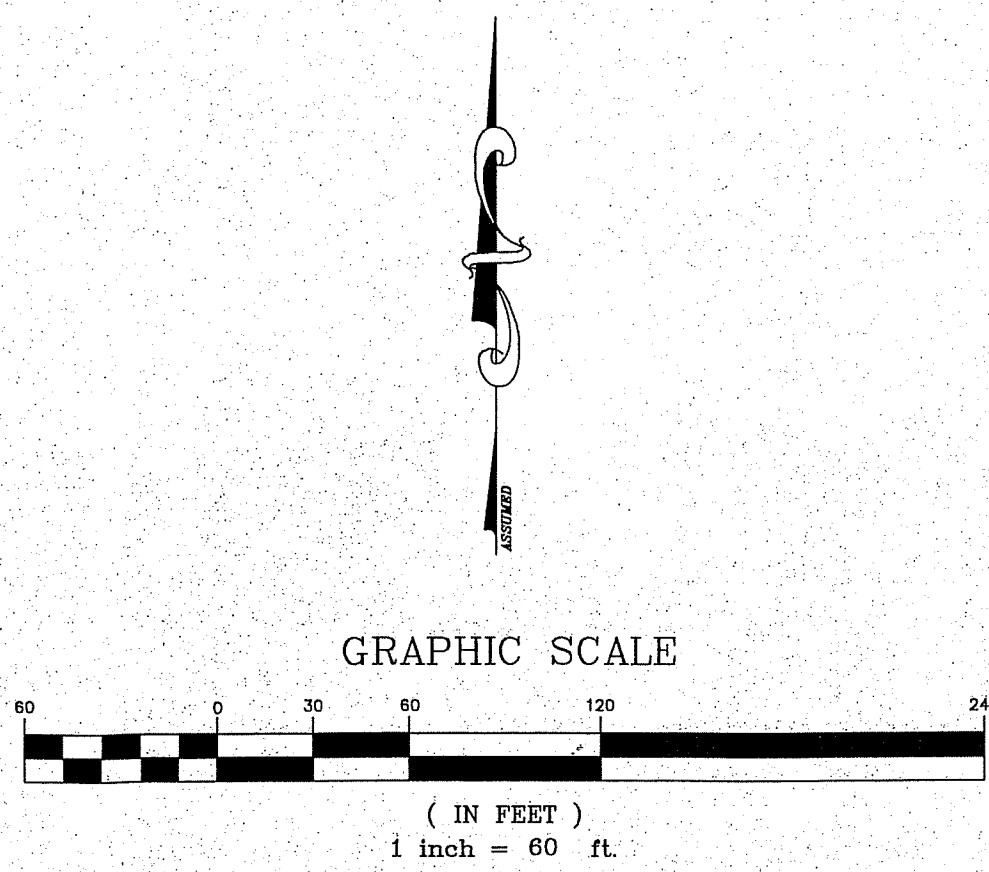


VICINITY MAP



GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

# FINAL PLAT BIRCHWOOD

ZONED: R-85

10.57 ACRES

SEPTEMBER 4, 2018

OWNER  
BIRCHWOOD LAND DEVELOPMENT, LLC  
BILLY COTTER, MEMBER OF LLC  
NORMAN RILEY, MEMBER OF LLC  
P.O. BOX 311511  
ENTERPRISE, AL 36331

RECORDED IN:  
RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
COFFEE COUNTY COURT HOUSE  
COFFEE COUNTY, ALABAMA

SURVEYOR  
CORY E. RUSHING  
PIKE LAND SERVICES, LLC  
TROY OFFICE  
4417 COUNTY ROAD 2214  
TROY, AL 36079  
334-403-4204  
CA #1067-LS

ENTERPRISE OFFICE  
210 E. GRUBBS AVENUE, SUITE 6  
ENTERPRISE, AL 36331  
(334) 347-5184  
PLS #26627  
CA #1067-LS

ENGINEER:  
RON A. REEVES  
REEVES ENGINEERING & CONSTRUCTION, LLC  
200 GROVE PARK, SUITE 680  
DOTHAN, AL 36305  
P.E. # 21625

