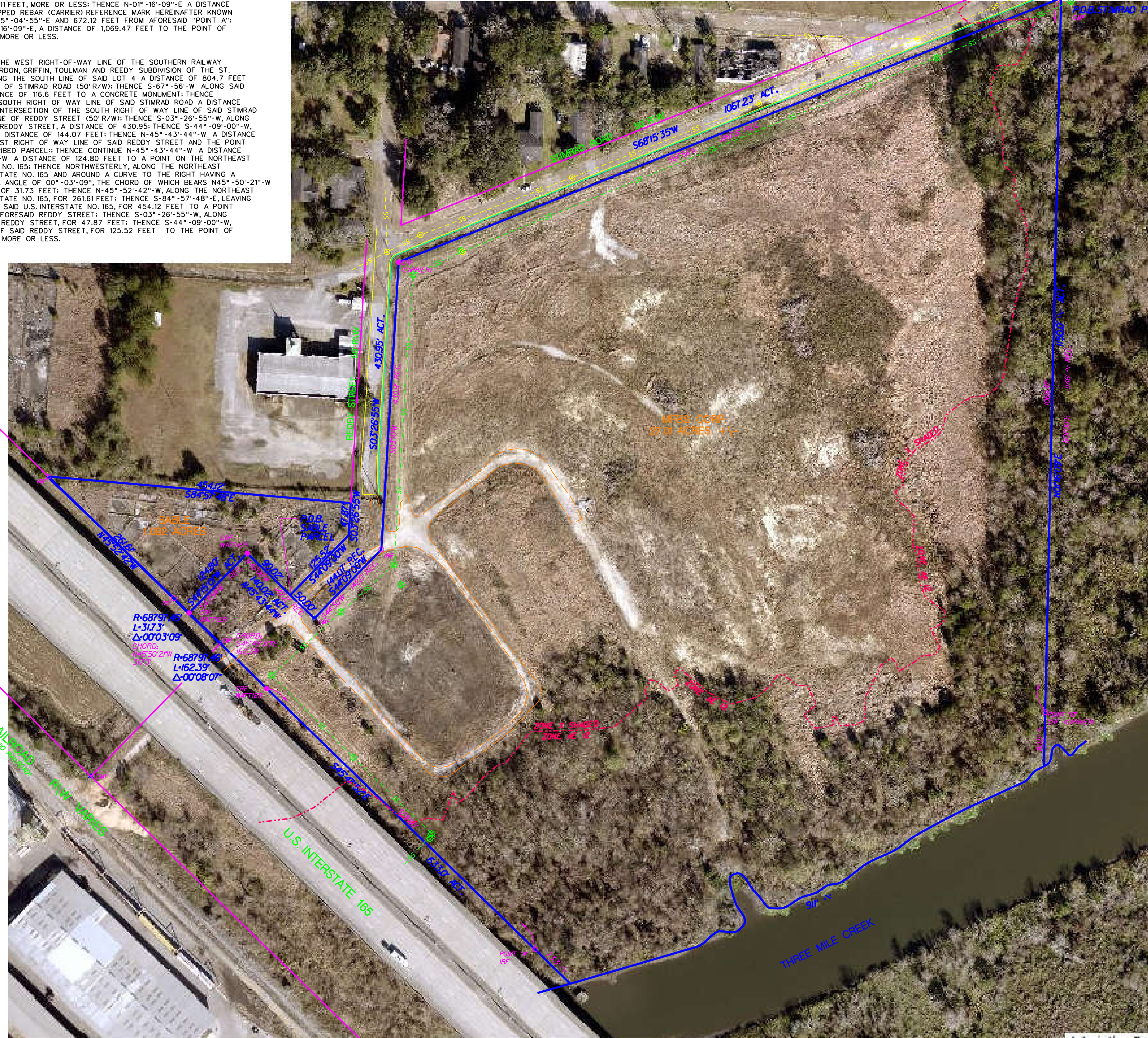


LEGAL DESCRIPTION FROM SURVEY

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, TOLLMAN AND REEDY SUBDIVISION OF THE ST. LOUIS TRACT...

