## LEGEND

- IPF — IRON PIN FOUND
- IPS — IRON PIN SET (5/8" REBAR w/CAP)
- BOLLARD
- UTILITY POLE w/GUY
- OHP — OVERHEAD POWER LINE
- AIR CONDITIONING
- SS — SANITARY SEWER LINE
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
- ROW — RIGHT OF WAY
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- X — FENCE
- ASPHALT SURFACE
- CONCRETE SURFACE
- SANITARY SEWER MANHOLE
- SIGN

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTON 5, TOWNSHIP 17 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OVERALL PARCEL

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 2 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 920.67 FEET TO A POINT; THENCE 42 DEGREES 13 MINUTES 30 SECONDS TO THE LEFT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 162.27 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 770.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PINSON VALLEY AVENUE AND A POINT ON A CURVE, SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2939.79 FEET, A CENTRAL ANGLE OF 05 DEGREES 30 MINUTES 16 SECONDS AND A CHORD DISTANCE OF 282.32 FEET; THENCE TURN AN INTERIORANGLE TO CHORD OF 78 DEGREES 01 MINUTES 08 SECONDS AND RUN ALONG THE ARC OF SAID CURVEAND RIGHT OF WAY IN A NORTHERLY DIRECTION FOR A DISTANCE OF 282.43 FEET; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 271 DEGREES 19 MINUTES 32 SECONDS TO CHORD AND RUN IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 4.81 FEET; THENCE TURN AN INTERIOR ANGLE OF 95 DEGREES 42 MINUTES 15 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE SAID RIGHT OF WAY LINE FOR A DISTANCE OF 118.02 FEET TO THE POINT OF INTERSECTION OF SAID NORTHWESTERLY LINE OF PINSON AVENUE AND THE SOUTHWESTERLY LINE OF THOMASON AVENUE; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 96 DEGREES 21 MINUTES 22 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH WESTERLY LINE OF THOMASON AVENUE A DISTANCE OF 366.83 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE OF THOMASON AVENUE AND THE SOUTHEASTERLY LINE OF SHORT STREET; THENCE TURN AN INTERIOR ANGLE OF 90 DEGREES 32 MINUTES 41 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID SOUTHEASTERLY LINE OF SHORT STREET A DISTANCE OF 118.35 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHEASTERLY LINE OF SHORT STREET AND THE SOUTHWESTERLY LINE OF THOMASON AVENUE; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 269 DEGREES 06 MINUTES 17 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERLY LINE OF THOMASON AVENUE A DISTANCE OF 463.63 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 65 DEGREES 22 MINUTES 16 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHEASTERLY RIGHT OF WAY OF THE LOUISVILLE AND NASHVILLE RAILROAD A DISTANCE OF 320.64 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 94,520 SQ. FT OR 6.26 ACRES MORE OR LESS.

LEGAL DESCRIPTION:

A tract of land situated in the Northwest quarter of the Southwest quarter and the Southwest quarter of the Southwest quarter of Section 5, Township 17 South, Range 2 West, more particularly described as follows:

PROPOSED LOT 1

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 5, Township 17 South, Range 2 West; thence south along the west line of said quarter-quarter section a distance of 920.67 feet to a point; thence 42 degrees 13 minutes 30 seconds to the left in a Southeasterly direction for a distance of 162.27 feet; thence continue along last described course for a distance of 506.50 feet; thence turn an angle to the left of 88 degrees 36 mintues 33 seconds and run in a Northeasterly direction for a distance of 234.84 feet to the Point of Beginning; thence turn an angle to the right of 89 degrees 57 minutes 12 seconds and run in a Southeasterly direction for a distance of 207.25 feet to a point on the Westerly Right of Way line of Pinson Valley Parkway, said point also being a point on a curve to the right; said curve having a radius of 2939.79 feet, central angle of 00 degrees 54 minutes 48 seconds and a chord length of 46.86 feet; thence run along the arc of said curve in a Northerly direction for a distance of 46.86 feet; thence turn an interior chord angle of 269 degrees 01 minutes 48 seconds to the right and run in a Southeasterly direction for a distance of 4.81 feet; thence turn an interior angle to the right of 95 degrees 42 minutes 15 seconds and run Northeasterly along said Right of Way line for a distance of 118.02 feet to a point on the Southwesterly Right of Way line of Thomason Avenue; thence turn an interior angle to the right of 96 degrees 21 minutes 22 seconds and run in a Northwesterly direction along said Right of Way line for a distance of 189.97 feet; thence turn an interior angle to the right of 89 degrees 58 minutes 05 seconds and run in a Southwesterly direction for a distance of 164.57 feet to the Point of Beginning. Said proposed parcel of land containing 32,596 SQ. FT. or 0.75 Acres more or less.

