

A FINAL PLAT OF
THE COVE ON MAIN
SUBDIVISION

CITY OF HEADLAND, HENRY COUNTY, ALABAMA

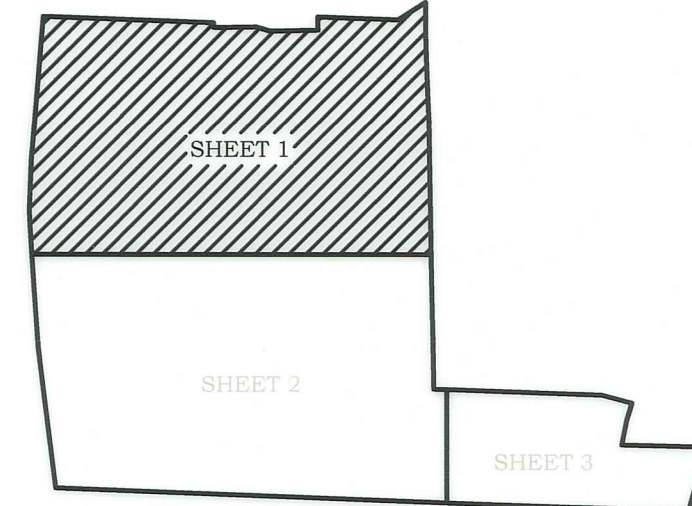
LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND
THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH,
RANGE 27 EAST AND CONTAINING 58.68± ACRES.

ZONING DISTRICT: R-1.2

MAY 28, 2024

OWNER
ALFRED SALIBA CORPORATION
410 N. SHADY LANE
DOTHAN, AL 36303

Henry County, AL
Judge David Honey
Filed/ent: 6/5/2024 3:05:03 PM
Total: \$33.00
3 Pages
Type: PLAT Book: 3 Page: 63
Inst Num: 200086895



T.B.M. #1
TOP OF SANITARY SEWER MANHOLE AT THE
INTERSECTION OF ROAD "B" WITH ROAD "C"
N: 305246.01
E: 805733.96
TOP ELEV: 379.45

T.B.M. #5
TOP OF SANITARY SEWER MANHOLE AT THE
INTERSECTION OF ROAD "D" WITH ROAD "C"
N: 305694.23
E: 805727.08
TOP ELEV: 377.53

ZONING DISTRICT: R-1.2
AREA AND DIMENSIONAL REGULATIONS
MINIMUM YARD SETBACKS
FRONT: 25 FT
SECONDARY FRONT: 20 FT
SIDE: 8 FT
REAR: 30 FT
MINIMUM LOT WIDTH: 65 FT
MAXIMUM LOT COVERAGE: 35 %
MINIMUM LOT AREA: 12,000 SQ FT
MAXIMUM BUILDING HEIGHT: 2.5 STORIES

PROJECT No.
20-2102

DATE: MAY, 2024
SCALE: 1"=60'

DRAWN BY:
C. TYO

APPROVED BY:
S. STRICKLAND

REVISIONS:

A FINAL PLAT OF
THE COVE ON MAIN SUBDIVISION
CITY OF HEADLAND
HENRY COUNTY, ALABAMA

NORTHSTAR
ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH.
CA-1899E, CA-0621LS

FL CERT. OF AUTH.
26312-E, 7858-S

GA CERT. OF AUTH.
003129, LSF001156

MS CERT. OF AUTH.
E-00001825

SHEET 1
OF 3

- LEGEND**
- EP (●) EXISTING IRON PIN
 - SIP (●) SET IRON PIN
 - SCM (■) SET CONCRETE MONUMENT
 - PROPERTY LINE
 - DEDICATED EASEMENT LINE
 - MINIMUM FRONT BUILDING LINE
 - CENTERLINE OF ROAD
 - FORTY LINE
 - MATCH LINE
 - ZONING LINE

- ABBREVIATIONS**
- CA---CERTIFICATE OF AUTHORIZATION
 - CH---CHORD BEARING
 - CL---CHORD DISTANCE
 - E---EAST
 - ELEV---ELEVATION
 - F.F.---FINISHED FLOOR ELEVATION
 - FT---FEET
 - L---ARC LENGTH
 - LS---LAND SURVEYOR
 - N---NORTH
 - N/F---NOW OR FORMERLY KNOWN AS
 - PB---PLAT BOOK
 - PG---PAGE
 - R---RANGE/RADIUS
 - R/W---RIGHT OF WAY
 - S---SOUTH
 - T---TOWNSHIP
 - W---WEST
 - DEGREES
 - '---MINUTES, FEET
 - "---SECONDS, INCHES
 - Δ---DELTA ANGLE