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, TOLLMAN AND REEDY SUBDIVISION OF THE ST. LOUIS TRACT...



LEGEND table with symbols for CURB LINES, BURIED TELEPHONE, GAS MAIN, STORM DRAIN, SANITARY SEWER, WATER MAINS, RAILROAD, FENCES, BUILDINGS, CULVERTS, CATCH BASINS, MAN HOLES, FIRE HYDRANT, WATER METER, GAS METER, FIBER OPTIC CABLE, CABLE TV BOX, ROOF DRAIN, HANDICAP PARKING, PALM TREES, WATER VALVE, TELEPHONE BOX, UNKNOWN ELECTRICAL, STREET LIGHTS, POLES, GUY ANCHORS, TRANSFORMERS, ACCENT LIGHTS, SHORELINES, SIGNS, DECIDUOUS TREES, GATE VALVE, HVAC UNIT, PIPE STUB, SANITARY CLEAN OUT, R/W-RIGHT OF WAY, CMP-CORRUGATED METAL PIPE, CONC.-CONCRETE, A/C-CENTRAL HVAC UNIT, SEC.-GOVERNMENTAL SECTION, PARCEL BOUNDARY, ADJOINING PROPERTY SECTION LINE, SET BACK LINES, EASEMENTS, SPOT ELEVATIONS, INDEX CONTOURS, CONTOURS, TEMPORARY CONTROL POINT MONUMENTS, IRON PINS & PIPES AS NOTED, RCP-REINFORCED CONCRETE PIPE, CRS-LAWLER 1/2" CAPPED REBAR SET, CTIF-CRIMP TOP IRON PIPE FOUND, REC-DEED RECORD DIMENSION, ACT-ACTUAL FIELD MEASUREMENT, CRF-CAPPED REBAR FOUND, IRF-IRON ROD (REBAR) FOUND, XF-SCRIBED X FOUND IN CONCRETE, 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. WATTER SURVEYING, 3. DEED RECORDED IN REAL PROPERTY BOOK 3521, PAGE 9, 4. DEED RECORDED IN REAL PROPERTY BOOK 4335, PAGE 71

FLOOD ZONE:

FEMA NFIP 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-VULF-LUMBERA_18028-STIMRAD-EXHIBIT.DGN

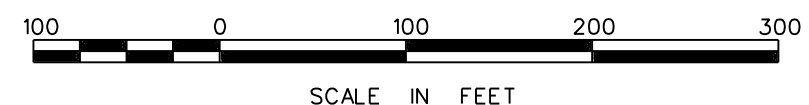
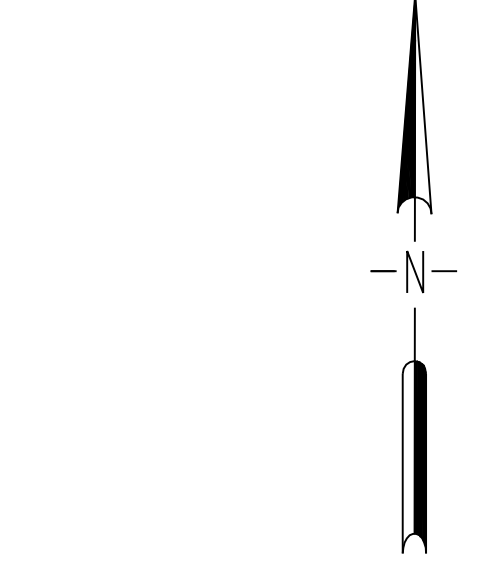


Table with columns for REVISIONS, REF: MFBS--FRED STIMPSON, DATE: 23 FEB., 2022, SCALE: 1"=100', SHEET 01 OF 01, PROJ. NO. 22-036, DWG. No. 22-036-1

LAWLER AND COMPANY LAND AND INDUSTRIAL SURVEYORS 2879 CLAUDIA LANE THEODORE, ALABAMA 36590 (251) 661-9411 FAX (251) 661-9177

EXHIBIT ONLY

