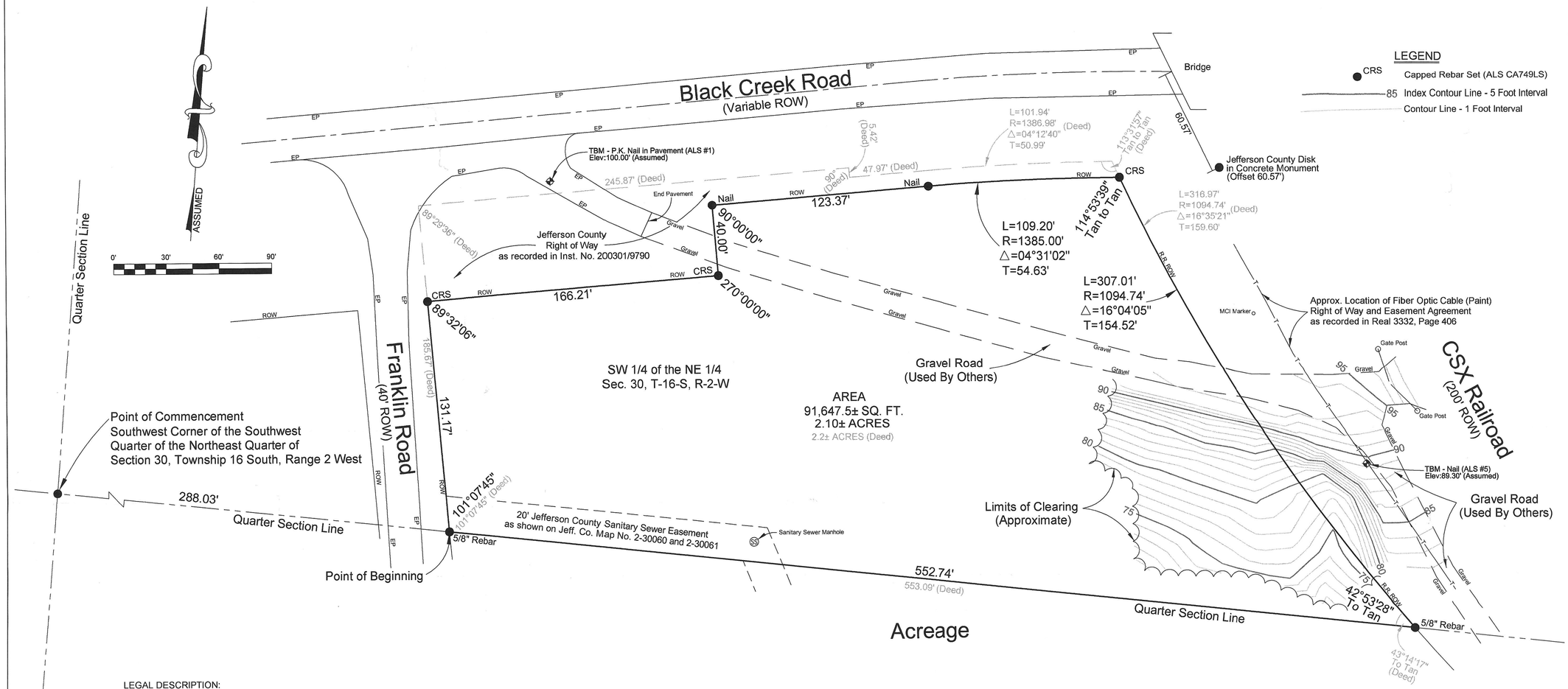

Acreage

LEGAL DESCRIPTION:

STATE OF ALABAMA
JEFFERSON COUNTY

A parcel of land situated in the Southwest Quarter of the Northeast Quarter of Section 30, Township 16 South, Range 2 West, Jefferson County, Alabama, being more particularly described as follows:

