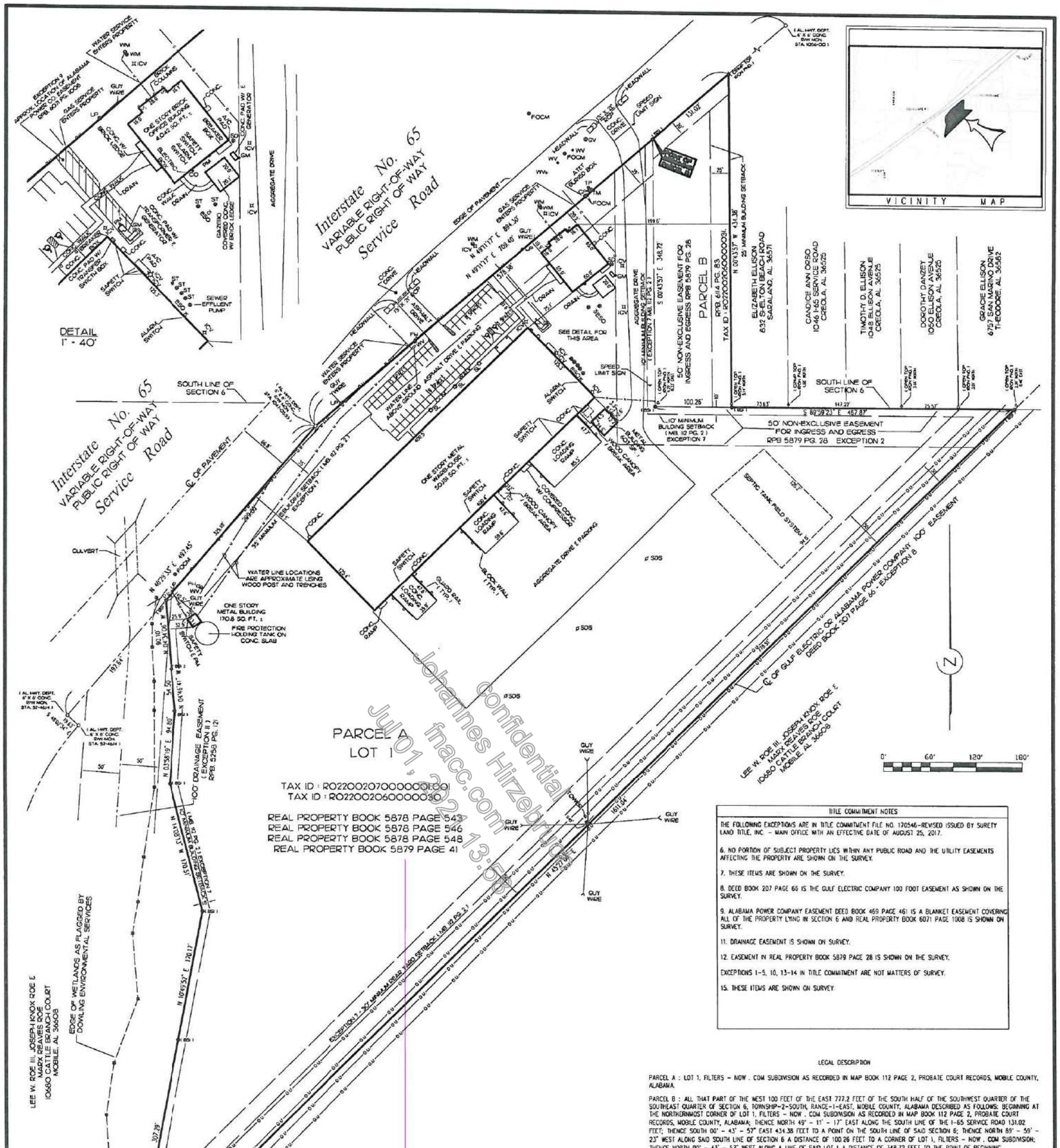

TITLE COMMITMENT NOTES

THE FOLLOWING EXCEPTIONS ARE IN TITLE COMMITMENT FILE NO. 170546-REVISED ISSUED BY SURETY LAND TITLE, INC. - MAIN OFFICE WITH AN EFFECTIVE DATE OF AUGUST 25, 2017.

6. NO PORTION OF SUBJECT PROPERTY LIES WITHIN ANY PUBLIC ROAD AND THE UTILITY EASEMENTS AFFECTING THE PROPERTY ARE SHOWN ON THE SURVEY.

7. THESE ITEMS ARE SHOWN ON THE SURVEY.

8. DEED BOOK 207 PAGE 66 IS THE GULF ELECTRIC COMPANY 100 FOOT EASEMENT AS SHOWN ON THE SURVEY.

9. ALABAMA POWER COMPANY EASEMENT DEED BOOK 469 PAGE 461 IS A BLANKET EASEMENT COVERING ALL OF THE PROPERTY LYING IN SECTION 6 AND REAL PROPERTY BOOK 6071 PAGE 1008 IS SHOWN ON SURVEY.

11. DRAINAGE EASEMENT IS SHOWN ON SURVEY.

12. EASEMENT IN REAL PROPERTY BOOK 5879 PAGE 28 IS SHOWN ON THE SURVEY.

EXCEPTIONS 1-5, 10, 13-14 IN TITLE COMMITMENT ARE NOT MATTERS OF SURVEY.