- UTILITY/SANITARY SEWER EASEMENT
- PRIVATE DRAINAGE EASEMENT

- SURVEYOR'S NOTES:**
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR APPROVAL FROM THIS SURVEYOR.
 - ALL MEASUREMENTS WERE MADE ACCORDING TO THE UNITED STATES SURVEY FOOT.
 - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN OR NOTED.
 - SOURCE OF INFORMATION: EXISTING DEEDS AS RETRIEVED; PREVIOUS SURVEYS; PLAT OF SOUTHWEST SUBDIVISION (PB:1, PG:115); PLAT OF WILLOW OAKS SUBDIVISION (PB:2, PG:2); EXISTING MONUMENTATION.
 - UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE APPARENT FROM A CASUAL ABOVE GROUND INSPECTION OF PREMISES ARE SHOWN.
 - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN OR NOTED.
 - EXISTING IRON PINS (EP) ARE AS LABELED. SET IRON PINS (SIP) ARE #4 REBAR 24" LONG WITH YELLOW CAP STAMPED CA 0621LS. SET CONCRETE MONUMENTS (SCM) ARE 4"x4"x24" LONG WITH YELLOW CAP STAMPED CA0621LS.
 - THE OWNER/DEVELOPER IS RESPONSIBLE FOR RELOCATING ANY UTILITY FACILITIES (WATER SERVICES, FIRE HYDRANTS, STREET LIGHTS, UTILITY POLES, TELEPHONE BOXES, ETC.) THAT MAY INTERFERE OR REQUIRE RELOCATING DUE TO THIS DEVELOPMENT.
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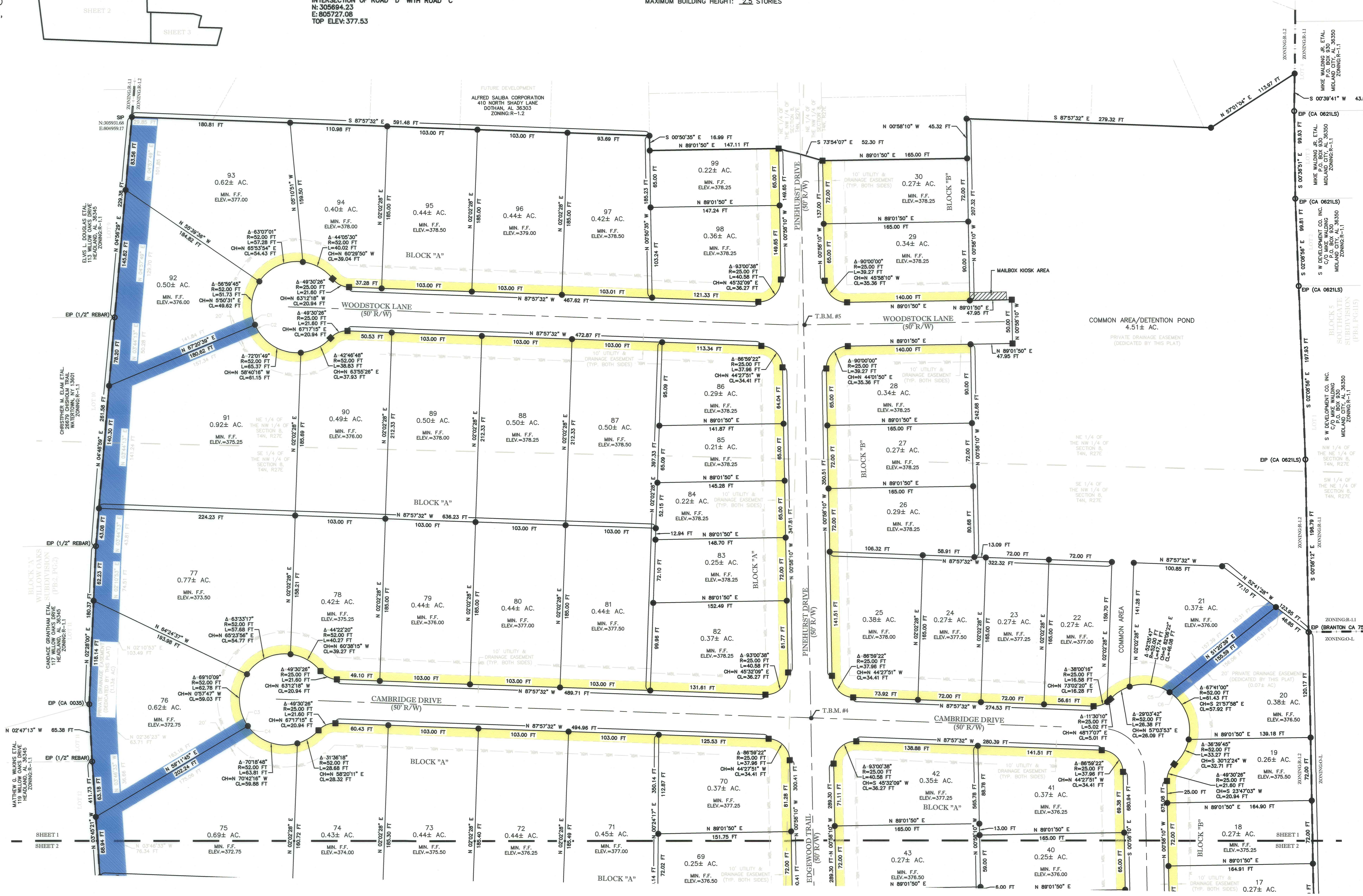
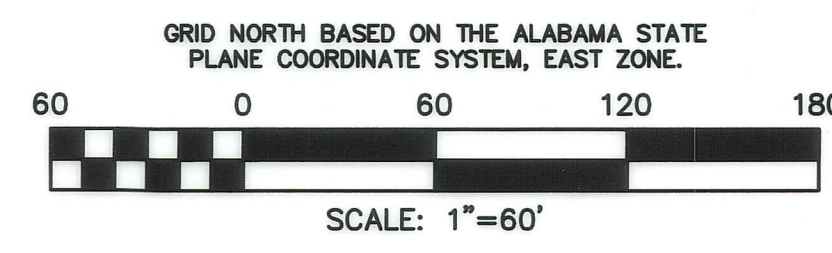
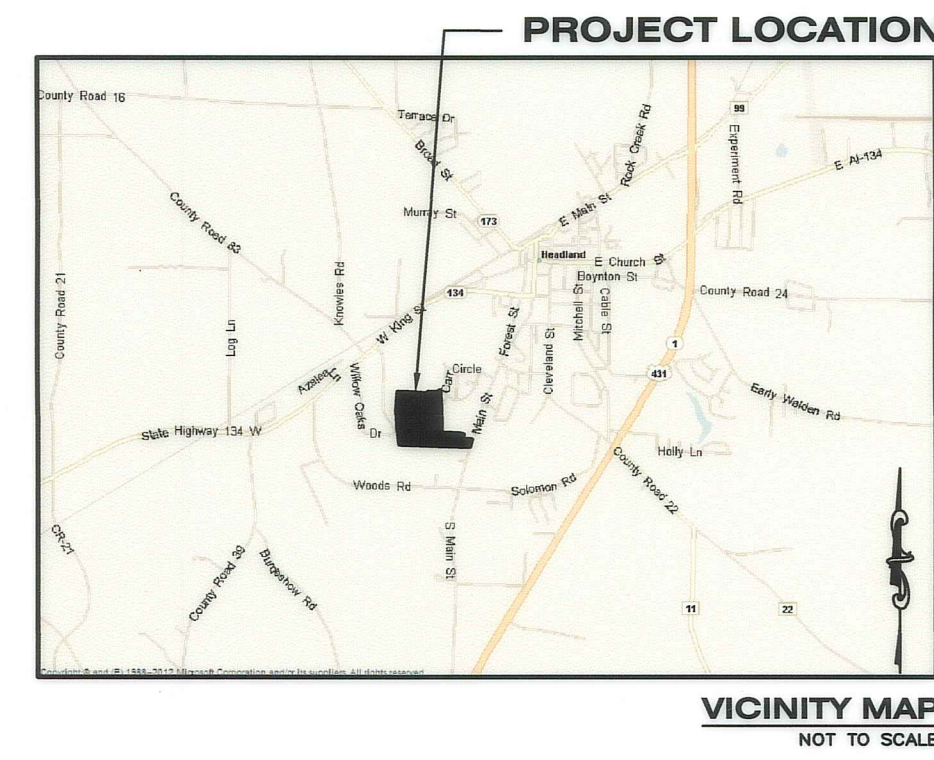
"I HEREBY STATE THAT ALL PARTS OF THIS BOUNDARY SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

