

ORDINANCE NUMBER 3221

AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM VESTAVIA HILLS INST TO VESTAVIA HILLS R-6

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills Inst (institutional district) to Vestavia Hills R-6 (high density residential district):

Acreage to the rear of 3022, 3026 and 3030 Panorama Brook Circle
Lot 2 10, 11 and 12, Panorama Brook (MB 180 PG 55 & Amended MB 181 PG 46)
Harry M. Exzekiel, ET AL, Owner(s)

Being More particularly described as follows:

Parcel 1:

Begin at a capped #5 rebar being the Southeast corner of Lot 12, of Amended Map Panorama Brook, as recorded in the Office of the Judge of Probate of Jefferson County, Alabama; thence proceed along the East line of said Lot 12 NORTHERLY, a distance of 105.60 feet to a capped #4 rebar at the Northeast corner of Lot 12; thence turn an interior angle to the left of 105°11'02" and proceed Easterly along an extension of the North lot line of Lot 12 a distance of 12.68 feet to a point 50' West of the Centerline of Shades Creek; thence turn an interior angle to the left of 93°48'28" and proceed along a line that is parallel with and 50 feet West of the Centerline of Shades Creek in a Southerly direction a distance of 106.92 feet to a point lying on an extension of the South line of aforementioned Lot 12; thence turn an interior angle to the left of 80°27'25" and proceed Westerly a distance of 47.68 feet to the Point of Beginning, having an area of 3,160 square feet, 0.07 acres, more or less.

Parcel 2:

Begin at a capped #5 rebar being the Southeast corner of Lot 11, of Amended Map Panorama Brook, as recorded in the Office of the Judge of Probate of Jefferson County, Alabama; thence proceed along the East line of said Lot 11 NORTHERLY, a distance of 139.95 feet to a capped #5 rebar at the Northeast corner of Lot 11; thence turn an interior angle to the left of 99°36'14" and proceed Easterly along an extension of the North lot line of Lot 11 a distance of 47.68 feet to a point 50' West of the Centerline of

Shades Creek; thence turn an interior angle to the left of 98°58'57" and proceed along a line that is parallel with and 50 feet West of the Centerline of Shades Creek in a Southerly direction a distance of 135.85 feet to a point; thence turn an interior angle to the left of 160°48'01" and continue Southerly along said line, parallel with and 50 feet West of the Centerline of Shades Creek a distance of 55.12 feet to a point lying on an extension of the South line of aforementioned Lot 11 ; thence turn an interior angle to the left of 68°46'00" and proceed Northwesterly a distance of 96.66 feet to the Point of Beginning, having an area of 12,001 square feet, 0.28 acres, more or less.

Parcel 3:

Begin at a 2" open top iron being the Southeast corner of Lot 10, of Amended Map Panorama Brook, as recorded in the Office of the Judge of Probate of Jefferson County, Alabama; thence proceed along the East line of said Lot 10 NORTHERLY, a distance of 96.70 feet to a capped #4 rebar at the Northeast corner of Lot 10; thence turn an interior angle to the left of 67°53'02" and proceed Southeasterly along an extension of the North lot line of Lot 10 a distance of 96.66 feet to a point 50' West of the Centerline of Shades Creek; thence turn an interior angle to the left of 103°14'30" and proceed along a line that is parallel with and 50 feet West of the Centerline of Shades Creek in a Southerly direction a distance of 63.36 feet to a point lying on an extension of the South line of aforementioned Lot 10; thence turn an interior angle to the left of 95°48'00" and proceed Westerly a distance of 79.58 feet to the Point of Beginning, having an area of 6917 square feet, 0.16 acres, more or less.

APPROVED and ADOPTED this the 24th day of June, 2024.



Ashley C. Curry
Mayor

ATTESTED BY:



Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance Number 3221 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 24th day of June, 2024 as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center and Vestavia Hills New Merkel House this the _____ day of _____, 2024.

