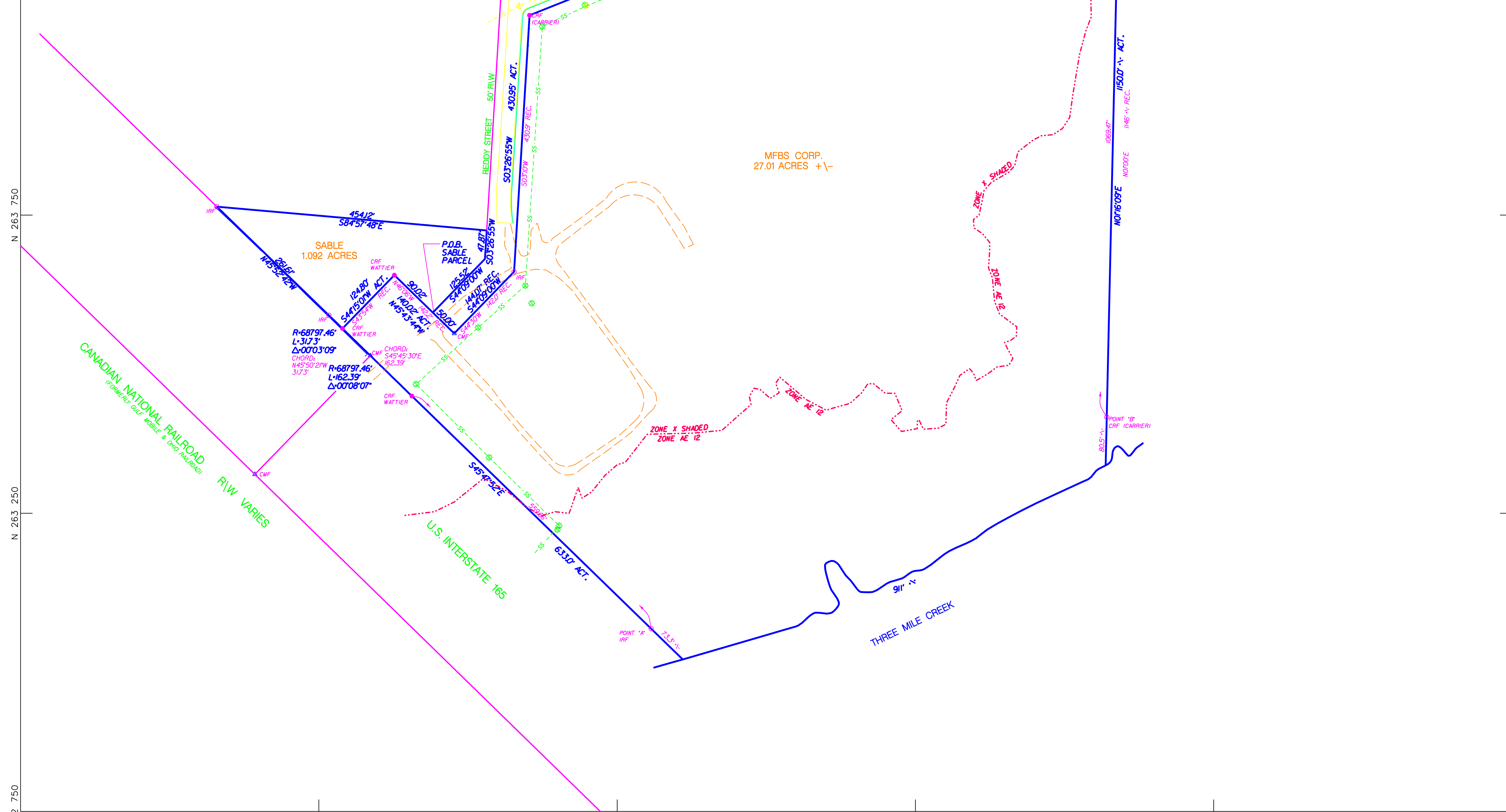


LEGAL DESCRIPTION FROM SURVEY
STIMRAD PARCEL:
 COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF THE SOUTHERN RAILWAY WITH THE SOUTH LINE OF LOT 4 OF GORDON, GRIFFIN, TOULMAN AND REEDY SUBDIVISION OF THE ST. LOUIS TRACT, THENCE N-86°-50'-W ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 804.7 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF STIMRAD ROAD (50' R/W); THENCE S-67°-56'-W ALONG SAID SOUTHEAST RIGHT OF WAY LINE A DISTANCE OF 116.6 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S-68°-15'-35"-W ALONG THE SOUTH RIGHT OF WAY LINE OF SAID STIMRAD ROAD A DISTANCE OF 1,067.23 FEET TO A POINT AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID STIMRAD ROAD WITH THE EAST RIGHT OF WAY LINE OF REDDY STREET (50' R/W); THENCE S-03°-26'-55"-W ALONG THE EAST RIGHT OF WAY LINE OF SAID REDDY STREET, A DISTANCE OF 430.95; THENCE S-44°-09'-00"-W, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 144.07 FEET; THENCE N-45°-43'-44"-W A DISTANCE OF 140.02 FEET; THENCE S-44°-15'-01"-W A DISTANCE OF 124.80 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF U.S. INTERSTATE NO. 165; THENCE SOUTHEASTWARDLY ALONG SAID RIGHT OF WAY LINE AND AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 68797.46 FEET AND A DELTA ANGLE OF 00°-08'-07", THE CHORD OF WHICH BEARS S-45°-45'-30"-E FOR 162.39 FEET FOR AN ARC DISTANCE OF 162.39 FEET; THENCE S-45°-47'-52"-E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 559.66 FEET TO A REBAR REFERENCE MARK HEREINAFTER KNOWN AS "POINT A"; THENCE CONTINUE S-45°-47'-52"-E, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.3 FEET, MORE OR LESS, TO THE NORTH MARGIN OF THREE MILE CREEK; THENCE RUN EASTWARDLY ALONG THE MEANDERINGS OF THE NORTH MARGIN OF THREE MILE CREEK A DISTANCE OF 911 FEET MORE OR LESS; THENCE N-01°-16'-09"-E A DISTANCE OF 80.5 FEET, MORE OR LESS, TO A CAPPED REBAR (CARRIER) REFERENCE MARK HEREINAFTER KNOWN AS "POINT B"; SAID "POINT B" LYING N-65°-04'-55"-E AND 672.12 FEET FROM AFORESAID "POINT A"; THENCE FROM POINT B, CONTINUE N-01°-16'-09"-E, A DISTANCE OF 1,069.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.01 ACRES, MORE OR LESS.

