MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

RECORD LEGAL DESCRIPTION

A LOT OR PARCEL OF LAND IN HOUSTON COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN ON THE NORTHERLY R/W OF U.S. HIGHWAY #84 (260' R/W) AT THE INTERSECTION OF THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 4, T2N, R28E AND FROM SAID POINT RUN N67°51'52"W ALONG SAID R/W A DISTANCE OF 410.38 FEET TO AN EXISTING CONCRETE R/W MARKER; THENCE CONTINUE ALONG SAID R/W N62°51'52"W A DISTANCE OF 200.91 FEET TO AN EXISTING CONCRETE R/W MARKER; THENCE CONTINUE N62°09'27"W ACROSS HOUSTON COUNTY ROAD #55 A DISTANCE OF 348.89 TO A SET IRON PIN AND THE POINT OF BEGINNING, SET IRON PIN BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE CONTINUE ALONG R/W N67°51'12"W A DISTANCE OF 121.17 FEET TO A SET IRON PIN; THENCE DEPARTING R/W N00°0'0" A DISTANCE OF 218.94 FEET TO A SET IRON PIN; THENCE N85°12'19"E A DISTANCE OF 301.80 FEET TO A SET IRON PIN ON THE WESTERLY R/W OF HOUSTON COUNTY ROAD #55; THENCE S10°05'58"W ALONG SAID R/W A DISTANCE OF 97.07 FEET TO AN EXISTING CONCRETE R/W MARKER; THENCE CONTINUE ALONG SAID R/W S21°19'27"W A DISTANCE OF 102.59 FEET TO AN EXISTING CONCRETE R/W MARKER; THENCE S53°39'37"W A DISTANCE OF 166.58 FEET TO THE POINT OF BEGINNING; CONTAINING 1.48 ACRES MORE OR LESS.

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 4, TOWNSHIP 2 NORTH, RANGE 28 EAST, CITY OF ASHFORD, HOUSTON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #84 (ALABAMA STATE ROUTE 12, 260' R/W) AT THE INTERSECTION WITH THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 2 NORTH RANGE 28 EAST; THENCE ALONG SAID RIGHT OF WAY LINE N64°45'15"W, A DISTANCE OF 410.38 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE N59°45'15"W, A DISTANCE OF 200.91 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE N59°02'50"W ACROSS NORTH BROADWAY STREET (HOUSTON COUNTY ROAD #55, RIGHT OF WAY VARIES), A DISTANCE OF 348.89 TO A CONCRETE RIGHT OF WAY MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID NORTH BROADWAY STREET AND THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 84 SAID POINT BEING THE **POINT OF BEGINNING** FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 84, N64°44'34"W, A DISTANCE OF 121.17 FEET TO A 1/2" REBAR & CAP SET; THENCE LEAVING SAID RIGHT OF WAY N03°06'35"E, A DISTANCE OF 218.94 FEET TO A 1/2" REBAR & CAP FOUND (TLS 4864); THENCE N88°18'55"E, A DISTANCE OF 302.29 FEET TO A 1/2" REBAR FOUND ALONG THE AFORESAID WESTERLY RIGHT OF WAY OF NORTH BROADWAY STREET; THENCE ALONG SAID RIGHT OF WAY OF NORTH BROADWAY STREET, S13°26'22"W, A DISTANCE OF 96.35 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE S24°27'49"W, A DISTANCE OF 102.63 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; THENCE S56°34'54"W, A DISTANCE OF 167.20 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINS 64,575 SQUARE FEET OR 1.482 ACRES MORE OR LESS.

ZONING INFORMATION

ZONING AUTHORITY: ASHFORD PLANNING COMMISSION & ZONING BOARD, 525 N. BROADWAY ST., ASHFORD, AL 36312
PHONE: 239-533-8329
CONTACT: NORBERT L. LOHSE, CHAIRMAN
ZONING: C-2
SETBACKS: (SEE NOTE #11)
FRONT: NOT SPECIFIED
REAR: 20' ABUTTING RESIDENTIAL
SIDE: 25' ABUTTING RESIDENTIAL

SCHEDULE B SECTION II

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 18-1636
EFFECTIVE DATE: SEPTEMBER 20, 2018 @ 8:30 A.M.

9. SUCH STATE OF FACTS AS SHOWN ON SUBDIVISION PLAT RECORDED IN PLAT BOOK 3, PAGE 81, IN THE OFFICE OF THE JUDGE OF PROBATE OF HOUSTON COUNTY, ALABAMA. **AFFECTS SUBJECT PROPERTY. SUBJECT PROPERTY IS A PORTION OF SAID PLAT AND INCLUDES A PORTION OF CARROL DRIVE (ALSO REFERRED TO AS CAROL DRIVE) AS DEDICATED BY SAID PLAT. SAID PORTION OF CARROL DRIVE HAS BEEN VACATED BY DOCUMENT RECORDED IN DEED BOOK 172, PAGE 354, HOUSTON COUNTY, ALABAMA PUBLIC RECORDS.**

10. RESTRICTIONS AS DESCRIBED IN WARRANTY DEED RECORDED IN DEED BOOK 583, PAGE 725, IN THE OFFICE OF THE JUDGE OF PROBATE OF HOUSTON COUNTY, ALABAMA. **AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE AND NOT PLOTABLE.**

FLOOD ZONE

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 01069C 0261G, EFFECTIVE DATE: SEPTEMBER 3, 2014. ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

ENCROACHMENTS

(1) SANITARY SEWER LINE TRAVERSES ALONG EAST AND SOUTH PERIMETER OF SUBJECT PROPERTY. NO EASEMENT REVEALED IN TITLE COMMITMENT.

