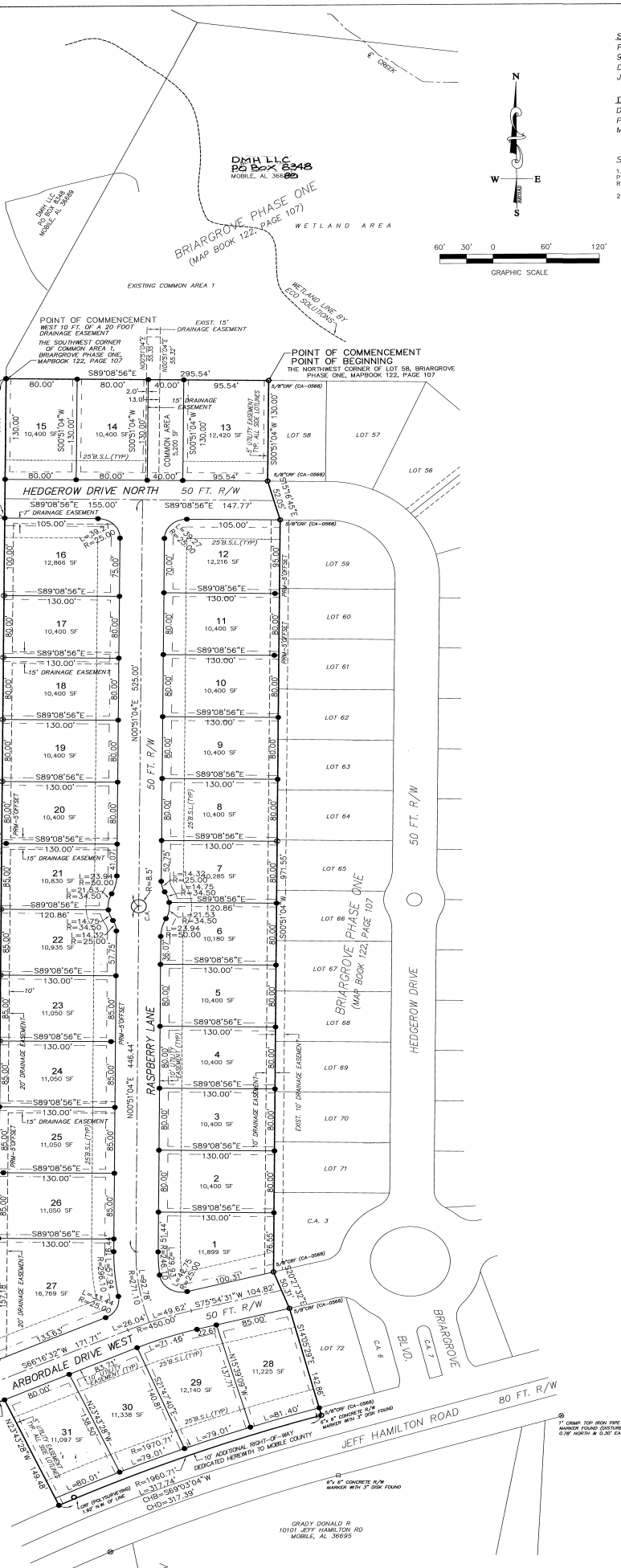
PROPERTY IS LOCATED IN THE EAST 1/2 OF SECTION 4 & THE SW 1/4 OF NW 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, MOBILE COUNTY, ALABAMA.



GRAPHIC SCALE

60' 30' 0 60' 120'

SURVEYOR\ENGINEER:
PREBLE-RISH, LLC
9959 BELLATON AVE. DAPHNE, ALABAMA 36526
DAVID E DIEHL, PLS LIC. NO. 26014
JASON N ESTES, PE LIC. NO. 22714

DEVELOPER/OWNER:
DMH, LLC
PO BOX 8348
MOBILE, AL 36689

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE WEST LINE OF BRIARGROVE PHASE ONE, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT MAPBOOK 122, PAGE 107.

2. DATE OF FIELD SURVEY: OCT 2007

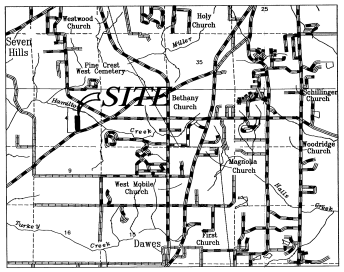
LEGEND:

C.A. = COMMON AREA
R/W = RIGHT-OF-WAY
B.S.L. = BUILDING SETBACK LINE
CRF = CAPPED REBAR FOUND
● = 5/8"CAPPED REBAR SET (CA-0951)
⊗ = MAG NAIL SET W/ CAP (CA-0951)

FLOOD CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE RATE MAPS OF MOBILE COUNTY, ALABAMA, MAP NUMBERS 01097C0519K AND 01097C0525K, EFFECTIVE DATE MARCH 17, 2010, AND I DO HEREBY CERTIFY THAT THE LANDS PLATTED HEREON AS BRIARGROVE PHASE TWO, IS LOCATED IN WITHIN ZONE "X" (UNSHADED) BASED ON ELEVATIONS FROM A FIELD RUN TOPOGRAPHIC SURVEY.

