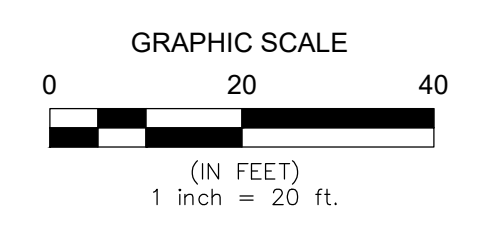




CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17473.87'	130.00'	S 77°20'25" E	130.00'
C2	17188.95'	130.00'	N 77°20'58" W	130.00'
C3	17188.95'	40.00'	S 77°37'58" E	40.00'
C4	17473.87'	42.84'	N 77°37'25" W	42.84'
C5	17473.87'	172.81'	S 77°57'50" E	172.81'
C6	17188.95'	170.00'	N 77°57'03" W	170.00'



LINDER SURVEYING CONSULTANTS, LLC

LINDER
SURVEYING CONSULTANTS

370 FIRST STREET
SILAS, ALABAMA 36919
(P) 251.542.9334
(E) jason@lindersurvey.com

Revisions

No.	Date	Description
1		

FINAL PLAT OF A REPLAT OF LOT 1, BLOCK "B" OF A FINAL REPLAT OF LOT 1, BLOCK "D" OF "WESTBROOK RETAIL" SUBDIVISION & OTHER UNPLATTED LAND CITY OF DOTHAN, HOUSTON COUNTY, ALABAMA NE 1/4 OF NE 1/4 & SE 1/4 OF NE 1/4, SEC.18, T3N,R26E

DRAWING NOT VALID UNLESS BEARING SURVEYOR'S ORIGINAL SIGNATURE AND SEAL

Drawn: JML
 Checked: TAG
 Approved: JML

SURVEYOR'S CERTIFICATE

I, Jason M. Linder, hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Professional Practice in the State of Alabama to the best of my knowledge, information and belief.

Jason M. Linder, Alabama Registration No. 34782

OWNER'S CERTIFICATION:

THE UNDERSIGNED CERTIFIES THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLLOTMENT TO BE THEIR FREE ACT AND DEED AND DEDICATES FOREVER TO PUBLIC OR PRIVATE USE ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

WEST FAMILY TRUST
CAROLYN A. WEST AS TRUSTEE

DATE

MARCELLA S. WEST

DATE

STATE OF ALABAMA
COUNTY OF HOUSTON

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY STATE THAT THE ABOVE OWNERS, WHOSE NAMES AS OWNER, ARE SIGNED TO THE OWNERS CERTIFICATION SHOWN HEREON, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT THEY HAVE BEEN INFORMED OF THE CONTENTS OF SAID ACCEPTANCE BY OWNERS THAT THEY EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20

MY COMMISSION EXPIRES

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE PUBLIC WORKS DIRECTOR:

WE CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF DOTHAN, ALABAMA, OR HAS POSTED CASH PERFORMANCE BOND IN LIEU THEREOF.

PUBLIC WORKS DIRECTOR

DATE

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION:

I CERTIFY THAT ALL OF THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF DOTHAN, ALABAMA, AND THE REQUIREMENTS OF THE PLANNING COMMISSION.

DOTHAN PLANNING
COMMISSION CHAIRMAN

DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SUBDIVIDED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW AND HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

I, JASON M. LINDER, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JASON M. LINDER, ALABAMA REGISTRATION NO. 34762

DATE

FLOOD_ZONE INFORMATION:

THIS PROPERTY LIES IN FLOOD ZONE "X" UN-SHADED AS PER FLOOD INSURANCE RATE MAP NUMBER 01069C0201G, DATED 09/03, 2014.

LAND AREA:

0.85 ACRES
37,039.4 SQUARE FEET

ZONING INFORMATION:

PROPERTY IS CURRENTLY ZONED B-2: HIGHWAY COMMERCIAL

SETBACKS:

