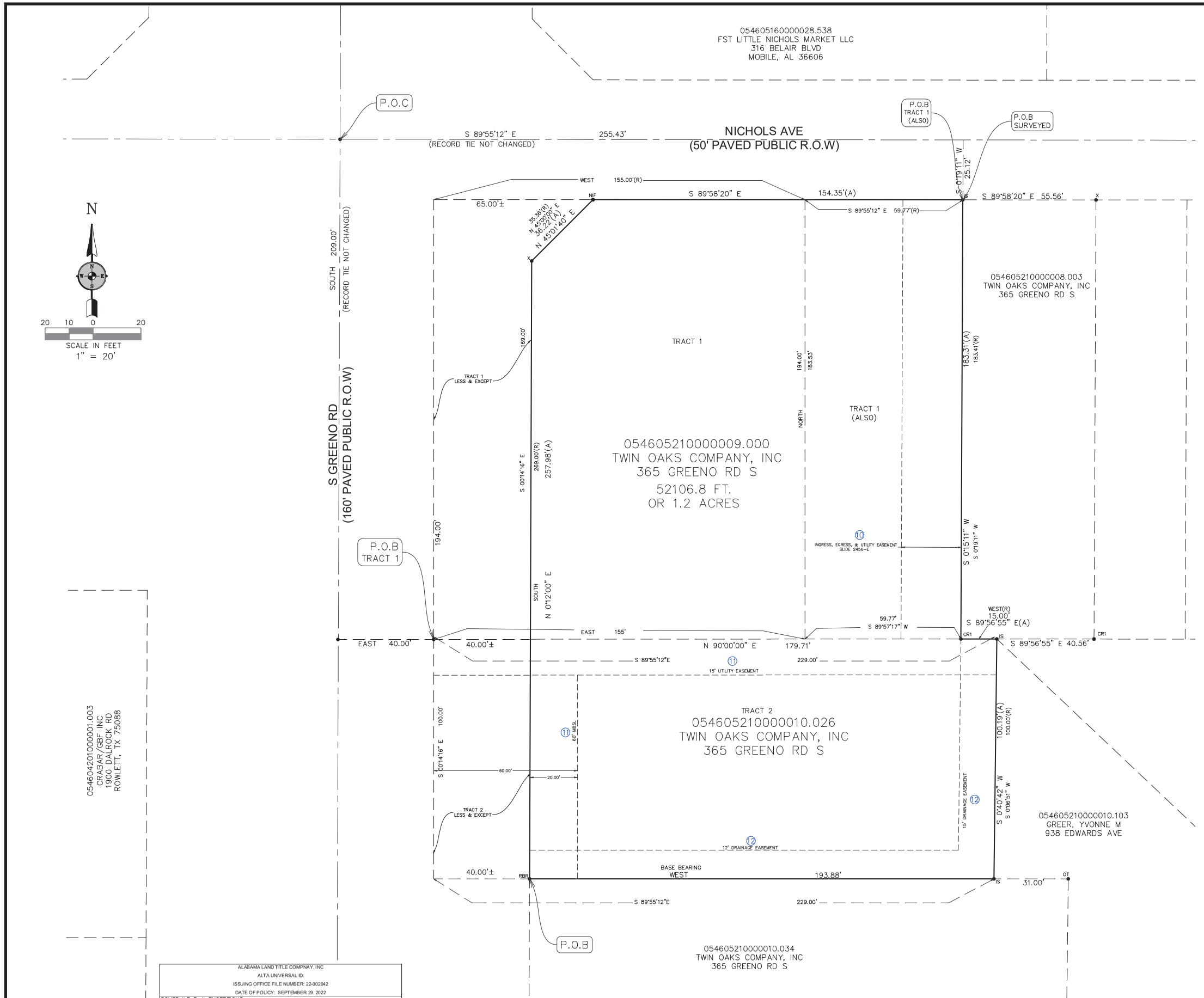


N

SCALE IN FEET
1" = 20'

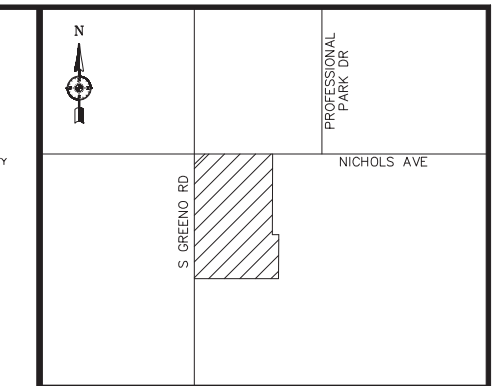
ZONING INFORMATION

Surveyor was not provided zoning information by insurer pursuant to item 6b of Table A

