

# A FINAL PLAT FOR THE OAKS ON MAIN CITY OF HEADLAND, HENRY COUNTY, ALABAMA

LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 27 EAST AND IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 27 EAST CONTAINING 14.26± ACRES.

FLOOD ZONE "X" UNSHADED, ZONE "A"  
JULY 29, 2019  
ZONE: R-2

OWNER  
ALFRED SALIBA CORPORATION  
410 SHADY LANE  
DOTHAN, AL 36303

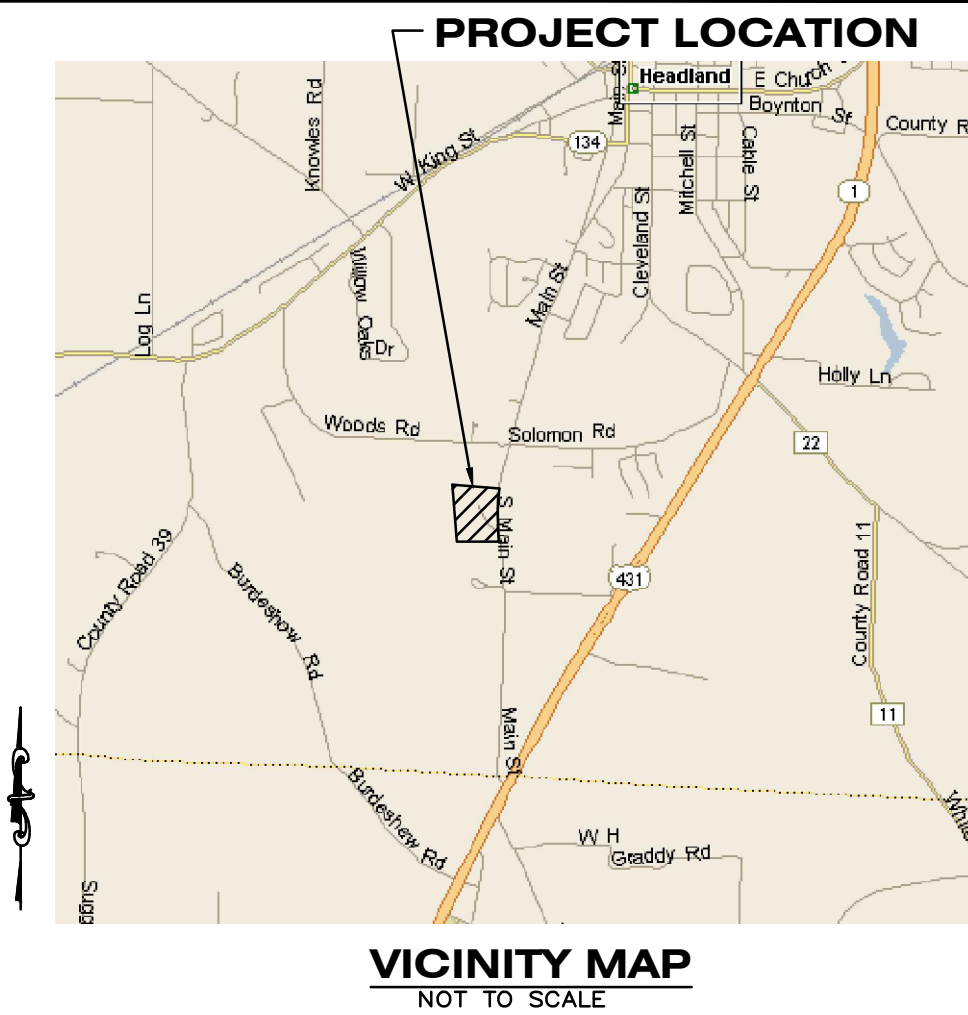
ZONE SETBACKS: R-2  
MINIMUM LOT AREA - 10,000 SQ. FT  
MINIMUM LOT WIDTH - 50 FT  
FRONT YARD SETBACK - 25 FT  
REAR YARD SETBACK - 25 FT  
SIDE YARD SETBACK - 8 FT  
SIDE YARD SETBACK ABUTTING A STREET - 25 FT  
MAXIMUM COVERAGE OF GROSS LOT AREA - 40%  
MAXIMUM BUILDING HEIGHT - 2 1/2 STORIES

DINO & ANN VELAZQUEZ  
P.O. BOX 8276  
DOTHAN, AL 36304  
ZONING: R-1.1

GABRIEL & DONNA S. MEDINA  
616 SOUTH MAIN STREET  
HEADLAND, AL 36345  
ZONING: R-1.1

NOTE: STRUCTURES ARE PROHIBITED ON EASEMENTS.