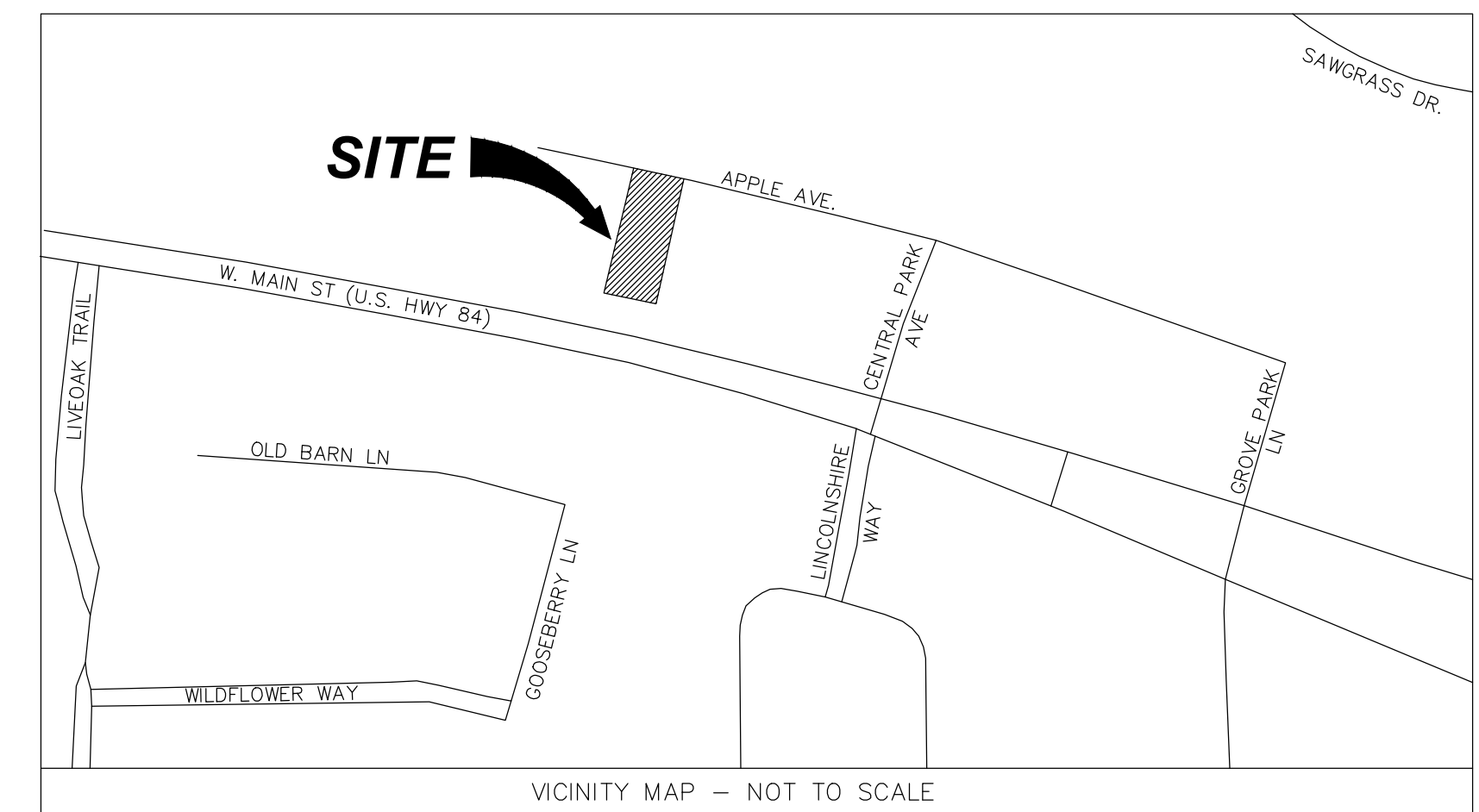
FRONT YARD: 25 FEET
SIDE YARD: 5 FEET
SIDE YARD ABUTTING STREET: 25 FEET
REAR YARD: 10 FEET
MINIMUM LOT WIDTH AT BUILDING LINE: N/A
MINIMUM LOT WIDTH AT BUILDING LINE (CORNER LOT): N/A
MAXIMUM BUILDING AREA: 50%
MAXIMUM BUILDING HEIGHT (FEET/STORIES): 145 FEET/10 STORIES

GENERAL NOTES:

1. THE SUBJECT PROPERTY SHALL NOT HAVE DIRECT ACCESS TO U.S. HIGHWAY 84 (WEST MAIN STREET).
2. CITY OF DOTHAN WATER AND SEWER ARE AVAILABLE.
3. SEWER CAPACITY WILL HAVE TO BE EVALUATED BEFORE ANY DEVELOPMENT PLANS ARE SUBMITTED. PROVIDE SANITARY SEWER AVERAGE DAILY FLOW (ADF) AND PEAK FLOW AS SOON AS POSSIBLE FOR ANY PROPOSED DEVELOPMENT.
4. THE OWNER/DEVELOPER IS RESPONSIBLE FOR RELOCATING ANY UTILITY FACILITIES (WATER SERVICE, FIRE HYDRANTS, STREET LIGHTS, UTILITY POLES, TELEPHONE BOXES, ETC.) THAT MAY INTERFERE OR REQUIRE RELOCATING DUE TO DEVELOPMENT.
5. THIS DRAWING IS INVALID WITHOUT SURVEYOR'S SIGNATURE AND ALABAMA SEAL.

SURVEY NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS THE ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 1983 (2011), AS DETERMINED BY G.P.S. OBSERVATIONS.
2. ALL SET CAPPED IRON PINS ARE #4 REBAR 24" LONG WITH BLUE CAPS STAMPED "LINDER SURVEYING CA-1065-LS".



VICINITY MAP - NOT TO SCALE

Revisions

No.	Date	Description
1		
2		
3		
4		
5		

**FINAL PLAT OF A REPLAT OF
LOT 4, BLOCK "B" OF A FINAL REPLAT OF LOT 1,
BLOCK "D" OF "WESTBROOK RETAIL"
SUBDIVISION & OTHER UNPLATTED LAND
CITY OF DOTHAN, HOUSTON COUNTY, ALABAMA
NE 1/4 OF NE 1/4 & SE 1/4 OF NE 1/4, SEC.18, T3N, R26E**

DRAWING NOT VALID UNLESS BEARING SURVEYOR'S ORIGINAL SIGNATURE AND SEAL

Drawn	JML
Checked	TAG
Approved	JML