

THE FINAL PLAT OF THE PINES ON FORTNER SUBDIVISION

CITY OF DOTHAN, HOUSTON COUNTY, ALABAMA

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 26 EAST, AND CONTAINING 12.77± ACRES

FLOOD ZONE "X" UNSHADED
CURRENT ZONING: R-3
MARCH 30, 2023

OWNER

ALFRED SALIBA CORPORATION
410 NORTH SHADY LANE
DOTHAN, AL 36303

Owner's Certification

The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and allotment to be his 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.

Brandon Price 3/30/23
Brandon Price - Vice President
Alfred Saliba Corporation

State of Alabama

I, *Shirley Marie Prater*, a notary public in and for said county and state, do hereby certify that Brandon Price, whose name is signed to the foregoing certificate and who is known to me, acknowledge before me on this date, that, of being informed of the contents of said certification, Brandon Price executed the same voluntarily on the date same bears, given under my hand this 30th day of March, 2023.

Shirley Marie Prater
Notary Public

HEALTH DEPARTMENT

"The lots on this plat are subject to approval or deletion by the Houston County Health Department. No representation is made that any lot on this plat will accommodate an On-site Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with the Houston County Health Department and are made a part of this plat as if set out here on."

Kurt J. Dill 4-3-23
Houston County Health Department

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 a cash performance bond in lieu thereof.

Tommy Wright 4-10-23
Public Works Director

Certificate of Approval by the Planning Commission

I certify that all 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.

Deann Coleman 4-6-23
Dothan Planning Commission Chairman

Certificate of Construction

I, *Trent Scarborough*, a professional engineer registered in the State of Alabama, Registration Number, 39038, do hereby certify that the streets, water system, sewer system, and drainage system for *The Pines on Fortner Subdivision* have been constructed under my general supervision in accordance with the construction plans submitted to and reviewed by the Public Works Director.

I further certify that the public improvements constructed herein have been installed in accordance with the typical sections, profiles, and plan details and meet minimum requirements as set out in the most current edition of the City of Dothan Code of Ordinances and shall have no adverse impact on adjacent or down stream properties.

I acknowledge that in the event that the certification given herein shall be determined by the Public Works Director to be grossly incorrect, the City may hereafter refuse to accept the certification of the undersigned.