TREE CHART

WOODED AREA ALONG WEST SIDE OF PROPERTY CONSIST OF SCRUB AND UNDERBRUSH.

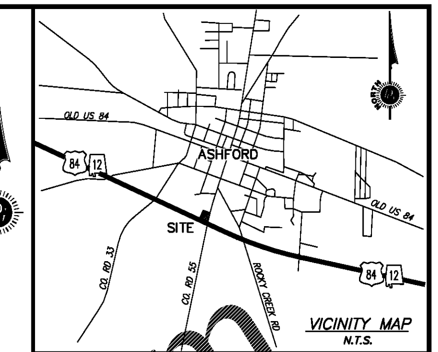
BENCHMARK INFORMATION

1. RIM OF SANITARY SEWER MANHOLE RIM, LOCATED ADJACENT TO SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 244.74
2. RAILROAD SPIKE IN UTILITY POLE LOCATED ALONG EASTERN LINE OF SUBJECT PROPERTY. ELEVATION = 252.56

STREET INFORMATION

U.S. HIGHWAY 84
OPERATING AUTHORITY: ALABAMA DOT, SOUTHEAST DIVISION, TROY AREA, 299 ELBA HIGHWAY, TROY, AL 36079
PHONE: 334-670-2401
CONTACT: BILL WOFFORD, P.E./P.L.S., MAINT. ENGINEER
SPEED LIMIT: 65 MPH
CLASSIFICATION: RURAL MINOR ARTERIAL

NORTH BROADWAY STREET
OPERATING AUTHORITY: HOUSTON COUNTY ROADS & BRIDGES, 2400 COLUMBIA HIGHWAY, DOTHAN, AL 36303
PHONE: 334-792-4149
CONTACT: BARKLEY KIRKLAND
SPEED LIMIT: 35 MPH
CLASSIFICATION: RURAL MAJOR COLLECTOR



UTILITY CONTACTS

WATER & SANITARY SEWER
AUTHORITY: CITY OF ASHFORD PUBLIC WORKS
ADDRESS: 525 N. BROADWAY ST. ASHFORD, AL 36312
CONTACT: RICHARD
PHONE #: 239-726-4268

INTERNET/TV/PHONE
AUTHORITY: COMCAST
CONTACT: SANDRA ANDREWS
PHONE#: 770-559-6879

INTERNET/TV/PHONE
AUTHORITY: KNOLOGY
ADDRESS: 2401 10TH STREET SW HUNTSVILLE, AL 35805
PHONE#: 256-489-8920

POWER
AUTHORITY: ALABAMA POWER CO.
ADDRESS: 400 WEST 10TH STREET ANNISTON, AL 36202
CONTACT: TROY SANDERSON
PHONE #: 205-438-3213

GAS
AUTHORITY: SOUTHEAST ALABAMA GAS DISTRICT
ADDRESS: 2390 ROSS CLARK CIR DOTHAN, AL 36301
CONTACT: TIM MATHIS
PHONE #: 334-794-0567

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LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
WOODS LINE
BUILDING SETBACK LINE — BSL
LANDSCAPE BUFFER LINE — LSB
EXISTING CONTOUR LINE — 100
GAS LINE — G
WATER LINE — W
OVERHEAD POWER LINE — OHP
UNDERGROUND TELEPHONE LINE — UGT
SANITARY SEWER LINE — SS
IRON PIN FOUND (SIZE AND TYPE AS NOTED)
CONCRETE MONUMENT FOUND
1/2" REBAR W/ CAP SET
SCHEDULE BII EXCEPTION
ENCROACHMENT
UTILITY POLE/GUY WIRE
LIGHT POLE
TELEPHONE PEDESTAL
FIRE HYDRANT
SANITARY MANHOLE
SIGN
SPOT ELEVATION — ×101.2
ASPHALT
CONCRETE

ABBREVIATIONS:

R/W	RIGHT OF WAY	XFMR	POWER TRANSFORMER
PID	PARCEL IDENTIFICATION NUMBER	APPROX	APPROXIMATE
N/F	NOW OR FORMERLY	WH	WIRE HEIGHT
PB	PLAT BOOK	OTP	OPEN TOP PIPE
DB	DEED BOOK	REB	REBAR
PG	PAGE	RBC	REBAR & CAP
SSMH	SANITARY SEWER MANHOLE	INV	INVERT
PVC	POLYVINYL CHLORIDE	SQ FT	SQUARE FEET

