

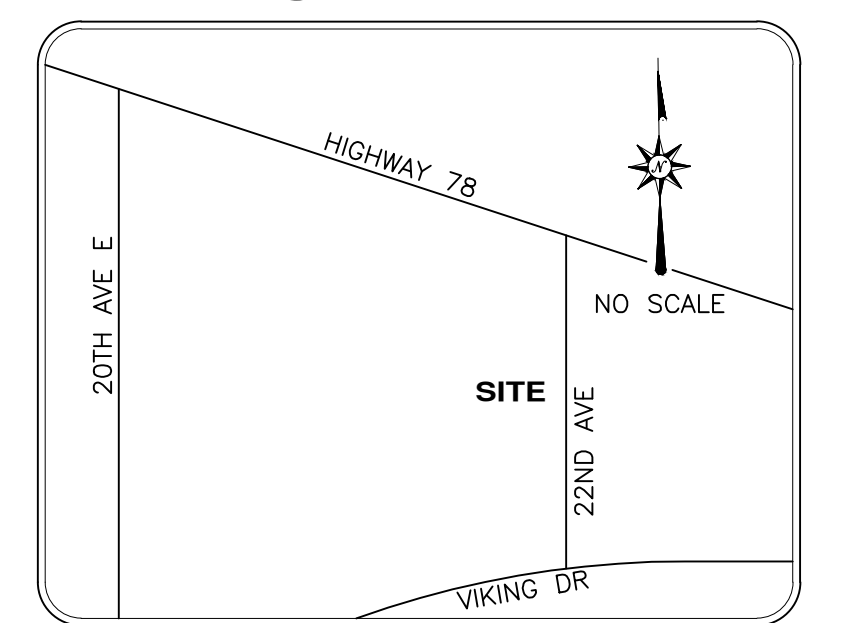
LEGEND	
● PF	IRON PIN FOUND
● PS	IRON PIN SET (5/8" REBAR w/CAP)
+	CONCRETE MONUMENT FOUND
+	CROSS FOUND
○	CALCULATED POINT
○	UTILITY POLE w/GUY
—OHP—	OVERHEAD POWER LINE
—OHT—	OVERHEAD TELEPHONE LINE
562.35	SPOT ELEVATION
—SS—	SANITARY SEWER LINE
—W—	UNDERGROUND WATER LINE
—G—	UNDERGROUND GAS LINE
—T—	UNDERGROUND COMMUNICATION LINE
—ROW—	RIGHT OF WAY
▲	IRRIGATION CONTROL VALVE
▲	WATER METER
—X—X—X—	FENCE
■	ASPHALT SURFACE
■	CONCRETE SURFACE
■	GRAVEL SURFACE
■	RIP RAP SURFACE
⊙	SANITARY SEWER CLEANOUT
○	LIGHT STANDARD
○	SIGN
□	GAS LINE STUBOUT
●	BOLLARD
□	BRICK COLUMN

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(M)	MEASURED
(C)	CALCULATED
(R)	MAP BOOK 11, PAGE 8
(R2)	MAP BOOK 9, PAGE 40
(D)	DEED BOOK 2492, PAGE 347
T14S	TOWNSHIP 14 SOUTH
R7W	RANGE 7 WEST
SEC.	SECTION
R.R.	RAILROAD
EL.	ELEVATION
BLDG.	BUILDING

NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence. No Title Commitment performed, certified to or supplied by client. Without said Title Commitment no guarantee can be made by the surveyor as to the location of easements.
- All utilities of which the surveyor has knowledge are shown hereon. Routings of underground utilities were drawn based on field markings provided by Underground Detective Utility Locators, Cincinnati, OH, (888) 747-3799) which should be considered approximate. The telephone numbers for the Kentucky Line Location Center (MISSALL) are 266-5677 (Louisville area) and (800) 292-8525 (elsewhere). Note to the client, insurer, and lender- With regard to underground utilities, information from the sources above will be combined with observed evidence of utilities to develop a view of the underground facilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdiction, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor accepts no responsibility for the location of utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary has been made and no guarantees are hereby given as to the location of sub-surface foundations.
- No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
- Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88) and derived by RTK GPS observations using the ALDOT CORS network.
- According to the Flood Insurance Rate Map (FIRM) for Walker County, Alabama (community-panel numbers 01127C0309E & 01127C0302E, dated October 02, 2014), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
- North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK GPS observation. Using the Alabama Department of Transportation CORS Network (MAX).
- At the time of the field survey there was observable evidence of current earth moving work, building addition or construction, there was no evidence of changes in street right of way lines, street or sidewalk repair or construction, or use of the site as a solid waste dump, pump, or sanitary landfill. The site adjacent property is currently under construction.

