RECEIVED
MAR 28 2019
1736 E SUNSHINE ST, SUITE 41
SPRINGFIELD MO

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

STREET INFORMATION

U.S. 43/AL 171
OPERATING AUTHORITY: ALABAMA DOT
WEST CENTRAL REGION
FAYETTE AREA
432 12TH ST NW
FAYETTE, AL 35555
PHONE: 205-921-2117
CONTACT: WES SPILLER
SPEED LIMIT: 45 MPH
CLASSIFICATION: RURAL MINOR ARTERIAL

ZONING INFORMATION

ZONING AUTHORITY: CITY OF WINFIELD PLANNING COMMISSION
111 BANKHEAD HIGHWAY
WINFIELD, AL 35594
PHONE: 205-487-4337
CONTACT: RANDY PRICE, MAYOR

ZONING: B-1, GENERAL BUSINESS DISTRICT
SETBACKS:
FRONT: 50'
REAR: 15'
SIDE: 25' WHEN ADJOINING RESIDENTIAL

BENCHMARK INFORMATION

1. 60 D NAIL IN POWER POLE LOCATED ADJACENT TO NORTHWEST CORNER OF SUBJECT PROPERTY ALONG U.S. 43. ELEVATION = 551.81'
2. 60 D NAIL IN POWER POLE LOCATED ADJACENT TO NORTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 551.15'

FLOOD ZONE

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 01093C 0412C, EFFECTIVE DATE: OCTOBER 19, 2010. ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

ENCROACHMENTS

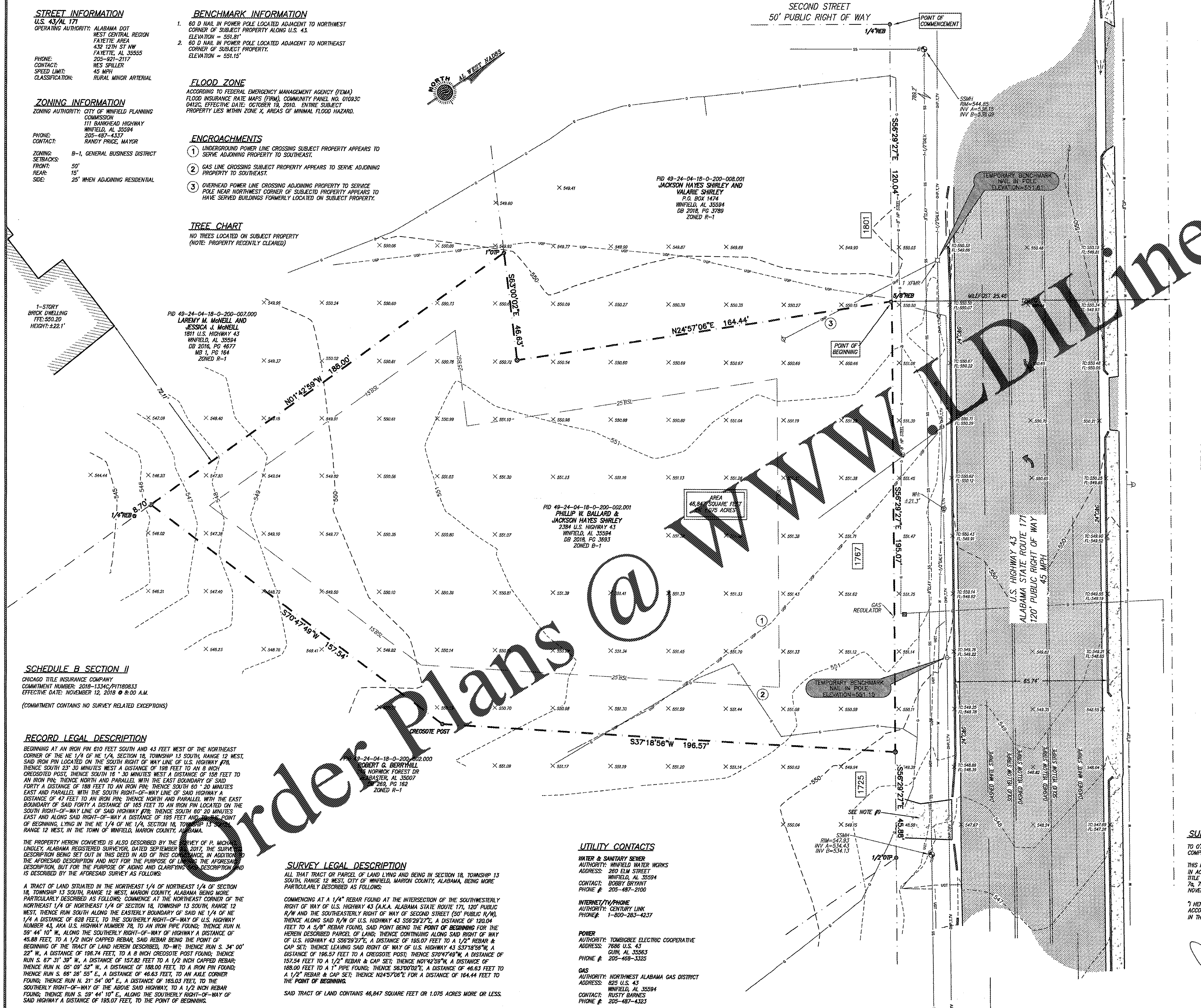
(1) UNDERGROUND POWER LINE CROSSING SUBJECT PROPERTY APPEARS TO SERVE ADJOINING PROPERTY TO SOUTHEAST.

