

LEGEND

- IF IRON PIN FOUND
- IPS IRON PIN SET (5/8" REBAR w/CAP)
- CALCULATED POINT
- UTILITY POLE w/GUY
- OVERHEAD POWER LINE
- SPOT ELEVATION
- SS — SS SANITARY SEWER LINE
- W — W UNDERGROUND WATER LINE
- G — G UNDERGROUND GAS LINE
- RIGHT OF WAY
- WATER VALVE
- GAS REGULATOR
- FENCE
- ASPHALT SURFACE
- CONCRETE SURFACE
- SANITARY SEWER MANHOLE
- MONITORING WELL
- UNDERGROUND GAS MARKER
- STORM MANHOLE
- SITE CONTROL POINT (CAPPED REBAR STAMPED CSA CONTROL)

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	T045	TOWNSHIP 04 SOUTH
P.O.B.	POINT OF BEGINNING	R3W	RANGE 3 WEST
(M)	MEASURED	SEC	SECTION
(C)	CALCULATED	R.R.	RAILROAD
(F)	PLAT BOOK H PAGE 392-393	EL.	ELEVATION
(F1)	PLAT BOOK G PAGE 357	BLDG.	BUILDING

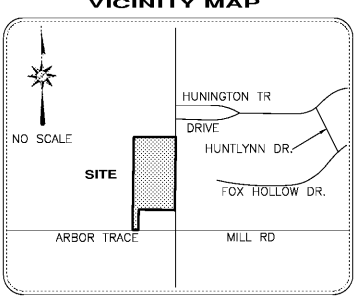
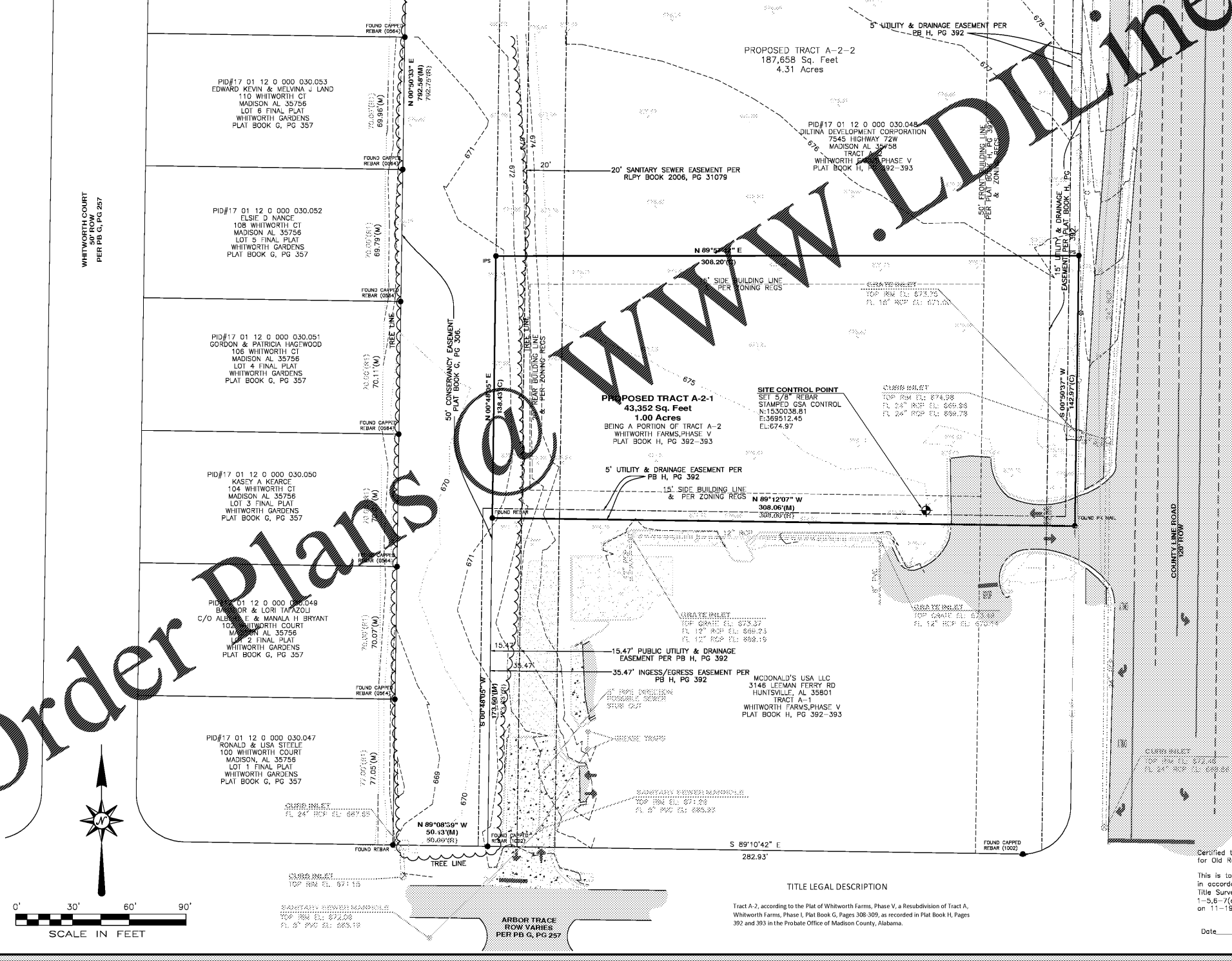
- ### NOTES
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
 - All utilities of which the surveyor has knowledge are shown hereon. Routings of underground utilities were drawn based on utility maps provided by respective utility companies 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). MISSALL confirmation number is 183160555.
 - No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
 - Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).
 - According to the Flood Insurance Rate Map (FIRM) for Limestone County, Alabama (community-panel number D1083C 0308 G, dated August 16, 2018), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
 - At the time of the field survey there was no observable evidence of current earth moving work, building addition or construction, changes in street right of way lines, street or sidewalk repair or construction, use of the site as a solid waste dump, sump, or sanitary landfill.
 - There was no observable evidence or evidence provided to the surveyor of potential wetlands on the subject property.
 - Access to the subject property is by County Line Road and Arbor Trace both being public roadways.
 - The property surveyed and shown hereon is the same property as described in Title commitment number A-01359, dated October 17, 2018, and prepared by The Title Group Incorporated as agent for Old Republic National Title Insurance Company.
 - The boundary lines of the subject property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record.
 - The boundary line dimensions as shown on this survey map form a mathematically closed figure within ±0.1 foot.
 - No encroachments from improvements located on the property onto any adjacent properties and/or easements or right-of-way were observed at the time of the Survey, nor were any projections from improvements located on any adjacent properties.