VICINITY MAP



I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE 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.



Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

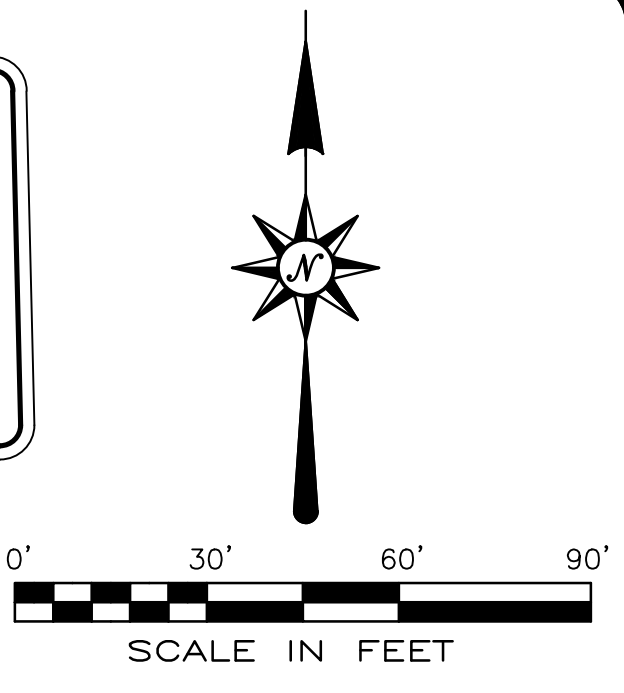
SURVEY LEGAL DESCRIPTION

A parcel of land being all of Lot 3A-2-B of the Resurvey of Lot 3A-2 of Resubdivision of Lot 3A Romana G. Simmons Subdivision as recorded in Plat Book 11, Page 8 being recorded in the Office of the Judge of Probate for Walker County, Alabama and also an acreage parcel all being situated in the Southwest One-Quarter of the Northwest One-Quarter of Section 11, Township 14 South, Range 07 West and being more particularly described as follows:

Begin at a found capped rebar stamped (GSA) marking the Northeast corner of aforementioned Lot 3A-2-B and also lying on the Southerly Right of Way of Old U.S. Highway 78 (250 foot Right of Way); thence leaving said Southerly Right of Way, run South 01 degrees 11 minutes 40 seconds East along the East line of said Lot 3A-2-B for a distance of 119.34 feet to a set nail; thence leaving said East line, run South 88 degrees 48 minutes 43 seconds East for a distance of 208.84 feet to a set nail lying on the Westerly Right of Way of 22nd Avenue (60 foot Right of Way); thence run South 01 degrees 21 minutes 00 seconds East along said Westerly Right of Way for a distance of 354.77 feet to a found concrete monument; thence leaving said Right of Way, run South 87 degrees 46 minutes 51 seconds West for a distance of 209.55 feet to a set capped rebar stamped (GSA) lying on the East line of Lot 2A of Lots 2&3 of Romana G. Simmons Subdivision as recorded in Plat Book 9, Page 40 in the Office of the Judge of Probate for Walker County, Alabama; thence run North 01 degrees 38 minutes 16 seconds East along said East line for a distance of 13.70 feet to a found capped rebar stamped (C&C) lying on the North line of said Lot 2A and the South line of said Lot 3A-2-B; thence run North 88 degrees 43 minutes 28 seconds West along North and South line for a distance of 122.63 feet to a found capped rebar stamped (C&C); thence leaving said North and South line, run North 01 degrees 19 minutes 15 seconds West along the West line of said Lot 3A-2-B and the East line of Lot 3A-2-A for a distance of 196.83 feet to a found capped rebar stamped (C&C); thence run South 88 degrees 36 minutes 20 seconds East along said line for a distance of 25.02 feet to a found nail; thence run North 01 degrees 59 minutes 28 seconds West along said line for a distance of 123.25 feet to a set nail; thence run North 88 degrees 00 minutes 32 seconds East along said East and West line for a distance of 10.00 feet to a found nail; thence run North 01 degrees 59 minutes 28 seconds West along said East and West line for a distance of 174.10 feet to a found capped rebar stamped (GSA) lying on the aforementioned Southerly Right of Way of Old U.S. Highway 78; thence leaving said East and West line, run South 75 degrees 39 minutes 27 seconds East along said Southerly Right of Way and the North line of Lot 3A-2-B for a distance of 95.58 feet to the POINT OF BEGINNING. Said parcel contains 126,684 square feet or 2.91 acres more or less.

