

July 13, 2023

SCHEDULE B - SECTION II EXCEPTIONS

survey - See encroachment schedule hereon.

law and not shown by the public records. Not a survey matter

Permanent Drainage Easement as shown. As shown hereon

Standard Exceptions:

herein. Not a survey matter

Does not affect subject property

Permanent Drainage Easement

Page 352 (Does not affect subject property)

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the

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

(b) Easements, or claims of easements, not shown by the public records. *Not a survey matter*

which all of the Schedule B, Part I—Requirements are met. Not a survey matter

Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that

Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by

records of any taxing authority that levies taxes or assessments on real property. Not a survey matter

Taxes for the year 2023 and subsequent years, a lien not yet due and payable. Not a survey matter

Taxes or assessments which are not shown as existing liens by either the public records or the

50-foot building setback line on East side of lot as shown on recorded map. As shown hereon

40-foot building setback line on North side of lot as shown on recorded map. As shown hereon

15-foot building setback line on West side of lot as shown on recorded map. *As shown hereon*

5-foot building setback line on South and North side of lot as shown on recorded map. As shown

Title to all minerals within and underlying the premises, together with all mining rights and other

rights, privileges and immunities relating thereto, including release of damages, are not insured

Right-of-way granted to South Central Bell Telephone Company recorded in Book 289, Page 890.

Right of way granted to the State of Alabama recorded in Inst. No. 1999-42946 and Inst. No.

2001-55944. As shown hereon as Alabama State Highway 119 R.O.W. - As shown hereon as

Right-of-way granted to Alabama Power Company recorded in Book 101, Page 87. Not enough

Right of way granted to Plantation Pipeline recorded in Book 112, Page 266 (Does not affect subject property); Book 112, Page 284 (Does affect property - cannot plot - blanket easement) and Book 112,

would be disclosed by an accurate and complete land survey of the Land. Encroachments found in

Possible encroachment of fence onto 1st Avenue R.O.W. as

shown. No easement was provided to or located by

2) Possible encroachment of fence onto adjoining property as

shown. No easement was provided to or located by

property as shown. No easement was provided to or

Possible encroachment of gravel drive onto adjoining

located by surveyor at time of survey

surveyor at time of survey.

surveyor at time of survey.

.. ___ Monuments placed... As Shown Hereon

2. ___ Address(es) of surveyed property... See Note #9

___ Flood zone classification... See Note #7

4. ___ Gross land area... As Shown Hereon, See Note #4 6. ___ (a) ...List the current zoning... See Note #5

(b) ...Graphically depict the building setback... See Note #5 ___ (a) Exterior dimensions of all buildings... As shown hereon (b) Square footage of:

(1) exterior footprint of all buildings... 3. ___ Substantial features observed ... As Shown Hereon

13. ___ Names of adjoining owners according to current tax records... As Shown Hereon

14. ___ As specified by the client, distance to the nearest intersecting street... None Requested by client.

9. ___ Number and type... of parking spaces... See Note #6

16. ___ Evidence of recent earth moving work... None Observed on site

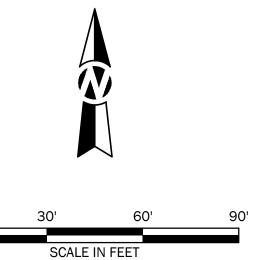
___ Proposed changes in street right of way lines, ... Evidence of recent street or sidewalk construction.... None Observed

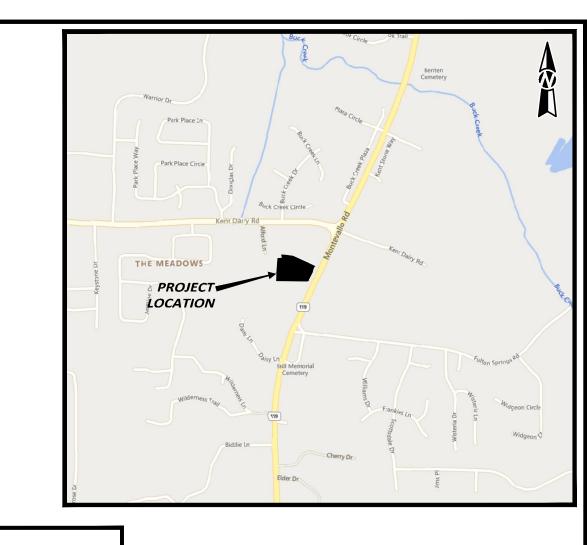
____ Professional Liability Insurance... Certificate Available Upon

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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), 6(b), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on August 16, 2023.

