# BRIARGROVE PHASE ONE

## FINAL PLAT

| | | | |
|---|---|---|---|
| SEPTEMBER 23, 2009 - SHEET 1 OF 1 SHEETS | | | |
| DESIGN | D.E.D. | SCALE | 1"=60' |
| DRAWN | A.E.F | PROJ. NO. | 070932 |
| ENG | J.N.E. | DWG NO. | 070932FINAL |
| PROJ MGR | J.G.A. | SHEET | 1 OF 1 |
| SURVEYOR | C.M.A. | | |

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

engineering development services, llc
engineering • planning • surveying • construction management
27154 pollard road • daphne, alabama 36526
(251) 626-2122 • fax (251) 626-6259
mail@eds-llc.net

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.

### SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
4. SURVEY WAS CONDUCTED ON SEPTEMBER 25 THRU OCTOBER 23, 2007 AND IS RECORDED IN FIELD BOOK #239, AT PAGES 1 THRU 3; FIELD BOOK #240, AT PAGES 1 THRU 3; FIELD BOOK #239, AT PAGES 1 THRU 7; FIELD BOOK #230, AT PAGES 1, 2 & 3; FIELD BOOK #25, AT PAGES 36 AND 39, AND IN AN ELECTRONIC DATA FILE.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
6. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE 0102 (NAD 83 DATUM). ALL DISTANCES ARE "GROUND" DISTANCES UNLESS OTHERWISE STATED. USING CORS STATIONS "DMAT" & "ALBO". THE ELEVATIONS SHOWN HEREON ARE RELATED TO ORTHOMETRIC HEIGHTS (NAVD 88 DATUM).
7. ALL GPS OBSERVATIONS WERE TAKEN USING REAL-TIME KINEMATIC GPS.
8. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
9. ALABAMA ONE CALL CONTACTED OCTOBER 09, 2007 TO HAVE UNDERGROUND UTILITIES LOCATED. MARK OUT WILL BE LOCATED BY OCTOBER 11, 2007 AT 11:59 PM. TICKET REFERENCE #071280061 & #071280062.
10. FINAL CORNERS WERE PLACED SEPTEMBER, 2009. NO MARKERS WERE PLACED IN JEFF HAMILTON CREEK.

### FLOOD CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE RATE MAP OF MOBILE COUNTY, ALABAMA, MAP NUMBER 01097C0101 H AND INCORPORATED COMMUNITY NUMBER 010045, PANEL NUMBER 0101 H, SUFFIX H, MAP INDEX NUMBER 0101 H, MAP EFFECTIVE DATE JULY 6, 1998, AND I DO HEREBY CERTIFY THAT THE LANDS PLATTED HEREON ARE LOCATED IN WITHIN ZONE "X" (SHADED & UNSHADED) BY SCALE AS SHOWN ON SAID MAP AND ZONE "AE" BASED ON ELEVATION.

ENGINEERING DEVELOPMENT SERVICES, LLC
C. MICHAEL ARNOLD AL P.L.S. No. 12940

**NOTE:**
**ANY LOTS WHICH ARE DEVELOPED COMMERCIALLY AND ADJOIN RESIDENTIALLY DEVELOPED PROPERTY MUST PROVIDE A BUFFER, IN COMPLIANCE WITH SECTION V.A.7 OF THE SUBDIVISION REGULATIONS.**

### SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF MOBILE

WE, ENGINEERING DEVELOPMENT SERVICES, 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 "LOCALLY ACCEPTED" SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 3 WEST, MOBILE COUNTY, ALABAMA AND RUN THENCE RUN SOUTH 89 DEGREES 00 DEGREES 01 SECONDS EAST, A DISTANCE OF 579.31 FEET; THENCE RUN NORTHEASTWARDLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1960.71 FEET, AND A CHORD BEARING OF NORTH 73 DEGREES 34 MINUTES 40 SECONDS EAST, A CHORD DISTANCE OF 220.92 FEET; THENCE RUN NORTH 12 DEGREES 01 MINUTES 26 SECONDS FOR AN ARC DISTANCE OF 439.99 FEET; THENCE RUN NORTH 13 DEGREES 34 MINUTES 40 SECONDS EAST, A DISTANCE OF 3.96 FEET; THENCE RUN NORTH 76 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF 450.20 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 14 DEGREES 05 MINUTES 29 SECONDS WEST, A DISTANCE OF 1162.86 FEET; THENCE RUN NORTH 26 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 50.31 FEET; THENCE RUN NORTH 00 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 971.55 FEET; THENCE RUN NORTH 15 DEGREES 16 MINUTES 45 SECONDS WEST, A DISTANCE OF 52.05 FEET; THENCE RUN NORTH 00 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE RUN NORTH 89 DEGREES 08 MINUTES 56 SECONDS WEST, A DISTANCE OF 295.54 FEET; THENCE RUN NORTH 00 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 26 DEGREES 09 MINUTES 22 SECONDS EAST, A DISTANCE OF 493.44 FEET; THENCE RUN SOUTH 82 DEGREES 17 MINUTES 27 SECONDS EAST, A DISTANCE OF 492.90 FEET; THENCE RUN SOUTH 53 DEGREES 39 MINUTES 21 SECONDS EAST, A DISTANCE OF 450.20 FEET; THENCE RUN SOUTH 16 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 327.45 FEET; THENCE RUN SOUTH 16 DEGREES 43 MINUTES 35 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 14 DEGREES 53 MINUTES 31 SECONDS WEST, A DISTANCE OF 50.03 FEET; THENCE RUN SOUTH 00 DEGREES 51 MINUTES 04 SECONDS WEST, A DISTANCE OF 422.90 FEET; THENCE RUN SOUTH 18 DEGREES 11 MINUTES 31 SECONDS WEST, A DISTANCE OF 24.20 FEET; THENCE RUN SOUTH 66 DEGREES 49 MINUTES 35 SECONDS WEST, A DISTANCE OF 81.32 FEET; THENCE RUN SOUTH 22 DEGREES 21 MINUTES 40 SECONDS EAST, A DISTANCE OF 131.19 FEET; THENCE RUN SOUTH 15 DEGREES 33 MINUTES 08 SECONDS EAST, A DISTANCE OF 50.34 FEET; THENCE RUN SOUTH 22 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF 140.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 22 DEGREES 11 MINUTES 19 SECONDS WEST; A RADIAL DISTANCE OF 3,778.75 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05 DEGREES 45 MINUTES 58 SECONDS, A DISTANCE OF 380.29 FEET; THENCE RUN SOUTH 73 DEGREES 34 MINUTES 40 SECONDS WEST, A DISTANCE OF 258.94 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 26.19 ACRES, OR LESS, AND LIES IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAINT STEPHENS MERIDIAN.

(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 17, 2007.

ENGINEERING DEVELOPMENT SERVICES, L.L.C.
C. MICHAEL ARNOLD AL. P.L.S. No. 12940

ALABAMA LICENSED NO. 12940 PROFESSIONAL LAND SURVEYOR C. MICHAEL ARNOLD

ACCEPTANCE OF OWNER(S) DATE 9-24-09
OWNER

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 THAT Richard Williams WHOSE NAME AS President OF W. J. DEVELOPMENT, LLC 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 24th DAY OF September, 2009.
NOTARY PUBLIC MY COMMISSION EXPIRES: 11-19-2012

*ROADS ONLY ACCEPTED FOR MAINTENANCE BY MOBILE COUNTY
MOBILE COUNTY ENGINEER DATE 10/19/09

MOBILE CITY PLANNING COMMISSION
SECRETARY DATE 10-2-09

### SITE DATA

CURRENT ZONING: NONE
LIN. FT. STREETS: 2,470 L.F.
NUMBER OF LOTS: 72
SMALLEST LOT: 5,200 SF
LARGEST LOT: 11,873 SF (LOT 55)
COMMON AREAS: 21.43 AC
TOTAL AREA: 26.19 AC

REQUIRED SETBACKS:
FRONT: 25 FEET

REAR SETBACK LINE (IF ANY) WILL BE AS REQUIRED BY THE MOBILE COUNTY BUILDING DEPARTMENT (OR CITY OF MOBILE BUILDING DEPARTMENT).

