

THE COVE

A PRIVATE RESIDENTIAL SUBDIVISION

FINAL PLAT

LOCATED IN SECTION 28 & 33
TOWNSHIP 21 SOUTH
RANGE 2 EAST
TALLADEGA COUNTY, ALABAMA

NOT INCLUDED

OWNER?

NOT INCLUDED

POINT OF COMMENCEMENT PARCEL 1&2
3" CAPPED PIPE IN PLACE
TOWNSHIP 21 SOUTH
RANGE 2 EAST
TALLADEGA COUNTY
ALABAMA

LOT	AREA OF LOTS
LOT 1	1.17 ACRES
LOT 2	0.63 ACRES
LOT 3	0.66 ACRES
LOT 4	0.70 ACRES
LOT 5	1.18 ACRES
LOT 6	1.17 ACRES
LOT 7	0.86 ACRES
LOT 8	0.85 ACRES
LOT 9	0.70 ACRES
LOT 10	0.58 ACRES
LOT 11	0.64 ACRES
LOT 12	0.63 ACRES
LOT 13	0.73 ACRES
LOT 14	0.63 ACRES
LOT 15	0.50 ACRES
LOT 16	0.48 ACRES
LOT 17	0.70 ACRES
LOT 18	0.78 ACRES
LOT 19	0.49 ACRES
LOT 20	0.50 ACRES
LOT 21	0.45 ACRES
LOT 22	0.46 ACRES
LOT 23	0.55 ACRES
LOT 24	0.53 ACRES
LOT 25	0.55 ACRES
LOT 26	0.55 ACRES
LOT 27	0.45 ACRES
LOT 28	0.45 ACRES
LOT 29	0.69 ACRES
LOT 30	1.70 ACRES

LAY LAKE (CEDAR CREEK)
NORMAL POOL ELEVATION 396'
APCO FEE SIMPLE 397' MSL
APCO FLOOD EASEMENT TO 398' MSL

LAY LAKE (CEDAR CREEK)
NORMAL POOL ELEVATION 396'
APCO FEE SIMPLE 397' MSL
APCO FLOOD EASEMENT TO 398'

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE TALLADEGA COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO THE ONSITE WASTEWATER TREATMENT SYSTEMS THAT COULD RESTRICT THE USE OF THE LOT(S) OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

NOTE: ALL ROADS, STREETS, AND ALLEYS AND EASEMENTS ARE NOT TO BE MAINTAINED BY THE TALLADEGA COUNTY COMMISSION. THE ROADWAYS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION THROUGH ASSESSMENT FEES FOR EACH INDIVIDUAL LOT OWNER.

NOTE 1A
LOTS 17 & 18
ARE SUBJECT TO A INGRESS
EGRESS AND UTILITY EASEMENT
OWNERSHIP IS TO THE CENTER
OF SAID EASEMENT

LINE	BEARING	DISTANCE
L1	N 21°23'53" W	46.27'
L2	S 21°23'53" E	46.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00'	48.84'	48.67'	N 31°17'15" E	16°27'40"
C2	230.23'	51.22'	51.12'	S 29°26'05" W	12°44'51"
C3	230.23'	13.44'	13.44'	S 37°28'52" W	03°20'43"
C4	1970.00'	79.78'	79.78'	N 38°21'28" E	02°19'13"
C5	1970.00'	114.91'	114.89'	N 35°31'36" E	03°20'31"
C6	1970.00'	103.39'	103.38'	N 32°21'08" E	03°00'26"
C7	25.00'	24.71'	23.72'	S 02°31'55" E	56°37'59"
C8	75.00'	47.24'	46.46'	S 07°44'31" E	36°05'06"
C9	75.00'	39.75'	39.29'	S 25°29'01" W	30°21'59"
C10	75.00'	33.85'	33.57'	S 53°35'51" W	25°51'41"
C11	75.00'	35.71'	35.38'	S 80°10'12" W	27°16'59"
C12	75.00'	56.62'	55.28'	N 64°33'41" W	43°15'16"
C13	75.00'	77.74'	74.30'	N 13°14'28" W	58°23'10"
C14	25.00'	24.71'	23.72'	S 11°51'52" E	56°37'59"
C15	382.07'	89.01'	88.81'	N 33°47'55" W	13°20'54"
C16	382.07'	38.17'	38.15'	N 24°15'45" W	05°43'26"
C17	341.26'	5.75'	5.75'	N 20°54'55" W	00°57'57"
C18	341.26'	88.96'	88.71'	N 12°57'52" W	14°56'08"
C19	341.26'	66.67'	66.56'	N 00°06'00" E	11°11'37"
C20	25.00'	21.68'	21.00'	S 19°08'35" E	49°40'47"
C21	25.00'	21.68'	21.00'	S 19°08'35" E	49°40'47"
C22	60.00'	34.80'	34.31'	N 27°22'07" W	33°13'43"
C23	60.00'	49.14'	47.78'	N 12°42'25" E	46°55'22"
C24	60.00'	58.53'	56.24'	N 64°06'55" E	55°53'38"
C25	60.00'	54.58'	52.72'	S 61°52'43" E	52°07'07"
C26	25.00'	21.68'	21.00'	S 02°13'24" W	76°05'07"
C27	281.26'	133.01'	131.77'	N 07°51'02" W	27°05'42"
C28	321.88'	105.56'	105.08'	N 30°47'34" W	18°47'21"
C29	31.00'	58.96'	50.47'	S 85°20'01" W	108°58'13"
C30	2030.00'	307.16'	306.87'	N 35°11'00" E	08°40'10"
C31	170.00'	48.84'	48.67'	S 31°17'15" W	16°27'40"
C32	230.00'	66.08'	65.85'	N 31°17'15" E	16°27'40"
C33	60.00'	15.82'	15.78'	S 47°49'17" W	15°06'39"

GENERAL NOTES:

- Contractor shall field verify the location of all existing utilities and all underground piping prior to beginning construction work which would affect such utility and piping. If required to lower, raise, or otherwise relocate these lines, he shall coordinate his work and work of his subcontractors with the Owner and any utility owners. Contractor shall exercise extreme caution in working in those areas where existing pipes are located. Utility owners can be notified by calling Alabama One Call (MISSALL) at telephone number (205) 252-4444 or (800) 292-8525 and marking of lines can be arranged.
- The construction of streets and storm drainage facilities in this subdivision shall be in accordance with the Subdivision Regulations of TALLADEGA COUNTY Commission. Water system improvements shall be in accordance with the requirements of the TALLADEGA COUNTY systems and Fayetteville System. Erosion and sedimentation control facilities shall be in accordance with a permit issued by the Alabama Department of Environmental Management (ADEM).
- The Contractor shall obtain all necessary permits required for construction of the work from the Talladega County Management, and other governing authorities. He shall comply with the requirements of any other local, state and Federal codes.
- All utilities within the roadway shall be backfilled with stone.
- The contractor/Builder/Lot owner/ will be responsible for the construction and maintenance of erosion and sedimentation controls during or after construction to insure that such does not occur to adjacent properties, public road, ditches or River.

BEARINGS ARE ARE BASED ON GRID NORTH
NAD 83 ALABAMA EAST ZONE



RAY & GILLILAND, P.C.

103 E FORT WILLIAMS ST. P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202
DRAWN BY: CMR	SCALE: 1" = 100'
FINAL PLAT	DATE: MARCH 2008