PRELIMINARY

Steven G. Faulkner, PLS





GENERAL NOTES

- 1. All angles and distances for a curve are to their respective chords. All bearings are to Grid North as established by global positioning, based on ALDOT 3 DIV DIS 5 CORS ARP (PID:DL7329). 1.1. Horizontal Datum: Alabama State Plane, West Zone, NAD83(2011), U.S. Feet
- 1.3. This survey meets or exceeds the requirement of ALTA/NSPS Land Title Survey for maximum allowable Relative Positional Precision of 0.07 + 50ppm. 1.4. This survey has a horizontal closure that exceeds an error ratio of 1:50,000
- Not all underground utilities are shown hereon. Utilities that are shown are approximate from observed evidence, available utility plans, and underground utility markings as provided through an Alabama 811 locate request at time of survey. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
- 3. Sources of Title: Inst. 20150129000029830; Inst. 20030728000483450
- 4. Total Area of Property: Parcel 1 9,547 SF± / 0.22 Acres±; Parcel 2 98,363 SF± / 2.26 Acres±
- 5. Current Zoning and Restrictions: (Zoning information provided by client) Current Zoning: B-3 (Community Business District); State Route 119 Overlay District
 - Setback Restrictions: Front: 20' Minimum, 70' Maximum
- Rear: 5' (20' adjacent to residential district) ** Minimum building lines shown are from recorded subdivision plat, M.B. 40, Pg. 46**
- Building Height Restrictions: 60' maximum; 14' minimum Maximum allowable impervious surface ratio (ISR): review subdivision regulations 45% of the building must be located with the front set back and be parallel to the street. Parking: One per one hundred (100) square feet of floor area.
- 6. Parking: 15 total spaces (13 regular spaces + 2 ADA spaces).
- This property is currently located in Zone X (Areas determined to be outside of the 1% annual chance floodplain), which is not a Special Flood Hazard Area, as depicted on FEMA Flood Panel 01117C0379 E revised February 20, 2013.
- 8. The property has frontage along and access to State Route 119, a dedicated public street. (See Access Area Schedule)
- 9. Address of Property (From Tax Assessor's Records): 9207 Hwy 119

Alabaster, AL 35007

- 10. Potential encroachments were found at time of survey. See Encroachments Schedule.
- 11. The property described hereon is the same as the property described in Fidelity National Title Insurance Company File No. 250406, with an effective date of July 13, 2023, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site have been plotted hereon or otherwise noted as to their effect on the subject property.
- 12. No evidence of cemeteries was observed during survey.
- 13. Survey not final without Seal and Signature of Surveyor.
- 14. This survey may not be reproduced, altered, or copied without written permission of TTL, Inc.

LAND DESCRIPTION PER TITLE COMMITMENT AND AS SURVEYED Fidelity National Title Insurance Company File Number: 250406

The Land is described as follows:

Parcel I

Commence at the SW corner of the North ½ of the NW ¼ of the NW ¼ of Section 14, Township 21 South, Range 3 West; thence run South 85°03'38" East along the South line of said North ½ for 1043.8 (Deed 1077 feet) to a point on the old right of way line of Alabama Highway No. 119; thence run North 28°16'51" East along said right of way line for 186.00 feet; thence run North 61° 41'09" West for 25.80 feet to a point on the Northwesterly right of way line of Alabama Highway No. 119 and the point of beginning; thence continue on the last described course for 111.85 feet to a found cap rebar; thence run South 28°18'51" West for 109.80 feet to a found 1 inch open pipe; thence run South 85°10'04" East for 122.55 feet to a point on the Northwesterly right of way line of said Alabama Highway No. 119; thence run North 23°19'00" E along said right of way line for 30.61 feet; thence run North 32°17'40" East along said right of way line for 30.55 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Lot 2, according to the Survey of Alex Commercial Complex, as recorded in Map Book 40, Page 46, in the Probate Office of Shelby County, Alabama