State of Alabama-Mobile County
I certify this instrument was filed on:
October 14, 2009 @ 4:19:16 PM
RECORDING FEE $37.00
S.R. FEE $2.00
TOTAL AMOUNT $39.00
2009064532 MB0122MP107
Don Davis, Judge of Probate

### LEGEND:

- GCS = GREENSPACE
- DREC = DEED RECORD BEARING & DISTANCE
- PREC = PLAT OF MAP RECORD BEARING & DISTANCE (SURVEY BY LAMLER AND COMPANY, DATED 13 JAN., 2004)
- OBS = OBSERVED BEARING & DISTANCE
- M/WSS = MOBILE WATER SERVICE SYSTEM
- R/W = RIGHT-OF-WAY
- = METAL GUARDRAIL
- ▲ = WETLAND FLAG LOCATED AT TIME OF SURVEY
- = WETLAND LINE AS FURNISHED BY ECO SOLUTIONS
- = UNDERGROUND UTILITY MARKER
- ● = CAPPED IRON PIN PLACED (CA-0568-LS)
- ⊕ = NAIL & WASHER STAMPED EDS CA-0568-LS PLACED IN CONCRETE DITCH
- PRM = PERMANENT REFERENCE MARKER
- = BUILDING SETBACK LINE

### SURVEYOR\ENGINEER:

ENGINEERING DEVELOPMENT SERVICES, LLC
P.O. BOX 1395 DAPHNE, ALABAMA 36526
C. MICHAEL ARNOLD, PLS LIC. NO. 12940
JOHN A. PICKENS, PE LIC. NO. 28318

### DEVELOPER/OWNER:

W J DEVELOPMENT, LLC
1008 SCHILLINGER ROAD NORTH
MOBILE, AL 36608

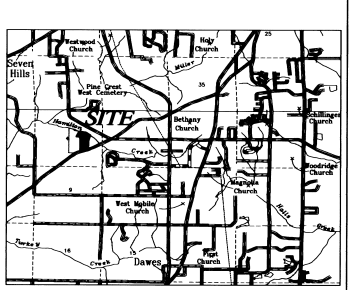
### LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 32.61 | S72°18'18"W |

### GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. DETENTION AND COMMON AREAS SHALL BE MAINTAINED BY THE BRIARGROVE PROPERTY OWNERS ASSOCIATION AND NOT BY THE CITY OF MOBILE, MOBILE COUNTY, OR THE STATE OF ALABAMA.
3. RELEASE AND SERVITUDE AGREEMENT IN FAVOR OF MOBILE COUNTY THE FOLLOWING: COMON 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 PROPERTY OWNER/DEVELOPER WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING ENDANGERED, THREATENED OR OTHERWISE PROTECTED 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 1-10 AND LOT 72 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. LOTS 11, 21, 36, 40 AND 57 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 6589, PAGE 177, PROBATE RECORDS, MOBILE COUNTY, ALABAMA.

### VICINITY MAP
1" = 1 MILE




### POINT OF COMMENCEMENT
THE "LOCALLY ACCEPTED" SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 3 WEST
1" CRIMP TOP IRON PIPE BADGER FOUND

(OBS S89°00'01"E 579.31')
(PREC N89°05'05"W 579.29')

### POINT OF BEGINNING
6"x 6" CONCRETE R/W MARKER WITH 3" DISK FOUND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