SIGNIFICANT OBSERVATIONS

A — CONCRETE DRIVE 3.8' ON SUBJECT PROPERTY

B — GRAVEL DRIVE 3.9' ON SUBJECT PROPERTY



VICINITY MAP

LEGEND

CR1 = 1/2" CAPPED REBAR IRON FOUND (MOORE)
RBR = 1/2" REBAR IRON FOUND
NIF = NO IRON FOUND (CONCRETE OBSTRUCTING)
OT = OPEN TOP IRON FOUND
IS = 1/2" CAPPED REBAR IRON SET (POLYSUR CA0001OLS)
X = X MARK IN CONCRETE
MBSL = MINIMUM BUILDING SETBACK LINE
(R) = RECORD
(A) = ACTUAL
TBM = TEMPORARY BENCH MARK
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
= FENCE LINE
= WATER METER
= WATER VALVE
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= TELEPHONE PEDISTAL
PP = POWERLINE POLE
LP = LIGHT POLE
= OVERHEAD POWERLINE
= GAS METER
= GAS VALVE
= HANDICAP PARKING
= GRATED INLET
= TELEPHONE LINE MARKER
= POWER BOX
= ASPHALT
= CONCRETE
= GRAVEL

RECORD LEGAL DESCRIPTION:

THAT REAL PROPERTY SITUATED IN THE COUNTY OF BALDWIN, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
From the Northwest corner of Section 21, Township 6 South, Range 2 East, run thence South along the West boundary of said Section 21 a distance of 209 feet; thence East and parallel to the North boundary of said Section 21 a distance of 40 feet to a point on the East boundary of Greeno Road for a point of beginning; thence continue East 155 feet; thence run North 194 feet; thence run West and parallel to the North boundary of said Section 21 a distance of 155 feet, more or less, to the East boundary of Greeno Road; thence run South along said road boundary 194 feet to the point of beginning. The described parcel ties in the Northwest Quarter of Section 21, Township 6 South, Range 2 East, Baldwin County, Alabama.

ALSO
From the Northwest corner of Section 21, Township 6 South, Range 2 East, Baldwin County, Alabama, run South 89°55'12" East, along the North line of said Section 21, 255.43 feet to a point; thence run South 00°19'11" West, 25.12 feet to an iron pin lying on the South right-of-way line of Nichols Street for the Point of Beginning; thence continue South 00°19'11" West, 183.41 feet to an iron pin; thence run South 89°57'17" West, 59.77 feet to a point; thence run North 00°19'11" East, 183.53 feet to a point; thence run
South 89°55'12" East, 59.77 feet to the point of Beginning.

LESS AND EXCEPT:
Commencing at the Southwest corner of the NW 1/4 of NW 1/4, Section 21, T-6-S, R-2-E; thence westerly along the south line of said NW 1/4 of NW 1/4, a distance of 1,320 feet, more or Eess, to the centerline of Project No. DE--0019 (802); thence N 0° 14' 16" W, along said centerline, a distance of 1,080 feet, more or less, to Station 213+ 50; thence turn an angle of 90 degrees to the right and run a distance of 80 feet; thence N 0° 14' 16" W, parallel with said centerline, a distance of 30 feet, more or less, to the south line of the property herein to be conveyed and the point of beginning; thence westerly along, said south property line, a distance of 40 feet, more or less, to the present east right of way line of said Greeno Road; thence northerly along the present east right of way line of said Greeno Road, a distance of 194 feet, more or less, to the present south right of way line of Nichols Street; thence easterly along the present south right of way line of said Nichols Street, a distance of 65 feet, more or less, to a point that is southerly of and at right angles to the traverse of said Nichols Street at Station 21+ 05; thence southwesterly along a line, a
distance of 35 feet, more or less, to a point that is 80 feet easterly of and at right angles to the centerline of said project at Station 211+ 61; thence S 0 ° 14' 16" E, parallel with the centerline of said project a
distance of 169 feet, more or less to the point of beginning. Said strip of land lying in the NW 1/4 of NW 1/4, Section 21, T-6-S, R-2-E and containing 0.175 acre, more or less.

TRACT 2:
Lot 15-B of a subdivision of lot 15 of Greene Park as recorded in Map Book 11, page 38 in the records of the Office of the Judge of Probate of Baldwin County, Alabama.

LESS AND EXCEPT:
Commencing at the northeast corner of the NW1/4 of NW1/4, Section 21, T-6xS, Rw2-E; thence westerly along the north line of said NW1/4 of NW1/4, a distance of 1320 feet, more or less, to the centerline of Project No. DE-0019(802); thence S 0° 14' 16" E along said centerline, a distance of 189 feet, more or less, to Station 213+00; thence turn an angle of 90° to the left and run a distance of 80 feet; thence S 0° 14' 16" E, parallel with said centerline a distance of 20 feet, more or less, to the north line of the property herein to be conveyed and the point of beginning; thence continuing S 0° 14' 16" E, parallel with the centerline of said project, a distance of 100 feet, more or less, to the south property line; thence westerly along said
south property line, a distance of 40 feet, more or less, to the present east right-of-way line of Greeno Road; thence northerly along the present east right-of-way line of said Greeno Road, a distance of 100 feet, more or less, to the north property line; thence easterly along said north property line, a distance of 40 feet, more or less, to the point of beginning.