ZONING

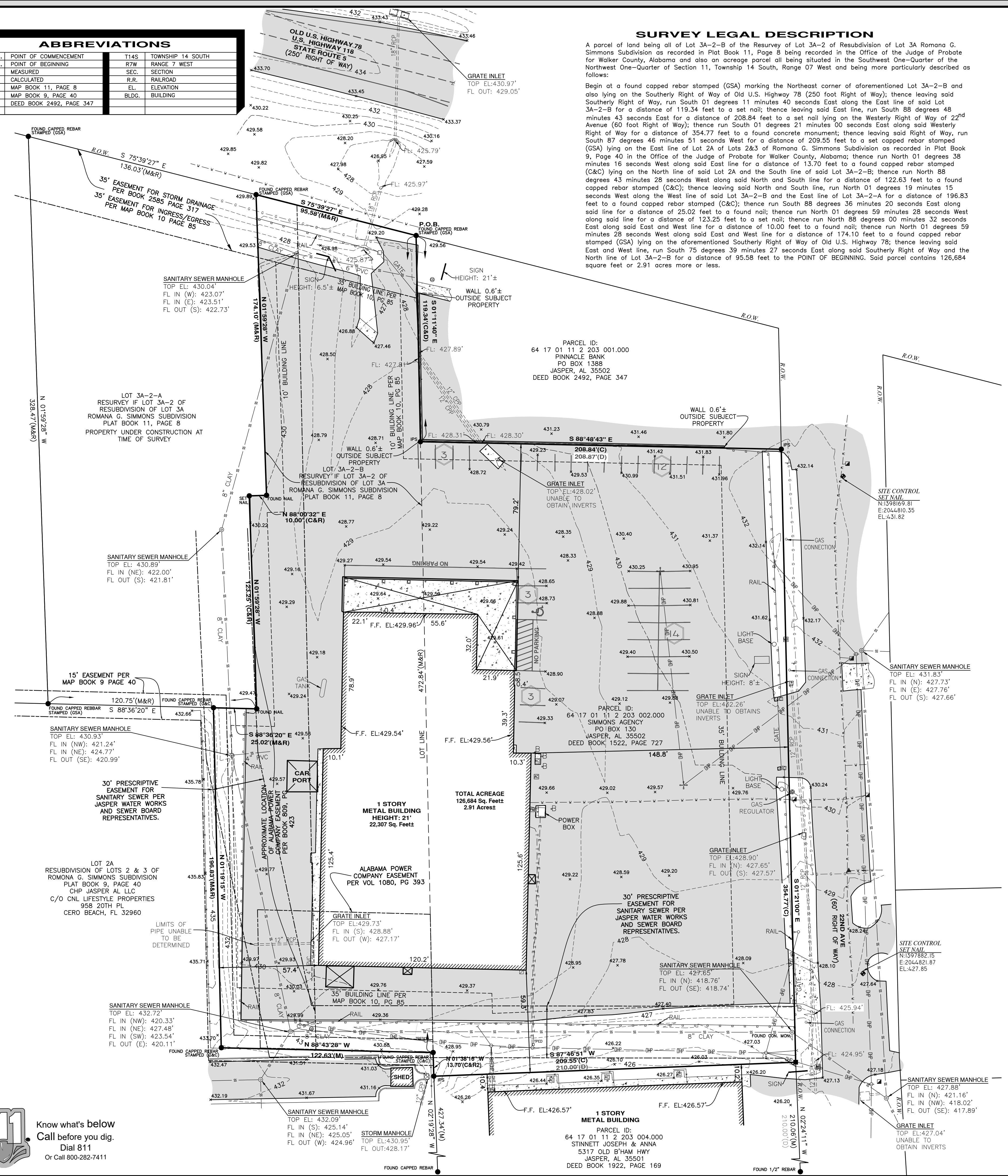
ZONING: B-2
BUILDING SETBACK REQUIREMENTS:
FRONT: 35'
REAR: 35'
SIDE: 10'
HEIGHT: 50'



