

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PAGE 2, OF COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY INVESTORS TITLE INSURANCE COMPANY, COMMITMENT NO. 2018010752, EFFECTIVE DATE DECEMBER 13, 2018.

- Subject to matters shown on record Map Book 197 at Page 91, including the following located on the Land:
 - 10' water easement
 - drainage easement (detention basin)
- Right of Way of Jefferson County recorded in Instrument No. 9907 at Page 1126 and Instrument No. 9907 at Page 1126.
- Does not affect site.
- Easement(s) and right(s) of the Alabama Power Company recorded in Instrument No. 1704 at Page 7075.
- Restrictions appearing on record in Instrument No. 200,302, Page 8138, which policy provides that a violation thereof will not cause a forfeiture or affect the title, but only in nature.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 11073C 0407 H, AND THE DATE OF SAID MAP IS SEPTEMBER 3, 2010. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

DATUM
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES ESTABLISHED BY TRIMBLE R1X POST-PROCESSING SOLUTION REPORTS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF ALABAMA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (GVD1988). ANY DIRECTIONS OF DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "O-C-2" (QUALIFIED O-2 DISTRICT) AS SHOWN ON THE ZONING MAP OF CITY OF TRUSSVILLE. THE MINIMUM YARD SETBACKS ARE: FRONT - 20 FEET; SIDE - 10 FEET; AND REAR - 20 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES
1> SUBDIVISION PLAT OF TRUSSVILLE EXECUTIVE PARC PREPARED BY PARAGON ENGINEERING, INC. DATED RECORDED IN MAP BOOK 197, PAGE 91.

PROPERTY DESCRIPTION

All that tract or parcel of land lying in the N 1/2 of the SE 1/4 of Section 27, Township 16 South, Range 1 West, and being described as Lot 1 on the Subdivision plat of Trussville Executive Parc prepared by Paragon Engineering, Inc. dated recorded in Map Book 197, Page 91. Jefferson County, Alabama.

Said tract of land contains 0.973 Acres.

SURVEYOR CERTIFICATION

To: GEMCAP DEVELOPMENT, LLC AND INVESTORS TITLE INSURANCE COMPANY

I hereby certify that 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 to the best of my knowledge, information and belief.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b-1), 8, 9, 11, & 13 of Table A thereof. The field work was completed on January 3, 2019.

Date: January 3, 2019

Jamey R. Coleman
Georgia Registered
Land Surveyor # 28852-S

ALTA/NSPS LAND TITLE SURVEY

1941 Gadsden Highway

FOR

GEMCAP DEVELOPMENT, LLC
INVESTORS TITLE INSURANCE COMPANY

GS JOB NO:	20186010	DRAWING SCALE:	1" = 20'	SURVEY DATE:	JANUARY 3, 2019
FIELD WORK:	MN	CITY:	TRUSSVILLE	STATE:	AL
PROJ MGR:	DLH	COUNTY:	JEFFERSON	No. Date	Description
REVIEWED:	JRC	SE 1/4 OF SECTION 27			
DWG FILE:	20186010-01.dwg	TOWNSHIP 16,S, RANGE 1 W			

SITE PHOTOGRAPHS



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

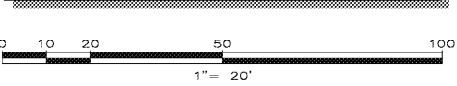
SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

GRAPHIC SCALE



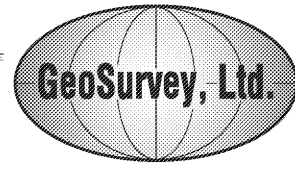
LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	POWER POLE
BSL BUILDING SETBACK LINE	GUY WIRE
CI CURB INLET	POWER LINE
CMF CORRUGATED METAL PIPE	LIGHT POLE
CMF CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CPED SANITARY CLEANOUT	WATER VAULT
CTP COMMUNICATION PEDESTAL	GAS VALVE
CTP CRIMPED TOP PIPE	GAS METER
DI DROP INLET	WATER VALVE
DUP DUCTILE IRON PIPE	WATER METER
DWCB DOUBLE WING CATCH BASIN	FIRE HYDRANT
FNC FENCE	UNDERGROUND ELECTRIC LINE
FND FOUND	UNDERGROUND GAS LINE
GM GAS METER	UNDERGROUND COMMUNICATION LINE
INV INVERT	UNDERGROUND WATER LINE
JB JUNCTION BOX	PHOTO POSITION INDICATOR
MH MANHOLE	REGULAR PARKING SPACE COUNT
OST OUTLET CONTROL STRUCTURE	HANDICAP PARKING SPACE
OIP OPEN TOP PIPE	TREE POSITION INDICATOR
PM POWER METER	SI
PK PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RIB IRON REINFORCING BAR	
RBR 5/8\"/>	

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 220,860, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 27,836 FEET. *gn int.*



Land Surveying • 3D Laser Scanning

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IF YOU DIG

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