PREBLE-RISH, L.L.C.
DAVID E DIEHL AL. P.L.S. No. 26014



VICINITY MAP
1" = 1 MILE

SITE DATA

CURRENT ZONING: NONE
LIN. FT. STREETS: 1705 L.F.
NUMBER OF LOTS: 31
SMALLEST LOT: 10,180 SF
LARGEST LOT: 16,769 SF
COMMON AREAS: 5,427 SF
TOTAL AREA: 10.03 AC.

REQUIRED SETBACKS:
FRONT: 25 FEET *

* OTHER SETBACKS MAY BE REQUIRED BY LOCAL BUILDING DEPARTMENT OR BUILDING CODES

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.

2. DETENTION AND COMMON AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF BRIARGROVE PHASE ONE & TWO AND SUBSEQUENT PHASES, AND NOT BY THE CITY OF MOBILE, MOBILE COUNTY, OR THE STATE OF ALABAMA.

3. REFERENCE PREVIOUSLY RECORDED RELEASE AND SERVITUDE AGREEMENT IN FAVOR OF MOBILE COUNTY THE FOLLOWING: COMMON AREA 1 RECORDED IN REAL PROPERTY BOOK 6589, PAGE 165.

4. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY AND A 5 FOOT UTILITY EASEMENT ALONG ALL SIDE LOT LINES.

5. ALL RIGHT-OF-WAYS AND DRAINAGE EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT; BUT THIS PLAT DOES NOT REFLECT OTHER DOCUMENTS (I.E. UTILITY EASEMENTS, ETC.) THAT WOULD NORMALLY APPEAR AS AN EXCEPTION IN A COMMITMENT OR POLICY.

6. THE PROPOERTY OWNER/DEVELOPER WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING ENDANGERD, THREATENED OR OTHERWISE PROTECETED FLORA AND FAUNA.

7. THE DEVELOPMENT WILL BE DESIGNED TO COMPLY WITH STORM WATER DETENTION AND DRAINAGE FACILITY REQUIREMENTS OF THE CITY OF MOBILE STORM WATER AND FLOOD CONTROL ORDINANCES. A CERTIFICATION FROM A LICENSED ENGINEER IS REQUIRED TO BE SUBMITTED STATING THAT THE DESIGN COMPLIES WITH THE STORM WATER DETENTION AND FLOOD CONTROL ORDINANCES PRIOR TO ISSUANCE OF ANY PERMITS. CERTIFICATION IS TO BE SUBMITTED TO THE PLANNING SECTION OF URBAN DEVELOPMENT AND COUNTY ENGINEERING.

8. LOTS 28 THRU 31 ARE DENIED DIRECT ACCESS TO JEFF HAMILTON ROAD AND ARE ALLOWED ONE CURB CUT TO THE NEW STREET, WITH THE SIZE, DESIGN AND LOCATION TO BE APPROVED BY MOBILE COUNTY ENGINEERING DEPARTMENT.

9. CORNER LOTS ARE LIMITED TO ONE CURB CUT EACH, WITH THE SIZE, DESIGN AND LOCATION TO BE APPROVED BY MOBILE COUNTY ENGINEERING DEPARTMENT.

10. REFERENCE WARRANTY DEEDS FOR RIGHTS-OF-WAY, RECORDED IN REAL PROPERTY BOOK 6177 PAGE 1835 PROBATE RECORDS, MOBILE COUNTY, ALABAMA.

11. ANY LOTS WHICH ARE DEVELOPED COMMERCIALLY AND ADJOIN RESIDENTIALLY DEVELOPED PROPERTY MUST PROVIDE A BUFFER, IN COMPLIANCE WITH SECTION V.A.8 OF THE SUBDIVISION REGULATIONS.

12. REFERENCE RELEASE AND SERVITUDE AGREEMENT IN FAVOR OF MOBILE COUNTY THE FOLLOWING: 20 FOOT DRAINAGE EASEMENT ALONG THE REAR OF LOTS 24 THRU 27 AND A 15 FOOT DRAINAGE EASEMENT BETWEEN LOTS 24 AND 25 AS DESCRIBED AND RECORDED IN REAL PROPERTY BOOK 6177 PAGE 838

ACCEPTANCE OF OWNER(S)
OWNER DATE 1/9/13

NOTARY CERTIFICATE:

STATE OF ALABAMA)
COUNTY OF MOBILE)

I WANDA LACOSTE, NOTARY PUBLIC IN AND FOR THE COUNTY OF MOBILE, IN THE STATE OF ALABAMA, HEREBY CERTIFY DAVID E. DIEHL WHOSE NAME AS MANAGER OF THE DMH LLC, A LICENSED ENGINEER IS IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 9 DAY OF JANUARY 2013.
NOTARY PUBLIC