Steve Strickland
Alabama Reg. No. 29100-5

MAY 28, 2024
Date

EASEMENT CURVE TABLE

CURVE #	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11°05'38"	52.00 FT	10.07 FT	N 17°06'32" W	10.05 FT
C2	11°04'52"	52.00 FT	10.06 FT	N 28°11'47" W	10.04 FT
C3	11°05'22"	52.00 FT	10.06 FT	N 30°00'11" W	10.05 FT
C4	11°09'49"	52.00 FT	10.13 FT	N 41°07'46" W	10.12 FT
C5	12°02'42"	52.00 FT	10.93 FT	N 61°49'50" W	10.91 FT
C6	11°13'48"	52.00 FT	10.19 FT	N 50°11'35" W	10.18 FT



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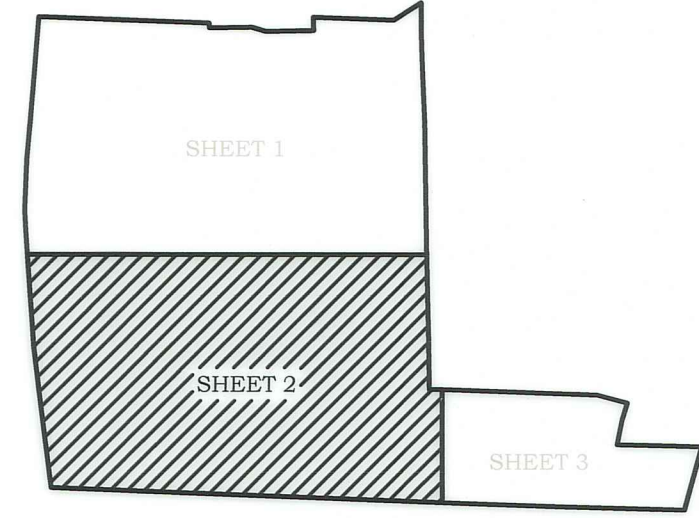
CITY OF HEADLAND, HENRY COUNTY, ALABAMA

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RANGE 27 EAST AND CONTAINING 58.68± ACRES.

ZONING DISTRICT: R-1.2

MAY 28, 2024

OWNER
ALFRED SALIBA CORPORATION
410 N. SHADY LANE
DOTHAN, AL 36303



T.B.M. #2
TOP OF SANITARY SEWER MANHOLE IN THE
CUL-DE-SAC AT THE END OF ROAD "A"
N: 304471.95
E: 805542.65
TOP ELEV: 364.23

T.B.M. #3
TOP OF SANITARY SEWER MANHOLE IN THE
KNUCKLE OF ROAD "C"
N: 304845.35
E: 805736.94
TOP ELEV: 373.39

ZONING DISTRICT: R-1.2
AREA AND DIMENSIONAL REGULATIONS
MINIMUM YARD SETBACKS
FRONT: 25 FT
SECONDARY FRONT: 20 FT
REAR: 30 FT
SIDE: 5 FT
MINIMUM LOT WIDTH: 65 FT
MAXIMUM LOT COVERAGE: 35 %
MINIMUM LOT AREA: 12,000 SQ FT
MAXIMUM BUILDING HEIGHT: 2.5 STORIES

PROJECT No.
20-2102

DATE: MAY, 2024
SCALE: 1"=60'