Certified Plat Notes per Map Book H, Page 392-393:

- There is a 15' public utility and drainage easement along all street right of ways.
- There is a 5' utility and drainage easement along the perimeter of each lot unless otherwise noted.
- All drainage ditches are to be centered on the property lines unless otherwise noted.
- All utilities are to be underground.
- If adverse conditions on site are uncovered during construction, the city engineer may require modification of these plans to the extent necessary to assure compliance with construction specifications manual.
- All lots shall be graded so that run-off will be directed to the street or to drainage ways in a dedicated easement.
- Setbacks are governed by the latest addition of the city of Madison zoning ordinance.
- No sewer available to Tract A-2. Tract A-2 is not to be developed until sewer is made available.

811 Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

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.



SITE DATA TABLE

ZONING: B-2 GENERAL BUSINESS DISTRICT

MAXIMUM BUILDING HEIGHT 35'

BUILDING SETBACKS: REQUIRED

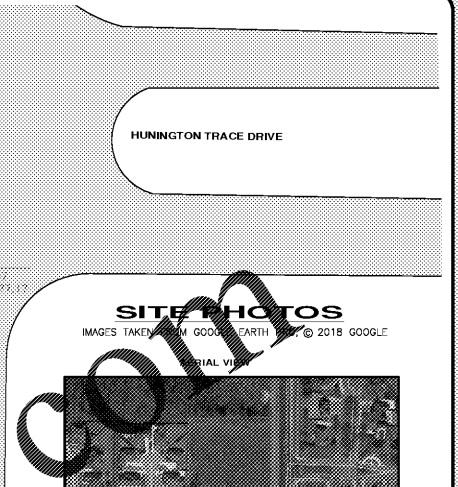
FRONT (E) 50'

