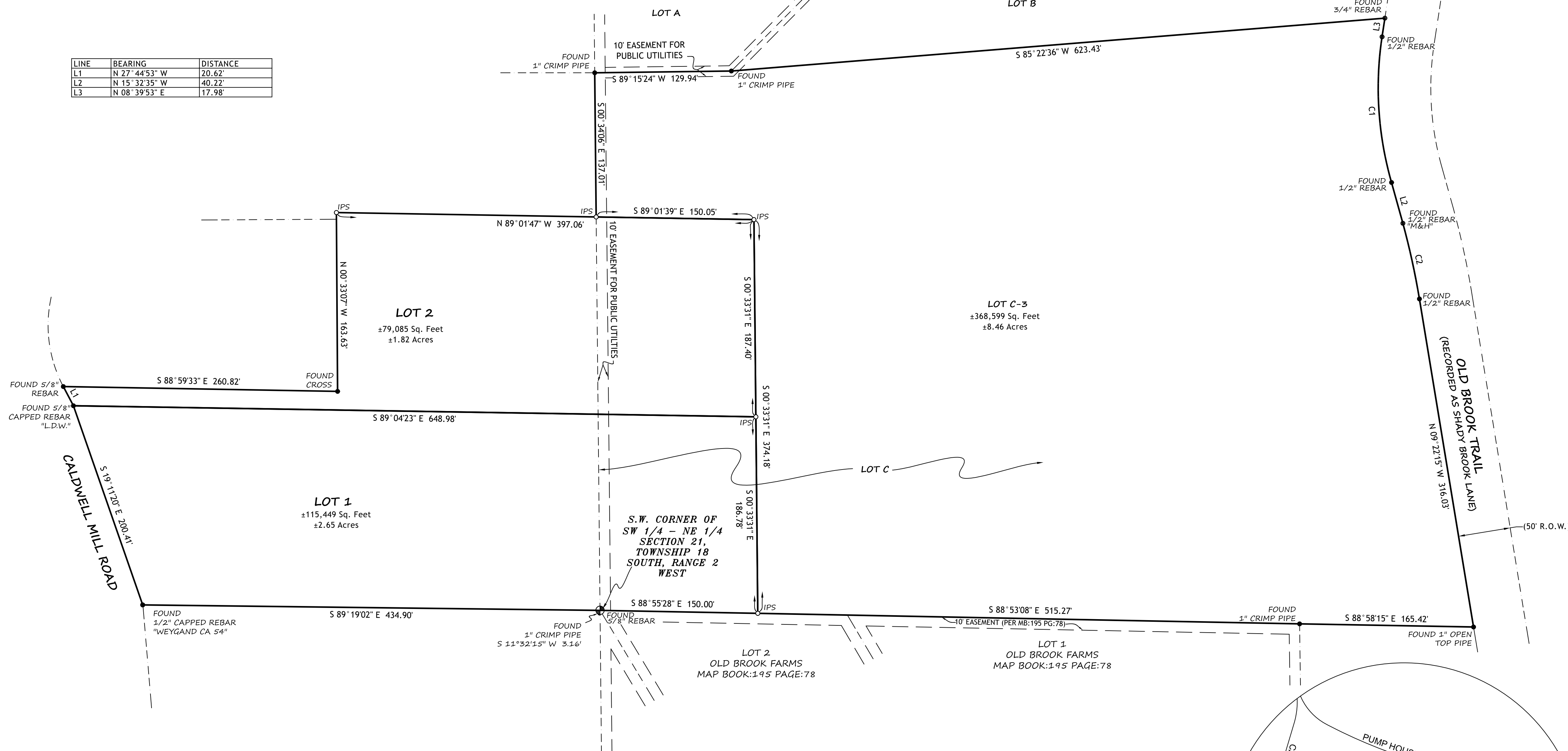
SITUATED IN THE NE ¼ OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA AND THE NW ¼ OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY

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

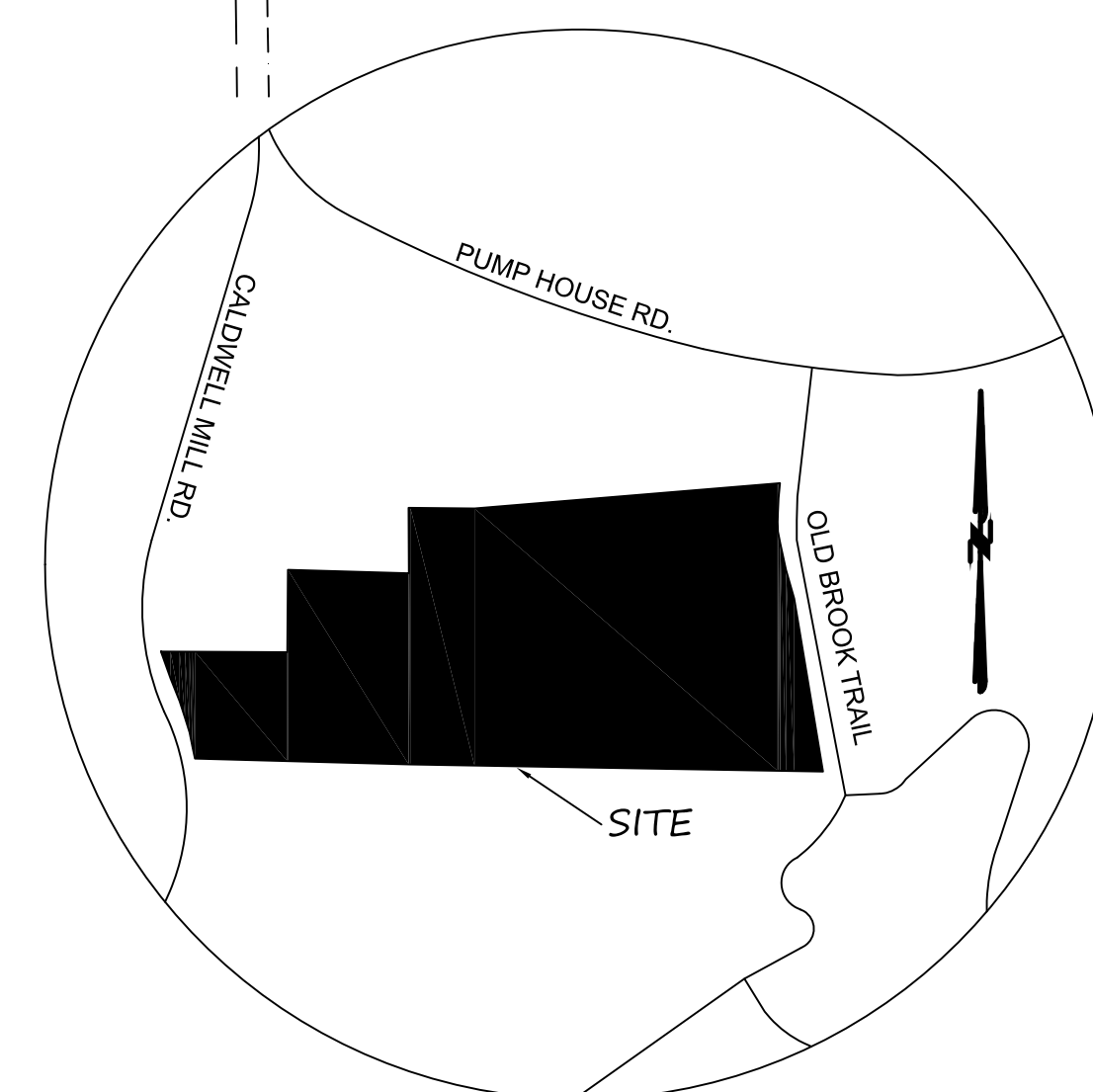
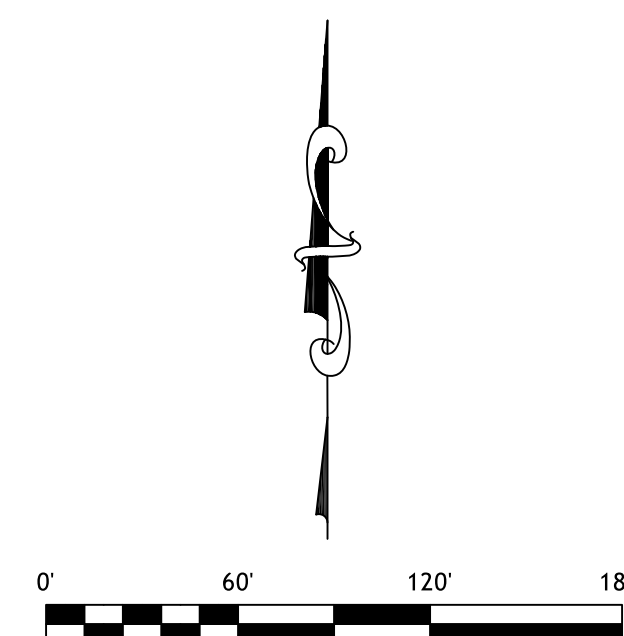
DATE: JUNE 2024

