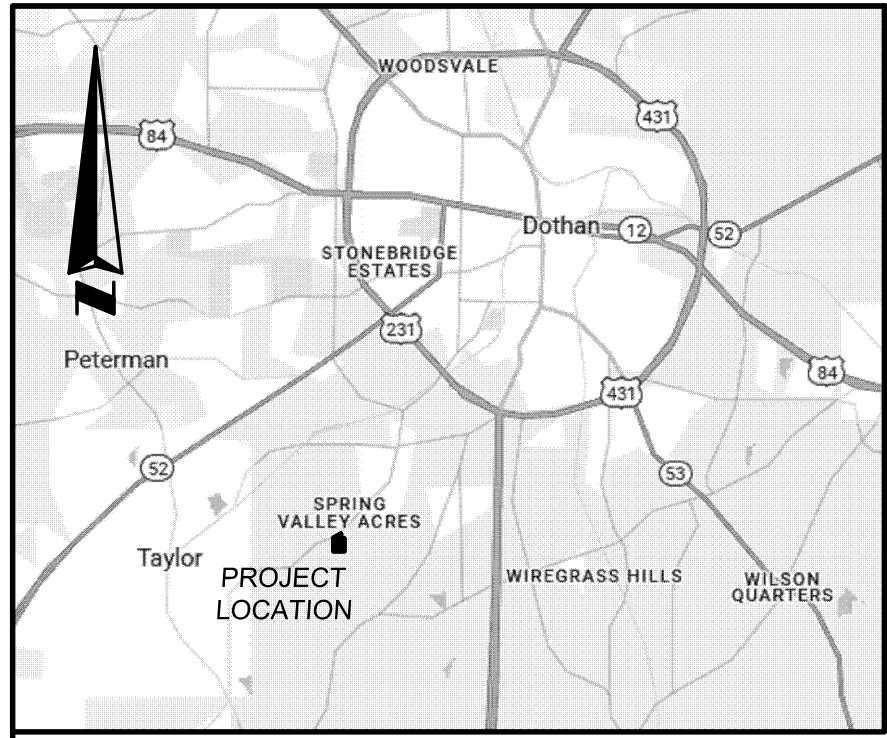




VICINITY MAP
NOT TO SCALE



CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1621.04'	21°45'06"	N56°35'42"E	611.72'
C2	1621.04'	8°20'09"	N49°53'13"E	235.63'
C3	125.00'	34°05'49"	N18°01'09"W	73.30'
C4	125.00'	21°07'27"	N9°35'29"E	45.83'
C5	125.00'	14°00'59"	N2°09'43"E	30.50'
C6	125.00'	20°48'10"	N44°34'17"E	45.14'
C7	125.00'	19°41'37"	N64°49'10"E	42.75'
C8	125.00'	14°05'49"	N81°42'53"E	30.68'
C9	125.00'	4°22'59"	S89°02'42"E	9.56'
C10	125.00'	24°04'09"	S25°1'57"E	52.13'
C11	125.00'	13°05'34"	S58°14'17"E	28.50'
C12	125.00'	14°05'47"	S42°38'37"E	30.68'
C13	125.00'	26°32'32"	S22°19'27"E	57.39'
C14	125.00'	8°04'57"	S50°04'57"E	17.62'
C15	20.00'	40°04'05"	N21°00'17"W	13.70'
C16	58.00'	3°53'53"	S39°05'23"E	3.95'
C17	58.00'	41°17'19"	S16°29'47"E	40.90'
C18	58.00'	31°23'42"	S19°50'43"W	31.38'
C19	58.00'	31°23'42"	S51°14'25"W	31.38'
C20	58.00'	35°03'46"	S84°28'09"W	34.94'
C21	20.00'	40°04'05"	N81°57'59"E	13.70'
C22	1621.04'	4°30'22"	N65°13'04"E	127.45'
C23	1621.04'	1°49'40"	N62°03'03"E	51.71'
C24	1621.04'	1°46'05"	N60°15'10"E	50.02'
C25	1621.04'	1°46'14"	S50°29'01"E	50.09'
C26	20.00'	9°00'00"	N13°25'57"E	29.96'
C27	1621.04'	1°46'34"	S56°42'37"E	50.25'
C28	1621.04'	0°53'01"	S55°22'49"E	25.00'
C29	1621.04'	0°53'01"	N47°29'47"E	25.00'
C30	20.00'	8°30'00"	N76°34'03"W	26.50'
C31	75.00'	10°12'30"	N29°57'48"W	13.34'
C32	75.00'	23°53'19"	N12°54'54"W	31.04'
C33	75.00'	11°16'15"	N43°39'53"E	14.73'
C34	75.00'	78°27'47"	N49°31'54"E	94.87'
C35	75.00'	78°27'47"	S52°00'19"E	94.87'
C36	75.00'	11°48'11"	S65°22'20"E	15.42'
C37	75.00'	19°38'41"	S69°10'26"W	20.42'
C38	75.00'	47°15'30"	S38°18'11"W	60.12'
C40	135.00'	18°45'28"	N48°41'29"E	44.20'
C41	135.00'	7°54'42"	N52°12'23"E	18.63'
C42	135.00'	8°41'36"	S35°53'45"E	20.46'