LEGAL DESCRIPTION:

A tract of land situated in the Northwest quarter of the Southwest quarter and the Southwest quarter of the Southwest quarter of Section 5, Township 17 South, Range 2 West, more particularly described as follows:

PROPOSED LOT 2

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 5, Township 17 South, Range 2 West; thence south along the west line of said quarter-quarter section a distance of 920.67 feet to a point; thence 42 degrees 13 minutes 30 seconds to the left in a Southeasterly direction for a distance of 162.27 feet; thence continue along last described course for a distance of 506.50 feet to the Point of Beginning; thence continue along last described course for a distance of 263.62 feet to a point on the Westerly Right of Way line of Pinson Valley Parkway, said point also being a point on a curve to the right, said curve having a radius of 2,939.79 feet, central angle of 04 degrees 35 minutes 28 seconds and a chord length of 235.50; thence run along the arc of said curve in a Northerly direction for a distance of 235.56 feet; thence turn an interior angle to the right from said chord of 103 degrees 45 minutes 51 seconds and run in a Northwesterly direction for a distance of 207.25 feet; thence turn an interior angle to the right of 90 degrees 03 minutes 53 seconds and run in a Southwesterly direction for a distance of 234.84 feet to the Point of Beginning. Said proposed parcel of land containing 54,277 SQ. FT. or 1.25 Acres more or less.

LEGAL DESCRIPTION:

A tract of land situated in the Northwest quarter of the Southwest quarter and the Southwest quarter of the Southwest quarter of Section 5, Township 17 South, Range 2 West, more particularly described as follows:

PROPOSED LOT 3

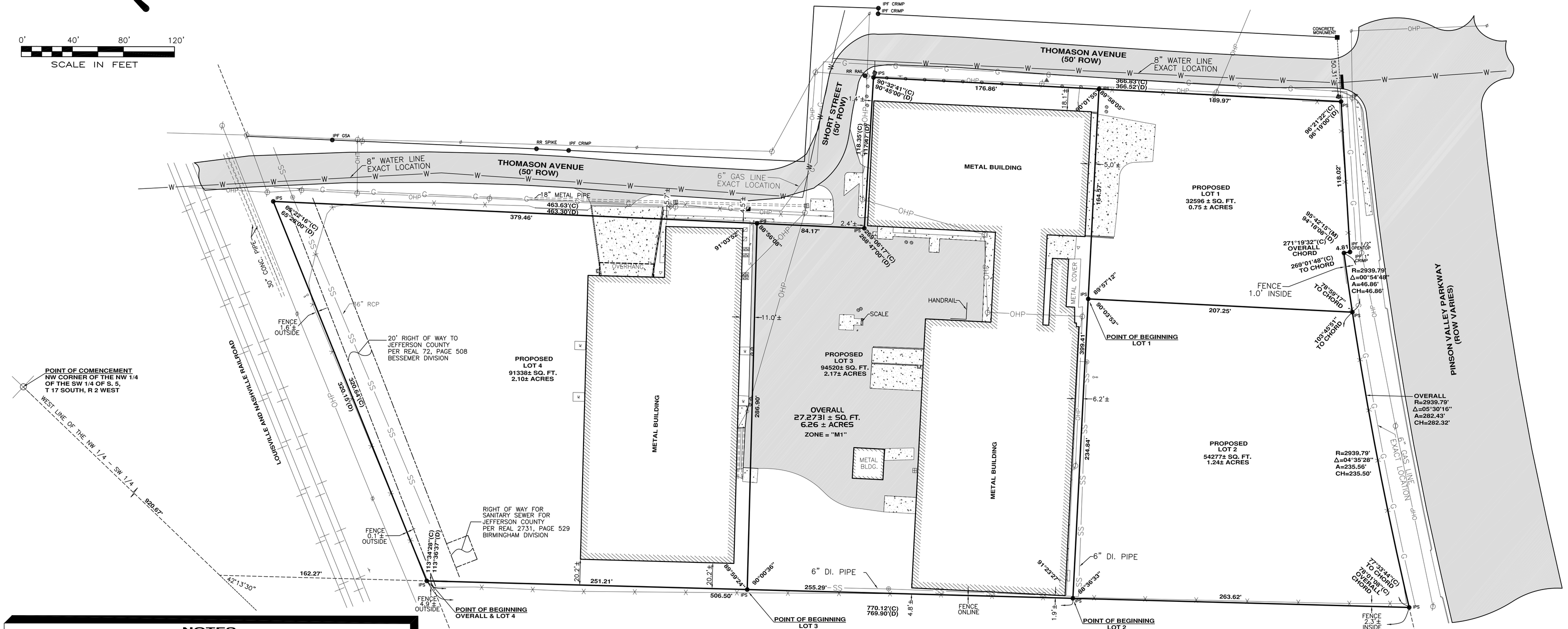
Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 5, Township 17 South, Range 2 West; thence south along the west line of said quarter-quarter section a distance of 920.67 feet to a point; thence 42 degrees 13 minutes 30 seconds to the left in a Southeasterly direction for a distance of 162.27 feet; thence continue last described course for a distance of 251.21 feet to the Point of Beginning. Thence continue along last described course for a distance of 255.29 feet; thence turn an interior angle to to the right of 91 degrees 23 minutes 27 seconds and run in a Northeasterly direction for a distance of 399.41 feet to a point on the Southwestern Right of Way line of Thomason Avenue; thence turn an interior angle to the right of 90 degrees 01 minutes 55 seconds and run in a Northwesterly direction for a distance of 176.86 feet along said Right of Way line; thence turn an interior angle to the right of 90 degrees 32 minutes 41 seconds and run in a Southwesterly direction for a distance of 118.35 feet along said Right of Way line; thence turn an interior angle to the right of 269 degrees 06 minutes 17 seconds and run in a Northwesterly direction for a distance of 84.17 feet along said Right of Way line; thence turn an interior angle to the right of 88 degrees 56 minutes 08 seconds and run in a Southwesterly direction for a distance of 286.90 feet to the Point of Beginning. Said Proposed parcel of land containing 94,520 SQ. FT or 2.17 Acres more or less.

