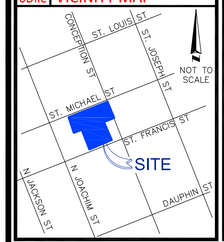
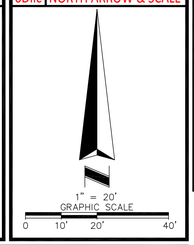
6Diie VICINITY MAP



6Diic NORTH ARROW & SCALE



6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	**	OFFICE
MINIMUM LOT AREA (SQ.FT.)	N/S	28,198±
MINIMUM FRONTAGE	N/S	83.64'
MINIMUM LOT WIDTH	N/S	117.29'
MAX BUILDING COVERAGE	NONE	66±
MAX BUILDING HEIGHT	5 STORIES	2 STORIES
MINIMUM SETBACKS		
PRIMARY FRONTAGE	5'	0.1'
SECONDARY FRONTAGE	12'	0.1'
INTERIOR SIDE/REAR	N/R	40'
PARKING REQUIREMENTS: NONE		
CONFORMANCE STATUS: LEGAL CONFORMING		

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED, INFORMATION WAS NOT OBTAINED BY ASM, INC.
CONTACT:
THE PLANNING AND ZONING RESOURCE COMPANY
SITE # 136459-35
REPORT DATE: 01/28/2020
PHONE/FAX
(405) 840-4344
(405) 840-2608

NOTES:
**DOWNTOWN DEVELOPMENT DISTRICT WITHIN THE T-5.2 MIXED USE SUB-DISTRICT

N/R: NONE REQUIRED
N/S: NONE SPECIFIED

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

- (A) ADJACENT BUILDING IS AT MOST 0.3' ONTO SUBJECT PROPERTY.
- (B) BRICK WALL IS AT MOST 0.6' ONTO SUBJECT PROPERTY; OWNERSHIP UNKNOWN.
- (C) WHEEL STOPS AND ASPHALT PARKING CROSS ONTO SUBJECT PROPERTY.
- (D) OVERHEAD FLAG POLE CROSSES INTO RIGHT OF WAY, AS SHOWN.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 015007 0558 K (MAP NO. 01097C0558K), WHICH BEARS AN EFFECTIVE DATE OF 03/17/2010, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED.

6Diid LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE	◎	RECOVERED MONUMENT AS NOTED
	NO PARKING AREA	Ⓣ	TELEPHONE MANHOLE
	HANDICAP PARKING	Ⓜ	STORM MANHOLE / MANHOLE
X PS	PARKING SPACE		UTILITY POLE
(R)	RECORD DESCRIPTION		GUY ANCHOR
SQ.FT.	SQUARE FEET		LIGHT POLE
TF	TRANSFORMER		FIRE HYDRANT
WM	WATER METER		SIGN
EM	ELECTRIC METER	●	BOLLARD
TR	TELEPHONE RISER	(D1)	FIRST DESCRIPTION IN TITLE DESCRIPTION
CO	CLEAN OUT		
CLM	COLUMN	(D2)	SECOND DESCRIPTION IN TITLE DESCRIPTION
CA	COVERED AREA BY 2ND FLOOR		
WS	WHEEL STOP	(M)	FIELD MEASURED DATA
UR	UTILITY RISER		
DI	DROP INLET		
CLF	CHAIN LINK FENCE		
MF	METAL FENCE		
ML	METAL LID		
GB	GATE BOX		RIGHT-OF-WAY LINE
PM	PARKING METER	OHU	OVERHEAD UTILITY LINE
(D)	DESCRIPTION / DEED		RECOVERED MONUMENT AS NOTED

