

REESER SURVEYING & MAPPING, LLC

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I, Darrell E. Reeser, a Registered Land Surveyor in the State of Alabama, hereby certify to all interested parties that the following is a true and correct copy of a map of a PROPERTY BOUNDARY SURVEY situated in the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 16 South, Range 3 East, St. Clair County, Alabama, being more particularly described as follows:

LEGAL DESCRIPTION:

Commencing at an existing 3/4" open top pipe at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 16 South, Range 3 East, St. Clair County, Alabama; thence run S 0°26'45" W, along the West line of said Northeast 1/4 of the Northwest 1/4, a distance of 423.87 feet to an existing 5/8" rebar (#11673) on the Southerly Right-of-Way line of Interstate Highway I-20 (R/W VARIES) being the POINT OF BEGINNING; thence run N 79°03'40" E, along said Right-of-Way, a distance of 316.26 feet to an existing concrete monument P.O.T. 152+00; thence run S 73°23'11" E, along said Right-of-Way, a distance of 164.87 feet to an existing 1-1/2" open top pipe; thence run S 72°52'03" E, along said Right-of-Way, a distance of 54.11 feet to an existing concrete monument; thence run S 62°34'57" E, along said Right-of-Way, a distance of 98.26 feet to an existing 5/8" rebar; thence run S 62°39'20" E, along said Right-of-Way, a distance of 68.95 feet to an existing 5/8" rebar (#11375); thence leaving said Right-of-Way run S 34°35'57" W, a distance of 205.80 feet to an existing 5/8" rebar (#11375); thence run S 27°31'33" E, a distance of 130.06 feet to an existing 5/8" rebar at the Northwest corner of a Ingress, egress easement; thence run S 0°51'52" E, along said West end of said easement, a distance of 50.14 feet to an existing 5/8" rebar (#23006) being the Southwest corner of said easement; thence leaving said easement run S 0°46'03" E, a distance of 160.16 feet to a 1/2" rebar; thence run N 69°06'36" E, a distance of 96.41 feet to an existing 5/8" rebar; thence run S 1°19'47" W, a distance of 257.20 feet to an existing 5/8" rebar (GDG); thence run S 46°07'43" W, a distance of 7.82 feet to an existing 1" open top pipe; thence run S 8°59'38" W, a distance of 128.82 feet to an existing 1/2" rebar (EDG) on the Northerly Right-of-Way of JEANNE PRUETT DRIVE (80' R/W); thence run N 87°34'32" W, along said Right-of-Way, a distance of 654.59 feet to an existing 5/8" rebar (LUKER) being a point on the Easterly Right-of-Way of 23rd STREET NORTH (60' R/W) being the Point of Curvature of a curve, concave to the west, having a Radius of 5771.40 feet, a Central Angle of 0°14'07", and a Chord of 23.69 feet Bearing N 2°27'45" W; thence running North along said curve and along said Right-of-Way, a distance of 23.69 feet to the a 1/2" rebar; thence run N 2°46'58" W, along said Right-of-Way, a distance of 76.19 feet to an existing 5/8" rebar (4 STAR); thence run N 2°27'51" W, along said Right-of-Way, a distance of 148.64 feet to a 1/2" rebar being the Point of Curvature of a curve, concave to the west, having a Radius of 7429.23 feet, a Central Angle of 0°38'23", and a Chord of 82.95 feet Bearing N 2°53'32" W; thence running North along said curve and along said Right-of-Way, a distance of 82.95 feet to a 1/2" rebar being the Point of Curvature of a curve, concave to the west, having a Radius of 7429.23 feet, a Central Angle of 1°10'52", and a Chord of 153.14 feet Bearing N 3°48'08" W; thence running North along said curve and along said Right-of-Way, a distance of 153.14 feet to an existing 5/8" rebar (4 STAR); thence leaving said Right-of-Way run N 1°16'25" E, a distance of 196.03 feet to an existing 5/8" rebar (#11673) on the said West line of the said Northeast 1/4 of the Northwest 1/4; thence run N 0°29'49" E, along said West line, a distance of 222.83 feet to the POINT OF BEGINNING; said described Parcel containing 13.74 Acres, more or less.

LESS & EXPECT:

Commencing at an existing 3/4" open top pipe at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 16 South, Range 3 East, St. Clair County, Alabama; thence run S 0°26'45" W, along the West line of said Northeast 1/4 of the Northwest 1/4, a distance of 423.87 feet to an existing 5/8" rebar (#11673) on the Southerly Right-of-Way line of Interstate Highway I-20 (R/W VARIES); thence run N 79°03'40" E, along said Right-of-Way, a distance of 316.26 feet to an existing concrete monument P.O.T. 152+00; thence run S 73°23'11" E, along said Right-of-Way, a distance of 164.87 feet to an existing 1-1/2" open top pipe; thence run S 5°07'42" W, a distance of 239.71 feet to a point; thence run S 29°41'18" E, a distance of 166.74 feet to a point; thence run S 26°49'39" E, a distance of 55.64 feet to an existing 5/8" rebar (BAILEY) being the POINT OF BEGINNING; thence run S 49°06'43" E, a distance of 19.90 feet to an existing 5/8" rebar (LANDMARK); thence run N 10°37'37" W, a distance of 22.85 feet to an existing 5/8" rebar (4STAR); thence run S 10°41'28" W, a distance of 306.66 feet to an existing 5/8" rebar (LANDMARK); thence run S 70°33'16" W, a distance of 19.95 feet to an existing 5/8" rebar (LANDMARK); thence run N 49°17'28" W, a distance of 326.92 feet to an existing 5/8" rebar (LANDMARK); thence run N 10°45'13" E, a distance of 19.95 feet to an existing 5/8" rebar (LANDMARK); thence run N 70°17'55" E, a distance of 328.18 feet to the POINT OF BEGINNING; said described Parcel containing 1.33 Acres, more or less.

The sole purpose of this survey is for the use as a Boundary Survey, showing that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface, except as shown (this property is subject also to any and all easements, rights-of-ways, limitations and/or restrictions of probated record or applicable by law).

The Surveyor did not perform a title search on this property and does not certify to same.

Basis of Bearings - DEED BEARING PER DEED BOOK 2007 PAGE 13335.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Date of Field Work DECEMBER 11, 2020



DARRELL E. REESER, AL. RLS #12158

ZONED
R-3 SINGLE FAMILY RESIDENTIAL
B-2 GENERAL BUSINESS

FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 01115C0381G which bears an effective date of 8/17/2016 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - X - BARBED WIRE FENCE
 - O - CHAIN LINK FENCE
 - CONCRETE
 - COVERED CONCRETE
 - E - OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - GUY WIRE
 - CATCH BASIN
 - CABLE BOX
 - ELECTRIC BOX
 - ELECTRIC MH
 - FIRE HYDRANT
 - FIBER OPTIC MARKER
 - FLAG POLE
 - GAS METER
 - GAS VALVE
 - CURB INLET
 - LIGHT POLE
 - EXISTING CORNER
 - IRRIGATION VALVE
 - GAS MARKER
 - POWER POLE
 - POWER POLE & LIGHT
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER METER
 - WATER VALVE
 - BENCHMARK
 - RAILROAD SIGNAL
 - HANDICAP PARKING
 - SANITARY CLEANOUT
 - SIGN
 - AIR CONDITION UNIT
 - IRRIGATION BOX
 - STORM PIPE
 - SET 1/2" CAPPED REBAR

COMMERCE PLAZA
COMMERCIAL S/D
PHASE ONE