DRAWN BY:
C. TYO

APPROVED BY:
S. STRICKLAND

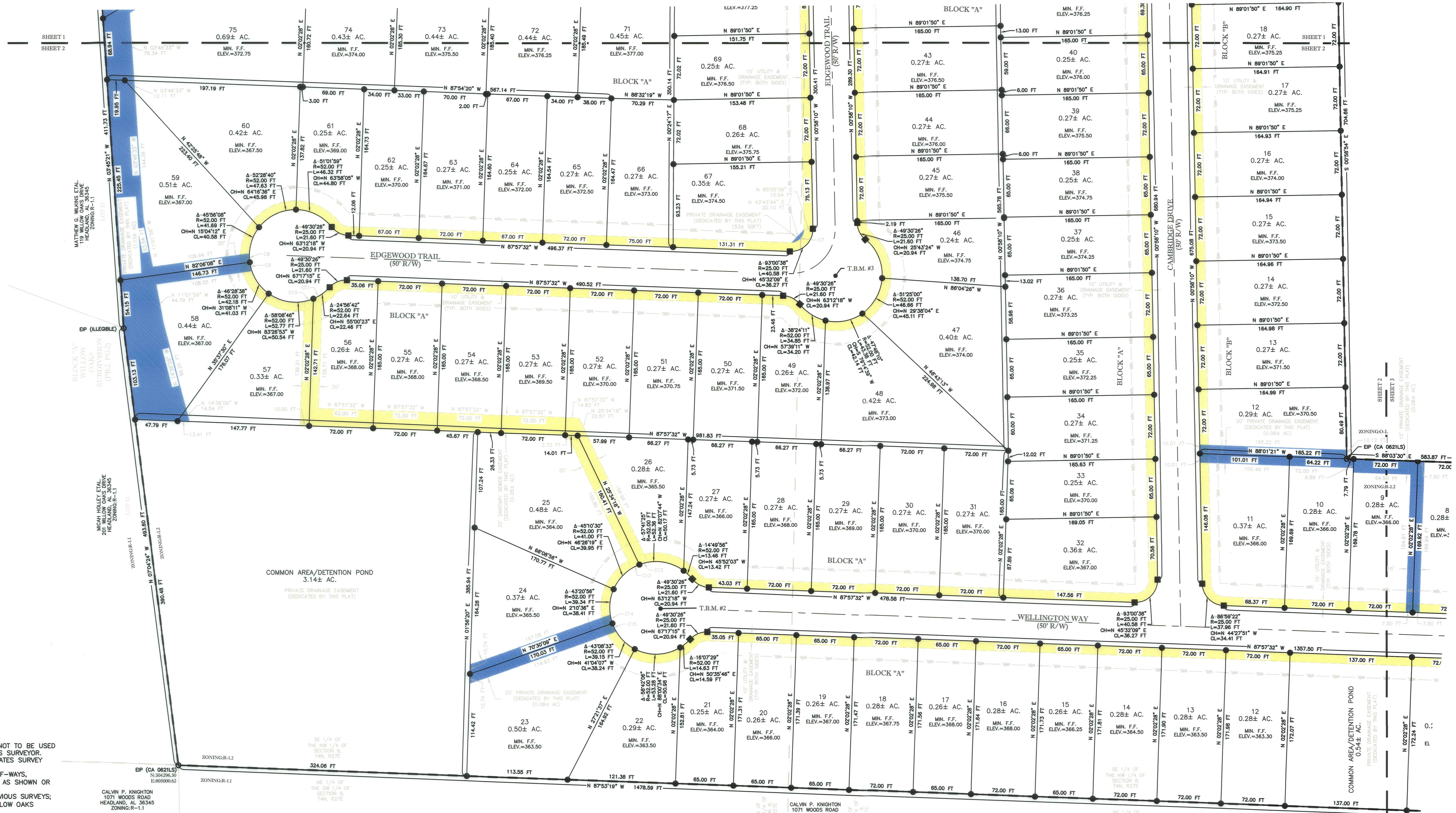
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SHEET 2
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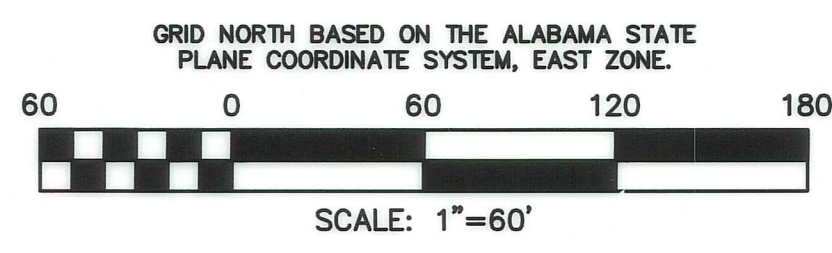
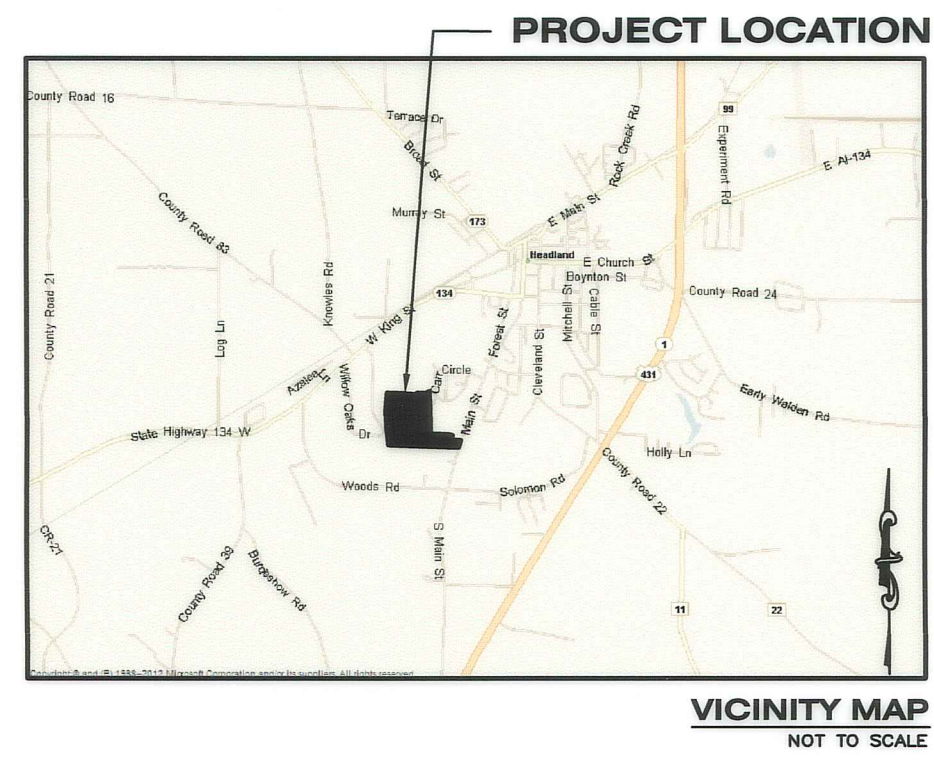
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EASEMENT CURVE TABLE