- SURVEYOR'S NOTES:**
- THE MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM, NAD83, 2011 ADJUSTMENT, AND ARE BASED ON QUINS REFERENCE STATION "ALDO", THE RELATIVE BEARING IS N35°04'03"W ALONG THE CENTERLINE OF SOUTH BEND AVENUE. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
 - RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED EASEMENTS OR RIGHT OF WAY MAPS, AND INFORMATION OBTAINED IN THE PUBLIC RECORDS FOR HOUSTON COUNTY.
 - IMPROVEMENTS EXIST BUT ARE NOT SHOWN AS PART OF THIS PLAT.
 - EASEMENTS OR OTHER RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
 - THIS SURVEY DOES NOT DETERMINE THE OWNERSHIP OF THE LANDS SHOWN HEREON.
 - UNLESS OTHERWISE DENOTED ON THIS SURVEY, NO STATE OR FEDERAL JURISDICTIONAL BOUNDARIES WERE ESTABLISHED, RECOVERED, DEFINED, OR DELINEATED, IF THEY EXIST.
 - IN THE EVENT OF A DISPUTE OR DISAGREEMENT, THE CLIENT IS ADVISED TO SEEK LEGAL COUNCIL BEFORE CLEARING, CONSTRUCTING, OR REMOVING ANY FENCES OR OTHER PERMANENT STRUCTURES.
 - BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 01069C0216G, DATED 9/3/14, THE ABOVE-DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).
 - FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE. THESE AND OTHER FEATURES SUCH AS PERMANENT STRUCTURES, FENCE LINES, ADDITIONAL MONUMENTATION, ETC. FOUND NEAR THE SUBJECT BOUNDARY LINES, MAY BE SHOWN AT AN EXAGGERATED SCALE TO MORE CLEARLY REPRESENT THEIR LOCATION.
 - DEED REFERENCE: DEED BOOK 897, PAGE 510.
 - UNDERGROUND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
 - THE SURVEY MAP AND REPORT OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE OR THE ELECTRONIC SIGNATURE AND SEAL OF A ALABAMA PROFESSIONAL LAND SURVEYOR.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - AS OF JUNE 19, 2025, THE SUBJECT PROPERTY IS ZONED R-3 (RESIDENTIAL SINGLE-FAMILY, HIGH DENSITY.) SETBACKS ARE SIDE: 5', FRONT: 15', AND REAR: 15'.
 - ANY FUTURE REQUIREMENTS FOR SANITARY SEWER, UTILITY, AND/OR DRAINAGE ACCESS AND EASEMENTS FOR SUCH WITHIN THIS DEVELOPMENT WILL REQUIRE THE SUBDIVISION TO BE REPLATED OR EASEMENTS RECORDED FOR SUCH USE.
 - THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL AESTHETIC MAINTENANCE OF THE DETENTION PONDS AND EASEMENTS ASSOCIATED WITH THE DETENTION PONDS. THE CITY IS ONLY RESPONSIBLE FOR STRUCTURAL MAINTENANCE OF THE DETENTION PONDS.
 - LOTS 5-10 AND LOTS 13-18 OF BLOCK "B" SHALL REQUIRE A PROFESSIONAL ENGINEER TO CERTIFY SOILS BEARING CAPACITY FOR ANY PROPOSED STRUCTURE.

