

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 3 WEST, TOWN OF PRICEVILLE, MORGAN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 1/2" REBAR FOUND (W/CE 16747) AT THE ACCEPTED SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, SAID POINT BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND, THENCE NORTH 73°30'W, A DISTANCE OF 100.00 FEET TO A 4" CONCRETE MONUMENT FOUND, THENCE S 2°29'07"W, A DISTANCE OF 101.44 FEET TO A 1/2" REBAR FOUND (W/CE 16747); THENCE S 11°58'06"W, A DISTANCE OF 229.27 FEET TO A 1-1/2" PIPE FOUND ALONG THE NORTHEASTERLY RIGHT OF WAY OF ALABAMA STATE HIGHWAY 67 (100' PUBLIC RIGHT OF WAY), THENCE ALONG SAID RIGHT OF WAY N 4°04'34"W, A DISTANCE OF 346.14 FEET TO 1/2" REBAR FOUND (W/CE 16747), SAID POINT LYING 150.00 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID RIGHT OF WAY OF ALABAMA STATE HIGHWAY 67 AND THE EASTERLY RIGHT OF WAY OF WILLOWBROOK STREET (50' PUBLIC RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF ALABAMA STATE HIGHWAY 67 AND THE EASTERLY RIGHT OF WAY OF WILLOWBROOK STREET (50' PUBLIC RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF ALABAMA STATE HIGHWAY 67 AND THE EASTERLY RIGHT OF WAY OF WILLOWBROOK STREET (50' PUBLIC RIGHT OF WAY), THENCE SOUTH 89°06'34"W, A DISTANCE OF 176.50 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 129,075 SQUARE FEET OR 2.963 ACRES MORE OR LESS.

RECORD LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MORGAN, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:
TRACT 1: A PORTION OF THE WEST ONE-HALF OF THE SE 1/4 OF THE NW 1/4 AND A PORTION OF WEST ONE-HALF OF THE SE 1/4 OF SW 1/4, ALL IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE WEST ONE-HALF OF THE SE 1/4 OF NW 1/4 OF SAID SECTION 18 AND RUNNING THENCE SOUTH 89 DEGREES 11 MINUTES WEST ALONG THE SOUTH LINE OF SAID WEST ONE-HALF OF SE 1/4 OF NW 1/4 A DISTANCE OF 268.82 FEET, THENCE SOUTH 10 DEGREES 31 MINUTES WEST A DISTANCE OF 229.80 FEET TO A POINT OF THE NORTHERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY NO. 67, THENCE NORTH 51 DEGREES 14 MINUTES WEST ALONG SAID RIGHT-OF-WAY LINE 105 FEET, THENCE NORTH 1 DEGREE 01 MINUTE EAST A DISTANCE OF 376.45 FEET, THENCE SOUTH 89 DEGREES 58 MINUTES EAST A DISTANCE OF 383.00 FEET TO A POINT ON THE EAST LINE OF SAID WEST ONE-HALF OF SE 1/4 OF NW 1/4; THENCE SOUTH 0 DEGREES 30 MINUTES WEST ALONG SAID LINE 176.08 FEET, TO THE POINT OF BEGINNING.
PARCEL # 11-04-18-0-006-002.000
TRACT 2: LOTS 1 AND 2, BLOCK A, EAST PRICEVILLE SUBDIVISION, MORGAN COUNTY, ALABAMA, AS SHOWN BY PLAT OF SAID SUBDIVISION ON FILE AND OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA IN MAP BOOK 3 AT PAGE 76.
PARCEL # 11-04-18-0-007-001.000

SCHEDULE B SECTION II

CHICAGO TITLE INSURANCE COMPANY
FILE NUMBER: 17-1353
EFFECTIVE DATE: SEPTEMBER 20, 2017 @ 8:00 A.M.
TRACT 1:
9. RIGHT OF WAY DEED TO MORGAN COUNTY RECORDED IN RIGHT OF WAY BOOK 2 AT PAGE 539 IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA. DOES NOT AFFECT SUBJECT PROPERTY.
TRACT 2:
13. EASEMENTS, RESTRICTIONS, PLAT NOTES AND/OR SETBACK LINES AS SHOWN BY MAP OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA, IN MAP BOOK 3 AT PAGE 76. AFFECTS SUBJECT PROPERTY, HOWEVER, NO SUCH MATTERS FOUND ON SAID PLAT.
14. RESTRICTIONS RECORDED IN BOOK 881 AT PAGE 577 IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA, RESTRICTING USE OF THE SUBJECT PROPERTY; AFFECTS SUBJECT PROPERTY. ESTABLISHES 60' FRONT & 15' SIDE BUILDING SETBACKS FOR THE TRACT 2 PARCEL, HOWEVER, CURRENT ZONING REGULATIONS PROVIDE MORE RESTRICTIVE SETBACKS THAN THOSE SET FORTH IN THIS DOCUMENT.

