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LEGEND

Symbol	Description
● IPF	IRON PIN FOUND
● IPS	IRON PIN SET (5/8" REBAR w/CAP)
○	CALCULATED POINT
	UTILITY POLE w/GUY
—OHP—	OVERHEAD POWER LINE
x 562.35	SPOT ELEVATION
—SS——SS—	SANITARY SEWER LINE
—W——W—	UNDERGROUND WATER LINE
—E——E—	UNDERGROUND POWER LINE
—G——G—	UNDERGROUND GAS LINE
ROW	RIGHT OF WAY
▲	WATER VALVE
	WATER METER
—X——X——X—	FENCE
	ASPHALT SURFACE
	CONCRETE SURFACE
◎	SANITARY SEWER MANHOLE
	LIGHT STANDARD
	ELECTRIC BOX

NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.

2. No attempt made by Surveyor to locate underground utilities. All utilities shown hereon were drawn based on field evidence only which should be considered approximate and should be marked on the ground by the utility companies prior to construction. the telephone numbers for the Alabama Line Location Center (MISSALL) are 252–4444 (Birmingham area) and (800) 292–8525 (elsewhere).

3. No attempt has been made and no guarantees are hereby given as to the location of sub–surface foundations.

4. According to the Flood Insurance Rate Map (FIRM) for Shelby County, Alabama (community–panel number 01117C0091E, dated February 20, 2013), a portion of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain", a portion lies in Zone X Shaded defined as"areas determined to be inside the 0.2% annual chance floodplain"and a portion lies in Zone AE, defined as Base Flood Elevations Determined".

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 static observation. Using Base Station: Designation: AL 30 CORS ARP, PID DI2226 Combined Factor: 0.99995426 Convergence Factor: +0 21 25.9

LEGAL DESCRIPTION

A parcel of land located in the Southwest one quarter of Section 32, Township 18 South, Range 1 West Shelby County, Alabama, said parcel being more particularly described as follows:

Begin at a found capped rebar stamped Paragon, said point marking the Northeast corner of Lot 2 and the Northwest corner of Lot 3 as shown on The Crossroads Northeast as recorded in Map Book 35 Page 29 in the Office of Judge of Probate Shelby County, Alabama;

thence run South 88 Degrees 41 Minutes 15 Seconds West along the North line of said Lot 2 and the extension thereof for a distance of 234.57 to a set 5/8 inch capped rebar stamped CA–560–LS, said point lying on the proposed East right of way of Tattersall Boulevard, said point also marking the beginning of a curve turning to the right, said curve having a radius of 30.00 feet, a central angle of 58 Degrees 12 Minutes 42 Seconds, a chord bearing of North 62 Degrees 12 Minutes 25 Seconds West, and a chord length of 29.19 feet;

thence leaving said extended lot line run along the arc of said curve and along said proposed right of way for a distance of 30.48 feet to a set 5/8 inch capped rebar stamped CA–560–LS, said point marking the beginning of a reverse curve turning to the left, said curve having a radius of 298.65 feet, a central angle of 14 Degrees 21 Minutes 47 Seconds, a chord bearing of North 40 Degrees 16 Minutes 57 Seconds West, and a chord length of 74.67 feet;

thence run along the arc of said curve and along said proposed right of way for a distance of 74.86 feet to a set 5/8 inch capped rebar stamped CA–560–LS;

thence run North 46 Degrees 41 Minutes 59 Seconds West along said proposed right of way for a distance of 102.92 to a set 5/8 inch capped rebar stamped CA–560–LS, said point marking the beginning of a curve turning to the right, said curve having a radius of 200.00 feet, a central angle of 62 Degrees 18 Minutes 05 Seconds, a chord bearing of North 15 Degrees 32 Minutes 57 Seconds West, and a chord length of 206.92 feet;

thence run along the arc of said curve and along said proposed right of way for a distance of 217.47 feet to a set 5/8 inch capped rebar stamped CA–560–LS;

thence run North 15 Degrees 36 Minutes 06 Seconds East along said proposed right of way for a distance of 154.75 to a set 5/8 inch capped rebar stamped CA–560–LS, said point marking the beginning of a curve turning to the left, said curve having a radius of 331.20 feet, a central angle of 29 Degrees 57 Minutes 39 Seconds, a chord bearing of North 00 Degrees 37 Minutes 16 Seconds East, and a chord length of 171.22 feet;

thence run along the arc of said curve and along said proposed right of way for a distance of 173.19 feet to a set 5/8 inch capped rebar stamped CA–560–LS;

thence run North 14 Degrees 21 Minutes 33 Seconds West along said proposed right of way for a distance of 29.58 to a set 5/8 inch capped rebar stamped CA–560–LS;

thence leaving said proposed right of way run South 66 Degrees 58 Minutes 08 Seconds East for a distance of 670.08 to a set 5/8 inch capped rebar stamped CA–560–LS;

thence run South 23 Degrees 31 Minutes 35 Seconds East for a distance of 128.55 to a set 5/8 inch capped rebar stamped CA–560–LS;

thence run South 49 Degrees 52 Minutes 31 Seconds West for a distance of 140.89 to a set 5/8 inch capped rebar stamped CA–560–LS;

thence run South 18 Degrees 28 Minutes 19 Seconds West for a distance of 224.68 to a set 5/8 inch capped rebar stamped CA–560–LS, said point lying on the North line of the aforementioned Lot 3;

thence run South 88 Degrees 41 Minutes 15 Seconds West along said North lot line for a distance of 85.46 to the POINT OF BEGINNING.

