

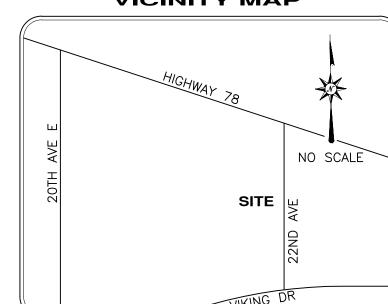
ABBREVIATIONS

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.

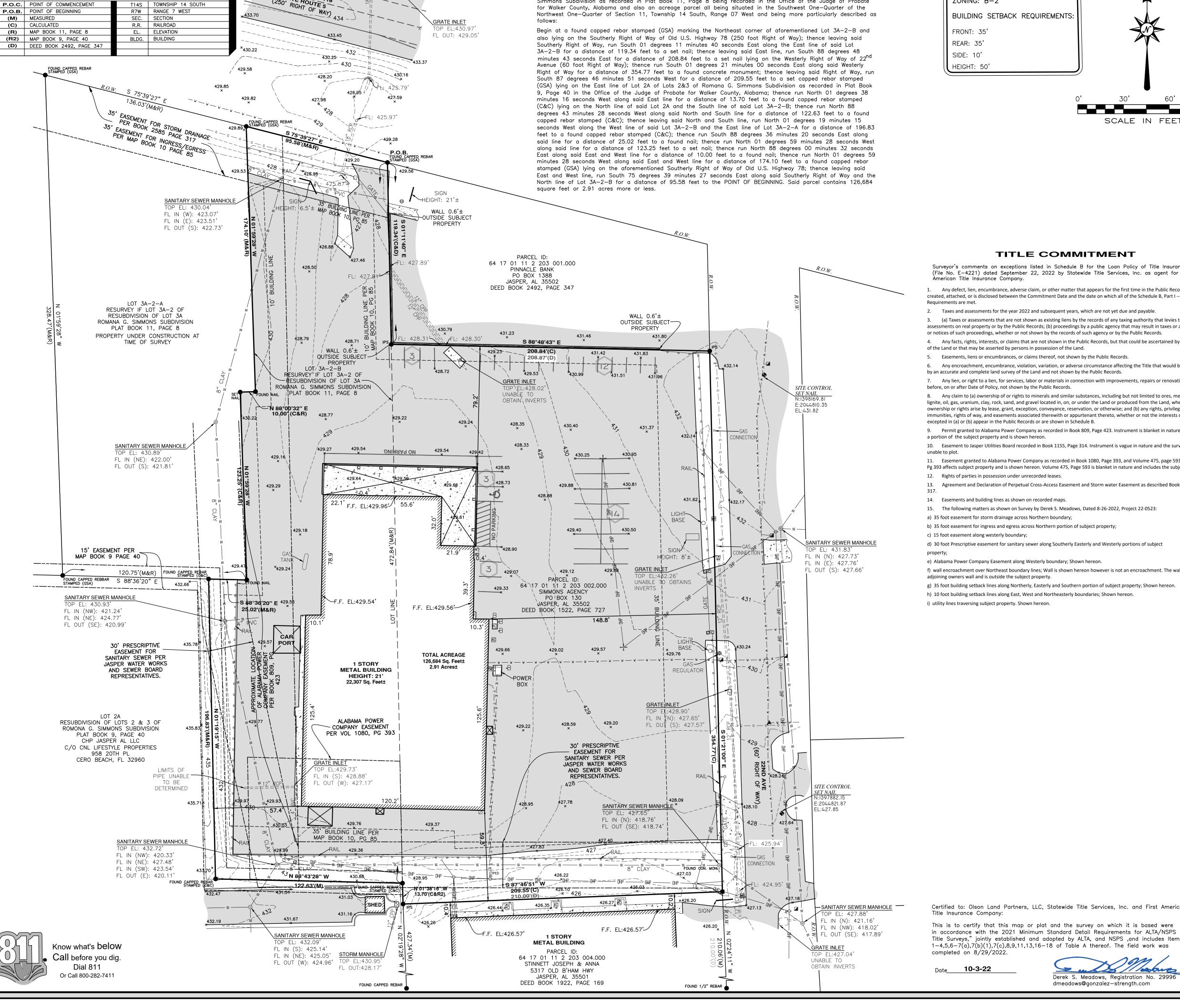
2. All utilities of which the surveyor has knowledge are shown hereon. Routings of underground utilities were drawn based on field markings provided by Underground Decective Utility Locators, Cincinnati, OH, (888) 747-3799) which should be considered approximate. The telephone numbers for the Kentucky Line Location Center (MISSALL) are 266-5677 (Lousiville 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 necesstrampt has been made and no guarantees are hereby given as to the location of sub-surface foundations.

- 3. No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
- 4. 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.
- 5. According to the Flood Insurance Rate Map (FIRM) for Walker County, Alabama (community-panel numbers 01127C0309E & 01127C0328E, 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."
- 5. 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 (IMAX).
- 6. 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, sump, 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.



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

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

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 Àmerican Title Insurance Company. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is

2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

3. (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.

4. 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.

5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

6. 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.

7. 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.

8. 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

9. Permit granted to Alabama Power Company as recorded in Book 809, Page 423. Instrument is blanket in nature and includes a portion of the subject property and is shown hereon.

10. Easement to Jasper Utilities Board recorded in Book 1155, Page 314. Instrument is vague in nature and the survey was

11. 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 blanket in nature and includes the subject property.

12. Rights of parties in possession under unrecorded leases. 13. Agreement and Declaration of Perpetual Cross-Access Easement and Storm water Easement as described Book 2585, Page

 Easements and building lines as shown on recorded map: 15. 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

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

Derek S. Meadows, Registration No. 29996 dmeadows@gonzalez-strength.com

S1 - R0 PROJECT 22-0523

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