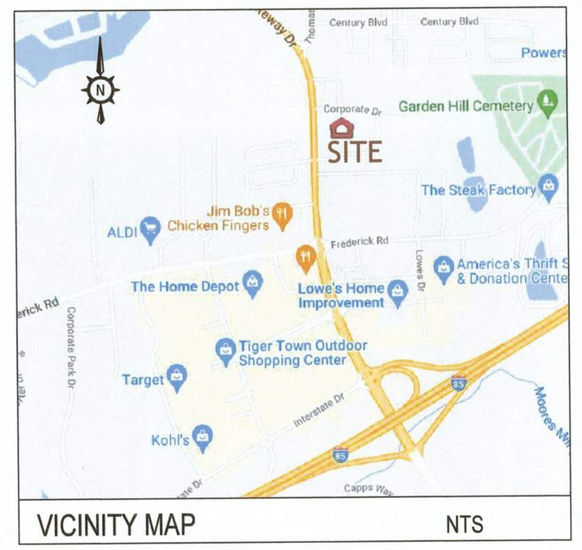
FINAL PLAT OF

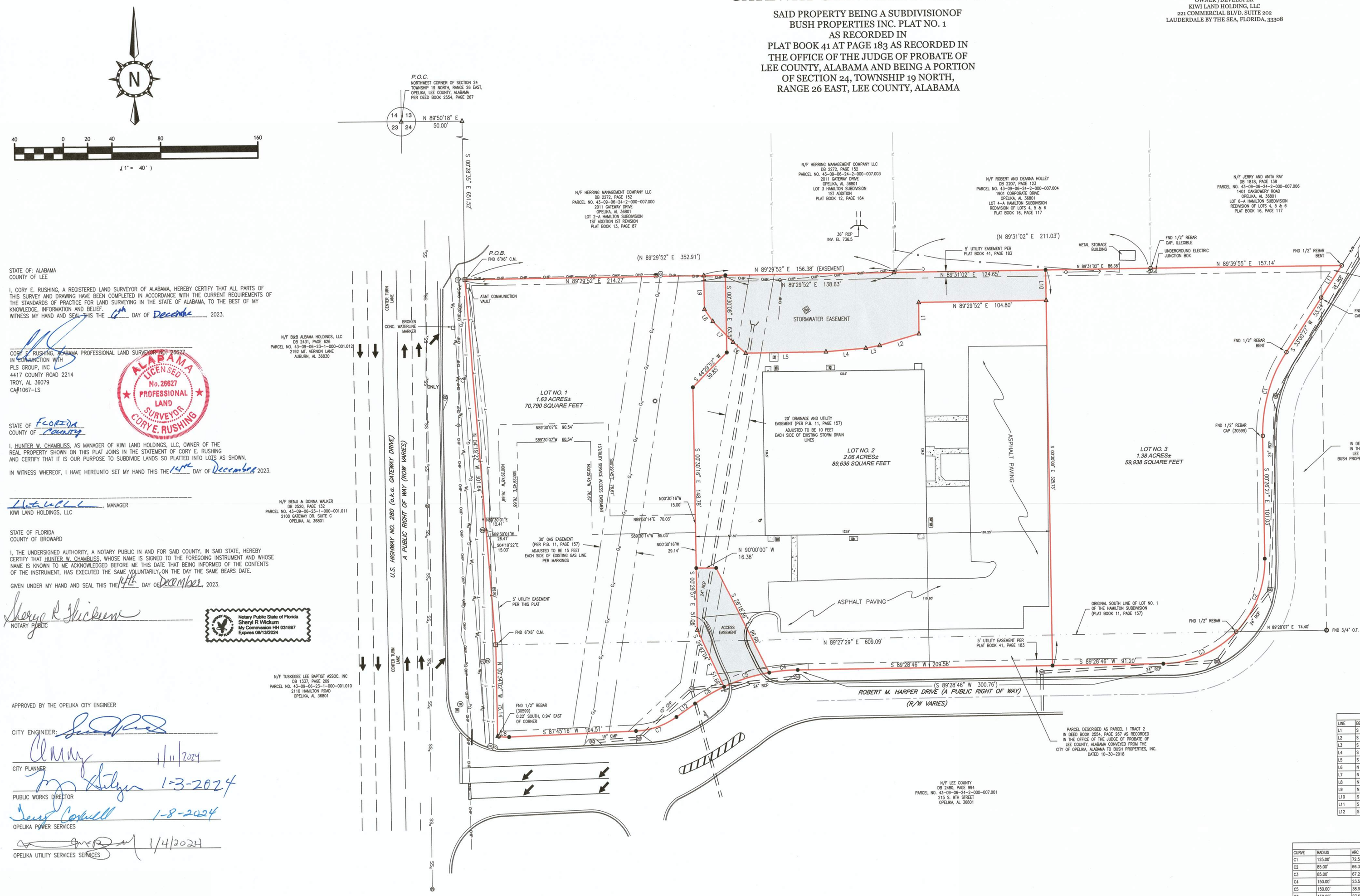
GATEWAY CARWASH PLAT NO. 1

SAID PROPERTY BEING A SUBDIVISIONOF
BUSH PROPERTIES INC. PLAT NO. 1
AS RECORDED IN
PLAT BOOK 41 AT PAGE 183 AS RECORDED IN
THE OFFICE OF THE JUDGE OF PROBATE OF
LEE COUNTY, ALABAMA AND BEING A PORTION
OF SECTION 24, TOWNSHIP 19 NORTH,
RANGE 26 EAST, LEE COUNTY, ALABAMA