CURVE #	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	84°07'05"	15.00 FT	22.02 FT	N 43°43'44" E	20.10 FT
C8	11°05'15"	52.00 FT	10.06 FT	N 02°21'15" W	10.05 FT
C9	11°05'15"	52.00 FT	10.06 FT	N 13°26'30" W	10.05 FT
C10	11°39'18"	52.00 FT	10.56 FT	N 73°18'23" E	10.56 FT
C11	12°52'55"	52.00 FT	11.89 FT	N 61°02'17" E	11.67 FT
C12	11°12'48"	52.00 FT	10.18 FT	N 74°37'58" E	10.16 FT
C13	11°02'13"	52.00 FT	10.02 FT	N 63°30'27" E	10.00 FT
C14	11°05'11"	52.00 FT	10.06 FT	N 13°51'23" W	10.05 FT
C15	11°05'13"	52.00 FT	10.06 FT	N 25°02'29" W	10.05 FT



"I HEREBY STATE THAT ALL PARTS OF THIS BOUNDARY 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."

Steve Strickland
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LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND
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ZONING DISTRICT: R-1.2

MAY 28, 2024

OWNER
ALFRED SALIBA CORPORATION
410 N. SHADY LANE
DOTHAN, AL 36303

CERTIFICATE OF SURVEY

The Undersigned Steve Strickland, Registered Land Surveyor, State of Alabama, and Brandon Price, as Managing Member hereby certify that this plat or map was made pursuant to a survey made by said surveyor and this said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map, prepared in accordance with the Standard of Practice for Surveying in the State of Alabama, latest edition, as published by the Alabama Society of Professional Land Surveyors, of lands shown therein and known as The Cove on Main Subdivision, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys 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 relation of the lands to Willow Oaks Subdivision; and that iron pins and concrete monuments have been installed at all lot corners and curve points as shown and designated by small closed circles and squares, respectively, on said plat or map. Said owner also certifies that he is the owner of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the following mortgagee(s):

No. 29101
PROFESSIONAL
Steve Strickland
AL Reg. L.S. #29100-S

Date 5-28-2024

Brandon Price - Managing Member
Alfred Saliba Corporation

Date 5/28/2024

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA
HENRY COUNTY
I, Shirley Proter, as Notary Public in and for said County and State, do hereby certify that Steve Strickland, whose name is signed to the foregoing certificate as a surveyor, and Brandon Price, whose name is signed to the same as Managing Member, all of whom are known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, the executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

Given under my hand and seal this 28th day of May, 2024.

Shirley Proter
Notary Public (seal)

CERTIFICATION BY PROJECT ENGINEER

I, E. Lee Brown, a licensed Professional Engineer in the State of Alabama, license number 19822, hereby certify that I have designed the within improvements in conformity with applicable regulations and requirements, including the Headland Subdivision Regulations, City Specifications, and conditions required by the Commission, and with the principles of good engineering practice. I further certify that to the best of my knowledge, the public improvements indicated for this Subdivision have been completed as required (construction of improvements, if not complete at the time of this certification, are guaranteed by a surety approved by the City of Headland).

Dated June 4

E. Lee Brown
Project Engineer

CERTIFICATE OF APPROVAL BY SUBDIVISION OFFICIAL

Having reviewed this plat and found that the proposed improvements are in conformance with all applicable regulations, including the Headland Subdivision Regulations, City Specifications, and as conditioned by the Headland Planning Commission, I, Alley W. Stewart, as Subdivision Official, recommend approval and acceptance by said Commission, this 27th day of May, 2024.

Alley W. Stewart
Subdivision Official

CERTIFICATE OF APPROVAL BY COMMISSION

Having reviewed this plat, and considered the recommendations of the Subdivision Official, the Planning Commission hereby by majority vote, (accepts the plat for recording by the Probate Judge) and recommends the City Council accept the dedications shown thereon, this the 28th day of May, 2024.

Chairman

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL

BE IT RESOLVED, by the Headland City Council that the assent of the body be, and the same hereby is, given to the dedication of the streets, alleys, public grounds and other improvements as shown on plot or map of The Cove on Main Subdivision, which said plot or map is certified to have been made by Steve Strickland as surveyor, at the instance of Brandon Price as Managing Member, and recommended by the Planning Commission and said plot or map being further identified by a recital of the approval of the City Council signed by Alley W. Stewart, City Clerk, this the day of May, 2024.

CERTIFICATE OF APPROVAL OF STREET NAMES

The undersigned, as authorized by the Henry County E-911 Agency, hereby approves the road names as depicted on the within plat and hereby approves the within plat for the recording of same in the Office of the Probate Judge of Henry County, Alabama, this the 28th day of May, 2024.

