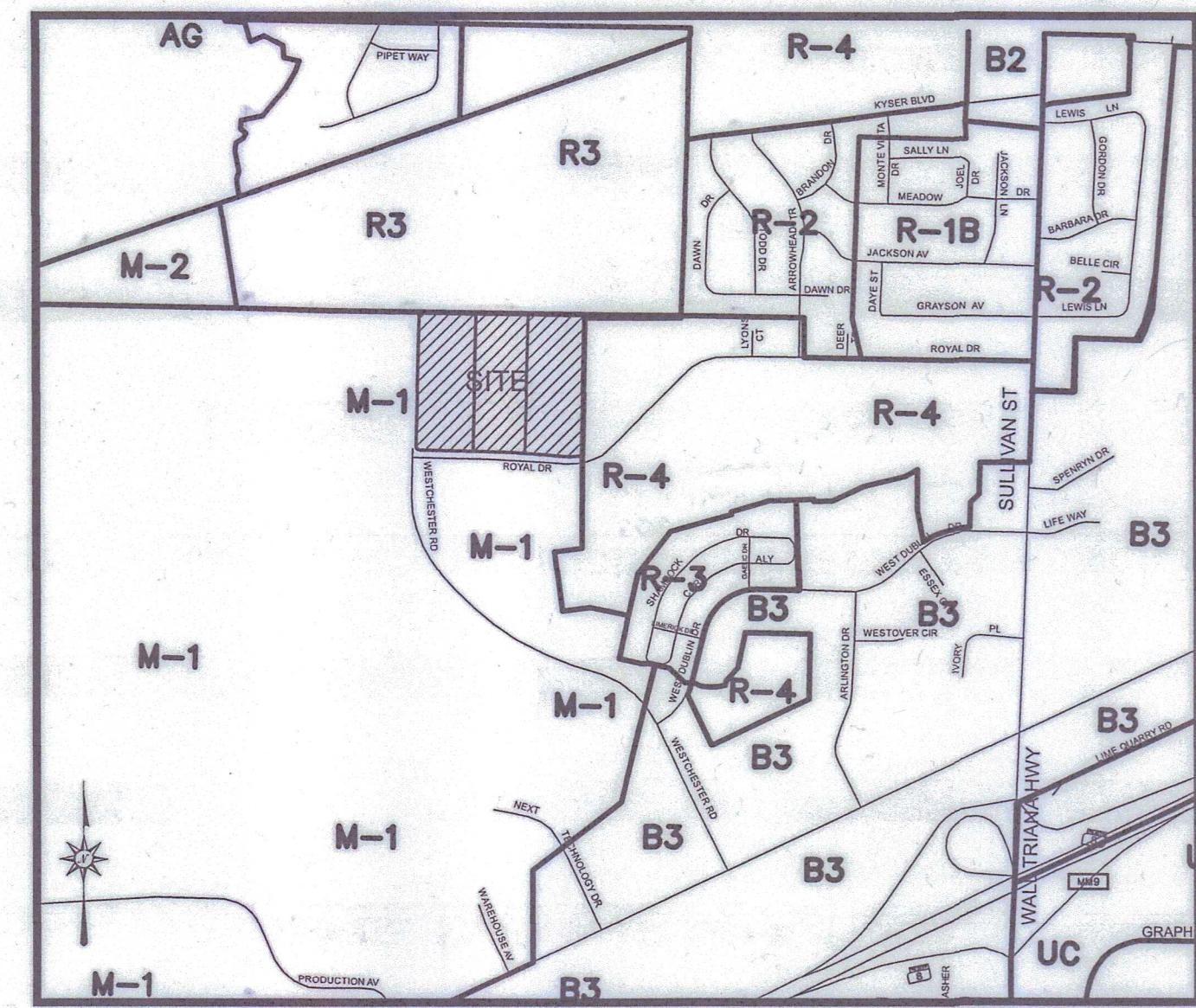
