

CERTIFICATE OF APPROVAL
BY THE SMITHS WATER & SEWER AUTHORITY
 THE UNDERSIGNED, AS AUTHORIZED BY THE SMITHS WATER & SEWER AUTHORITY HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA.

AUTHORIZED SIGNATURE _____ DATE _____

CERTIFICATE OF LEE COUNTY HEALTH DEPARTMENT
 THESE PARCELS MEET THE APPROVAL OF THE LEE COUNTY HEALTH DEPARTMENT SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AND/OR LOT DELETIONS ON FILE WITH THE SAID HEALTH DEPARTMENT, WHICH CONDITIONS ARE MADE A PART OF THIS APPROVAL, AS IF SET OUT HEREON.
 THESE PARCELS ARE TO BE SERVED BY A GROUND ABSORPTION SYSTEM. OWNER SHALL CONTACT THE LEE COUNTY HEALTH DEPARTMENT BEFORE ANY CONSTRUCTION COMMENCES.

DATE OF EXECUTION _____ SANITATION OFFICER _____

SMITHS STATION PLANNING COMMISSION
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF LEE COUNTY, AND THAT IT HAS BEEN APPROVED BY THE SMITHS STATION PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

CHAIRMAN, CITY OF SMITHS STATION PLANNING COMMISSION _____ DATE _____

LEE COUNTY ENGINEER _____ DATE _____

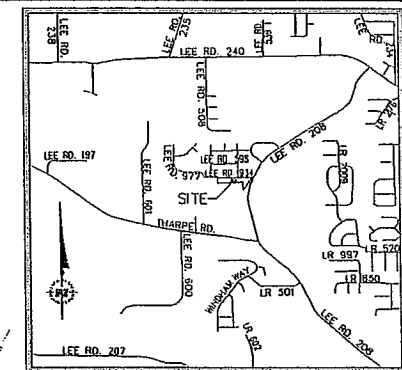
CERTIFICATE OF APPROVAL
BY THE LEE COUNTY COMMISSION
 THE WITHIN PLAT OF COFFIELD COVE, LOCATED IN LEE COUNTY, ALABAMA, IS HEREBY APPROVED BY THE COUNTY COMMISSION OF LEE COUNTY, ALABAMA.

AUTHORIZED SIGNATURE _____ DATE _____

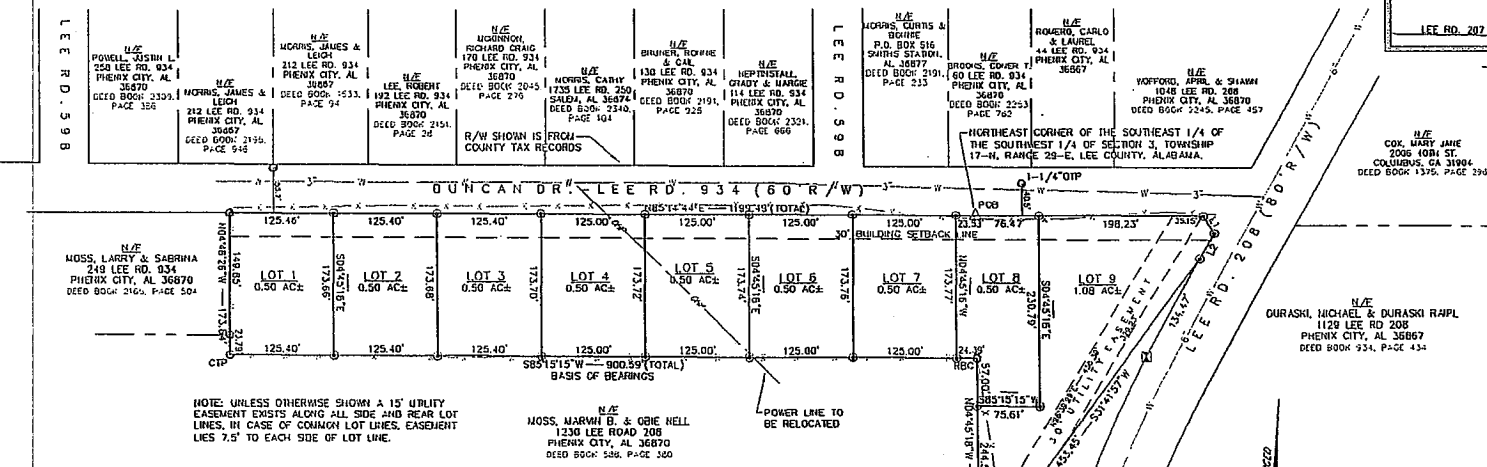
CERTIFICATE OF LEE COUNTY ENGINEER
 THIS PLAT HAS BEEN APPROVED BY THE LEE COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

DATE OF EXECUTION _____ LEE COUNTY ENGINEER _____

FLOOD CERTIFICATION
 THIS PROPERTY IS LOCATED IN ZONE C, THEREFORE IS NOT PRONE TO FLOODING AS PER THE FLOOD INSURANCE RATE MAP OF LEE COUNTY, ALABAMA, COMMUNITY MAP PANEL #010250 0400 C, EFFECTIVE DATE: SEPTEMBER 16, 1981.



