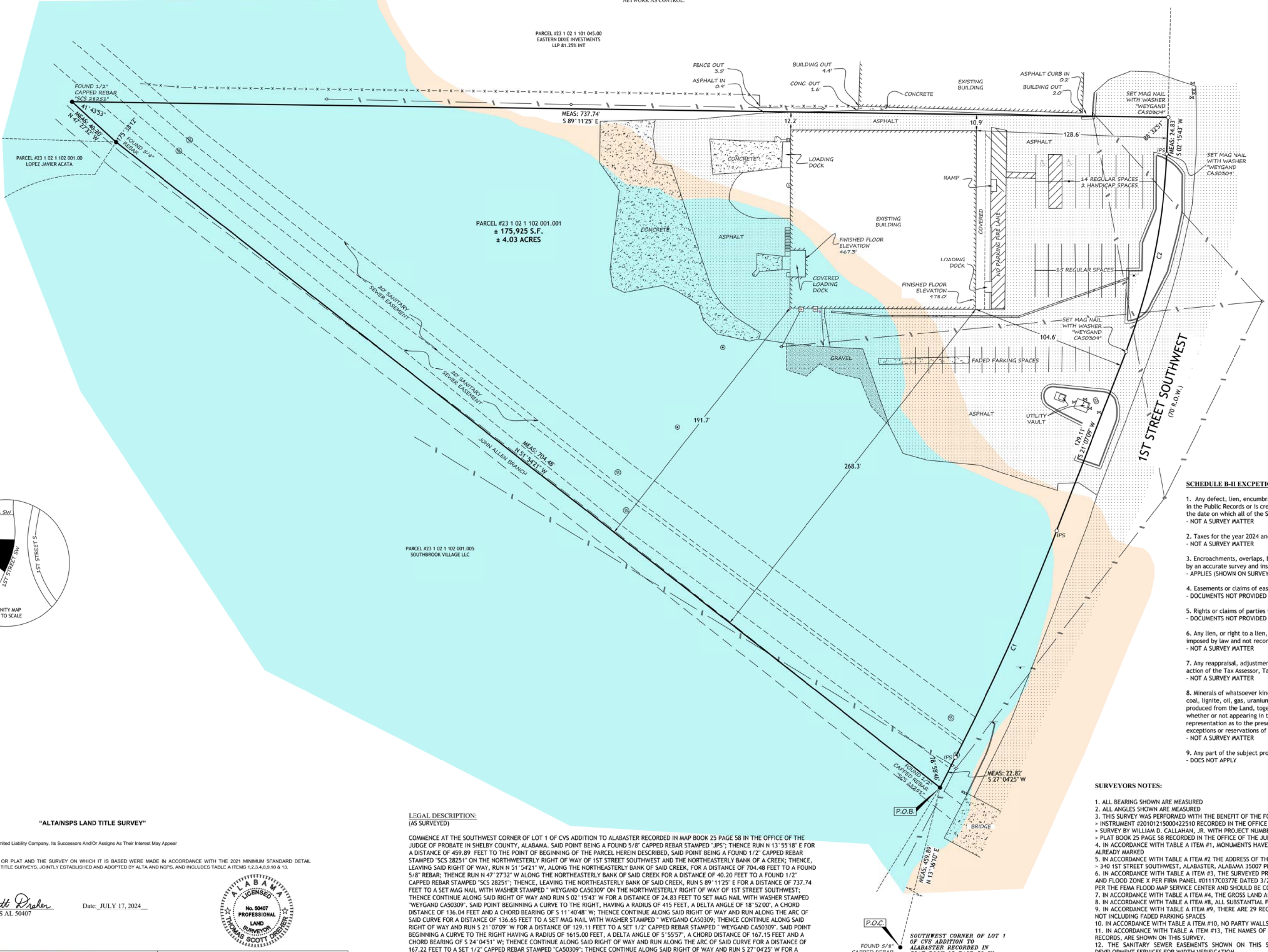


- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.T. POINT OF TERMINATION
 - OH OVERHANG
 - ASP ASPHALT
 - BLDG BUILDING
 - RES RESIDENCE
 - CALC CALCULATED
 - MEAS MEASURED
 - REC RECORDED
 - BRG BEARING
 - CH CHORD
 - R RADIUS
 - TAN TANGENT
 - D DELTA
 - ESMT EASEMENT
 - HW HEADWALL
 - OH OVERHANG
 - POR PORCH
 - COV COVERED
 - RIGHT OF WAY
 - A/C AIR CONDITIONER
 - IPN IRON PIN SET (IPS)
 - IPN IRON PIN FOUND (IPF)
 - 1/4 SECTION CORNER
 - EXIST. CONC. MON. CALCULATED POINT
 - AC ACRES
 - S.F. SQUARE FEET
 - ± PLUS OR MINUS
 - DECK CONCRETE
 - RETAINING WALL
 - GUY ANCHOR
 - POWER POLE
 - MANHOLE
 - WATER METER
 - UTILITY PEDESTAL
 - GAS METER
 - WATER VALVE
 - FIRE HYDRANT
 - LIGHT POLE
 - STORM MANHOLE
 - CURB STORM INLET
 - GRATED INLET
 - CLEANOUT
 - SANITARY MANHOLE
 - FLARED END SECTION
 - DRAINAGE INLET
 - GAS VALVE
 - UTILITY VAULT
 - ELECTRIC VAULT
 - SIGN
 - BOLLARD
 - ELECTRIC METER
 - Flood Zone - X-Shaded
 - Flood Zone - AE / AO / AH

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 MEAS.	1615.00	167.22	167.15	S 24° 04' 51" W	5° 55' 57"
C2 MEAS.	415.00	136.65	136.04	S 11° 40' 48" W	18° 52' 00"

SURVEY CONTROL:
 THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 18). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.



- SCHEDULE B-II EXCEPTIONS:**
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- NOT A SURVEY MATTER
 2. Taxes for the year 2024 and subsequent years not yet due and payable.
- NOT A SURVEY MATTER
 3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- APPLIES (SHOWN ON SURVEY)
 4. Easements or claims of easements, not recorded in the Public Records.
- DOCUMENTS NOT PROVIDED
 5. Rights or claims of parties in possession not recorded in the Public Records.
- DOCUMENTS NOT PROVIDED
 6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not recorded in the Public Records.
- NOT A SURVEY MATTER
