

STATE OF ALABAMA)
MORGAN COUNTY)

I, H. BLAKE McANALLY, A LICENSED PROFESSIONAL SURVEYOR WITH PUGH WRIGHT McANALLY, INC. OF DECATUR, ALABAMA HEREBY STATE THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PORTION OF TRACT 3, AS SHOWN ON GOLDEN ARCH ESTATE, AS RECORDED BY MAP OR PLAT IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA, IN MAP BOOK 2010, AT PAGE 8, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MORGAN COUNTY, ALABAMA, AND RUN THENCE SOUTH 89 DEGREES 25 MINUTES 12 SECONDS EAST (ALABAMA STATE PLANE GRID - WEST ZONE [NAD83]) ALONG THE SOUTH BOUNDARY OF SAID SECTION 15 A DISTANCE OF 1349.81 FEET TO A POINT; THENCE NORTH 01 DEGREES 30 MINUTES 33 SECONDS EAST A DISTANCE OF 3345.88 FEET TO A CONCRETE MONUMENT ON THE SOUTHEAST CORNER OF TRACT 3, GOLDEN ARCH ESTATE, AS RECORDED BY MAP OR PLAT IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA, IN MAP BOOK 2010, AT PAGE 8, AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING NORTH 89 DEGREES 51 MINUTES 45 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID TRACT 3 A DISTANCE OF 939.93 FEET TO A CAPPED IRON PIN; THENCE NORTH 00 DEGREES 44 MINUTES 53 SECONDS EAST ALONG THE BOUNDARY OF SAID TRACT 3 A DISTANCE OF 250.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE NORTH 89 DEGREES 51 MINUTES 45 SECONDS WEST ALONG THE BOUNDARY OF SAID TRACT 3 A DISTANCE OF 367.89 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE EAST RIGHT-OF-WAY MARGIN OF WOODALL ROAD (80' ROW); THENCE NORTH 01 DEGREES 16 MINUTES 51 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY MARGIN OF WOODALL ROAD A DISTANCE OF 60.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE SOUTH 89 DEGREES 51 MINUTES 45 SECONDS EAST ALONG THE BOUNDARY OF SAID TRACT 3 A DISTANCE OF 367.85 FEET TO A POINT; THENCE NORTH 01 DEGREES 14 MINUTES 15 SECONDS EAST ALONG THE BOUNDARY OF SAID TRACT 3 A DISTANCE OF 300.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 45 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID TRACT 3 A DISTANCE OF 367.62 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE EAST RIGHT-OF-WAY MARGIN OF WOODALL ROAD; THENCE NORTH 01 DEGREES 16 MINUTES 51 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY MARGIN OF WOODALL ROAD A DISTANCE OF 50.00 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE SOUTH 89 DEGREES 51 MINUTES 45 SECONDS EAST A DISTANCE OF 840.81 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 66 DEGREES 02 MINUTES 34 SECONDS EAST, CHORD DISTANCE 20.41 FEET) AN ARC DISTANCE OF 21.03 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING SOUTH 53 MINUTES 57 SECONDS EAST, CHORD DISTANCE 99.47 FEET) AN ARC DISTANCE OF 146.77 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS"); THENCE SOUTH 89 DEGREES 51 MINUTES 45 SECONDS EAST A DISTANCE OF 365.72 FEET TO A CAPPED IRON PIN (STAMPED "PWM AL/CA0021/LS") ON THE EAST BOUNDARY OF SAID TRACT 3; THENCE SOUTH 00 DEGREES 57 MINUTES 33 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID TRACT 3 A DISTANCE OF 609.98 FEET TO THE TRUE POINT OF BEGINNING, LYING AND BEING WITHIN THE WEST-HALF OF THE NW1/4 OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 5 WEST, MORGAN COUNTY, ALABAMA, AND CONTAINING 14.79 ACRES, MORE OR LESS.