SABLE PARCEL:
 COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE SOUTHERN RAILWAY WITH THE SOUTH LINE OF LOT 4 OF GORDON, GRIFFIN, TOULMAN AND REEDY SUBDIVISION OF THE ST. LOUIS TRACT, THENCE N-86°-50'-W ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 804.7 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF STIMRAD ROAD (50' R/W); THENCE S-67°-56'-W ALONG SAID SOUTHEAST RIGHT OF WAY LINE A DISTANCE OF 116.6 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE S-68°-15'-35"-W, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID STIMRAD ROAD A DISTANCE OF 1,067.23 FEET TO A POINT AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID STIMRAD ROAD WITH THE EAST RIGHT OF WAY LINE OF REDDY STREET (50' R/W); THENCE S-03°-26'-55"-W, ALONG THE EAST RIGHT OF WAY LINE OF SAID REDDY STREET, A DISTANCE OF 430.95; THENCE S-44°-09'-00"-W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 144.07 FEET; THENCE N-45°-43'-44"-W A DISTANCE OF 140.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID REDDY STREET AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE N-45°-43'-44"-W A DISTANCE OF 90.02 FEET; THENCE S-44°-15'-01"-W A DISTANCE OF 124.80 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF U.S. INTERSTATE NO. 165; THENCE NORTHWESTERLY, ALONG THE NORTHEAST RIGHT OF WAY LINE OF SAID U.S. INTERSTATE NO. 165 AND AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 68797.46 FEET AND A DELTA ANGLE OF 00°-03'-09", THE CHORD OF WHICH BEARS N45°-50'-21"-W FOR 317.3 FEET FOR AN ARC DISTANCE OF 317.3 FEET; THENCE N-45°-52'-42"-W, ALONG THE NORTHEAST RIGHT OF WAY LINE OF SAID U.S. INTERSTATE NO. 165, FOR 261.61 FEET; THENCE S-84°-57'-48"-E, LEAVING THE NORTHEAST RIGHT OF WAY LINE OF SAID U.S. INTERSTATE NO. 165, FOR 454.12 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AFORESAID REDDY STREET; THENCE S-03°-26'-55"-W, ALONG THE WEST RIGHT OF WAY LINE OF SAID REDDY STREET, FOR 47.87 FEET; THENCE S-44°-09'-00"-W, ALONG THE WEST RIGHT OF WAY LINE OF SAID REDDY STREET, FOR 125.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.092 ACRES, MORE OR LESS.