 7. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or Board of Equalization.
- NOT A SURVEY MATTER
 8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- NOT A SURVEY MATTER
 9. Any part of the subject property lying in any road right of way.
- DOES NOT APPLY

- SURVEYORS NOTES:**
1. ALL BEARING SHOWN ARE MEASURED
 2. ALL ANGLES SHOWN ARE MEASURED
 3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF THE FOLLOWING DOCUMENTS:
 > INSTRUMENT #20101215000422510 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA
 > SURVEY BY WILLIAM D. CALLAHAN, JR. WITH PROJECT NUMBER 09-12016
 > PLAT BOOK 25 PAGE 58 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA
 4. IN ACCORDANCE WITH TABLE A ITEM #1, MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY, UNLESS ALREADY MARKED
 5. IN ACCORDANCE WITH TABLE A ITEM #2 THE ADDRESS OF THE SURVEYED PROPERTY IS AS FOLLOWS:
 > 340 1ST STREET SOUTHWEST, ALABASTER, ALABAMA 35007 PER THE TITLE COMMITMENT.
 6. IN ACCORDANCE WITH TABLE A ITEM #3, THE SURVEYED PROPERTY IS LOCATED IN FLOOD ZONES AE, FLOOD ZONE X "SHADED" AND FLOOD ZONE X PER FIRM PANEL #01117C037E DATED 3/21/2019. THE FLOOD ZONES SHOWN ON THIS SURVEY WERE SCALED PER THE FEMA FLOOD MAP SERVICE CENTER AND SHOULD BE CONSIDERED APPROXIMATE.
 7. IN ACCORDANCE WITH TABLE A ITEM #4, THE GROSS LAND AREA IS SHOWN ON THIS SURVEY
 8. IN ACCORDANCE WITH TABLE A ITEM #5, ALL SUBSTANTIAL FEATURES ARE SHOWN ON THIS SURVEY
 9. IN ACCORDANCE WITH TABLE A ITEM #9, THERE ARE 29 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES ON SITE. NOT INCLUDING FADED PARKING SPACES
 10. IN ACCORDANCE WITH TABLE A ITEM #10, NO PARTY WALLS WERE OBSERVED OF THE TIME OF THIS SURVEY
 11. IN ACCORDANCE WITH TABLE A ITEM #13, THE NAMES OF ALL ADJOINING PROPERTY OWNERS, ACCORDING TO CURRENT TAX RECORDS, ARE SHOWN ON THIS SURVEY.
 12. THE SANITARY SEWER EASEMENTS SHOWN ON THIS SURVEY NEED TO BE VERIFIED WITH THE CITY OF ALABASTER DEVELOPMENT SERVICES FOR WIDTH VERIFICATION.