NOTE: ACCESS SHALL NOT BE RESTRICTED BY UNGATED FENCES.



### NOTES:

- FLOOD INFORMATION IS SHOWN BY GRAPHICALLY SCALING AND PLOTTING ONLY.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" UNSHADED (IN WHICH THE BASE FLOOD ELEVATIONS LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 353 OF 415, MAP NUMBER 0106700353C, DATED SEPTEMBER 28, 2007.

### 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.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RESTRICT ACCESS TO THE SITE DURING CONSTRUCTION.
- 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 CONCRETE MONUMENTS (ECM) ARE 4"x4" UNLESS OTHERWISE LABELED. EXISTING IRON PINS (EIP) ARE AS LABELED. SET IRON PINS (SIP) ARE #4 REBAR 24" LONG WITH YELLOW CAP STAMPED CA 021LS. SET CONCRETE MONUMENTS (SCM) ARE 4"x4"x24" LONG WITH YELLOW CAP STAMPED CA021LS.
- 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 SANITARY SEWER AND WATER SERVICES WILL BE PROVIDED.

### ABBREVIATIONS

- CH---CHORD BEARING
- CL---CHORD DISTANCE
- E---EAST
- ECM---EXISTING CONCRETE MONUMENT
- EIP---EXISTING IRON PIN
- FB---FIELD BOOK
- FT---FEET
- L---ARC LENGTH
- N---NORTH
- PG---PAGE
- P.O.B.---POINT OF BEGINNING
- R---RANGE/RADIUS
- R/W---RIGHT OF WAY
- SIP---SET IRON PIN
- SCM---SET CONCRETE MONUMENT
- S---SOUTH
- T---TOWNSHIP
- W---WEST
- '---DEGREES
- "---MINUTES, FEET
- "---SECONDS, INCHES

### LEGEND

- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIN
- SET CONCRETE MONUMENT
- SET IRON PIN
- PROPERTY LINE
- EXISTING EASEMENT LINE
- MINIMUM BUILDING LINE
- FLOOD ZONE "A"

Curve #	Delta Angle	Radius	Arc Length	Chord Bearing	Chord Distance
C1	00°33'49"	5395.54 FT	53.09 FT	N 05°47'58" W	53.09 FT
C2	001°08'56"	5395.54 FT	105.04 FT	N 04°57'36" W	105.04 FT
C3	001°32'16"	5395.54 FT	144.81 FT	N 03°38'00" W	144.81 FT
C4	09°02'02"	25.00 FT	39.47 FT	N 48°05'23" E	35.49 FT
C5	09°00'00"	25.00 FT	39.27 FT	S 41°41'07" W	35.36 FT
C6	05°19'04"	25.00 FT	22.39 FT	S 28°58'26" E	21.65 FT
C7	05°02'15"	55.00 FT	53.79 FT	S 26°36'50" E	51.67 FT
C8	04°44'58"	55.00 FT	43.04 FT	S 23°49'17" W	41.95 FT
C9	03°01'41"	55.00 FT	37.70 FT	S 65°32'22" W	36.96 FT
C10	05°01'39"	55.00 FT	48.31 FT	N 69°19'42" E	46.77 FT
C11	05°02'31"	55.00 FT	57.16 FT	N 14°23'37" W	54.62 FT
C12	03°21'32"	55.00 FT	31.32 FT	N 31°41'24" E	30.90 FT
C13	03°21'32"	55.00 FT	31.32 FT	N 31°41'24" E	30.90 FT
C14	051°19'04"	25.00 FT	22.39 FT	N 22°20'39" E	21.65 FT
C15	051°19'04"	25.00 FT	22.39 FT	N 28°58'26" W	21.65 FT
C16	056°07'48"	55.00 FT	53.88 FT	N 26°34'04" W	51.75 FT
C17	04°02'59"	55.00 FT	38.83 FT	N 21°43'20" E	38.03 FT
C18	04°01'35"	55.00 FT	38.62 FT	N 62°03'47" E	37.83 FT
C19	04°02'58"	55.00 FT	38.83 FT	S 77°35'47" E	38.03 FT
C20	04°23'04"	55.00 FT	40.80 FT	S 36°07'16" E	39.87 FT
C21	06°25'15"	55.00 FT	60.35 FT	S 16°34'14" W	57.36 FT
C22	03°03'29"	25.00 FT	13.35 FT	S 32°42'27" W	13.19 FT
C23	02°04'37"	25.00 FT	9.04 FT	S 07°02'56" W	8.99 FT
C24	09°00'00"	25.00 FT	39.27 FT	S 48°18'53" E	35.36 FT
C25	08°29'33"	25.00 FT	38.61 FT	N 42°26'20" E	34.89 FT
C26	001°26'50"	5395.54 FT	135.76 FT	N 01°05'11" W	135.76 FT