LEGEND

CURB LINES	WATER VALVE	PARCEL BOUNDARY
BURIED TELEPHONE	TELEPHONE BOX	ADJOINING PROPERTY
GAS MAIN	UNKNOWN ELECTRICAL	SECTION LINE
STORM DRAIN	STREET LIGHTS	SET BACK LINES
SANITARY SEWER	POLES	EASEMENTS
WATER MAINS	GUY ANCHORS	SPOT ELEVATIONS
RAILROAD	TRANSFORMERS	INDEX CONTOURS
FENCES	ACCENT LIGHTS	CONTOURS
BUILDINGS	SHORELINES	TEMPORARY CONTROL POINT
CULVERTS	SIGNS	MONUMENTS
CATCH BASINS	DECIDUOUS TREES	IRON PINS & PIPES AS NOTED
MAN HOLES	GATE VALVE	RCP-REINFORCED CONCRETE PIPE
FIRE HYDRANT	HVAC UNIT	CRS-LAWLER 1/2" CAPPED REBAR SET
WATER METER	PIPE STUB	CTIF-CRIMP TOP IRON PIPE FOUND
GAS METER	SANITARY CLEAN OUT	REC-DEED RECORD DIMENSION
FIBER OPTIC CABLE	R/W-RIGHT OF WAY	ACT-ACTUAL FIELD MEASUREMENT
CABLE TV BOX	CMF-CORRUGATED METAL PIPE	CRF-CAPPED REBAR FOUND
ROOF DRAIN	CONC.-CONCRETE	IRF-IRON ROD (REBAR) FOUND
HANDICAP PARKING	A/C-CENTRAL HVAC UNIT	XF-SCRIBED X FOUND IN CONCRETE
PALM TREES	SEC.-GOVERNMENTAL SECTION	CMF-CONCRETE MONUMENT FOUND