SIDE (S) 15'

SIDE (N) 15'

REAR(W) 20'

LANDSCAPE REQUIREMENTS: 5' BUFFER ENTIRE SITE VEHICLE PARKING X 18-830 S.F. INTERIOR LANDSCAPING



TITLE COMMITMENT

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- Those taxes and special assessments, which become due and payable subsequent to Date of Policy.
- 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 the Land.
- 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.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or other uses of subject property not visible from the surface, or easements or claims of easements, not shown by the public records.
- Rights of claims of parties in possession not shown by public records.
- Taxes or assessments for 2019 and subsequent years and not yet due and payable.
- Easements, including but not limited to 50' Conservancy Easement, Building Lines, Notes and Conditions as set out on Plat recorded in Plat Book H, Pages 392-393. Shown hereon.
- Right of Way granted to Water and Wastewater Board of the City of Madison as recorded in RLPY Book 2006, Page 31079. Shown hereon.
- Avigation and Hazard Easement as recorded in RLPY Book 2006, Page 36111. Instrument is blank in nature and includes the subject property.
- Sanitary Sewer Easement as recorded in RLPY Book 2016, Page 16840. Shown hereon.
- Oil, Gas and Mineral Lease as recorded in Book 1, Page 357. Instrument is blank in nature and includes the subject property.

SURVEYED LEGAL DESCRIPTION

Legal Description
Proposed Lot A-2-1

A parcel of land situated in the Southeast one-quarter of the Southeast one-quarter of Section 12, Township 4 South, Range 3 West Limestone County, Alabama, said parcel being a portion of Tract A-2 according to the Whitworth Farms, Phase V, a re-subdivision of Tract A Whitworth Farms, Phase I, Plat Book G, Pages 308-309, as recorded in Plat Book H, Pages 392 and 393 in the Probate Office of Limestone County, Alabama, said parcel being more particularly described as follows:

Begin at a found PK Nail in an asphalt drive marking the Southeast corner of said Tract A-2, said point also being the Northeast corner of Tract A-3 according to said Whitworth Farms, Phase V plat, said point also lying on the Western-most right of way of County Line Road (120' R.O.W.); thence leaving said right of way run North 89 degrees 32 minutes 07 seconds West along the South line of said Tract A-2 and along the North line of said Tract A-1 for a distance of 308.06 feet to a found 5/8 inch rebar marking the Northwest corner of said Tract A-1 and a corner in said Tract A-2; thence leaving said lot lines run North 00 degrees 48 minutes 05 seconds East for a distance of 136.43 feet to a set 5/8 inch capped rebar stamped CA-5685; thence run North 89 degrees 57 minutes 12 seconds East for a distance of 308.20 feet to a set 5/8 inch capped rebar stamped CA-5685 on the afore mentioned West right of way of County Line Road; thence run South 00 degrees 50 minutes 37 seconds West along said right of way for a distance of 142.97 feet to the POINT OF BEGINNING. Said parcel contains 43,352 square feet or 1.00 acres more or less.

Certified to: Affiliated Development Group, LLC, Land Title Group Incorporated as agents for Old Republic 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes Items 1-5, 6-7(a), 7(b)(1), (c), 8, 9, 11, 13, 15-18 of Table A thereof. The field work was completed on 11-19-18.

Date **3-13-18**

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

NO. _____ DATE _____

REVISIONS DESCRIPTION

QUARTER - SECTION SE 1/4 OF THE SE 1/4

TOWNSHIP 04 SOUTH RANGE 03 WEST

TITLE: **ALTA/NSPS LAND TITLE SURVEY**

O'REILLY AUTO PARTS
COUNTY LINE ROAD
MADISON, AL

FOR
AFFILIATED DEVELOPMENT GROUP, LLC

SCALE: 1"=30'

CDR. BY: _____ DWG. NAME: 18-0420.DWG

DATE: 11-19-18

COORDINATE FILE: 18-0420.CRD

CREW CHIEF: _____

DATE: 11-19-18

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DWG. NO. **S1 - R0**

PROJECT **18-0420**