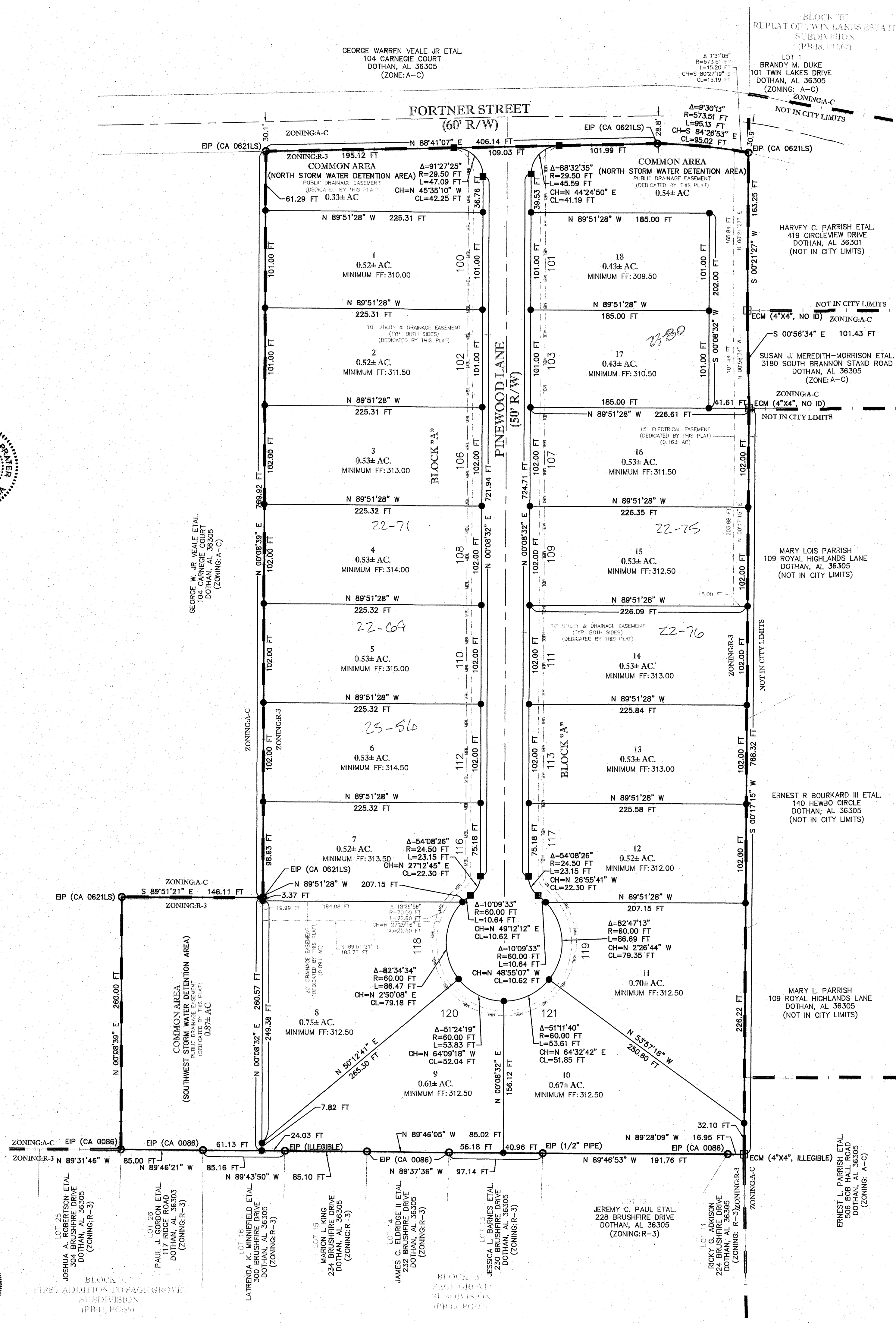
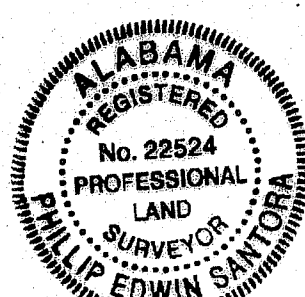
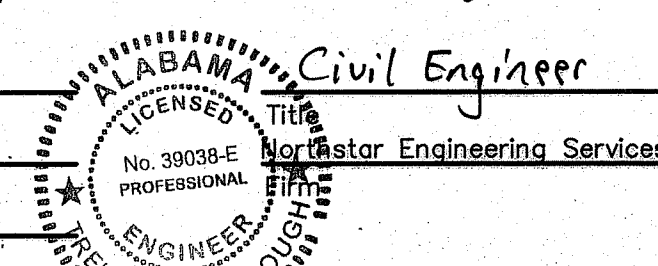
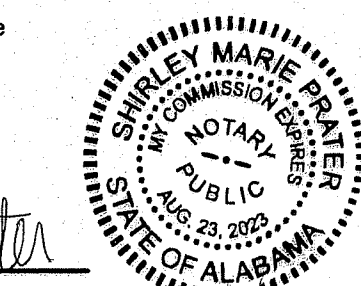
Trent Scarborough Civil Engineer
Name: Trent Scarborough
AL NO 39038
PE Number: 3/30/2023
Date: 3/30/2023

Surveyor's Certification

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 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."