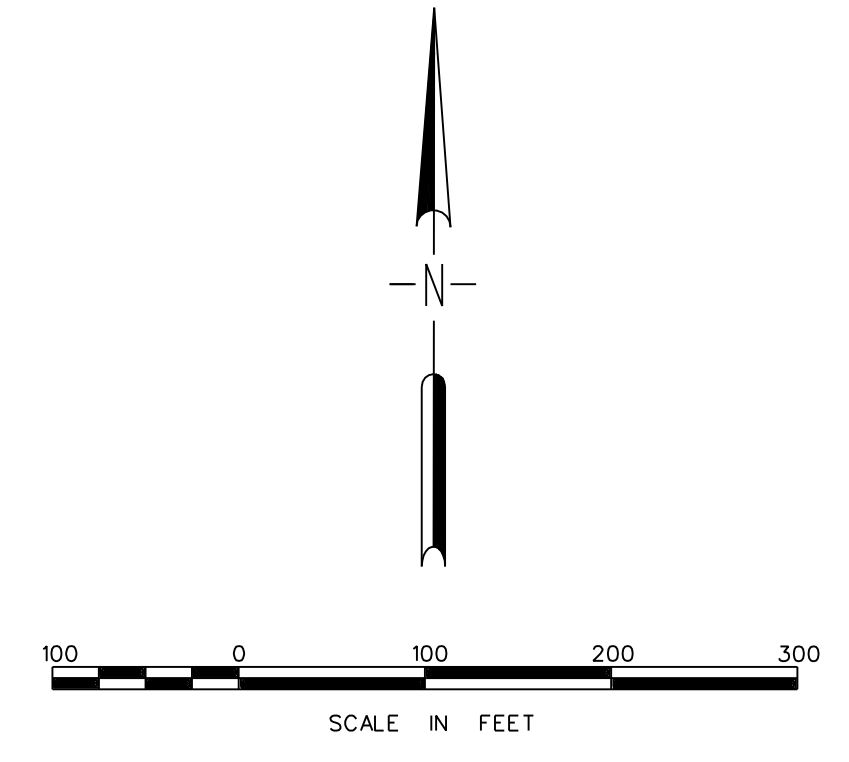
ZONING STIMRAD & SABLE PARCELS:
 THIS PROPERTY CURRENTLY ZONED I-2, WHICH CARRIES THE FOLLOWING RESTRICTIONS:
 MINIMUM SITE AREA: NONE
 MAXIMUM SITE COVERAGE (ALL BUILDINGS): 75%
 MAXIMUM BUILDING HEIGHT: 100'
 MINIMUM FRONT YARD: 25'
 MINIMUM SIDE & REAR YARDS: NONE

BOUNDARY NOTE:
 BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DRAWINGS, DEEDS AND DOCUMENTS PROVIDED BY CLIENT AS FOLLOWS:
 1. SURVEY BY NORMAN DURANT
 2. ELECTRONIC DRAWING BY MARK A. WATTIER SURVEYING.
 3. DEED RECORDED IN REAL PROPERTY BOOK 3521, PAGE 9
 4. DEED RECORDED IN REAL PROPERTY BOOK 4335, PAGE 71
 THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN THAT VISIBLE ON THE GROUND OR FROM CLIENT'S CONVEYANCE.

FLOOD ZONE:
 FEMA NFP FLOOD INSURANCE RATE MAP 01097C0552K DATED JUNE 5, 2020 SHOWS THE STIMRAD PARCEL IN ZONE X AND ZONE AE, BASE FLOOD ELEVATION 12.0' NAVD 1988, AND THE SABLE PARCEL IN ZONE X UNSHADED. FLOOD ZONE DETERMINATION MADE FROM GRAPHIC PLOTTING ONLY.

UTILITY NOTE:
 EXCEPT AS NOTED, UTILITIES SHOWN FROM VISIBLE SURFACE EVIDENCE ONLY. WATER MAIN & SEWER INFORMATION SCALED FROM MAWSS DRAWINGS. STORM DRAIN & GAS MAIN INFORMATION SCALED FROM PAVING PLAN FOR REDDY & STIMRAD STREETS BY ENGINEERING CORP, DRAWING 96-01, DATED 1955.

GENERAL NOTES:
 500 FOOT GRID BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83 (2011) ESTABLISHED ON SITE USING RTK GPS REFERENCING ALDOT CORS NETWORK. BEARINGS REFER TO GRID NORTH YIELDING A BEARING OF S-68°-15'-35"-W ALONG THE SOUTH R/W LINE OF STIMRAD ROAD. FOR IMPROVEMENTS & TOPOGRAPHIC DATA, SEE DRAWING 18028-2 BY THIS FIRM. FIELD SURVEY COMPLETED 11 MARCH, 2018. FILE: VPRICHARD-165-GULF-LUMBER, 18028-STIMRAD-EXHIBIT.DGN



REVISIONS

EXHIBIT ONLY

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MFBS CORPORATION
 MARKETING EXHIBIT FOR
 STIMRAD AND SABLE PARCELS

REF: MFBS--FRED STIMPSON	DATE: 23 FEB., 2022	SCALE: 1"=100'	SHEET 01 OF 01
PROJ. NO. 22-036	DWG. No. 22-036-1		