STATE OF ALABAMA
 SHELBY COUNTY

"ALTA/NSPS LAND TITLE SURVEY"

TO: Alabama Venture, LLC, an Alabama Limited Liability Company. Its Successors And/O Assigns As Their Interest May Appear

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 1,2,3,4,8,9,10 & 13.

BY: *Thomas Scott Dreher*
 Thomas Scott Dreher, PLS AL 50407
 173 Oxmoor Road
 Homewood, AL 35209
 (205) 942-0086

Date: JULY 17, 2024



LEGAL DESCRIPTION:
 (AS SURVEYED)

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1 OF CVS ADDITION TO ALABASTER RECORDED IN MAP BOOK 25 PAGE 58 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 5/8" CAPPED REBAR STAMPED "JPS"; THENCE RUN N 13° 55' 18" E FOR A DISTANCE OF 459.89 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING A FOUND 1/2" CAPPED REBAR STAMPED "SCS 28251" ON THE NORTHWESTERLY RIGHT OF WAY OF 1ST STREET SOUTHWEST AND THE NORTHEASTERLY BANK OF A CREEK; THENCE, LEAVING SAID RIGHT OF WAY, RUN N 51° 54' 21" W, ALONG THE NORTHEASTERLY BANK OF SAID CREEK, FOR A DISTANCE OF 704.48 FEET TO A FOUND 5/8" REBAR; THENCE RUN N 47° 27' 32" W ALONG THE NORTHEASTERLY BANK OF SAID CREEK FOR A DISTANCE OF 40.20 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "SCS 28251"; THENCE, LEAVING THE NORTHEASTERLY BANK OF SAID CREEK, RUN S 89° 11' 25" E FOR A DISTANCE OF 737.74 FEET TO A SET MAG NAIL WITH WASHER STAMPED "WEYGAND CA50309" ON THE NORTHWESTERLY RIGHT OF WAY OF 1ST STREET SOUTHWEST; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN S 02° 15' 43" W FOR A DISTANCE OF 24.83 FEET TO SET MAG NAIL WITH WASHER STAMPED "WEYGAND CA50309". SAID POINT BEGINNING A CURVE TO THE RIGHT, HAVING A RADIUS OF 415 FEET, A DELTA ANGLE OF 18° 52' 00", A CHORD DISTANCE OF 136.04 FEET AND A CHORD BEARING OF S 11° 40' 48" W; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 136.65 FEET TO A SET MAG NAIL WITH WASHER STAMPED "WEYGAND CA50309"; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN S 21° 07' 09" W FOR A DISTANCE OF 129.11 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA50309". SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 1615.00 FEET, A DELTA ANGLE OF 5° 55' 57", A CHORD DISTANCE OF 167.15 FEET AND A CHORD BEARING OF S 24° 04' 51" W; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 167.22 FEET TO A SET 1/2" CAPPED REBAR STAMPED "CA50309"; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN S 27° 04' 25" W FOR A DISTANCE OF 22.82 FEET TO THE POINT OF BEGINNING.

THE LANDS SURVEYED, SHOWN, AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED IN THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER ATB4167, DATED JULY 10, 2024

SCALE: 1" = 30'

APPROVED BY: Thomas Scott Dreher PLS AL REG. NO. 50407

DATE OF FIELDWORK: 07/16/2024

DATE: 07/17/2024

SURVEYED BY: TSD DRAWN BY: JEP

Job #: 20241580 GRAPHIC SCALE: 1" = 30' Copyright ©