\*DETENTION NOTES\*  
BIRCHWOOD LAND DEVELOPMENT LLC, ITS SUCCESSORS AND/OR ASSIGNS AND THE LOT OWNERS OF BIRCHWOOD PHASE I, ALL JOINTLY AND SEVERALLY, HAVE FULL RESPONSIBILITY FOR ALL MATTERS, INCLUDING MAINTENANCE AND REPAIR, CONCERNING THE DETENTION POND SHOWN ON THE FINAL PLAT OF BIRCHWOOD PHASE I

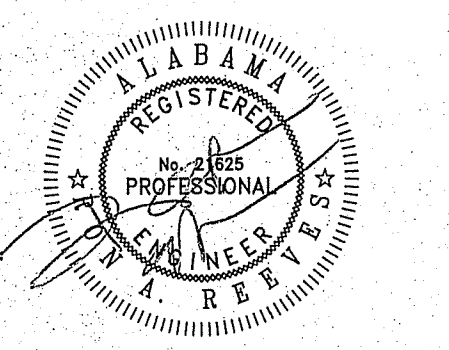
SQUARE FOOTAGE TABLE					
BLOCK	LOT	SQUARE FOOTAGE	BLOCK	LOT	SQUARE FOOTAGE
A	1	16,451	A	15	12,955
A	2	12,750	A	16	11,972
A	3	12,750	A	17	12,750
A	4	12,750	A	18	12,750
A	5	12,750	A	19	12,750
A	6	12,750	A	20	12,750
A	7	12,750	A	21	12,750
A	8	12,750	A	22	12,750
A	9	12,750	A	23	12,750
A	10	12,750	A	24	12,750
A	11	12,750	A	25	12,750
A	12	12,750	A	26	12,750
A	13	11,961	A	27	12,750
A	14	12,912	A	28	16,818

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	40.00	25.00	25.74	90°40'50"	38.87	N45°34'53"E
C2	39.52	25.00	25.25	89°33'51"	35.53	S44°25'07"E
C3	21.06	25.00	11.21	48°19'05"	20.46	S65°34'32"E
C4	41.61	50.00	22.10	47°40'55"	40.42	S65°19'26"E
C5	78.52	50.00	49.98	89°58'37"	70.70	S45°20'28"W
C6	78.56	50.00	50.02	90°01'23"	70.72	N44°38'32"W
C7	42.05	50.00	22.36	48°11'01"	40.82	S66°14'05"W
C8	20.98	25.00	11.16	48°05'36"	20.37	N68°14'05"E

MINIMUM SETBACKS		
FRONT	REAR	SIDE
35'	40'	6'

REVISION LOG:  
NO. DATE REMARKS  
DRAWN/CHECKED BY:  
KLR  
FINAL PLAT FOR BIRCHWOOD ENTERPRISE, ALABAMA

PROFESSIONAL SEAL:

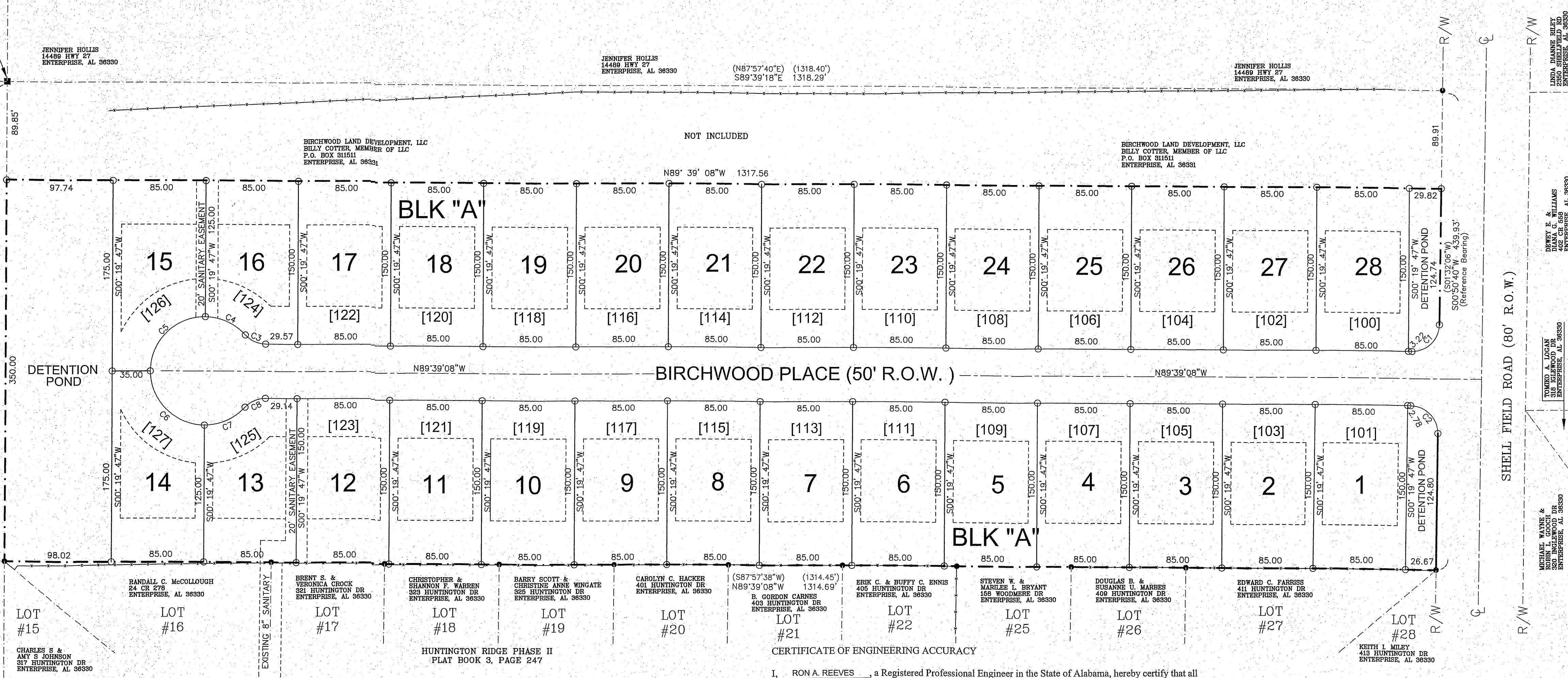


REEVES ENGINEERING & CONSTRUCTION, LLC  
Professional Consulting Engineers and Construction Services  
200 Grove Park Lane, Suite 680 - Dothan, Alabama 36305 • 334.677.5600

JOB NUMBER:  
DATE:  
SEPTEMBER 2018  
SHEET TITLE & NO.  
FINAL PLAT  
X-1  
1 OF 1

P.O.C./P.O.B.  
NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 5, T4N, R22E

- LEGEND
- IRON PIN FOUND (1/2" REBAR, CAP #0434) (UNLESS OTHERWISE NOTED)
  - IRON PIN SET (1/2" REBAR, CAP #CA1067-LS)
  - CONCRETE MONUMENT FOUND (4" x 4")
  - P.O.B. POINT OF BEGINNING
  - RAD RADIUS
  - CHD CHORD
  - ARC ARC LENGTH
  - CL CENTERLINE
  - MBL MINIMUM BUILDING LINE
  - (N87°57'40"E) PLAT BEARING
  - (1318.40') PLAT DISTANCE
  - [407] STREET ADDRESS
  - R/W RIGHT OF WAY
  - WOOD FENCE (UNLESS OTHERWISE NOTED)
  - CENTERLINE OF ROAD
  - MINIMUM BUILDING LINE
  - LOT LINES



CERTIFICATE OF FINAL APPROVAL  
Pursuant to the Enterprise Subdivision Regulations, this document was given approval by the Enterprise City Planning Commission at a meeting held on September 25, 2018. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of such Regulations.