VICINITY MAP
 NOT TO SCALE



LINE	LENGTH	BEARING
L1	25.46'	S25°22'00\"
L2	38.10'	S24°01'17\"

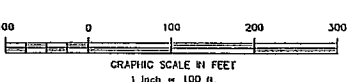
- NOTES**
- 1) THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
 - 2) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 3) BASIS OF BEARINGS PER REFERENCE #1.
 - 4) SECTION 16 PER REFERENCE #1.
 - 5) ALL PROPERTY CORNERS FOUND ARE 1" CRUMPLED TOP PIPE UNLESS OTHERWISE SHOWN.
 - 6) SUBJECT PROPERTY IS OUTSIDE OF SMITHS STATION CITY LIMITS BUT WITHIN THE PLANNING JURISDICTION.
 - 7) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 NEW PROPERTIES, LLC, CERTIFIED OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, DOES HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT.
 (AGENT) OWNER: JASON HEWSCOE DATE _____

I, _____, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING STATEMENT AND TO ME PERSONALLY KNOWN, APPEARED BEFORE ME AND MADE THE ABOVE OATH.
 DATE OF EXECUTION _____ NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

- REFERENCES**
- 1) DEED BOOK 2332 PAGE 692.
 - 2) A SURVEY MAP BY RONALD C. DAMS, PLS.# 16682, TILED MORTGAGE SURVEY, DATED 07/12/2002.
 - 3) DEED BOOK 2346, PAGE 786.
 - 4) PLAT BOOK 10, PAGE 186.



LOCAL UTILITIES

POWER: ALABAMA POWER 9 STAFFORD ROAD PHENIX CITY, AL 36870 1-800-245-3344

TELEPHONE: AT&T 50011 RAILROAD STREET PHENIX CITY, AL 36857 (888)757-6500

WATER: SMITHS WATER & SEWER AUTHORITY 2818 LEE RD 243 SMITHS, AL 36677 (334)298-6358

CABLE: CABLE TV OF EAST ALABAMA 2400 SPORTSMAN DRIVE PHENIX CITY, AL 36667

PROJECT DEVELOPMENT DETAILS

- * TOTAL ACRES: 5.07 ACRES±
- * TOTAL NUMBER OF LOTS: 9
- * SMALLEST LOT SIZE: 0.50 ACRES±
- * PROPERTY ZONED: NOT ZONED

- LEGEND**
- ☒ CONCRETE MONUMENT
 - IRON PIN FOUND
 - IRON PIN SET (1/2" REBAR & CAP)
 - OPEN TOP PIPE
 - 3/4" CRUMPLED TOP PIPE
 - 1/2" REBAR & CAP (DOWNS)
 - OVERHEAD POWER
 - FENCE LINE (HOG & BARBED WIRE)
 - WATER LINE
 - BSL BUILDING SETBACK LINE
 - POB POINT OF BEGINNING
 - R/W RIGHT OF WAY
 - FIRE HYDRANT
 - CALCULATED POINT
 - ASPHALT PAVING

CERTIFICATE OF PROFESSIONAL ENGINEER
 I, JAMES S. MCGILL, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF ALABAMA, LICENSE NUMBER 11733, DO HEREBY CERTIFY THAT THE DRAINAGE SYSTEM FOR COFFIELD COVE SUBDIVISION HAVE BEEN DESIGNED UNDER MY SUPERVISION.

I FURTHER CERTIFY THAT THE DRAINAGE SYSTEM HAS BEEN DESIGNED TO MEET THE 2009 YEAR STORM CRITERIA. THIS DESIGN MEETS THE REQUIREMENTS OF THE LEE COUNTY SUBDIVISION REGULATOR FOR STORMWATER DETENTION.

JAMES S. MCGILL, P.E. 11733
 MCGIBRE-MCGILL, LLC DATE _____

I, DAVID NATHAN MCGIBRE, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ALABAMA, HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT RECORD OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL PARTS OF THIS SURVEY AND PLAT HAVE BEEN COMPLETED IN GENERAL ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

D. NATHAN MCGIBRE
 AL LICENSE NO. 23345 DATE _____

McBride-McGill, LLC.
 Engineering & Surveying
 2305 Craven Road, Phenix City, AL 36867
 Office: (334) 298-5717 Fax: (334) 298-5486
 E-mail: cmc@mcbride-mcgill.com
 Web: http://www.McBride-McGill.com

REV	REVISION DESCRIPTION	DATE
1	ADDRESSED CO. ENGINEER NOTES	4/29/2009

DATE OF FIELD SURVEY: 3/18/2009
 JOB NO: 1047-09 DRAWN BY: BSH

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF MCGIBRE-MCGILL, LLC.

FINAL PLAT
COFFIELD COVE
 LYING IN THE SOUTH HALF OF SECTION 3, TOWNSHIP-17-NORTH, RANGE-29-EAST, LEE COUNTY, ALABAMA
 PREPARED FOR OWNER:
NEW PROPERTIES, LLC
 931b-N NORTH HIGHWAY ROAD IN TOWNSHIP-17-N, 36859

DATE: 5/5/2009
 SCALE: 1" = 100'
 SHEET NO: 1 OF 1