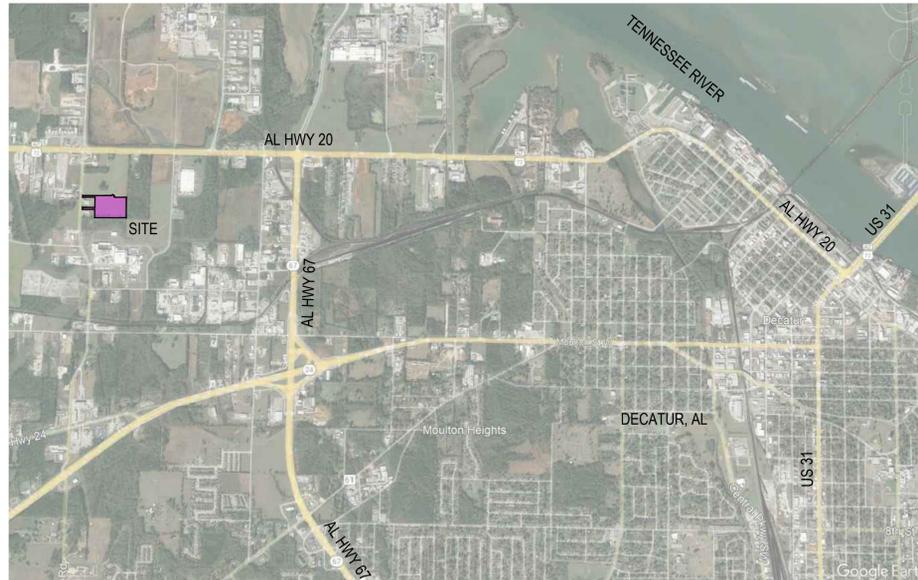
AND FURTHER, THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS FOR MORGAN COUNTY, ALABAMA, AND INCORPORATED AREAS, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X (UNSHADED)" AS DEFINED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MORGAN COUNTY, ALABAMA AND INCORPORATED AREAS, MAP NUMBER 01103C0056F, EFFECTIVE DATE OF 16 AUGUST, 2018.

I FURTHER STATE THAT 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 TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF,

ACCORDING TO MY SURVEY, THIS THE _____ DAY OF _____, 2023.

DRAFT

H. BLAKE McANALLY, PLS
AL LIC. No. 22096-S



VICINITY MAP - NO SCALE

TO:
TRIAD PROPERTIES, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY.
LIENHOLDER(S):

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT No. 11508-0049
COMMITMENT DATE: DECEMBER 22, 2022 AT 8:00 AM
SCHEDULE B-PART II LIST OF EXCEPTIONS:

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, 2, 3, 4, 5, 8, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF.