Authorized Signature

T.B.M.#1
TOP OF SANITARY SEWER MANHOLE ON ROAD "A"
BETWEEN LOT 10, BLOCK "A" & LOT 7, BLOCK "B"
N: 304439.24
E: 806507.32
TOP ELEV: 364.93

ZONING DISTRICT: R-1.2
AREA AND DIMENSIONAL REGULATIONS
MINIMUM YARD SETBACKS
FRONT: 25 FT
SECONDARY FRONT: 20 FT
REAR: 30 FT
SIDE: 8 FT
MINIMUM LOT WIDTH: 65 FT
MAXIMUM LOT COVERAGE: 35 %
MINIMUM LOT AREA: 12,000 SQ FT
MAXIMUM BUILDING HEIGHT: 2.5 STORIES

NOTE:
THE CITY OF HEADLAND WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION POND OR ASSOCIATED EASEMENT AREAS. THESE AREAS SHALL BE MAINTAINED BY THE H.O.A. OR THE SUBDIVISION DEVELOPER.

NOTE:
THE CITY OF HEADLAND SHALL NOT BE RESPONSIBLE FOR THE UPKEEP/MAINTENANCE OF THE MAIN ENTRANCE SIGNAGE.

NOTE:
THE CITY OF HEADLAND SHALL NOT BE RESPONSIBLE FOR ANY SURFACE MAINTENANCE WITHIN THE SUBDIVISION.

NOTE:
STRUCTURES ARE PROHIBITED FROM BEING ON EASEMENTS AND ACCESS TO EASEMENTS SHALL NOT BE RESTRICTED BY UNGATED FENCES.

PROJECT No.

20-2102

DATE: MAY, 2024

SCALE: 1"=60'

DRAWN BY:

C. TYO

APPROVED BY:

S. STRICKLAND

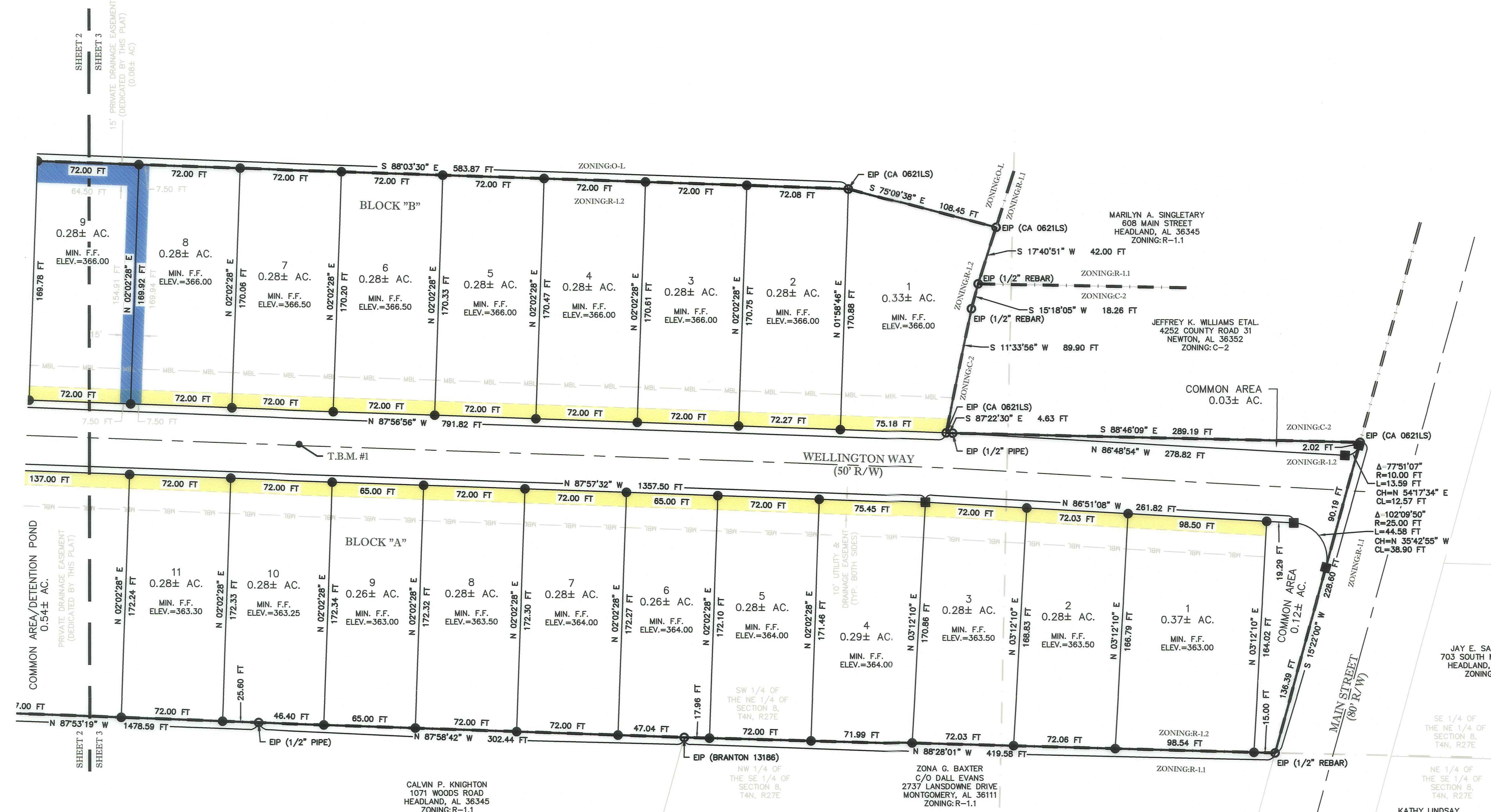
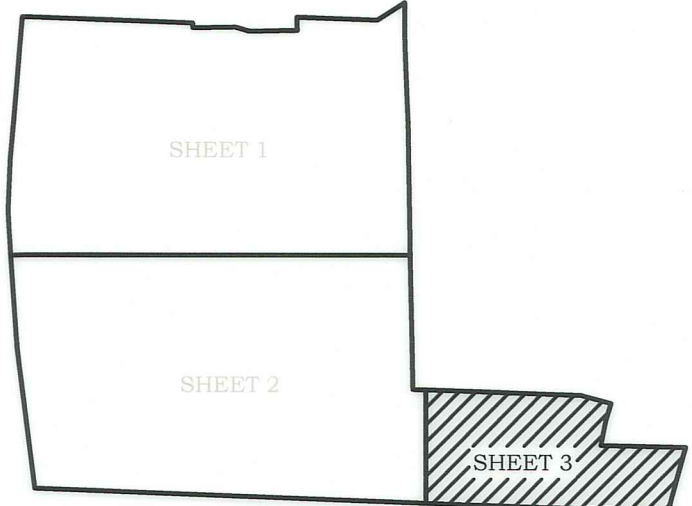
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SHEET 3
OF 3