Date of Execution: 11-14-2018  
Chairman: James C. Bant  
City Planning Commission

CERTIFICATE OF OWNER  
I, (We), the undersigned, owner(s) of the real estate shown and described herein, do hereby request to laid off, platted and subdivided said real estate in accordance with the attached Final Plat. I (we) further guarantee and warrant all improvements dedicated to the City for a period of one year from the date of approval by the Planning Commission of this Plat.

Date of Execution: 9-4-18  
Member of LLC: Norman Riley  
P.O. Box 311511, Enterprise, AL 36331

CERTIFICATE OF RECORDING  
This document, Number \_\_\_\_\_, filed for record \_\_\_\_\_, 20 \_\_\_\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

(Name) \_\_\_\_\_ Clerk \_\_\_\_\_

CERTIFICATE OF SURVEY ACCURACY  
I, Tamara M Bowdoin, Notary Public in and for the County of Coffee and State of Alabama, hereby certify that Norman Riley to me personally know as the owner(s) of the above real estate, appeared before me on the 4th day of September, 2018, and made the above oath.

Date: 9/4/18  
My Commission Expires: February 12, 2019  
Source of Title: \_\_\_\_\_ D.R. \_\_\_\_\_ Page \_\_\_\_\_

CERTIFICATE OF ENGINEERING ACCURACY  
I, RON A. REEVES, a Registered Professional Engineer in the State of Alabama, hereby certify that all improvements made on the land represented in this plat shall be in accordance with the Plans and Specifications approved by the City and are in compliance with the City of Enterprise Sub-Division Regulations.

Date: 9/4/18  
Name: Ron A. Reeves  
Registered Professional Engineer  
No.: 21625, Alabama

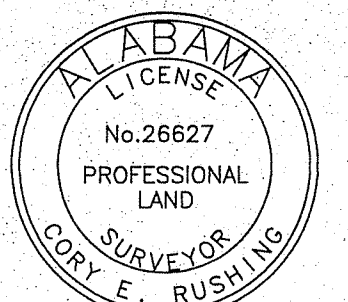
I have reviewed the representations made above and agree that improvements are in accordance with City regulations.

Date \_\_\_\_\_ City Engineer \_\_\_\_\_

CERTIFICATE OF SURVEY ACCURACY  
I, CORY E. RUSHING, a Professional Land Surveyor in the State of Alabama, hereby certify that this plat is a correct representation of the land subdivided and has been prepared in conformity with the current standards of practice in the State of Alabama and requirements of law; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the Enterprise Sub-Division Regulations regarding layout and lot size have been fully complied with.

Date of Execution: 9-4-18  
Cory E. Rushing  
Professional Land Surveyor  
No.: 26627 AL

LEGAL DESCRIPTION (AS SURVEYED)  
COMMENCE AT A 4X4 CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 22 EAST AND BEING THE POINT OF BEGINNING;  
FROM SAID POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE ABOVE MENTIONED FORTY S89°39'18"E A DISTANCE OF 1318.29 FEET TO A 1/2" REBAR ON THE WEST RIGHT OF WAY (R/W) LINE OF SHELLFIELD ROAD (80' R/W); THENCE ALONG SAID RIGHT OF WAY S00°50'40"W FOR A DISTANCE OF 439.93 FEET TO 1/2" REBAR; THENCE LEAVING SAID RIGHT OF WAY N89°39'08"W FOR A DISTANCE OF 1314.69 FEET TO A 1/2" REBAR ON THE WEST LINE OF THE ABOVE MENTIONED FORTY; THENCE N00°22'33"E FOR A DISTANCE OF 439.85 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS LYING IN AND BEING A PART OF THE SECTION 5, TOWNSHIP 4 NORTH, RANGE 22 EAST, SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND CONTAINING 13.297 ACRES, MORE OR LESS.



Recorded in Plat Book Pg 30-11/20/2018 01:49:28 PM  
Steven E. Blair, Probate Judge, Coffee County, AL