Phillip E. Santora 3/30/23
Phillip E. Santora
Alabama Reg. #22524-S

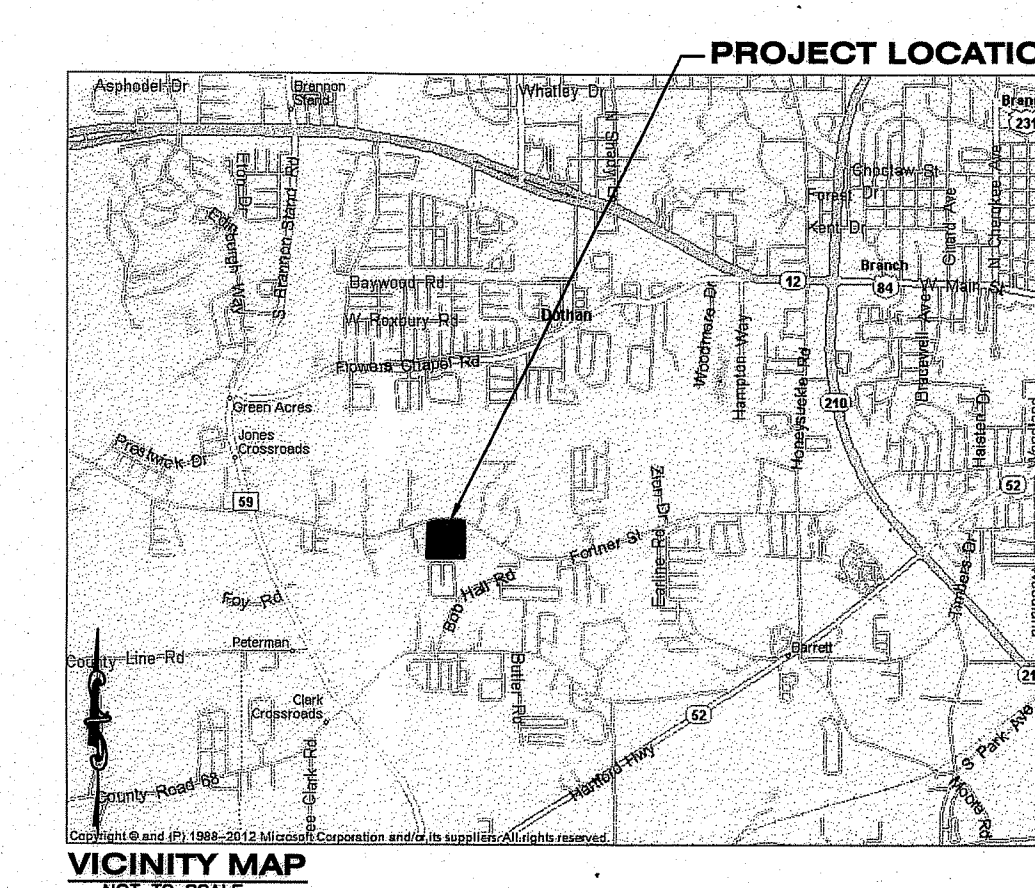


ABBREVIATIONS

CH---CHORD BEARING
CL---CHORD DISTANCE
E---EAST
E---EAST
ECM---EXISTING CONCRETE MONUMENT
EIP---EXISTING IRON PIN
FT---FEET
L---ARC LENGTH
MBL---MINIMUM BUILDING LINE
N---NORTH
PB---PLAT BOOK
PG---PAGE
R---RANGE/RADIUS
R/W---RIGHT OF WAY
SIP---SET IRON PIN
S---SOUTH
T---TOWNSHIP
W---WEST
---DEGREES
---MINUTES, FEET
---SECONDS, INCHES
Δ---DELTA ANGLE

LEGEND

EIP ● EXISTING IRON PIN
SIP ● SET IRON PIN
ECM □ EXISTING CONCRETE MONUMENT
SCM ■ SET CONCRETE MONUMENT
--- MBL---MINIMUM BUILDING LINE
--- EASEMENT LINE
--- PROPERTY LINE
--- CENTERLINE OF ROAD
--- ZONING LINE



NOTE: THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" UNSHADED, DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 204 OF 460, MAP NUMBER 01069C0204G DATED SEPTEMBER 3, 2014. (FLOOD INFORMATION SHOWN WAS PLACED BY GRAPHICAL PLOTTING AND SCALING ONLY.)