(2) GAS LINE CROSSING SUBJECT PROPERTY APPEARS TO SERVE ADJOINING PROPERTY TO SOUTHEAST.

(3) OVERHEAD POWER LINE CROSSING ADJOINING PROPERTY TO SERVICE POLE NEAR NORTHWEST CORNER OF SUBJECTD PROPERTY APPEARS TO HAVE SERVED BUILDINGS FORMERLY LOCATED ON SUBJECT PROPERTY.

TREE CHART

NO TREES LOCATED ON SUBJECT PROPERTY
(NOTE: PROPERTY RECENTLY CLEARED)



SCHEDULE B SECTION II

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2018-1334C/PIT180833
EFFECTIVE DATE: NOVEMBER 12, 2018 @ 8:00 A.M.

(COMMITMENT CONTAINS NO SURVEY RELATED EXCEPTIONS)

RECORD LEGAL DESCRIPTION

BEGINNING AT AN IRON PIN 610 FEET SOUTH AND 43 FEET WEST OF THE NORTHEAST CORNER OF THE NE 1/4 OF NE 1/4, SECTION 18, TOWNSHIP 13 SOUTH, RANGE 12 WEST, SAID IRON PIN LOCATED ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY #78, THENCE SOUTH 23° 30 MINUTES WEST A DISTANCE OF 198 FEET TO AN 8 INCH CREOSOTED POST, THENCE SOUTH 16 ° 30 MINUTES WEST A DISTANCE OF 158 FEET TO AN IRON PIN; THENCE NORTH AND PARALLEL WITH THE EAST BOUNDARY OF SAID FORTY A DISTANCE OF 188 FEET TO AN IRON PIN; THENCE SOUTH 60 ° 20 MINUTES EAST AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 47 FEET TO AN IRON PIN; THENCE NORTH AND PARALLEL WITH THE EAST BOUNDARY OF SAID FORTY A DISTANCE OF 165 FEET TO AN IRON PIN LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY #78; THENCE SOUTH 60° 20 MINUTES EAST AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 195 FEET AND TO THE POINT OF BEGINNING, LYING IN THE NE 1/4 OF NE 1/4, SECTION 18, TOWNSHIP 13 SOUTH, RANGE 12 WEST, IN THE TOWN OF WINFIELD, MARION COUNTY, ALABAMA.