NOTICE OF LIABILITY:

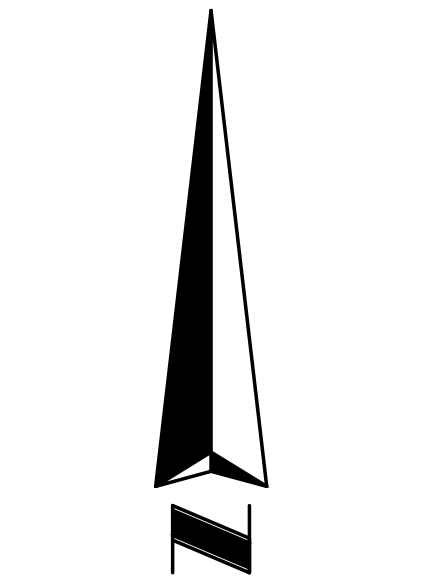
THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

A FINAL PLAT OF SOUTH BEND AT SOUTH PARK

NW 1/4 OF THE NW 1/4, OF SECTION 10,
TOWNSHIP 2 NORTH, RANGE 26 EAST,
DOTHAN, HOUSTON COUNTY, ALABAMA
CONTAINING 13.04± ACRES

FLOOD ZONE "X"
CURRENT ZONING: R-3
OCTOBER 2025

OWNER
ELAN HOMES & COMMUNITIES INC.
MATT KRISER
643 LITTLEFIELD ROAD
TAYLOR, ALABAMA 36301



- LEGEND:**
- = SET 5/8" IRON ROD & CAP "CA-980-LS" UNLESS OTHERWISE NOTED
 - = IRON PIPE
 - = SET 4X4 CONCRETE MONUMENT & DISC "CA-980-LS"
 - ② = MINIMUM FINISHED FLOOR ELEVATION
 - ③ = LOT NUMBER
 - 317 = E911 ADDRESS NUMBER
 - = PROPERTY LINE
 - - - - = FRONT SETBACK LINE
 - - - - = EASEMENT LINE
 - - - - = RIGHT OF WAY CENTERLINE

OWNER'S CERTIFICATION:

"STATE OF ALABAMA, COUNTY OF HOUSTON. 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."

NOTARY CERTIFICATION:

STATE OF ALABAMA
HOUSTON COUNTY

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT "MATT KRISER", 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, "MATT KRISER" EXECUTED THE SAME VOLUNTARILY ON THE DATE SAME BEARS. GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20_25_.

DATE _____ NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL BY PUBLIC WORKS DIRECTOR:

"I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF 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."

DATE _____ PUBLIC WORKS DIRECTOR _____

CERTIFICATE OF FINAL 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."

DATE _____ DOTHAN PLANNING COMMISSION CHAIRMAN _____

CONSTRUCTION CERTIFICATION:

"I, ALAN J. PARKER, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALABAMA, REGISTRATION NUMBER 18808, DO HEREBY CERTIFY THAT THE STREETS, WATER SYSTEM, SEWER SYSTEM, AND DRAINAGE SYSTEM FOR "SOUTH BEND AT SOUTH PARK" 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 DOWNSTREAM 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."

NAME: _____ TITLE: SENIOR CIVIL ENGINEER
P.E. #: 18808 FIRM: PRAFSTARE ENGINEERING, INC.
DATE: _____

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 (1) FOOT IN TEN-THOUSAND (10,000) FEET."

"I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS 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."

BY: _____ DATE: _____
AARON D. BLANKENSHIP
LAND SURVEYOR, ALABAMA
REGISTRATION NUMBER 33664

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
3555 W. 11TH AVE., SUITE 100
DOTHAN, ALABAMA 36303
C: 904-648-0288
E: info@southeasternsurveying.com
Certification of Authorization: CA-980-125

Project: **A FINAL PLAT OF SOUTH BEND AT SOUTH PARK**
City of Dothan,
Houston County, Alabama

By: _____
Revision: _____
Revision Date: _____

Scale: 1" = 50'
Drawn By: ES
Field Date: 5/28/25

Elan Homes & Communities, Inc.
72222002
SHEET NUMBER
1 OF 1