LEGAL DESCRIPTION:

A tract of land situated in the Northwest quarter of the Southwest quarter and the Southwest quarter of the Southwest quarter of Section 5, Township 17 South, Range 2 West, more particularly described as follows:

PROPOSED LOT 4

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 5, Township 17 South, Range 2 West; thence south along the west line of said quarter-quarter section a distance of 920.67 feet to a point; thence 42 degrees 13 minutes 30 seconds to the left in a Southeasterly direction for a distance of 162.27 feet to the Point of Beginning; thence continue along last described course for a distance of 506.50 feet; thence turn an interior angle to the right of 89 degrees 59 minutes 24 seconds and run in a Northeasterly direction for a distance of 286.90 feet to a Point on the Southwesterly Right of Way line of Thomason Avenue; thence turn an interior angle to the right of 91 degrees 03 minutes 52 seconds and run in a Northwesterly direction along said Right of Way line for a distance of 379.46 feet to a point on the Southeastern Right of Way line of Louisville and Nashville Railroad; thence turn an interior angle to the right of 65 degrees 22 minutes 16 seconds and run in a Southwesterly direction along said Right of Way line for 320.64 feet to the Point of Beginning. Said proposed parcel of land containing 91,338 SQ. FT. or 2.10 Acres more or less.




## NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.

2. All utilities of which the surveyor has knowledge are shown hereon. Routings of underground utilities were drawn based on utility maps provided by respective utility companies which should be considered approximate and should be marked on the ground by the utility companies prior to construction. the telephone numbers for the Alabama Line Location Center (MISSALL) are 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere).

3. No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.

4. According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel number 010131 0309 E, dated January 20, 1999), all of the subject property lies within Zone X, defined as "areas of

5. The Zoning information taken from Mr. Horton for the City of Tarrant.

6. North arrow shown hereon is assumed.

TITLE COMMITMENT:

Surveyor's comments on exceptions listed in Schedule B, Section II for the commitment for Title Insurance (File No. AP0O6740PR effective and dated 4/25/05) by Lawyers Title Insurance Corporation.

Items 1.-7. Not Addressed.

Item 8. Easement(s)/Right(s) of Way granted Jefferson County, Alabama recorded in Birmingham Real Volume 2731, page 529 and Bessemer Real Volume 72, page 508. Shown Hereon.

Item 9. Not Addressed.

| ZONING M1: |
|---|
| SETBACKS: FRONT = 25' SIDE = 0' REAR = 0' |
| HEIGHT: NONE |
| PARKING: NONE |

CERTIFIED TO:
MILLER DEVELOPMENT COMPANY, LLC, COMPASS BANK, AND LAWYERS TITLE INSURANCE CORPORATION

STATE OF ALABAMA
JEFFERSON COUNTY

I, hereby certify 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.

Date: _____

Michael R. Bridges, PLS
Alabama Registration No. 25650

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

QUARTER - SECTION
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER

SECTION 5 | TOWNSHIP 17 SOUTH | RANGE 2 WEST

ASBUILT SURVEY

# PINSON VALLEY PARKWAY

911 THOMASON AVENUE
TARRANT CITY, ALABAMA
FOR
WADE COWDEN

| DWN. BY | CKD. BY | SCALE | LAST FIELD SURVEY DATE |
|---|---|---|---|
| ZPM | MRB | 1" = 40' | 5/2/05 |
| CREW CHIEF | FIELD BOOK/PAGE | DWG. NAME | COORDINATE FILE |
| JR | 2140 / 35 | 24446.DWG | 24446.CRD |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