Commence at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 30, Township 16 South, Range 2 West; thence run easterly along the south line thereof for a distance of 288.03 feet to a 5/8" Rebar and the easterly margin of Franklin Road, a 40' wide right of way, and the Point of Beginning of the property described herein; thence leaving said south line turn a deflection angle left of 101°07'45" and run along said easterly margin for a distance of 131.17 feet to a Capped Rebar Set (ALS CA749LS) and the southerly margin of Black Creek Road, a variable width right of way; thence leaving said easterly margin turn an interior angle of 89°32'06" and run along said southerly margin for a distance of 166.21 feet to a Capped Rebar Set (ALS CA749LS); thence turn an interior angle of 270°00'00" and continue along said southerly margin for a distance of 40.00 feet to a Nail; thence turn an interior angle of 90°00'00" and continue along said southerly margin for a distance of 123.37 feet to a Nail and the point of curvature of a curve to the right having a radius of 1385.00 feet and a central angle of 4°31'02"; thence continue along the arc of said curve and along said southerly margin for a distance of 109.20 feet to a Capped Rebar Set (ALS CA749LS) and the westerly margin of a CSX Railroad Right of Way (formerly L&H Railroad), a 200' wide right of way, and the point of curvature of a non-tangent curve to the left having a radius of 1,094.74 feet and a central angle of 16°04'05"; thence leaving said southerly margin turn an interior angle of 114°53'39" from tangent to tangent and continue along the arc of said curve and along said westerly margin for a distance of 307.01 feet to a 5/8" Rebar and the aforementioned south line of said Quarter-Quarter Section; thence leaving said westerly margin turn an interior angle from tangent of 42°53'28" and run along said south line for a distance of 552.74 feet to the Point of Beginning. Containing 91,647.5 Sq. Ft. (2.10 Acres), more or less.

NOTES:

1. Field work for this survey was completed on April 28, 2006.

2. All easements and rights of way of which the surveyor has knowledge have been shown hereon. The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that were not disclosed by the current title commitment.

3. Apparent utilities, underground utilities, and buried pipes shown hereon have been located or were plotted from utility records and are indicated in their relative positions. However, there may exist underground utilities or buried pipes which were not located or of which the surveyor has no knowledge. All utility locations should be verified with individual utility companies prior to excavation.

4. According to the FEMA Flood Insurance Rate Map for Jefferson County, Alabama and Incorporated Areas, Map Number 01073C0306 E effective date: January 20, 1999, the subject property lies within Zone X (unshaded) which is not a special flood hazard zone.

5. According to the Jefferson County Tax Records the subject property is zoned A1 and is in the City of Fultondale Tax District. The current Fultondale Zoning Ordinance should be checked for minimum building setback lines and minimum building sizes and height restrictions prior to construction.

6. The north arrow is based on Magnetic North.

7. Contours shown hereon are base on an assumed datum.

8. Angles and distances shown hereon as (deed) were taken from the previous owners deed as recorded in Real 4356, page 774.

9. Fences do exist near the westerly and southerly boundary lines but were in disrepair and were not located for this survey.

SURVEYOR'S STATEMENT:

I, Eric D. Henneberger a Professional Land Surveyor in the state of Alabama, 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 my knowledge, information, and belief.

Eric D. Henneberger, PLS
Alabama License No. 23428

ALABAMA LICENSED PROFESSIONAL No. 23428 LAND SURVEYOR ERIC D. HENNEBERGER 5/03/06

NO.	DESCRIPTION REVISIONS	BY	CK'D.	DATE

TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY
Part of Tax Parcel #13-30-1-000-002.005
Fultondale, Alabama 35217
for
Mr. Wayne Heard
Birmingham, Alabama 35209

DWG. NO.	DWN. BY	CK'D. BY	JOB NO.
S1-R0	EDH	CEO	06-024
	SCALE 1"=30'		DATE May 3, 2006

APEX Land Surveying, LLC
P.O. BOX 622
Helena, AL 35080-0622
Phone: (205) 913-1058
Fax: (205) 621-0052