NOTE: THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH, OTHER THAN IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

NOTE: CITY OF TAYLOR WATER AVAILABLE.

NOTE: 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 THIS DEVELOPMENT.

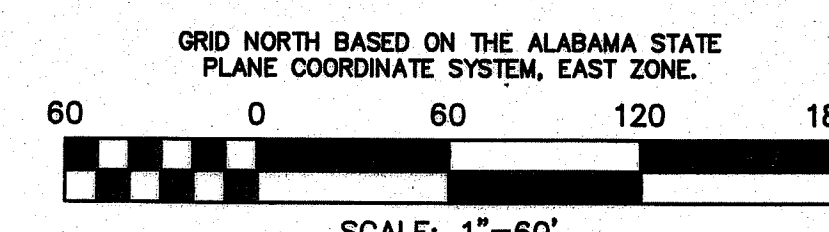
NOTE: LOTS 1-5 WITHIN THIS SUBDIVISION, SERVED BY DOTHAN UTILITIES, HAS A 10' ELECTRICAL EASEMENT CENTERED ON DOTHAN UTILITIES ELECTRICAL SERVICE, FROM THE RIGHT OF WAY TO THE ELECTRICAL CONNECTION AT THE STRUCTURE DEDICATED BY THIS PLAT.

NOTES: WIREGRASS EVEL

ZONING: R-3

SETBACKS
FRONT YARD: 15 FT
SIDE YARD: 5 FT
SIDE YARD ABUTTING STREET: 15 FT
REAR YARD: 15 FT
MINIMUM LOT WIDTH AT BUILDING LINE: 40 FT
MINIMUM LOT WIDTH AT BUILDING LINE (CORNER LOT): 50 FT
MAXIMUM BUILDING AREA: 50 %
MAXIMUM BUILDING HEIGHT (FEET/STORIES): 1 1/2 FT / 3 STORIES

- ### 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.
 - UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE APPARENT FROM A CASUAL ABOVE-GROUND INSPECTION OF PREMISES ARE SHOWN.
 - SOURCE OF INFORMATION: PREVIOUS BOUNDARY SURVEY; RE-PLAT OF TWIN LAKES ESTATE SUBDIVISION (PB-19, PG-87); FINAL PLAT OF SAGE GROVE SUBDIVISION (PB-10, PG-92); FIRST ADDITION TO SAGE GROVE SUBDIVISION (PB-11, PG-55); EXISTING MONUMENTATION.
 - ENCROACHMENTS AND IMPROVEMENTS WERE NOT LOCATED. THIS IS A BOUNDARY SURVEY ONLY.
 - LIABILITY OF THE UNDERSIGNED FOR THE SURVEY SHOWN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
 - 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 CONCRETE MONUMENTS (SCM) ARE 4"x4"x24" LONG WITH YELLOW CAP STAMPED CA0621LS. SET IRON PINS (SIP) ARE #4 REBAR 24" LONG WITH YELLOW CAP STAMPED CA 0621LS.
 - BUILDING LINES SHALL BE VERIFIED WITH THE CITY OF DOTHAN PLANNING AND ZONING DEPARTMENT.



PROJECT No. 20-2101
DATE: MAR., 2023
SCALE: 1"=100'

DRAWN BY: C. TYO

APPROVED BY: P. SANTORA

REVISIONS:

A FINAL PLAT OF THE PINES ON FORTNER SUBDIVISION CITY OF DOTHAN HOUSTON COUNTY, ALABAMA

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

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

PLAT Book 17 Page 7 of 1 of 1
Recorded in Above Book and Page 4/18/2023 2:47:19 PM
PATRICK H. DAVENPORT
Justice of the Peace
Houston County, Alabama
Fees: \$46.00 Taxes: \$0.00
Total: \$46.00

SHEET 1 OF 1