To Tacala, LLC, a Delaware limited liability company; and Fidelity National Title Insurance

Date of Plat or Map: _____

PRELIMINARY

Steven G. Faulkner, P.L.S. Alabama License No. 24329

I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards for Surveying in the State of Alabama, to the best of my knowledge, information, and belief.

Alabama License No. 24329



EXISTING BOUNDARY LINE **EXISTING RIGHT-OF-WAY** EXISTING PROPERTY LINE ----- EXISTING SUBDIVISION LOT LINE — ○ — ○ — ○ — EXISTING CHAIN LINK FENCE $- \diamondsuit -- \diamondsuit --- \diamondsuit --- \diamondsuit ---$ EXISTING IRON FENCE — X — X — X — EXISTING WIRE FENCE — — — — — — EXISTING WOOD FENCE EXISTING CONTOUR 5' INTERVAL EXISTING CONTOUR 1' INTERVAL EXISTING SURFACE ELEVATION EXISTING SANITARY SEWER MAIN EXISTING SANITARY SEWER FORCE MAIN

EXISTING STORM DRAIN EXISTING WATER MAIN EXISTING GAS MAIN

EXISTING OVERHEAD ELECTRICAL EXISTING UNDERGROUND ELECTRICAL EXISTING OVERHEAD CABLE TELEVISION EXISTING UNDERGROUND CABLE TELEVISION

EOT — EXISTING OVERHEAD TELEPHONE _____ EUT _____ EXISTING UNDERGROUND TELEPHONE ———— ETS ———— EXISTING TRAFFIC SIGNAL LINE EXISTING UNDERGROUND FIBER OPTIC EXISTING SANITARY SEWER MANHOLE

EXISTING SANITARY SEWER CLEANOUT EXISTING STORM MANHOLE EXISTING STORM DOUBLE WING INLET EXISTING STORM SINGLE WING INLET EXISTING STORM YARD INLET

EXISTING STORM GRATE INLET EXISTING STORM JUNCTION BOX EXISTING WATER VALVE

EXISTING IRRIGATION CONTROL VALVE EXISTING WATER METER EXISTING FIRE HYDRANT EXISTING WATER SPIGOT

EXISTING GAS METER EXISTING GAS VALVE EXISTING MONITORING WELL EXISTING ELECTRIC MANHOLE EXISTING POWER POLE

EXISTING GUY ANCHOR EXISTING LIGHT POLE EXISTING GROUND/LANDSCAPE LIGHT EXISTING ELECTRICAL BOX

EXISTING ELECTRIC METER EXISTING A/C PAD EXISTING TELEPHONE MANHOLE EXISTING TRAFFIC POLE EXISTING TELEPHONE PEDESTAL

EXISTING CABLE TELEVISION PEDESTAL

EXISTING AT&T MANHOLE

EXISTING BOLLARD EXISTING MAILBOX EXISTING SIGN IRON PIPE / PIN FOUND CAPPED REBAR FOUND

CONCRETE MONUMENT SET CONCRETE MONUMENT FOUND AXLE FOUND PINE KNOT FOUND CAPPED REBAR SET

SECTION TOWNSHIP RANGE RIGHT-OF-WAY MINIMUM BUILDING LINE

PLAT BOOK DEED BOOK RECORD DIMENSION EXISTING TREE

EXISTING TREE STUMP

MB

R.O.W.

M.B.L.

EXISTING CONCRETE PAVEMENT EXISTING ASPHALT PAVEMENT EXISTING BRICK PAVERS EXISTING BUILDING EXISTING GRAVEL DRIVE EXISTING RIPRAP LINING

0

C ex S

PRELIMINARY (NOT FOR CONSTRUCTION,

RECORDING PURPOSES

OR IMPLEMENTATION)

Sheet No.