FINAL PLAT OF A REPLAT OF LOT 4 & 5, 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.17 & 18,T3N,R26E

FLOODZONES: "X" UNSHADED PER FLOOD INSURANCE RATE MAP NUMBER 01069C0201G, DATED 09/03, 2014.

EXISTING ZONING: B–2

MAY 21, 2024

OWNERS:

WEST FAMILY TRUST
CAROLYN A. WEST AS TRUSTEE
P.O. BOX 724
DOTHAN, AL 36302

AND

MARCELLA S. WEST
602 N IROQUOIS AVE.
DOTHAN, AL 36303

TOTAL NUMBER OF LOTS = 2

TOTAL ACREAGE: 2.24 ACRES
97,674.3 SQUARE FEET

LOT 4:

0.85 ACRES
37,039.4 SQUARE FEET

LOT 5:

1.39 ACRES
60,634.9 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 SHALL BE CERTIFIED PRIOR TO ANY DEVELOPMENT PLAN APPROVAL.DEVELOPER SHALL PROVIDE ANTICIPATED AVERAGE DAILY AND PEAK SANITARY AND/OR INDUSTRIAL SEWER FLOWS, SEALED BY AN ENGINEER REGISTERED IN THE STATE OF ALABAMA, AND THE SOURCE FROM WHICH THE CALCULATIONS WERE DERIVED. EACH NEW DEVELOPMENT OF THE SUBDIVISION OR PHASE THEREOF SHALL REQUIRE INDEPENDENT SEWER CAPACITY CERTIFICATION.
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".

OWNER'S CERTIFICATION:

THE UNDERSIGNED CERTIFIES THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT 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 CAROLYN A. WEST, WHOSE NAMES AS OWNER, IS SIGNED TO THE OWNERS CERTIFICATION SHOWN HEREON, AND WHO IS KNOWN TO ME ACKNOWLEDGED BEFORE ME ON THIS DAY THAT SHE HAS BEEN INFORMED OF THE CONTENTS OF SAID ACCEPTANCE BY OWNERS THAT SHE 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

STATE OF ALABAMA
COUNTY OF HOUSTON

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY STATE THAT MARCELLA S. WEST, WHOSE NAMES AS OWNER, IS SIGNED TO THE OWNERS CERTIFICATION SHOWN HEREON, AND WHO IS KNOWN TO ME ACKNOWLEDGED BEFORE ME ON THIS DAY THAT HE HAS BEEN INFORMED OF THE CONTENTS OF SAID ACCEPTANCE BY OWNERS THAT HE 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

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

N
GRID BEARINGS

LEGEND

These standard symbols may be found in the drawing.
(M)= Measured In Field
(R)= Recorded Measurement
R/W= Right of Way
P.O.C.= Point of Commencement
P.O.B.= Point of Beginning
I.P.F.= Iron Pin Found
C.M.F.= Concrete Monument Found
C.I.P.S.= Capped Iron Pin Set
C.I.P.F.= Capped Iron Pin Found
L.W.K.F.= Lightered Wood Knot Found
C.T.I.P.F.= Crimped Top Iron Pipe Found
O.T.I.P.F.= Open Top Iron Pipe Found

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°20'38" W	130.00'
C3	17188.95'	40.00'	S 77°37'38" 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
370 FIRST STREET
SILAS, ALABAMA 36919
(P) 251.542.9334
(E) jason@lindersurvey.com

Revisions

No.	Date	Description
2	--/--/--	-

FINAL PLAT OF A REPLAT OF LOT 4&5, 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.17&18,T3N,R26E

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

Drawn: JML
Checked: TAG
Approved: JML

Issue Date: 05-21-2024

Sheet No. 1 OF 1