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

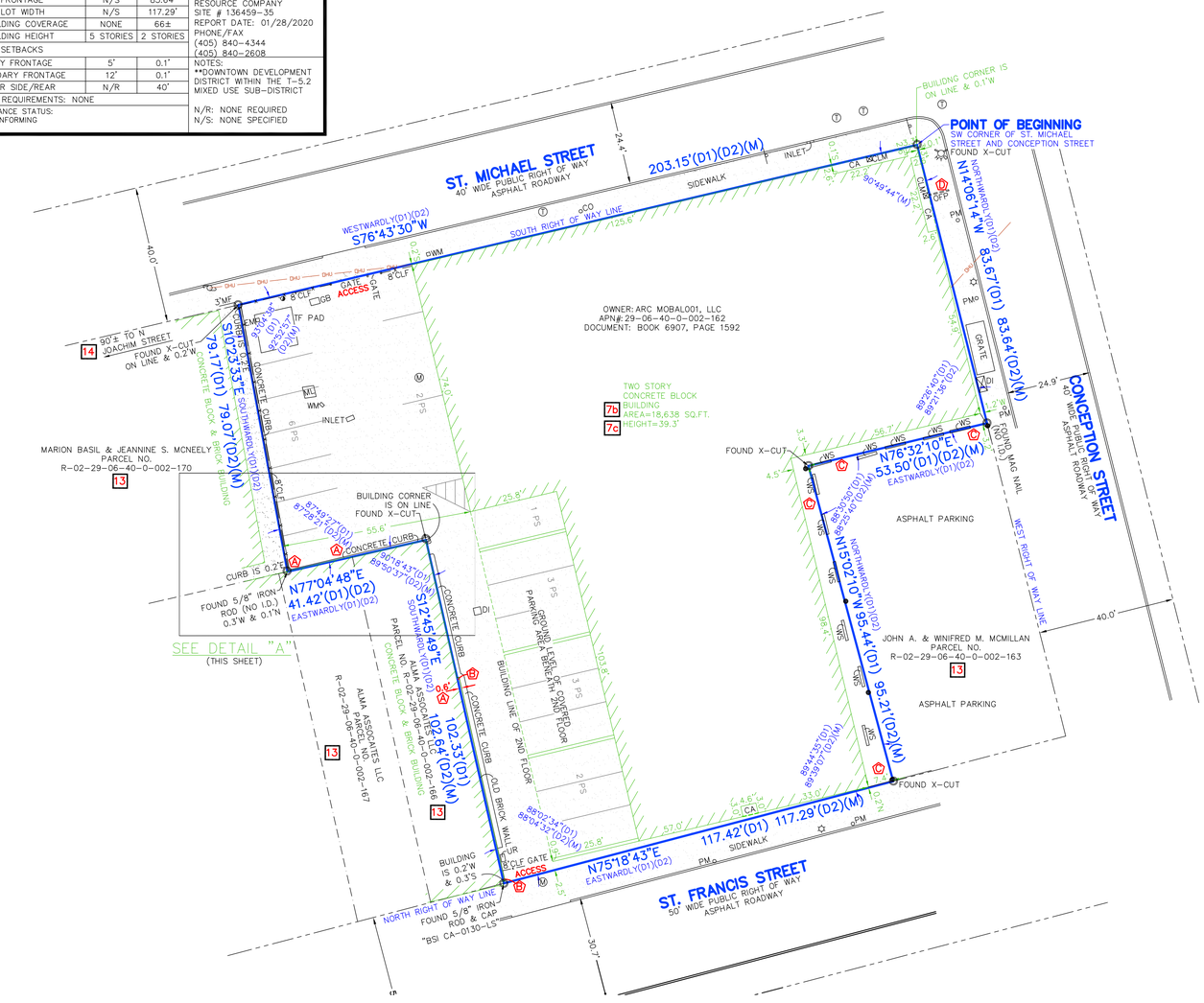
NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

(12) — TERMS AND CONDITION OF THE ARTICLES OF INCORPORATION OF THE DOWNTOWN MOBILE DISTRICT MANAGEMENT CORPORATION RECORDED IN REAL PROPERTY BOOK 5769, PAGE 459, IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA.
(NOT ENOUGH INFORMATION TO LOCATE)

(13) — RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN REAL PROPERTY BOOK 4181, PAGE 950, IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA.
(BLANKET IN NATURE FOR POWER LINES, POWER COMPANY SKETCH IS NOT LEGIBLE)

(14) — TERMS AND CONDITIONS OF UNRECORDED LEASE DATED SEPTEMBER 15, 2011 BETWEEN ST. MICHAEL, LLC, AND THE UNITED STATES OF AMERICA, ASSIGNED TO ARC GSMOBAL001, LLC.



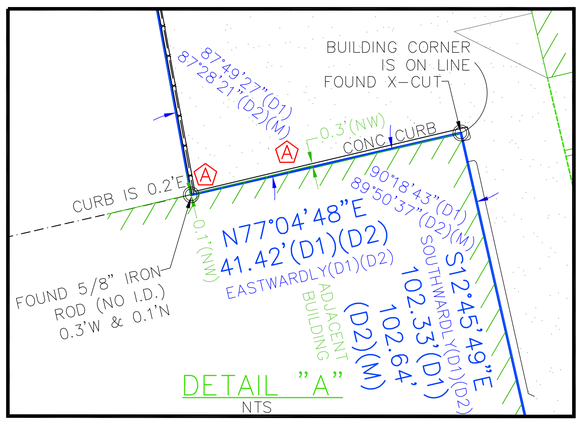


TABLE OF REFERENCES

BOOK 6907, PAGE 1592

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

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3	"TABLE A" FLOOD INFORMATION	6Bviii	TITLE COMMITMENT INFORMATION	9	"TABLE A" PARKING SPACES
4	"TABLE A" LAND AREA	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	10a	"TABLE A" DIVISION/PARTY WALLS
5Biii	ACCESS TO PROPERTY	6Diic	NORTH ARROW & SCALE	11	"TABLE A" UTILITY INFORMATION
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6Bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE	18	"TABLE A" WETLAND AREAS
6Biv	BEARING BASIS	7b	"TABLE A" BUILDING AREA	19	"TABLE A" OFFSITE EASEMENTS OR SERVITUDES
		7c	"TABLE A" BUILDING HEIGHT		

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

11 UNDERGROUND UTILITIES

ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, IN SOME JURISDICTIONS, 811 OR OTHERWISE SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. (OBSERVED EVIDENCE ONLY PER THE CLIENT'S REQUEST)

17 RIGHT OF WAY CHANGES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

18 WETLAND AREAS

AT THE TIME OF SURVEY, NO WETLAND AREAS WERE DELINEATED BY APPROPRIATE AUTHORITIES NOR WERE ANY INDICATED TO THE SURVEYOR BY THE CLIENT.