THE PROPERTY HEREIN CONVEYED IS ALSO DESCRIBED BY THE SURVEY OF P. MICHAEL LINDLEY, ALABAMA REGISTERED SURVEYOR, DATED SEPTEMBER 20, 2017, THE SURVEYED DESCRIPTION BEING SET OUT IN THIS DEED IN AID OF THIS CONVEYANCE, IN ADDITION TO THE AFORESAID DESCRIPTION AND NOT FOR THE PURPOSE OF LIMITING THE AFORESAID DESCRIPTION, BUT FOR THE PURPOSE OF AIDING AND CLARIFYING SAID DESCRIPTION AND IS DESCRIBED BY THE AFORESAID SURVEY AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 12 WEST, MARION COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 12 WEST, THENCE RUN SOUTH ALONG THE EASTERLY BOUNDARY OF SAID NE 1/4 OF NE 1/4 A DISTANCE OF 628 FEET, TO THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NUMBER 43, AKA U.S. HIGHWAY NUMBER 78, TO AN IRON PIPE FOUND; THENCE RUN N. 59° 44' 10" W., ALONG THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY A DISTANCE OF 45.88 FEET, TO A 1/2 INCH CAPPED REBAR, SAID REBAR BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, TO-WIT; THENCE RUN S. 34° 00' 22" W., A DISTANCE OF 196.74 FEET, TO A 8 INCH CREOSOTE POST FOUND; THENCE RUN S. 87° 31' 39" W., A DISTANCE OF 157.82 FEET TO A 1/2 INCH CAPPED REBAR; THENCE RUN N. 05° 09' 52" W., A DISTANCE OF 188.00 FEET, TO A IRON PIN FOUND; THENCE RUN S. 66° 26' 55" E., A DISTANCE OF 46.63 FEET, TO AN AXLE CORNER FOUND; THENCE RUN N. 21° 54' 00" E., A DISTANCE OF 165.03 FEET, TO THE SOUTHERLY RIGHT-OF-WAY OF THE ABOVE SAID HIGHWAY, TO A 1/2 INCH REBAR FOUND; THENCE RUN S. 59° 44' 10" E., ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID HIGHWAY A DISTANCE OF 195.07 FEET, TO THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 13 SOUTH, RANGE 12 WEST, CITY OF WINFIELD, MARION COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/4" REBAR FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY 43 (A.K.A. ALABAMA STATE ROUTE 171, 120' PUBLIC R/W AND THE SOUTHEASTERLY RIGHT OF WAY OF SECOND STREET (50' PUBLIC R/W), THENCE ALONG SAID R/W OF U.S. HIGHWAY 43 S56°29'27"E, A DISTANCE OF 120.04 FEET TO A 5/8" REBAR FOUND, SAID POINT BEING THE **POINT OF BEGINNING** FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF U.S. HIGHWAY 43 S56°29'27"E, A DISTANCE OF 195.07 FEET TO A 1/2" REBAR & CAP SET; THENCE LEAVING SAID RIGHT OF WAY OF U.S. HIGHWAY 43 S37°18'56"W, A DISTANCE OF 196.57 FEET TO A CREOSOTE POST; THENCE S70°47'49"W, A DISTANCE OF 157.54 FEET TO A 1/2" REBAR & CAP SET; THENCE N01°42'59"W, A DISTANCE OF 188.00 FEET TO A 1" PIPE FOUND; THENCE S63°00'02"E, A DISTANCE OF 46.63 FEET TO A 1/2" REBAR & CAP SET; THENCE N24°57'06"E FOR A DISTANCE OF 164.44 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINS 46,847 SQUARE FEET OR 1.075 ACRES MORE OR LESS.

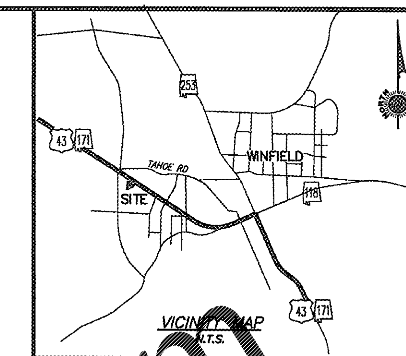
UTILITY CONTACTS

WATER & SANITARY SEWER
AUTHORITY: WINFIELD WATER WORKS
ADDRESS: 260 ELM STREET
WINFIELD, AL 35594
CONTACT: BOBBY BRYANT
PHONE #: 205-487-2100

INTERNET/TV/PHONE
AUTHORITY: CENTURY LINK
PHONE#: 1-800-283-4237

POWER
AUTHORITY: TOMBIGBEE ELECTRIC COOPERATIVE
ADDRESS: 7686 U.S. 43
GUIN, AL 35563
PHONE #: 205-468-3325

GAS
AUTHORITY: NORTHWEST ALABAMA GAS DISTRICT
ADDRESS: 825 U.S. 43
WINFIELD, AL 35594
CONTACT: RUSTY BARNES
PHONE #: 205-487-4323



LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
BUILDING SETBACK LINE — BSL
LANDSCAPE BUFFER LINE — LSB
EXISTING CONTOUR LINE — 100
GAS LINE — G
WATER LINE — W
OVERHEAD POWER LINE — OHP
OVERHEAD POWER, TEL, TV — OHP,T,TV
UNDERGROUND POWER LINE — UGP
UNDERGROUND TELEPHONE LINE — UGT
SANITARY SEWER LINE — SS
FORCE MAIN — FM
STORM SEWER LINE — 18" RCP
IRON PIN FOUND (SIZE AND TYPE AS NOTED)
1/2" REBAR W/ CAP SET
SCHEDULE BII EXCEPTION
ENCROACHMENT
UTILITY POLE/GUY WIRE
LIGHT POLE
WATER VALVE
WATER METER
FIRE HYDRANT
SANITARY MANHOLE
SPOT ELEVATION — 101.2
STREET ADDRESS — 1767
ASPHALT
CONCRETE

ABBREVIATIONS:

R/W	RIGHT OF WAY	WH	WIRE HEIGHT
PID	PARCEL IDENTIFICATION NUMBER	OTP	OPEN TOP PIPE
N/F	NOW OR FORMERLY	REB	REBAR
MB	MAP BOOK	RBC	REBAR & CAP
DB	DEED BOOK	DIST	DISTURBED
PG	PAGE	C&G	CURB & GUTTER
SSMH	SANITARY SEWER MANHOLE	TC/FL	TOP OF CURB/FLOWLINE
CIP	CAST IRON PIPE	FFE	FINISHED FLOOR ELEVATION
HP ST	HIGH PRESSURE STEEL	INV	INVERT
XFMR	POWER TRANSFORMER	SQ FT	SQUARE FEET
APPROX	APPROXIMATE		

NOTES

1. DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL RAISED SEAL AND SIGNATURE OF AN ALABAMA PROFESSIONAL LAND SURVEYOR OF DONALDSON, GARRETT AND ASSOCIATES, INC.
3. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND WERE COMPILED FROM FIELD OBSERVATIONS, PHYSICAL MARKINGS BASED ON SUBSURFACE DETECTION EQUIPMENT AND/OR INFORMATION PROVIDED BY THE LOCAL UTILITY AUTHORITIES. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. VERIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION. SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES PROVIDED BY GPRS, INC. ALABAMA ONE CALL DESIGN TICKET NO. 183160924.
4. SUBJECT PROPERTY IS LOCATED IN THE CITY LIMITS OF WINFIELD, ALABAMA. THE ADDRESS OF THE SUBJECT PROPERTY IS 1767 U.S. HIGHWAY 43.
5. ELEVATIONS SHOWN ARE NAVD 88 DATUM, BASED UPON GPS OBSERVATIONS. TO CONVERT TO NGVD 29 DATUM, SUBTRACT 0.17' FROM THE ELEVATIONS SHOWN.
6. THE FIELD SURVEY WAS COMPLETED ON NOVEMBER 21, 2018.
7. THE BASIS OF BEARING FOR THIS SURVEY IS THE ALABAMA STATE PLANE COORDINATE GRID, WEST ZONE, NAD83 DATUM.
8. PER PHILLIP PUGH, ALABAMA DOT WEST CENTRAL REGION (205-921-2117), THERE IS CURRENTLY NO CONSTRUCTION, WIDENING OR RIGHT OF WAY ACQUISITION PLANNED OR PROPOSED FOR U.S. 43 AT THIS LOCATION.
9. CURB CUT AND DRIVEWAY LOCATED SOUTHEAST OF SUBJECT PROPERTY AS NOTED HEREON HAS HISTORICALLY SERVED SUBJECT PROPERTY BASED ON AVAILABLE AERIAL IMAGERY. THE PORTION OF THE DRIVEWAY LOCATED ON THE SUBJECT PROPERTY HAS BEEN REMOVED DURING RECENT CLEARING AND DEMOLITION OF IMPROVEMENTS. SAID DRIVEWAY ALSO SERVES ADJOINING PROPERTY TO SOUTHEAST.

20 0 20 40 60
GRAPHIC SCALE IN FEET

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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7a, 7c, 8-9, 11a, 13-14 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 21, 2018.

"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."

ALABAMA LICENSED No. 29426 PROFESSIONAL LAND SURVEYOR JAMES W. NEWBERRY, JR.

DATE OF PLAT OR MAP: 3/26/19
JAMES W. NEWBERRY, JAR., ALABAMA LICENCE NUMBER 29426

DONALDSON, GARRETT, & ASSOCIATES, INC.
MACON • CHARLOTTE
4875 RIVERSIDE DRIVE P.O. BOX 7306
MACON, GA 31210
(478)474-5350 Fax: (478) 477-2534
http://www.dg-a.com
ALABAMA CERTIFICATE OF AUTHORIZATION NO. CA-0362-LS

ALTA/NSPS LAND TITLE SURVEY
FOR
O'REILLY AUTOMOTIVE STORES, INC.
1767 U.S. HIGHWAY 43
SECTION 18, TOWNSHIP 13 SOUTH, RANGE 12 WEST
CITY OF WINFIELD MARION COUNTY ALABAMA

O'Reilly AUTO PARTS

REVISIONS

DATE	REVISIONS
1/24/19	REVISE ZONING INFORMATION
3/26/19	CLIENT COMMENTS

DATE:	1/15/2019
SCALE:	1"=20'
DRAWING #:	3736-18-D
PROJ. #:	4539-514
DRWN:	JH
CHKD:	JWN

SV1

SHEET 1 OF 1

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF D, G & A AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

WFL A 3.26.19

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