Said parcel contains 317,646 square feet or 7.29 acres more or less.

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

811

ABBREVIATIONS

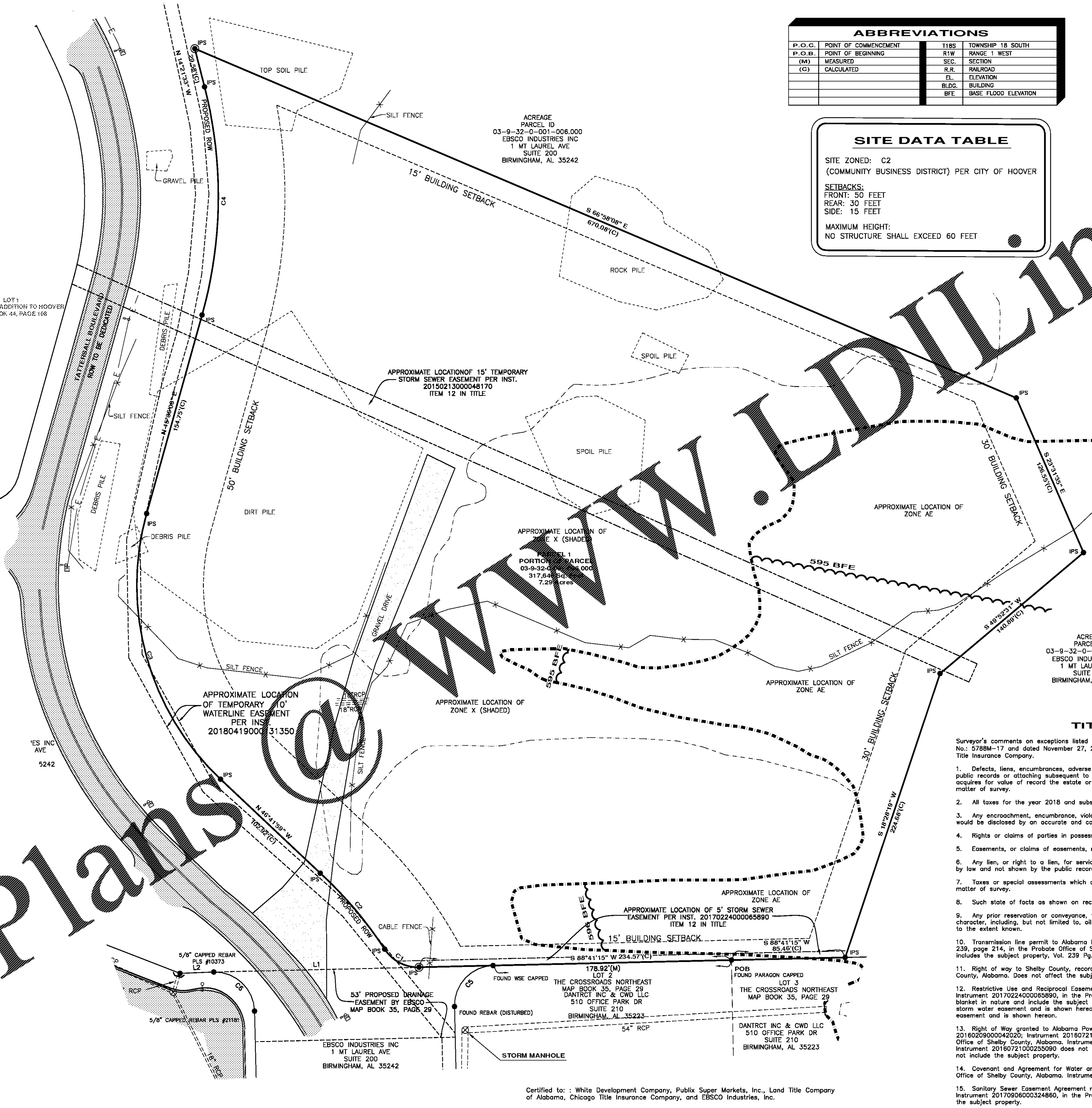
P.O.C.	POINT OF COMMENCEMENT	T18S	TOWNSHIP 18 SOUTH
P.O.B.	POINT OF BEGINNING	R1W	RANGE 1 WEST
(M)	MEASURED	SEC.	SECTION
(C)	CALCULATED	R.R.	RAILROAD
		EL.	ELEVATION
		BLDG.	BUILDING
		BFE	BASE FLOOD ELEVATION