19 OFFSITE EASEMENTS OR SERVITUDES

THE PROPERTY DESCRIPTION AS LISTED WITHIN SCHEDULE "A" OF THE FURNISHED TITLE COMMITMENT AS STATED HEREON, DOES NOT INCLUDE ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	CH	DRAWING SCALE	1"= 20'
.	.	.	.	.	.	DRAWN BY	UB/BCB	QC BY	TD(09/23/20)
.	.	.	09/24/20	COMMENTS	JCT	DRAWING NAME	2010223-25765-MOBILE AL.DWG		
.	.	.	03/19/20	COMMENTS	JCT				

6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: AL25200107BV, HAVING AN EFFECTIVE DATE OF JANUARY 20, 2020.

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

THAT REAL PROPERTY SITUATED IN THE COUNTY OF MOBILE, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF ST. MICHAEL STREET AND CONCEPTION STREET, RUN THENCE WESTWARDLY ALONG THE SOUTH LINE OF ST. MICHAEL STREET 203.15 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 93 DEGREES 04 MINUTES 38 SECONDS RUN SOUTHWARDLY 79.17 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 87 DEGREES 49 MINUTES 27 SECONDS RUN EASTWARDLY 41.42 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 90 DEGREES 18 MINUTES 43 SECONDS RUN SOUTHWARDLY 102.33 FEET TO A POINT ON THE NORTH LINE OF ST. FRANCIS STREET; THENCE WITH AN INTERIOR ANGLE OF 88 DEGREES 02 MINUTES 34 SECONDS RUN EASTWARDLY ALONG SAID NORTH LINE 117.42 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 89 DEGREES 44 MINUTES 35 SECONDS RUN NORTHWARDLY 95.44 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 88 DEGREES 30 MINUTES 50 SECONDS RUN EASTWARDLY 53.5 FEET TO A POINT ON THE WEST LINE OF CONCEPTION STREET; THENCE WITH AN INTERIOR ANGLE OF 89 DEGREES 26 MINUTES 40 SECONDS RUN NORTHWARDLY ALONG SAID WEST LINE 83.67 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY ALSO BEING DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF ST. MICHAEL STREET AND CONCEPTION STREET, THENCE WESTWARDLY ALONG THE SOUTH LINE OF ST. MICHAEL STREET 203.15 FEET; THENCE WITH AN INTERIOR ANGLE OF 92° 52' 57" RUN SOUTHWARDLY 79.07 FEET; THENCE WITH AN INTERIOR ANGLE OF 87° 28' 21" RUN EASTWARDLY 41.42 FEET TO THE CORNER OF A BUILDING; THENCE WITH AN INTERIOR ANGLE OF 89° 50' 37" RUN SOUTHWARDLY ALONG THE FACE OF A BUILDING 102.64 FEET TO A POINT ON THE NORTH LINE OF ST. FRANCIS STREET; THENCE WITH AN INTERIOR ANGLE OF 88° 04' 32" RUN EASTWARDLY ALONG THE NORTH LINE OF ST. FRANCIS STREET 117.29 FEET; THENCE WITH AN INTERIOR ANGLE OF 89° 39' 07" RUN NORTHWARDLY 95.21 FEET; THENCE WITH AN INTERIOR ANGLE OF 88° 25' 40" RUN EASTWARDLY 53.50 FEET TO A POINT ON THE WEST LINE OF CONCEPTION STREET; THENCE WITH AN INTERIOR ANGLE OF 89° 21' 36" RUN NORTHWARDLY ALONG THE WEST LINE OF CONCEPTION STREET 83.64 FEET TO THE POINT OF BEGINNING.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Diig SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. "THE UNDERSIGNED FURTHER CERTIFIES 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."

4	LAND AREA	28,198± SQUARE FEET 0.65± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED SOUTHERLY RIGHT OF WAY LINE OF ST. MICHAEL STREET AS BEING S76°43'30"W AS ASSUMED DATUM.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 17 HANDICAPPED = 1 TOTAL = 18

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL VEHICULAR ACCESS TO ST. MICHAEL STREET AND ST. FRANCIS STREET, BOTH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: DESIGNEE OF ARC GSMOBAL001, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(OBSERVED), 13, 14, 16, 17, 18, 19(GRAPHICALLY DEPICTED), AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/19/2020. DATE OF PLAT OR MAP: 02/20/2020.

DEREK J. KLINKENBORG — 9-30-2020 DATE

PROFESSIONAL LAND SURVEYOR NO:LS 34933
STATE OF ALABAMA
PROJECT NO: 2010223 (1200276)

ALABAMA LICENSED No. 34933 PROFESSIONAL LAND SURVEYOR DEREK J. KLINKENBORG 9/30/20

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION #814
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

ALTA/NSPS LAND TITLE SURVEY
201 SAINT MICHAEL STREET
MOBILE, ALABAMA
MOBILE COUNTY
6Dvi 2

AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM

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