15. THESE ITEMS ARE SHOWN ON SURVEY.

LEGAL DESCRIPTION

PARCEL A : LOT 1, FILTERS - NOW . COM SUBDIVISION AS RECORDED IN MAP BOOK 112 PAGE 2, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

PARCEL B : ALL THAT PART OF THE WEST 100 FEET OF THE EAST 777.2 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP-2-SOUTH, RANGE-1-EAST, MOBILE COUNTY, ALABAMA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERNMOST CORNER OF LOT 1, FILTERS - NOW . COM SUBDIVISION AS RECORDED IN MAP BOOK 112 PAGE 2, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 49° - 11' - 17" EAST ALONG THE SOUTH LINE OF THE I-65 SERVICE ROAD 131.02 FEET; THENCE SOUTH 00° - 43' - 57" EAST 434.38 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 6; THENCE NORTH 89° - 59' - 23" WEST ALONG SAID SOUTH LINE OF SECTION 6 A DISTANCE OF 100.26 FEET TO A CORNER OF LOT 1, FILTERS - NOW . COM SUBDIVISION; THENCE NORTH 00° - 43' - 57" WEST ALONG A LINE OF SAID LOT 1 A DISTANCE OF 348.72 FEET TO THE POINT OF BEGINNING.

TO: SURETY LAND TITLE, INC. - MAIN OFFICE
JOHNSON BANK, AS ADMINISTRATIVE AGENT, ITS SUCCESSORS AND/OR ASSIGNS
CHICAGO TITLE INSURANCE COMPANY
FILTERS NOW LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO FILTERSNOW.COM, INC., AN ALABAMA CORPORATION
FILTERS NOW LLC

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, 6(a), 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 30, 2017. AND I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

[redacted]

ALABAMA LICENSED No. 3125 PROFESSIONAL LAND SURVEYOR

GENERAL NOTES :

1. THE CURRENT OWNER IS FILTERS-NOW.COM, INC.
2. AREA OF PROPERTY IS 675,097 SQUARE FEET MORE OR LESS OR 15.50 ACRES, MORE OR LESS.
3. PARKING: REGULAR 43 SPACES
   HANDICAP 2 SPACES
   TOTAL 45 SPACES
4. ALL STREETS ARE OWNED AND MAINTAINED BY THE TOWN OF CREOLA OR THE STATE OF ALABAMA.
5. AS STATED BY LEE ANNE GREENE WITH THE CITY OF CREOLA IN AN EMAIL DATED AUGUST 8, 2017, THE PROPERTY IS ZONED M-1, LIGHT INDUSTRY.
   M-1 BUILDING SETBACKS
   FRONT = 20
   SIDE = NONE - WHEN ABUTTING A RESIDENTIAL DISTRICT IT SHALL NOT BE LESS THAN TWENTY (25) FEET
   REAR = NONE - WHEN ABUTTING A RESIDENTIAL DISTRICT IT SHALL NOT BE LESS THAN FIFTY (25) FEET
   FRONT SETBACK = 35' (AS SHOWN ON SUBDIVISON PLAT)
   SIDE SETBACK = 10.0' (AS SHOWN ON SUBDIVISION PLAT)
   REAR SETBACK = 30.0' (AS SHOWN ON SUBDIVISION PLAT)
6. THE PROPERTY ADDRESS IS 9800 I-65 SERVICE ROAD NORTH, CREOLA, AL. 36525.
7. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP # 010409 K, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE X (UNSHADED), ON PANEL 319 (THE FLOOD INSURANCE RATE MAP DESCRIBES ZONE X (UNSHADED) AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.
8. BEARINGS BASED ON FILTERS - NOW . COM SUBDIVISION.
9. THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH BY THIS COMPANY.
10. FIELD DATA TAKEN - JUNE 30, 2017
11. FURNISHED DESCRIPTION FROM CLIENT
12. TYPE OF SURVEY - ALTA / NSPS SURVEY
13. ALL PROPERTY CORNERS ARE 5/8" B.S.I. CAPPED REBARS UNLESS OTHERWISE NOTED.
14. DRAWING SHOULD NOT BE SCALED. THE LOCATION OF SOME FEATURES ARE EXAGGERATED FOR CLARITY (i.e. FENCES, CURBS, ETC).
15. ADJACENT OWNERS NAMES ARE AS SHOWN ON THE MOBILE COUNTY TAX ASSESSORS RECORDS.
16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED ON LOT 1 WHILE CONDUCTING THE FIELDWORK.
17. SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
18. NO WETLAND DELINEATION MARKERS WERE OBSERVED ON THE PROPERTY.

ALTA / NSPS LAND TITLE SURVEY

FILTERS-NOW.COM, INC.
9800 I-65 SERVICE ROAD
CREOLA, AL 36525

BYRD SURVEYING, INC.
2609 HALLS MILL ROAD, MOBILE , ALABAMA
(251) 476-5010, FAX: (251) 476-5033
SCALE : 1" = 60'
SEPTEMBER 14, 2017
BYRD@BYRDSURVEYING.BIZ

Confidential
Johannes Hirzebruch
fnacc.com
Jul 01, 2024 13:58