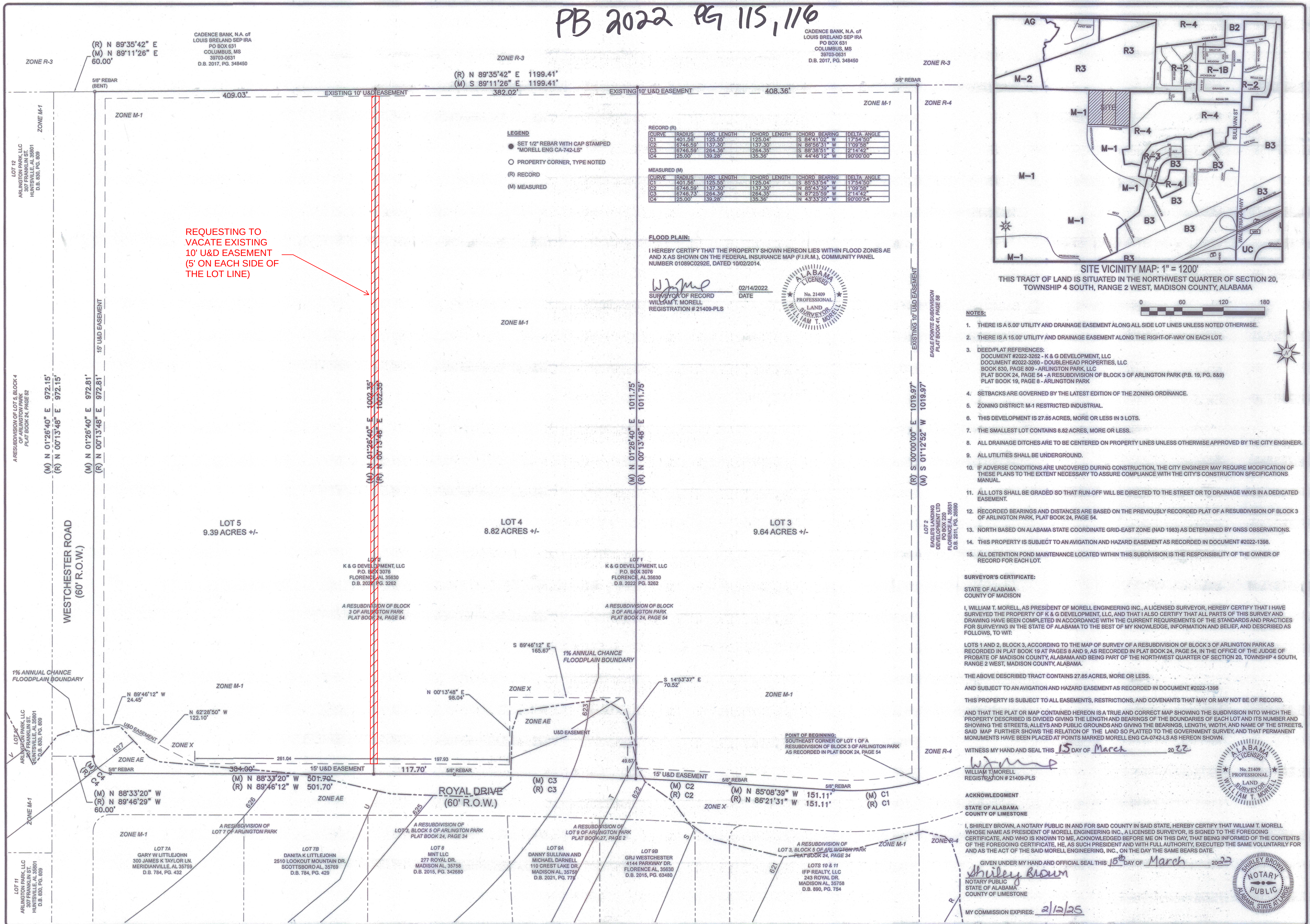