### LEGAL DESCRIPTION:

A parcel of land in Henry County, Alabama, and being more particularly described as follows:

BEGINNING at an existing concrete monument (ECM)(6" STA164+08.88) located on the West right of way (R/W) of Main Street (80' R/W); thence along said West R/W bearing S 06°42'09" E a distance of 70.20 FT to an existing iron pin (EIP)(BRANTON); thence depart said West R/W bearing N 87°44'58" W a distance of 647.90 FT to an EIP (BRANTON); thence N 04°11'45" W a distance of 547.24 FT to an EIP (BRANTON); thence N 03°28'45" W a distance of 406.89 FT to an EIP (BRANTON); thence S 87°53'22" E a distance of 272.65 FT to an EIP (BRANTON); thence S 88°43'56" E a distance of 410.52 FT to an EIP (LS6010) located on said West R/W; thence along said West R/W along a curve to the left having a delta angle of 9°26'55" with a radius of 5,395.54 FT an arc length of 889.76 FT with a chord bearing of S 1°21'26" E a chord distance of 888.76 FT to the POINT OF BEGINNING. Said land being in the N 1/2 of the NW 1/4 of Section 17, 14N, R27E and S 1/2 of the SE 1/4 of Section 8, 14N, R27E and containing 14.26 acres, more or less.

GRID NORTH BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM.



Scale 1" = 50'

### CERTIFICATE OF SURVEY

The Undersigned Steve Strickland, Registered Land Surveyor, State of Alabama, and Mark Saliba, as President 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 Oaks on Main 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 the government survey; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles 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.

Steve Strickland, PLS  
AL Reg. L.S. #29100-S

Mark Saliba - President

### NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA  
HENRY COUNTY

I, \_\_\_\_\_, 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 Mark Saliba, whose name is signed to the same as President, 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 \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public (seal)

### CERTIFICATION BY PROJECT ENGINEER

I, F. 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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_ as Subdivision Official, recommend approval and acceptance by said Commission, this \_\_\_\_ day of \_\_\_\_\_, 2019.

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 accepts the dedications shown thereon, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

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 plat or map of The Oaks on Main, which said plat or map is certified to have been made by Steve Strickland, as surveyor, at the instance of Mark Saliba, as President, and recommended by the Planning Commission and; said plat or map being further identified by a recital of the approval of the City Council signed by \_\_\_\_\_, City Clerk, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

### 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 \_\_\_\_ day of \_\_\_\_\_, 2019.

Authorized Signature

MARTHA JO CRAWFORD  
P.O. BOX 129  
ABBEVILLE, AL 36310  
ZONING: R-1.1

FINAL PLAT OF  
THE OAKS ON MAIN SUBDIVISION  
CITY OF HEADLAND  
HENRY COUNTY, ALABAMA  
JULY 29, 2019



AL CERT. OF AUTH.  
CA-1896E, 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 1