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 SEAL AND ORIGINAL SIGNATURE OF AN ALABAMA REGISTERED 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 SUBSURFACE UTILITY DESIGNATIONS PROVIDED BY UTILISURVEY, LLC. ALONG WITH FIELD OBSERVATIONS 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 UTILISURVEY, LLC. ALABAMA ONE CALL DESIGN TICKET NO. 182570208.
4. SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF ASHFORD, ALABAMA.
5. THERE IS NO PUBLISHED STREET ADDRESS FOR THE SUBJECT PROPERTY.
6. ELEVATIONS SHOWN ARE NAVD 88 DATUM, BASED UPON GPS OBSERVATIONS. TO CONVERT TO NGVD 29 DATUM, ADD 0.34' TO THE ELEVATIONS SHOWN.
7. THE FIELD SURVEY WAS COMPLETED ON OCTOBER 2, 2018.
8. THE BASIS OF BEARING FOR THIS SURVEY IS THE ALABAMA STATE PLANE COORDINATE GRID, EAST ZONE, NAD83 DATUM.
9. PER BRITTNEY CLAYTON, HOUSTON COUNTY ASSISTANT COUNTY ENGINEER (334-677-4700), THERE IS CURRENTLY NO ROAD WIDENING, RIGHT OF WAY ACQUISITION OR SIMILAR CONSTRUCTION PLANNED OR PROPOSED FOR NORTH BROADWAY STREET (COUNTY ROAD 55). RESURFACING IS SCHEDULED FOR 2023.
10. PER BRANTLEY KIRK, PUBLIC INFORMATION OFFICER, ALABAMA DOT SOUTHEAST REGION (334-353-6862), THERE IS CURRENTLY NO ROAD WIDENING, RIGHT OF WAY ACQUISITION OR SIMILAR CONSTRUCTION PLANNED OR PROPOSED FOR U.S. 84. RESURFACING IS ANTICIPATED WITHIN THE NEXT FEW YEARS.
11. SETBACKS SHOWN IN ZONING TABLE ARE PER CITY OF ASHFORD LAND DEVELOPMENT CODE AS PROVIDED BY CARMEN CHOSIE, CDG ENGINEERS & ASSOCIATES, INC. (CITY OF ASHFORD DEVELOPMENT CONSULTANT/334-677-9431). PER DEVELOPMENT CODE, THE FRONT IS CONSIDERED THE SIDE FACING THE ROAD WITH THE LEAST DIMENSION, AND THE REAR IS THE SIDE OPPOSITE THE FRONT. SETBACKS SHOWN GRAPHICALLY HEREON HAVE BEEN VERIFIED AS CORRECT BY MS. CHOSIE FROM THE ASPECT OF 'FRONT' ORIENTATION. MS. CHOSIE ALSO STATED THAT WHILE FRONT SETBACKS ARE 'NOT SPECIFIED' BY CODE, DISCRETIONARY SETBACKS MAY BE IMPOSED ON BOTH US 84 AND BROADWAY STREET BY EITHER CITY OF ASHFORD, HOUSTON COUNTY, OR ALABAMA DOT DURING THE SITE PLAN REVIEW PROCESS.
12. EXPOSED CONCRETE AND ASPHALT RUBBLE WAS OBSERVED IN THE SLOPE ON THE WEST SIDE OF THE SITE. IT WAS REPORTED TO THE SURVEYOR THAT DEMOLITION DEBRIS FROM CONSTRUCTION WORK ON U.S. 84 WAS USED AS FILL AND COVERED WITH SOIL ON THE SITE. EASTWARD EXTENT IS NOT KNOWN.
13. OWNERSHIP OF PARCELS 1502041003002007, 1502041003002008 & 1502041003002.021 IS SHOWN PER ADJOINER DEED AS PROVIDED. SAID DEED DOES NOT PROVIDE GRANTEE ADDRESS. ADDRESS SHOWN IS PRIMARY ADDRESS PER ALABAMA SECRETARY OF STATE BUSINESS ENTITY RECORDS. HOUSTON COUNTY REVENUE COMMISSIONER'S MAPS SHOW OWNERSHIP OF SAID PARCELS AS: APPLEFIELD SIX FAMILY LIMITED PARTNERSHIP, 106 ADRIS PLACE, DOTHAN, AL 36303. SAID DEED PROVIDED SHOWS APPLEFIELD AS GRANTOR. SECRETARY OF STATE RECORDS SHOW APPLEFIELD ADDRESS AS REGISTERED AGENT ADDRESS CURRENT OWNER.

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 OCTOBER 2, 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:______
JAMES W. NEWBERRY, JR., 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.
U.S. 84 & NORTH BROADWAY STREET
SECTION 4, TOWNSHIP 2 NORTH, RANGE 28 EAST
CITY OF ASHFORD HOUSTON COUNTY ALABAMA

O'Reilly AUTO PARTS

DATE	REVISIONS
11/20/18	CLIENT LEGAL COMMENTS
2/5/19	CLIENT LEGAL COMMENTS

DATE:	10/16/2018
SCALE:	1"=20'
DRAWING #:	3724-18-D
PROJ. #:	4539-509
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.

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