Rebecca Leavings
City Clerk



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
- FOUND. FOUND
- ROW. RIGHT-OF-WAY
- O. CENTERLINE
- MIN. MINIMUM SET
- DB. DEED BOOK
- NOT TO SCALE

LOTS 10, 11, AND 12 PANORAMA BROOK RESURVEY

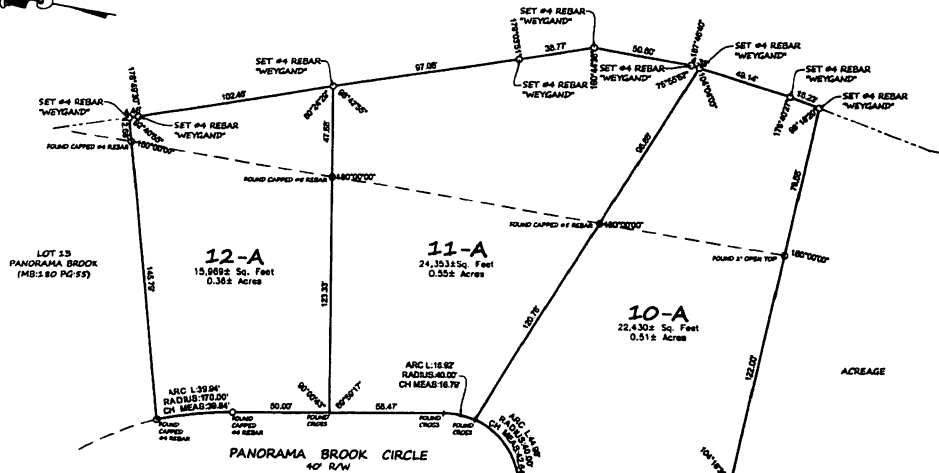
BEING A RESURVEY OF PART OF LOTS 10, 11, & 12 PANORAMA BROOK, AS RECORDED IN MAP BOOK 181 PAGE 46 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NE ¼ OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

SCALE: 1"=30'

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087

DATE: DECEMBER 2022



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 THE 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 AND FOR ALL SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.
BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LOTS 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 ENGINEER'S APPROVAL.
NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DO NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.
NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

State of Alabama
Jefferson County)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and, Harry Eskel, Virginia Eskel, Katherine Moley, Jan Dicesare, 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 LOTS 10, 11, AND 12 PANORAMA BROOK RESURVEY, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and the number, showing the streets, ways 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 location of the lots to the map of PANORAMA BROOK (MS 181, PG 46) and to the government survey of Section 6, Township 19 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, Ray Weygand, 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 owners also certify that they are the owners of said land, and that the same is not subject to any mortgage.

In Witness Whereof, the said Ray Weygand has set his name and seal, and Harry Eskel, Virginia Eskel, Katherine Moley, Jan Dicesare, as Owners, have caused these presents to be executed on their behalf, this 21 day of December, 2022.

By: [Signature]
Ray Weygand
Reg. L.S. #24973

By: [Signature]
Harry Eskel - Owner

By: [Signature]
Katherine Moley - Owner

By: [Signature]
Virginia Eskel - Owner

By: [Signature]
Jan Dicesare - Owner

State of Alabama
Jefferson County)

I, [Signature] as Notary Public in and for said County and State, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 21 day of December, 2022.

By: [Signature]
Notary Public - Commission Exp.: 6/13/25



State of Alabama
Jefferson County)

I, [Signature] as Notary Public in and for said County and State, do hereby certify that Harry Eskel, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 21 day of December, 2022.

By: [Signature]
Notary Public - Commission Expires: 5/14/25



State of Alabama
Jefferson County)

I, [Signature] as Notary Public in and for said County and State, do hereby certify that Virginia Eskel, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 21 day of January, 2022.

By: [Signature]
Notary Public - Commission Expires: 6/8/25



State of Alabama
Jefferson County)

I, [Signature] as Notary Public in and for said County and State, do hereby certify that Katherine Moley, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 29 day of December, 2022.

By: [Signature]
Notary Public - Commission Expires: 6/8/25



State of Alabama
Jefferson County)

I, [Signature] as Notary Public in and for said County and State, do hereby certify that Jan Dicesare, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 3 day of January, 2023.

By: [Signature]
Notary Public - Commission Expires: 6/14/25



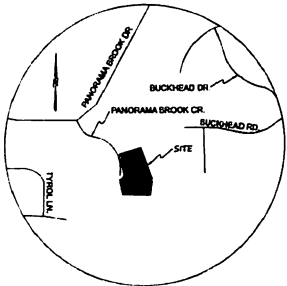
APPROVED FOR RECORDING

City Engineer _____
Vestlows Hills Planning & Zoning Commission _____
Manager City Clerk _____

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.

By: [Signature]
Director of Environmental Services
Date: 1/17/23

VICINITY MAP
(NOT TO SCALE)



PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ("X") AS PER MAP NO. 01073C0566J, DATED SEPTEMBER 24, 2021.