WANDA LACOSTE NOTARY PUBLIC ALABAMA STATE AT LARGE

*ROADS ONLY ACCEPTED FOR MAINTENANCE BY MOBILE COUNTY
MOBILE COUNTY ENGINEER DATE 1-14-2013

MOBILE CITY PLANNING COMMISSION
SECRETARY DATE 1-9-13

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF MOBILE

WE, PREBLE-RISH, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN MOBILE COUNTY, ALABAMA, TO-WIT:

COMMENCE AT THE THE NORTHWEST CORNER OF LOT 58, BRIARGROVE PHASE ONE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN MAPBOOK 122, PAGE 107, PROBATE RECORDS, MOBILE COUNTY, ALABAMA FOR A POINT OF BEGINNING; AND RUN THENCE SOUTH 00 DEGREES 51 MINUTES 04 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 15 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 52.05 FEET; THENCE RUN SOUTH 00 DEGREES 51 MINUTES 04 SECONDS WEST, A DISTANCE OF 971.55 FEET; THENCE RUN SOUTH 20 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.31 FEET; THENCE RUN SOUTH 14 DEGREES 05 MINUTES 29 SECONDS EAST, A DISTANCE OF 142.86 FEET TO A POINT ON THE NORTH MARGIN OF JEFF HAMILTON ROAD; THENCE RUN WESTERLY ALONG SAID NORTH MARGIN AND A CURVE TO THE LEFT HAVING A RADIUS OF 1,960.71 FEET, AN ARC DISTANCE OF 317.74 FEET, (CHORD BEARS SOUTH 69 DEGREES 03 MINUTES 04 SECONDS WEST FOR 317.39 FEET); THENCE RUN NORTH 23 DEGREES 43 MINUTES 28 SECONDS WEST, A DISTANCE OF 148.48 FEET; THENCE RUN SOUTH 66 DEGREES 16 MINUTES 32 SECONDS WEST, A DISTANCE OF 8.00 FEET; THENCE RUN NORTH 23 DEGREES 43 MINUTES 29 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 66 DEGREES 16 MINUTES 32 SECONDS EAST, A DISTANCE OF 21.78 FEET; THENCE RUN NORTH 00 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 1,267.18 FEET; THENCE RUN SOUTH 89 DEGREES 08 MINUTES 56 SECONDS EAST, A DISTANCE OF 295.54 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 10.03 ACRES, MORE OR LESS, AND LIES IN SECTION 4, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAINT STEPHENS MERIDIAN.

TOGETHER WITH AN EASEMENT FOR DRAINAGE DESCRIBED AS "THE WEST 10 FEET OF A 20 FOOT DRAINAGE EASEMENT", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF COMMON AREA 1, BRIARGROVE PHASE ONE, MAPBOOK 122, PAGE 107 AND RUN THENCE SOUTH 00 DEGREES 51 MINUTES 04 SECONDS WEST, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 08 MINUTES 56 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00 DEGREES 51 MINUTES 04 SECONDS WEST, A DISTANCE OF 1,091.76 FEET; THENCE RUN NORTH 66 DEGREES 16 MINUTES 32 SECONDS EAST, A DISTANCE OF 11.00 FEET; THENCE RUN NORTH 00 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 1,087.18 FEET TO THE POINT OF BEGINNING.

(DESCRIPTION COMPOSED FROM RECORDS AND AN ACTUAL FIELD SURVEY)

WE FURTHER STATE THAT WE HAVE SURVEYED AND DIVIDED SUBJECT PROPERTY AT THE REQUEST AND INSTANCE OF THE OWNER THEREOF.

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

1-8-2013
PREBLE-RISH, L.L.C.
DAVID E DIEHL AL. P.L.S. NO. 26014

ALABAMA LICENSED NO.26014 PROFESSIONAL LAND SURVEYOR DAVID E. DIEHL

BRIARGROVE PHASE TWO

DEC 12, 2012 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	D.E.D.	CHKD.	D.E.D.
ENG	J.N.E	SURVEYOR	D.E.D.	PROJ MGR	D.E.D.

PREBLE-RISH L.L.C.
CONSULTING ENGINEERS & SURVEYORS
CIVIL · SURVEYING · SITE PLANNING
9949 Bellaton Ave Daphne, AL 36526
251.990.9950 fax 251.990.9910 Info@preblerish.net

SCALE	1"=60'
PROJ. NO.	070932
FILE	FINAL-PH2
SHEET	1 OF 1

State of Alabama-Mobile County
I certify this instrument was filed on: January 15, 2013 @ 11:11:25 AM

RECORDING FEE	$16.50
G.R. FEE	$2.00
TOTAL AMOUNT	$18.50

2013002418 MB0128NP025
Don Davis, Judge of Probate

2013002418 Book-6015 Page-1845
Total Number of Pages: 1