NOTE:
(CLUSTER-STYLE MAILBOX KIOSKS)
THE CITY OF HEADLAND SHALL HAVE NO RESPONSIBILITY, LIABILITY, OR OBLIGATION AS IT RELATES TO THE KIOSK AND ASSOCIATED IMPROVEMENTS. THE APPLICABLE HOMEOWNERS ASSOCIATION, IF ORGANIZED AND EXISTS, OR IF NOT, THE LOT OWNERS, JOINTLY AND SEVERALLY, SHALL HAVE SUCH RESPONSIBILITIES AND RELATED OBLIGATIONS.

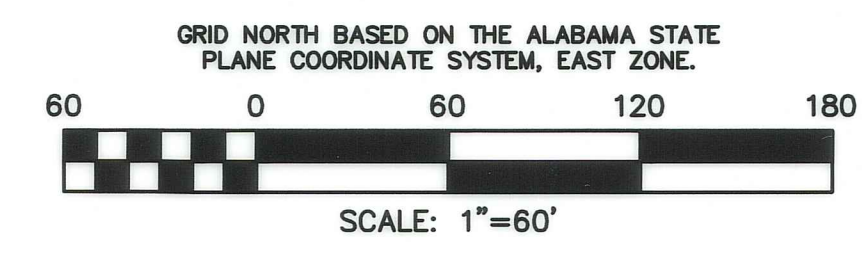
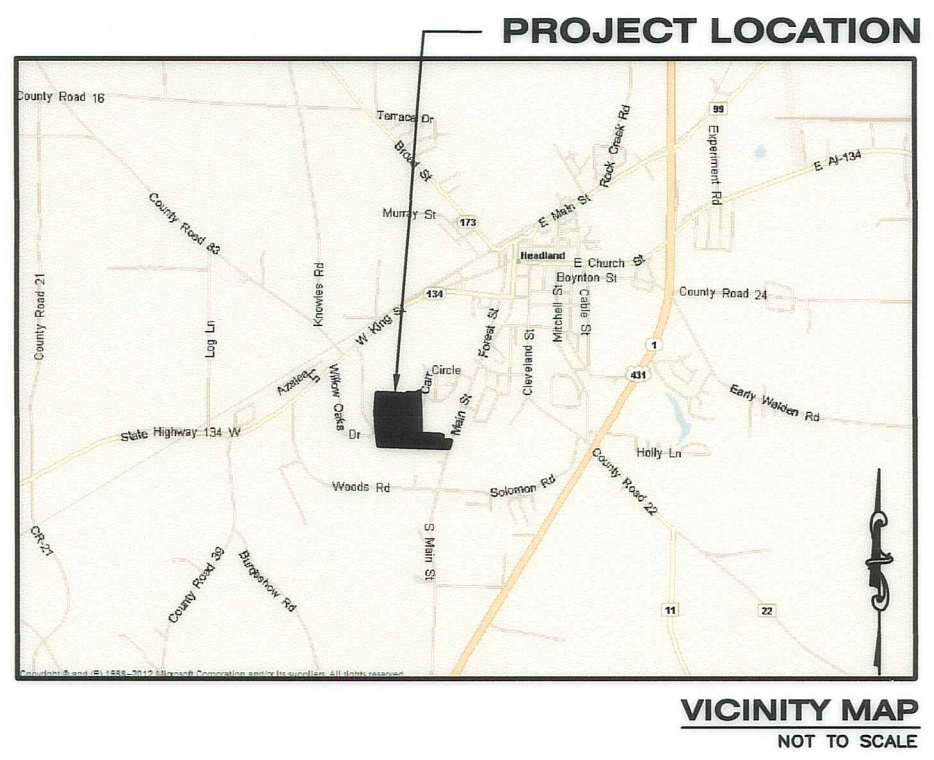
NOTE:
(DETENTION/RETENTION POND(S)/LAKE(S) OR GREEN SPACE (COMMON AREAS))
ALFRED SALIBA CORPORATION, THEIR SUCCESSORS AND ASSIGNS, AND ALL LOT INTEREST HOLDERS AND OWNERS OF ANY LOT OR PARCEL OF PROPERTY IN THE COVE ON MAIN SUBDIVISION, THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSOR AND ASSIGNS, SHALL ALL JOINTLY AND SEVERALLY, HAVE THE FULL AND COMPLETE RESPONSIBILITY FOR ALL MATTERS, INCLUDING BUT NOT LIMITED TO: MAINTENANCE AND REPAIR, CONCERNING THE POND(S)/LAKE(S), ANY DETENTION/RETENTION POND(S), AND ANY GREEN SPACE (COMMON AREAS), WHETHER SHOWN ON, ASSOCIATED WITH, OR RELATED TO THE FINAL PLAT OF THE COVE ON MAIN SUBDIVISION, ALONG WITH THE FULL AND COMPLETE RESPONSIBILITY FOR ANY DAMS AND STORM DRAINAGE STRUCTURES ASSOCIATED WITH ALL POND(S)/LAKE(S), DETENTION/RETENTION POND(S), AND GREEN SPACE (COMMON AREAS). IT IS SPECIFICALLY NOTED THAT THE CITY OF HEADLAND SHALL HAVE NO RESPONSIBILITY, LIABILITY, OR OBLIGATION AS TO ALL MATTERS STATED ABOVE IN THIS PARAGRAPH. FURTHER, AND WITHOUT LIMITING THE SCOPE OF THE PRECEDING SENTENCE, IN NO WAY SHALL ANY SAID POND(S)/LAKE(S), DETENTION/RETENTION POND(S)/LAKE(S), OR GREEN SPACE (COMMON AREAS) BE DEEMED IN PART OR IN WHOLE A CITY-OWNED, DEDICATED, OR MAINTAINED STORM WATER FACILITY, SYSTEM, OR OTHER IMPROVEMENT ANY STORM WATER DRAINAGE EASEMENT, PIPING, OR OTHER IMPROVEMENT THAT THE CITY MAY ACCEPT FOR MAINTENANCE RELATED TO THIS FINAL PLAT OF THE COVE ON MAIN SUBDIVISION (FOR EXAMPLE ONLY, THE STORM WATER STRUCTURES AND PIPING RELATED TO CITY-MAINTAINED STREETS), SHALL NOT INCLUDE ANY POND(S)/LAKE(S), DETENTION/RETENTION POND(S), OR GREEN SPACE (COMMON AREAS). IN CONSIDERATION OF THE RECOMMENDATIONS OF THE CITY'S PERSONNEL AND CONSULTING ENGINEER THAT THIS FINAL PLAT BE APPROVED BY THE PLANNING COMMISSION AS SUBMITTED, AND IN EXCHANGE FOR OTHER GOOD AND VALUABLE CONSIDERATION THE SUFFICIENCY OF WHICH IS ACKNOWLEDGED, ALFRED SALIBA CORPORATION AND THE LOT OWNERS/INTEREST HOLDER OF ANY LOT OR PARCEL IN THE SUBDIVISION, AND ALL OF THE AFORESAID ENTITIES' AND INDIVIDUALS' RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, AGREE TO HOLD THE CITY OF HEADLAND AND ITS EMPLOYEES, OFFICES AND CONSULTING ENGINEER HARMLESS RELATED TO ANY CLAIM OR CONTENTION THAT THE ONCE ACCEPTED FOR MAINTENANCE BY THE CITY AS TO ANY STORM WATER DRAINAGE EASEMENT, STRUCTURE OR IMPROVEMENT (WHICH IN NO EVENT SHALL BE ANY POND(S)/LAKE(S), DETENTION/RETENTION POND(S), OR GREEN SPACE (COMMON AREA), THAT SAID EASEMENT, STRUCTURE OR IMPROVEMENT OVER-BURDENS OR CONTRIBUTES IN ANY MANNER TO ANY DAMAGE DONE TO ANY POND(S)/LAKE(S), DETENTION/RETENTION POND(S), OR GREEN SPACE (COMMON AREA) WHETHER SHOWN ON, ASSOCIATED WITH, OR RELATED TO THE FINAL PLAT OF THE COVE ON MAIN SUBDIVISION.