SITE DATA TABLE

SITE ZONED: C2
(COMMUNITY BUSINESS DISTRICT) PER CITY OF HOOVER

SETBACKS:
FRONT: 50 FEET
REAR: 30 FEET
SIDE: 15 FEET

MAXIMUM HEIGHT:
NO STRUCTURE SHALL EXCEED 60 FEET



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.48'	30.00'	58°12'42"	N 62°12'25" W	29.19'
C2	74.86'	298.65'	14°21'47"	N 40°16'57" W	74.67'
C3	217.47'	200.00'	62°18'05"	N 15°32'57" W	206.92'
C4	173.19'	331.20'	29°57'39"	N 00°37'16" E	171.22'
C5	47.18'	30.00'	90°06'24"	S 43°35'53" W	42.47'
C6	47.09'	30.09'	89°41'01"	S 46°13'39" E	42.43'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°40'32" W	154.14'
L2	S 87°41'28" W	25.29'

Certified to: : White Development Company, Publix Super Markets, Inc., Land Title Company of Alabama, Chicago Title Insurance Company, and EBSCO Industries, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA, and NSPS ,and includes Items 1–4,6–7(a),7(b)(1),7(c),8,9,11,13,16–18 of Table A thereof. The field work was completed on 11–13–2017.

Date 3–21–18

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

TITLE POLICY

Surveyor's comments on exceptions listed in Schedule B, Part 2 for the commitment for Title Insurance (File No.: 5788M–17 and dated November 27, 2017) by Land Title Company of Alabama as agents for Chicago Title Insurance Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. Not a matter of survey.

2. All taxes for the year 2018 and subsequent years, not yet due and payable. Not a matter of survey.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land. Located to the extent known.

4. Rights or claims of parties in possession not shown by the public records. Not a matter of survey.

5. Easements, or claims of easements, not shown by the public records. Located to the extent known.

6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Not a matter of survey.

7. Taxes or special assessments which are not shown as existing liens by the public records. Not a matter of survey.

8. Such state of facts as shown on recorded subdivision plat, as applicable. Located to the extent known.

9. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property. Located to the extent known.

10. Transmission line permit to Alabama Power Company, recorded in Volume 109, page 499 and Volume 239, page 214, in the Probate Office of Shelby County, Alabama. Vol. 109 Pg. 499 is blanket in nature and includes the subject property, Vol. 239 Pg. 214 does not affect the subject property.

11. Right of way to Shelby County, recorded in Final Record 13, page 330, in the Probate Office of Shelby County, Alabama. Does not affect the subject property.

12. Restrictive Use and Reciprocal Easement Agreements recorded in Instrument 20150213000048170 and Instrument 20170224000065890, in the Probate Office of Shelby County, Alabama. Both instruments are blanket in nature and include the subject property. Instrument 20150213000048170 contains a temporary storm water easement and is shown hereon. Instrument 20170224000065890 contains a storm water easement and is shown hereon.

13. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20160209000042020; Instrument 20160721000255090 and Instrument 20160926000350870, in the Probate Office of Shelby County, Alabama. Instrument 20160209000042020 does not affect the subject property. Instrument 20160721000255090 does not affect the subject property. Instrument 20160926000350870 does not include the subject property.

14. Covenant and Agreement for Water and Sewer Service recorded in Real 235, page 649, in the Probate Office of Shelby County, Alabama. Instrument is blanket in nature and includes the subject property.

15. Sanitary Sewer Easement Agreement recorded in Instrument 20170224000065900 as amended by Instrument 20170906000324860, in the Probate Office of Shelby County, Alabama. Instruments do not affect the subject property.

16. Access Agreement as recorded in Instrument 20170508000160140, in the Probate Office of Shelby County, Alabama. instrument does not affect the subject property.

17. Restrictive Use and Reciprocal Easement Agreement recorded in Instrument 20171017000377670 in the Probate Office of Shelby County, Alabama. Instrument is blanket in nature and includes the subject property.

18. Temporary Easement for Water Line construction, operation, maintenace and repair and right–of–way for ingress and egress recorded in instrument 20180419000131350, in the Probate Office of Shelby County, Alabama. Shown hereon.

REVISIONS

NO.	DESCRIPTION	DATE
1	ADD TITLE EXCEPTION #18	5-30-2018
2	REVISE TITLE EXCEPTION #13	8-10-2018
.		.
.		.

QUARTER - SECTION: SOUTHWEST ONE QUARTER
SECTION 32 | TOWNSHIP 18 SOUTH | RANGE 1 WEST

TITLE: ALATA/NSPS LAND TITLE SURVEY

TATTERSALL PARK

TATTERSALL BOULEVARD
HOOVER, ALABAMA
FOR

WHITE DEVELOPMENT

DWN. BY	CKD. BY	SCALE	LAST FIELD SURVEY DATE
DAN	DSM	1"=20'	11-13-17
CREW CHIEF	FIELD BOOK/PAGE	DWG. NAME	COORDINATE FILE
MG	NA	28814.DWG	TATTERSALL BLVD.CRD

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35244
PHONE: (205) 942-2486
FAX: (205) 942-3033
www.Gonzalez-Strength.com

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ALABAMA LICENSED No. 29996 PROFESSIONAL SURVEYOR DEREK S. MEADOWS

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DWG. NO. S1 - R0
PROJECT 28814

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