LINE	BEARING	DISTANCE
L1	N 27° 44' 53" W	20.62'
L2	N 15° 32' 35" W	40.22'
L3	N 08° 39' 53" E	17.98'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING
C1	325.00'	139.81'	138.74'	24° 38' 53"	N 03° 43' 58" W
C2	725.00'	73.61'	73.58'	5° 49' 02"	N 12° 20' 31" W



ESTATE RESIDENCE DISTRICT
MINIMUM FRONT YARD SETBACK100 FEET
MINIMUM REAR YARD SETBACK100 FEET
MINIMUM SIDE YARD SETBACK40 FEET



VICINITY MAP
(NOT TO SCALE)

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0559J, DATED SEPTEMBER 24, 2021.

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
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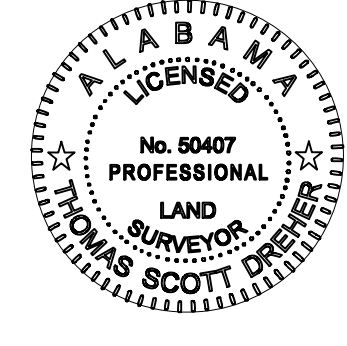
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JEFFERSON COUNTY

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Thomas Scott Dreher, PLS AL 50407

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By: _____
Anne Roberts - (Owner)

By: _____
James Crenshaw - (Owner)

STATE OF _____
COUNTY

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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 Troy Wallwork (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 Anne Roberts (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 James Crenshaw (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: _____
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APPROVED: _____ DATE: _____
Chairman, Mountain Brook Planning Commission