UTILITY CONTACTS

WATER & SANITARY SEWER
AUTHORITY: NORTHEAST MORGAN COUNTY WATER
ADDRESS: 5439 ALABAMA 67
SOMERVELL, AL 35070
CONTACT: ROGER STEPHENSON
PHONE #: 256-778-8915
INTERNET TV PHONE
AUTHORITY: AT&T
ADDRESS: 600 18TH ST, FLOOR 28
BIRMINGHAM, AL 35203
CONTACT: MIKE MORGAN
PHONE #: 205-978-8915
INTERNET TV PHONE
AUTHORITY: CHARTER COMMUNICATIONS
ADDRESS: 504 ROSE ROAD
ALBERTVILLE, AL
256-234-3456
PHONE #: 256-234-3456
AUTHORITY: JOE WHEELER EMC
ADDRESS: 25700 ALABAMA HWY
MONTICELLO, AL 35671
PHONE #: 256-234-2300
GAS
AUTHORITY: WILLOWBROOK NATURAL GAS CO
ADDRESS: 3980 COUNTY RD 434
MOULTON, AL 35650
CONTACT: JOHN HINSON
PHONE #: 256-374-9023

FLOOD ZONE

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 01103C DOBBE, EFFECTIVE DATE: DECEMBER 16, 2005. ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND

PROPERTY LINE	BSL
ADJACENT PROPERTY LINE	LSB
EAST LINE	---
WEST LINE	---
ENCLOSURE LINE	---
LANDSCAPE BOUNDARY LINE	---
EXISTING CONTOUR LINE	---
GAS	---
WATER LINE	---
OVERHEAD POWER LINE	---
OVERHEAD POWER & TEL	---
OVERHEAD POWER, TEL, TV	---
UNDERGROUND POWER LINE	---
UNDERGROUND TELEPHONE LINE	---
SANITARY SEWER LINE	---
FORCE MAIN	---
STORM SEWER LINE	---
IRON PIN FOUND (SIZE AND TYPE AS NOTED)	---
SCHEDULE BY EXCEPTION ENCROACHMENT	---
UTILITY POLE/BUY WIRE	---
LIGHT POLE	---
TELEPHONE PEDESTAL	---
WATER METER	---
FIRE HYDRANT	---
SANITARY MANHOLE	---
TREE (SEE CHART)	---
SPOT ELEVATION	---
STREET ADDRESS	---
ASPHALT	---
CONCRETE	---

TREE CHART

1	24" OAK (DBL)
2	24" OAK
3	18" OAK
4	24" OAK
5	30" SWEETGUM
6	24" OAK

STREET INFORMATION
ALABAMA 67
OPERATING AUTHORITY: ALABAMA DOT NORTH REGION
TUSCALOOSA AREA, DISTRICT 4
2113 ALABAMA HWY 20
TANNER, AL 35671
256-353-8862
DARNELL SPENCER
SPEED LIMIT: 50 MPH
CLASSIFICATION: RURAL PRINCIPAL ARTERIAL

ZONING INFORMATION
ZONING AUTHORITY: TOWN OF PRICEVILLE PLANNING COMMISSION
242 MARCO DRIVE
PRICEVILLE, AL 35603
TELEPHONE: 256-355-5479 EXT 105
CONTACT: CHP SPICER BUILDING & ZONING OFFICER
CHPSPICER@TOWNOFPRICEVILLE.COM
CELL: 256-408-0529
ZONING: C-2
SETBACKS:
FRONT: 60'
REAR: 25'
SIDE: 20'

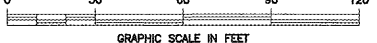
- ENCROACHMENTS**
- WOOD FENCE ENCROACHES NORTH LINE APPROXIMATELY 0.8' AS SHOWN.
 - BROKEN ASPHALT PAVEMENT ENCROACHES NORTH LINE APPROXIMATELY 1.1' AS SHOWN.

SURVEYOR CERTIFICATION

TO O'REILLY AUTOMOTIVE STORES, INC. A MISSOURI CORPORATION AND CHICAGO 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/MNS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND MNS, AND INCLUDES ITEMS 1-5, 7a, 7c, 8-9, 11a, 13-14 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 23, 2017.
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND THE DRAWING HAVE BEEN COMPLETED IN 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.



DATE OF PLAT OR MAP: 11/13/2017
JAMES W. NEWBERRY, JR., ALABAMA LICENSE NUMBER 29426



DONALDSON GARRETT ASSOCIATES, INC.
MASON & CHAFFIN LOTTE
4875 RIVENSIDE DRIVE, P.O. BOX 7306
MADISON, GA 31210
(478) 474-5350 Fax: (478) 477-2534
http://www.dg-usa.com
ALABAMA CERTIFICATE OF AUTHORIZATION NO. CA-0362-LS

O'REILLY AUTOMOTIVE STORES, INC.
FOR
ALTA/MNS LAND TITLE SURVEY
620 HIGHWAY 67
SECTION 18, TOWNSHIP 6 SOUTH, RANGE 3 WEST
TOWN OF PRICEVILLE MORGAN COUNTY ALABAMA

O'Reilly AUTO PARTS

REVISIONS	
DATE	11/13/2017
SCALE:	1"=30'
DRAWING #:	3614-17-D
PROJ. #:	4539-479
DRWN:	JH
CHKD:	JWN
SV1	
SHEET 1 OF 1	