TITLE COMMITMENT

Surveyor's comments on exceptions listed in Schedule B for the Loan Policy of Title Insurance (File No. E-4221) dated September 22, 2022, by Statewide Title Services, Inc. as agent for First American Title Insurance Company.

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 - Requirements are met.
- Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown in the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
- Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
- Permit granted to Alabama Power Company as recorded in Book 809, Page 423. Instrument is blank in nature and includes a portion of the subject property and is shown hereon.
- Easement to Jasper Utilities Board recorded in Book 1155, Page 314. Instrument is vague in nature and the survey was unable to plot.
- Easement granted to Alabama Power Company as recorded in Book 1080, Page 393, and Volume 475, page 593. Book 1080, Pg 393 affects subject property and is shown hereon. Volume 475, Page 593 is blank in nature and includes the subject property.
- Rights of parties in possession under unrecorded leases.
- Agreement and Declaration of Perpetual Cross-Access Easement and Storm water Easement as described Book 2585, Page 317.
- Easements and building lines as shown on recorded maps.
- The following matters as shown on Survey by Derek S. Meadows, Dated 8-26-2022, Project 22-0523:
a) 35 foot easement for storm drainage across Northern boundary;
b) 35 foot easement for ingress and egress across Northern portion of subject property;
c) 15 foot easement along westerly boundary;
d) 30 foot Prescriptive easement for sanitary sewer along Southerly Easterly and Westerly portions of subject property;
e) Alabama Power Company Easement along Westerly boundary; Shown hereon.
f) wall encroachment over Northeast boundary lines; Wall is shown hereon however is not an encroachment. The wall is the adjoining owners wall and is outside the subject property.
g) 35 foot building setback lines along Northerly, Easterly and Southern portion of subject property; Shown hereon.
h) 10 foot building setback lines along East, West and Northeasterly boundaries; Shown hereon.
i) utility lines traversing subject property. Shown hereon.



Certified to: Olson Land Partners, LLC, Statewide Title Services, Inc. and First American Title Insurance Company.

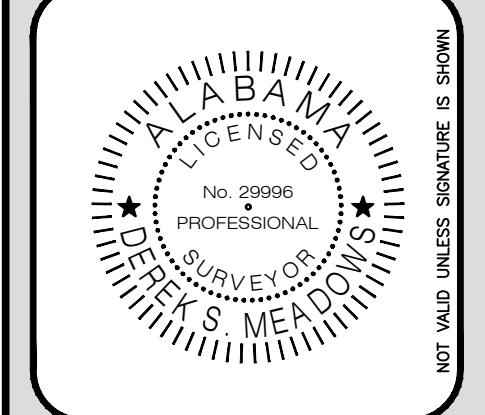
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-4.5, 6-7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16-18 of Table A thereof. The field work was completed on 8/29/2022.

Date: 10-3-22
Derek S. Meadows, Registration No. 29996
dmeadows@gonzalez-strength.com

ALTA/NSPS LAND TITLE SURVEY
DISCOUNT HOMER CENTER
US Highway 78 & 22ND AVENUE
JASPER, ALABAMA

FOR
OLSON LAND PARTNER, LLC
DWN BY: CHD BY: SCALE: 1" = 30'
G.H.P. FIELD BOOK/PAGE: 8-96-2022
Crew Chief: DWG NAME: COORDINATE FILE: 22-0523-001.dwg

GONZALEZ - STRENGTH & ASSOCIATES, INC.
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DWG. NO.
S1 - R0
PROJECT
22-0523