OWNER /DEVELOPER
KIWI LAND HOLDING, LLC
221 COMMERCIAL BLVD. SUITE 202
LAUDERDALE BY THE SEA, FLORIDA, 33308



VICINITY MAP NTS


N
40 0 20 40 80 160
(1" = 40')
P.O.C.
NORTHWEST CORNER OF SECTION 24
TOWNSHIP 19 NORTH, RANGE 26 EAST,
OPELIKA, LEE COUNTY, ALABAMA
PER DEED BOOK 2554, PAGE 267
N 89°50'18" E
50.00'
S 00°26'52" E 189.35'
P.O.B.
FND 6"X6" C.M.
N/F HERRING MANAGEMENT COMPANY LLC
DB 2272, PAGE 152
PARCEL NO. 43-09-06-24-2-000-007.000
2011 GATEWAY DRIVE
OPELIKA, AL 36801
LOT 2-A HAMILTON SUBDIVISION
1ST ADDITION IST REVISION
PLAT BOOK 13, PAGE 87
N/F HERRING MANAGEMENT COMPANY LLC
DB 2272, PAGE 152
PARCEL NO. 43-09-06-24-2-000-007.003
2011 GATEWAY DRIVE
OPELIKA, AL 36801
LOT 3 HAMILTON SUBDIVISION
1ST ADDITION
PLAT BOOK 12, PAGE 164
N/F ROBERT AND DEANNA HOLLEY
DB 2207, PAGE 123
PARCEL NO. 43-09-06-24-2-000-007.004
1901 CORPORATE DRIVE
OPELIKA, AL 36801
LOT 4-A HAMILTON SUBDIVISION
REDIVISION OF LOTS 4, 5 & 6
PLAT BOOK 16, PAGE 117
N/F JERRY AND ANITA RAY
DB 1816, PAGE 138
PARCEL NO. 43-09-06-24-2-000-007.006
1401 OAKBOWERY ROAD
OPELIKA, AL 36801
LOT 6-A HAMILTON SUBDIVISION
REDIVISION OF LOTS 4, 5 & 6
PLAT BOOK 16, PAGE 117
36" RCP
INV. EL 736.5
(N 89°29'52" E 352.91')
N 89°29'52" E 214.27'
N 89°29'52" E 156.38' (EASEMENT)
N 89°29'52" E 138.63'
N 89°29'52" E 104.80'
(N 89°31'02" E 211.03')
N 89°31'02" E 124.65'
N 89°31'02" E 86.38'
N 89°39'55" E 157.14'
5' UTILITY EASEMENT PER
PLAT BOOK 41, PAGE 183
METAL STORAGE BUILDING
FND 1/2" REBAR
CAP, ILLEGIBLE
UNDERGROUND ELECTRIC
JUNCTION BOX
FND 1/2" REBAR
BENT
PARCEL DESCRIBED AS PARCEL 5 TRACT 2
IN DEED BOOK 2554, PAGE 267 AS RECORDED
IN THE OFFICE OF THE JUDGE OF PROBATE OF
LEE COUNTY, ALABAMA CONVEYED FROM THE
CITY OF OPELIKA, ALABAMA TO BUSH PROPERTIES, INC.
DATED 10-30-2018
FND 1/2" REBAR
CAP, ILLEGIBLE
AT&T COMMUNICTION
VAULT
CENTER TURN
LANE
BROKEN
CONC. WATERLINE
MARKER
N/F B&B ALBAMA HOLDINGS, LLC
DB 2431, PAGE 626
PARCEL NO. 43-09-06-23-1-000-001.012
2192 MT. VERNON LANE
AUBURN, AL 36830
STORMWATER EASEMENT
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12
C1 C2 C3 C4 C5 C6 C7 C8
S 00°30'08" E 63.54'
S 44°29'02" W
39.60'
LOT NO. 1
1.63 ACRES±
70,790 SQUARE FEET
LOT NO. 2
2.06 ACRES±
89,636 SQUARE FEET
LOT NO. 3
1.38 ACRES±
59,938 SQUARE FEET
20' DRAINAGE AND UTILITY
EASEMENT (PER P.B. 11, PAGE 157)
ADJUSTED TO BE 10 FEET
EACH SIDE OF EXISTING STORM DRAIN
LINES
ASPHALT PAVING
S 00°30'08" E 132.53'
S 00°30'16" E 148.38'
N 00°30'16" W
15.00'
N 89°30'14" E 70.03'
S 89°30'14" W 85.03'
N 00°30'16" W
28.14'
N 90°00'00" W
16.38'
30' GAS EASEMENT
(PER P.B. 11, PAGE 157)
ADJUSTED TO BE 15 FEET
EACH SIDE OF EXISTING GAS LINE
PER MARKINGS
N 89°30'07" E 90.54'
S 89°30'07" W 90.54'
N 89°30'01" E
12.41'
S 89°30'01" W
28.41'
S 04°15'22" E
15.00'
S 89°30'14" E 74.68'
S 89°30'14" E 3.05 REZORD
S 89°30'14" E 3.05 REZORD
S 00°30'16" E 148.38' REZORD
S 00°30'16" E 148.38' REZORD
S 00°30'16" E 148.38'