SURVEYOR'S NOTES:

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- SOURCE OF INFORMATION: EXISTING DEEDS AS RETRIEVED; PREVIOUS SURVEYS; PLAT OF SOUTHGATE SUBDIVISION (PB-1, PG-115); PLAT OF WILLOW OAKS SUBDIVISION (PB-2, PG-2); EXISTING MONUMENTATION.
- UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE APPARENT FROM A CASUAL ABOVE GROUND INSPECTION OF PREMISES ARE SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN OR NOTED.
- EXISTING IRON PINS (EIP) ARE AS LABELED. SET IRON PINS (SIP) ARE #4 REBAR 24" LONG WITH YELLOW CAP STAMPED CA 0621LS. SET CONCRETE MONUMENTS (SCM) ARE 4"x4"x24" LONG WITH YELLOW CAP STAMPED CA0621LS.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR RELOCATING ANY UTILITY FACILITIES (WATER SERVICES, FIRE HYDRANTS, STREET LIGHTS, UTILITY POLES, TELEPHONE BOXES, ETC.) THAT MAY INTERFERE OR REQUIRE RELOCATING DUE TO THIS DEVELOPMENT.
- CITY OF HEADLAND WATER AND SEWER SERVICES WILL BE PROVIDED.
- BUILDING LINES SHALL BE VERIFIED WITH THE CITY OF HEADLAND PLANNING AND ZONING DEPARTMENT.

- LEGEND
- EIP ○ EXISTING IRON PIN
 - SIP ● SET IRON PIN
 - SCM ■ SET CONCRETE MONUMENT
 - PROPERTY LINE
 - DEDICATED EASEMENT LINE
 - MINIMUM FRONT BUILDING LINE
 - CENTERLINE OF ROAD
 - FORTY LINE
 - MATCH LINE
 - ZONING LINE

- ABBREVIATIONS
- CA---CERTIFICATE OF AUTHORIZATION
 - CH---CHORD BEARING
 - CL---CHORD DISTANCE
 - E---EAST
 - ELEV---ELEVATION
 - F.F.---FINISHED FLOOR ELEVATION
 - FT---FEET
 - L---ARC LENGTH
 - LS---LAND SURVEYOR
 - N---NORTH
 - N/F---NOW OR FORMERLY KNOWN AS
 - PB---PLAT BOOK
 - PG---PAGE
 - R---RANGE/RADIUS
 - R/W---RIGHT OF WAY
 - S---SOUTH
 - T---TOWNSHIP
 - W---WEST
 - DEGREES
 - MINUTES, FEET
 - SECONDS, INCHES
 - Δ---DELTA ANGLE



VICINITY MAP
NOT TO SCALE

GRID NORTH BASED ON THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

SCALE: 1"=60'