PB 2022 PG 115, 116

CADENCE BANK, N.A. c/o
LOUIS BRELAND SEP IRA
PO BOX 631
COLUMBUS, MS
39703-0631
D.B. 2017, PG. 348450

CADENCE BANK, N.A. c/f
LOUIS BRELAND SEP IRA
PO BOX 631
COLUMBUS, MS
39703-0631
D.B. 2017, PG. 348450



THIS TRACT OF LAND IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA

NOTES:

1. THERE IS A 5.00' UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES UNLESS NOTED OTHERWISE.
2. THERE IS A 15.00' UTILITY AND DRAINAGE EASEMENT ALONG THE RIGHT-OF-WAY ON EACH LOT.
3. DEED/PLAT REFERENCES:
DOCUMENT #2022-3262 - K & G DEVELOPMENT, LLC
DOCUMENT #2022-3260 - DOUBLEHEAD PROPERTIES, LLC
BOOK 830, PAGE 809 - ARLINGTON PARK, LLC
PLAT BOOK 24, PAGE 54 - A RESUBDIVISION OF BLOCK 3 OF ARLINGTON PARK (P.B. 19, PG. 889)
PLAT BOOK 19, PAGE 8 - ARLINGTON PARK
4. SETBACKS ARE GOVERNED BY THE LATEST EDITION OF THE ZONING ORDINANCE.
5. ZONING DISTRICT: M-1 RESTRICTED INDUSTRIAL.
6. THIS DEVELOPMENT IS 27.85 ACRES, MORE OR LESS IN 3 LOTS.
7. THE SMALLEST LOT CONTAINS 8.82 ACRES, MORE OR LESS.
8. ALL DRAINAGE DITCHES ARE TO BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
9. ALL UTILITIES SHALL BE UNDERGROUND.
10. IF ADVERSE CONDITIONS ARE UNCOVERED DURING CONSTRUCTION, THE CITY ENGINEER MAY REQUIRE MODIFICATION OF THESE PLANS TO THE EXTENT NECESSARY TO ASSURE COMPLIANCE WITH THE CITY'S CONSTRUCTION SPECIFICATIONS MANUAL.
11. ALL LOTS SHALL BE GRADED SO THAT RUN-OFF WILL BE DIRECTED TO THE STREET OR TO DRAINAGE WAYS IN A DEDICATED EASEMENT.
12. RECORDED BEARINGS AND DISTANCES ARE BASED ON THE PREVIOUSLY RECORDED PLAT OF A RESUBDIVISION OF BLOCK 3 OF ARLINGTON PARK, PLAT BOOK 24, PAGE 54.
13. NORTH BASED ON ALABAMA STATE COORDINATE GRID-EAST ZONE (NAD 1983) AS DETERMINED BY GNSS OBSERVATIONS.
14. THIS PROPERTY IS SUBJECT TO AN AVIGATION AND HAZARD EASEMENT AS RECORDED IN DOCUMENT #2022-1398.
15. ALL DETENTION POND MAINTENANCE LOCATED WITHIN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE OWNER OF RECORD FOR EACH LOT.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF MADISON

I, WILLIAM T. MORELL, AS PRESIDENT OF MORELL ENGINEERING INC., A LICENSED SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF K & G DEVELOPMENT, LLC, AND THAT I ALSO CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS AND PRACTICES FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND DESCRIBED AS FOLLOWS, TO WIT:

LOTS 1 AND 2, BLOCK 3, ACCORDING TO THE MAP OF SURVEY OF A RESUBDIVISION OF BLOCK 3 OF ARLINGTON PARK AS RECORDED IN PLAT BOOK 19 AT PAGES 8 AND 9, AS RECORDED IN PLAT BOOK 24, PAGE 54, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA.

THE ABOVE DESCRIBED TRACT CONTAINS 27.85 ACRES, MORE OR LESS.

AND SUBJECT TO AN AVIGATION AND HAZARD EASEMENT AS RECORDED IN DOCUMENT #2022-1398

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND COVENANTS THAT MAY OR MAY NOT BE OF RECORD.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH, AND NAME OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED MORELL ENG CA-0742-LS AS HEREON SHOWN.

WITNESS MY HAND AND SEAL THIS 15 DAY OF March 2022

WILLIAM T. MORELL
REGISTRATION # 21409-PLS

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF LIMESTONE

I, SHIRLEY BROWN, A NOTARY PUBLIC IN AND FOR SAID COUNTY SAID STATE, HEREBY CERTIFY THAT WILLIAM T. MORELL, WHOSE NAME AS PRESIDENT OF MORELL ENGINEERING INC., A LICENSED SURVEYOR, IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE FOREGOING CERTIFICATE, HE, AS SUCH PRESIDENT AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF THE SAID MORELL ENGINEERING, INC., ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 15th DAY OF March 2022

Shirley
NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF LIMESTONE

MY COMMISSION EXPIRES: 2/12/25

REVISIONS

PHONE: (256) 867-4957
WWW.MORELLENGINEERING.COM

MORELL ENGINEERING

CERTIFIED PLAT
of
ROYAL DRIVE WAREHOUSES
AT ARLINGTON PARK

MORELL PROJECT NUMBER: 21-0474

SCALE: 1" = 60'

DATE: 02/14/2022

CHECKED BY: WIM

DEVELOPMENT
80 BOX 3070

FLORENCE, AL 35630

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