DATE: _____

SIGNATURE: **DRAFT**

PRINTED NAME: H. BLAKE McANALLY, PLS
REGISTRATION/LICENSE NO. 22096

- 1. NOT A SURVEY MATTER
- 2. NOT A SURVEY MATTER
- 3. ANY EASEMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND; NONE KNOWN BY SURVEYOR
- 4. NOT A SURVEY MATTER
- 5. EASEMENTS, OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS; NONE KNOWN BY SURVEYOR
- 6. NOT A SURVEY MATTER
- 7. NOT A SURVEY MATTER
- 8. NOT A SURVEY MATTER
- 9. NOT ON SUBJECT PROPERTY
- 10. CERTIFICATE TO SUBDIVIDE, DATED APRIL 14, 1997, AND RECORDED APRIL 28, 1997, IN BOOK 1659, PAGE 845, IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA; SUBJECT PROPERTY IS WITHIN TRACT 1 OF SAID CERTIFICATE, BUT NO EASEMENTS ARE FOUND ON OR OVER THE SUBJECT PROPERTY
- 11. NOT ON SUBJECT PROPERTY
- 12. NOT ON SUBJECT PROPERTY
- 13. CERTIFICATE TO SUBDIVIDE, DATED OCTOBER 27, 1998, IN BOOK 1764, PAGE 630, IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA; SUBJECT PROPERTY IS WITHIN UNIT 2 OF SAID CERTIFICATE; NO EASEMENTS ARE FOUND ON OR OVER THE SUBJECT PROPERTY
- 14. EASEMENT GRANTED TO THE CITY OF DECATUR FROM PAULA PRESTWOOD, A MARRIED WOMAN, AND DAVID B. DAVIS, A SINGLE MAN, DATED OCTOBER 16, 1998, AND RECORDED JANUARY 13, 1999, IN BOOK 1764, PAGE 672, IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA; EASEMENT NOW FALLS WITH THE CURRENT RIGHT-OF-WAY FOR WOODALL ROAD
- 15. NOT ON SUBJECT PROPERTY
- 16. NOT ON SUBJECT PROPERTY
- 17. EACH AND EVERY EASEMENT, RIGHT-OF-WAY, MINIMUM SETBACK BUILDING LINE, REGULATION AND/OR RESTRICTIONS NOTED ON THAT PLAT RECORDED IN BOOK 20101, PAGE 8, IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA; AS SHOWN ON PLAT
- 18. RIGHT-OF-WAY AND EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF ALABAMA, FROM LAURA E. DAVIS, DATED AUGUST 22, 1940, AND RECORDED IN BOOK 402, PAGE 163, IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA; UNPLATTABLE
- 19. NOT ON SUBJECT PROPERTY
- 20. NOT ON SUBJECT PROPERTY
- 21. RIGHT-OF-WAY DEEDS FOR PUBLIC ROADS GRANTED TO MORGAN COUNTY, FROM JAMES L. DAVIS, RECORDED IN BOOK 11, PAGE 731, BOOK 11, PAGE 733, AND BOOK 11, PAGE 977, ALL IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA; BOOK 11, PAGE 731 NOT ON SUBJECT PROPERTY; BOOK 11, PAGE 733 AS SHOWN ON PLAT; BOOK 11, PAGE 977 NOT ON SUBJECT PROPERTY
- 22. NOT ON SUBJECT PROPERTY
- 23. NOT ON SUBJECT PROPERTY
- 24. NOT ON SUBJECT PROPERTY
- 25. RESTRICTIVE COVENANT FROM PAULA A. DAVIS AND DAVID B. DAVIS, DATED JANUARY 7, 2010, AND RECORDED JUNE 11, 2010, IN BOOK 2010, PAGE 7991, IN THE OFFICE OF THE JUDGE OF PROBATE OF MORGAN COUNTY, ALABAMA; RESTRICTS SUBJECT PROPERTY FOR SEVEN YEARS FROM DATE OF INSTRUMENT AND NO LONGER AFFECTS SUBJECT PROPERTY
- 26. NOT ON SUBJECT PROPERTY
- 27. NOT ON SUBJECT PROPERTY
- 28. THE FINAL POLICY WILL NOT ATTEMPT TO INSURE THE EXACT AMOUNT OF ACREAGE OR SQUARE FEET CONTAINED IN THE LAND DESCRIBED IN SCHEDULE A; NOT A SURVEY MATTER.

END OF EXCEPTIONS

**PUGH WRIGHT
McANALLY
CIVIL ENGINEERS**

PO BOX 2419 - DECATUR, AL - (256) 853-3937
www.pughwrightmcannally.com

REV#	Description	Date
5		
4		
3		
2		
1		

TRIAD PROPERTIES, INC
PROPOSED LETCO SITE
WOODALL ROAD
SECTION 15, TOWNSHIP 5 SOUTH, RANGE 5 WEST MORGAN COUNTY, ALABAMA
ALTA /NSPS LAND TITLE SURVEY

Date: JUN 2023
Drawn By: DDP
Approved By: HBM
Scale: AS SHOWN

Sign/Seal
DRAFT

Job Number:
606-23

Sheet Number:
2 of 2