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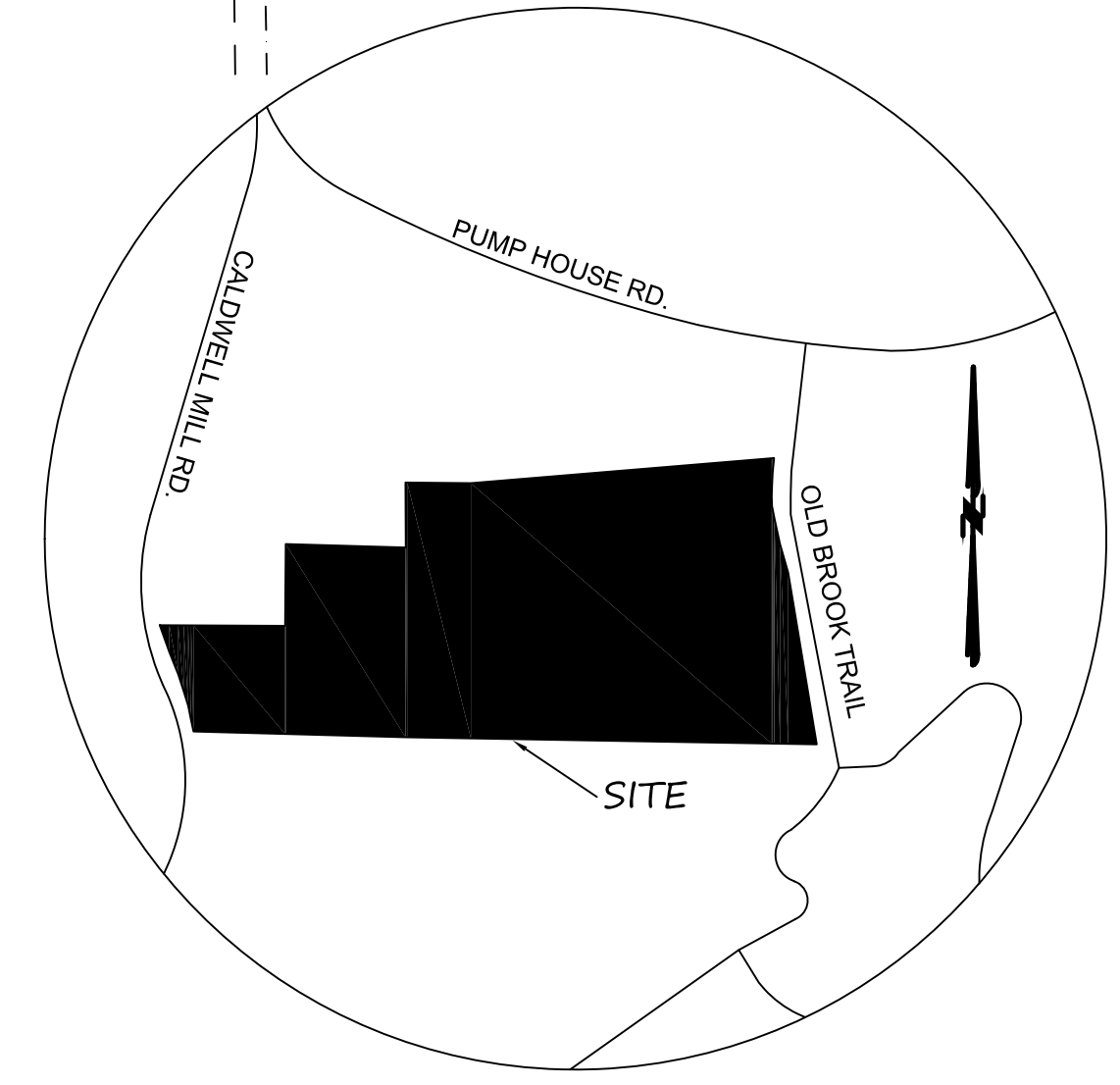
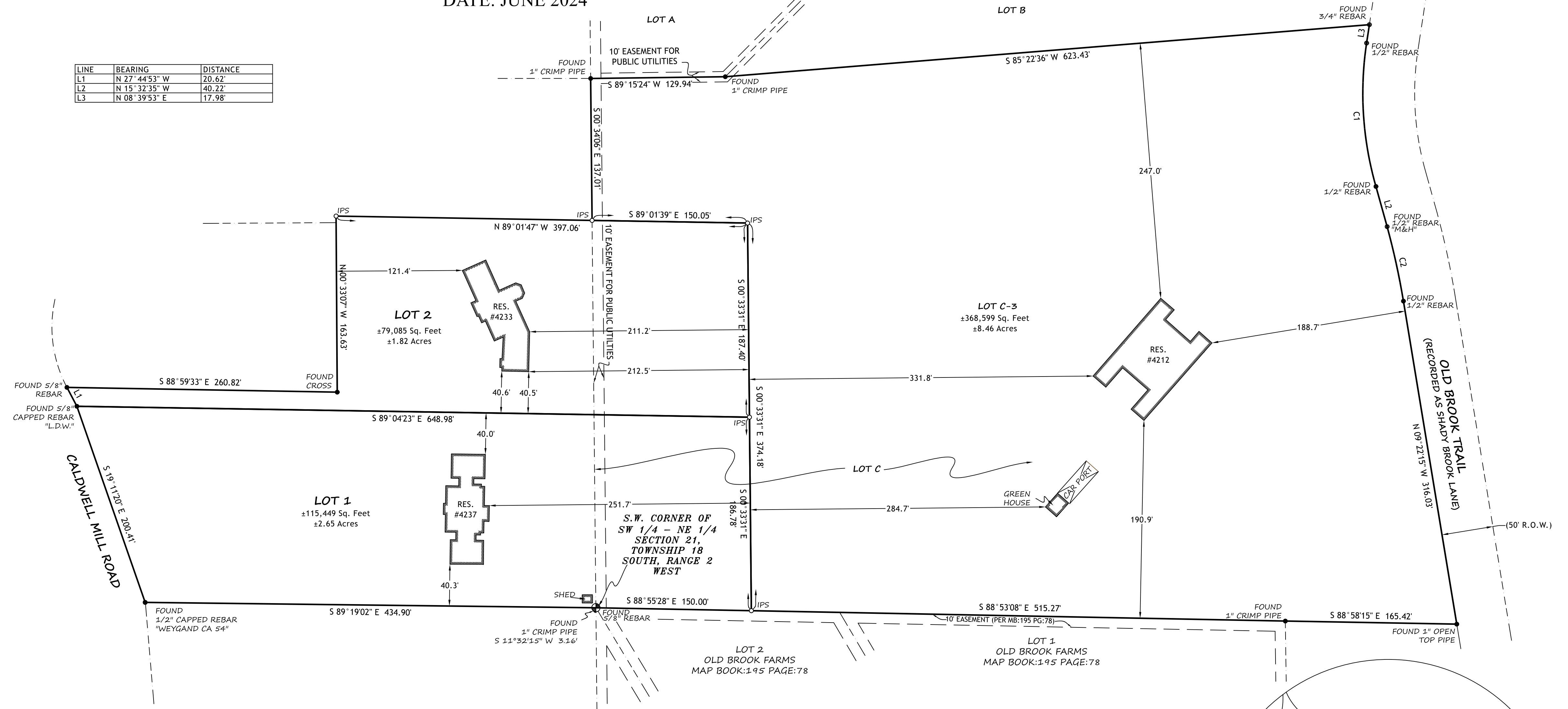
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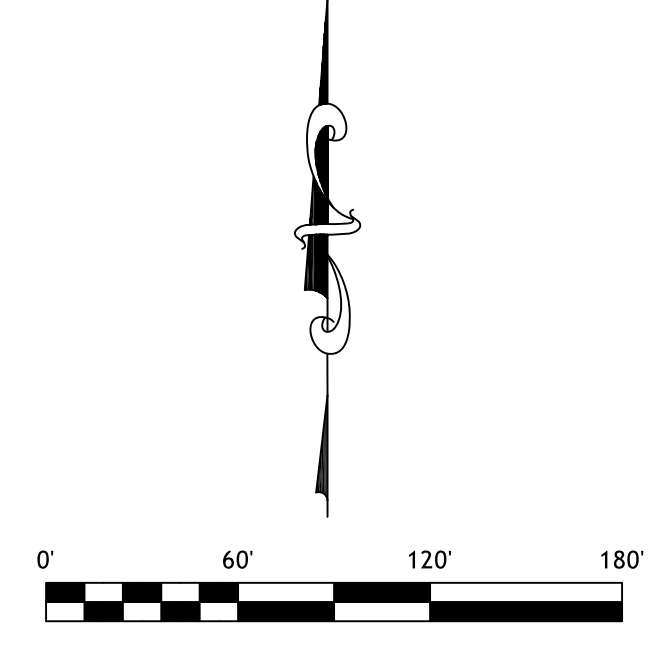
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(NOT TO SCALE)

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- LEGEND
- SQ. FT. SQUARE FEET
 - AC. ACRES
 - +/- MORE OR LESS
 - Δ DELTA ANGLE
 - d DEFLECTION ANGLE
 - T TANGENT
 - R RADIUS
 - CH CHORD
 - L LENGTH
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 - NOT TO SCALE

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