THE ABOVE DESCRIBED PARCEL OF LAND IS THE SAME LAND AS DESCRIBED IN ALABAMA LAND TITLE COMPANY COMMITMENT NUMBER 22-002042 BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2022.

SURVEYOR'S NOTES:
1. TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY

2. BEARING BASED ON RTK GPS DATUM. SETBACKS BASED ON RECORD PLAT.

3. PROPERTY IS LOCATED IN FLOOD ZONE X-UNSHADED AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 01003C PANEL NO. 0644 SUFFIX M, DATED APRIL 19, 2019

4. THE VISIBLE POSTED ADDRESS OF THE SUBJECT PROPERTY IS 355 S GREENO ROAD, FAIRHOPE, AL.

5. THE SUBJECT PROPERTY SURVEYED CONTAINS AN AREA OF 1.2 ACRES (52,106.8 SQUARE FEET), MORE OR LESS.

6. THERE ARE 15 REGULAR PARKING SPACES AND 1 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 16 PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.

7. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF PARTY OR COMMON WALLS ON THE SUBJECT PROPERTY.

8. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY.

9. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

10. AT THE TIME OF SURVEY, THERE WERE NO CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

11. SUBJECT PROPERTY HAS DIRECT ACCESS TO S GREENO ROAD AND NICHOLS AVENUE , WHICH ARE DEDICATED, PUBLIC RIGHTS-OF-WAY.

12. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A CEMETERY.

13. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

14. ALL OFFSITE EASEMENTS BENEFITTING THE PROPERTY, IF ANY, ARE SHOWN HEREON BASED ON DOCUMENTS PROVIDED TO THIS FIRM. NO IMPROVEMENTS HAVE BEEN LOCATED WITHIN OFFSITE EASEMENTS.

15. ALL COMPONENT PARCELS OF THE LAND SHOWN ON THE SURVEY ARE CONTIGUOUS AND THERE ARE NO APPARENT GAPS OR GORES BETWEEN THEM.

AS SURVEY LEGAL DESCRIPTION:

THAT REAL PROPERTY SITUATED IN THE COUNTY OF BALDWIN, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT:

Commencing at the northwest corner of Section 21, Township 6 South, Range 2 East, run thence South 89°55'12" East along the North boundary line of said Section 21 a distance of 255.43 feet; thence South 00°19'11" East a distance of 25.12 feet to the Point of Beginning; thence South 00°15'11" West a distance of 183.31 feet to a point; thence South 89°56'55" East a distance of 15.00 feet to a point; thence South 00°40'42" East a distance of 100.19 feet to a point; thence West a distance of 193.88 feet to a point on the East Right of Way line of Greeno Road; thence run North 00°12'00" East along said line a distance of 257.98 feet to a point; thence North 45°01'40" East a distance of 36.22 feet to a point on the South right of way line of Nichols Road; Thence South 89°58'20" East along said right of way a distance of 154.35 feet to the Point of Beginning

AS SURVEYED LEGAL DESCRIPTION PROVIDED TO UPDATE PREVIOUS LEGAL DESCRIPTION

THE ABOVE DESCRIBED PARCEL OF LAND IS THE SAME LAND AS DESCRIBED IN ALABAMA LAND TITLE COMPANY COMMITMENT NUMBER 22-002042 BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2022.

SURVEYOR'S CERTIFICATION

TO: ALABAMA LAND TITLE COMPANY, INC; SOUTH ALABAMA COMMERCIAL PROPERTIES, LLC; SOUTHERN STATES BANK; TWIN OAKS CO., INC

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, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 8, 2022.

J. Brett Orrell

Digitally signed by J. Brett Orrell
Date: 2022.10.26 17:00:14 -05'00'

J. BRETT ORRELL, P.L.S. ALA. LICENSE NO: 31836-S

STATE OF ALABAMA
31836-S
PROFESSIONAL LAND SURVEYOR
J. BRETT ORRELL

ALABAMA LAND TITLE COMPNAY, INC
ALTA UNIVERSAL ID:
ISSUING OFFICE FILE NUMBER: 22-002042
DATE OF POLICY: SEPTEMBER 29, 2022

SCHEDULE B-II EXCEPTIONS

8. Annexation of property into City of Fairhope as recorded in Real Property Book 46, page 1907. **ON PROPERTY-BLANKET OVER TRACT 1; NOT SURVEY RELATED**

9. Condemnation recorded in Real Property Book 533, page 502. (Tract 1) **ON PROPERTY-BLANKET OVER TRACT 1; NOT SURVEY RELATED**

10. Ingress, egress and utility easement along East line as shown by plat recorded on Slide 2456-E. (Tract 1) **ON PROPERTY-AS SHOWN**

11. Building setback lines, drainage and utility easements, terms, conditions and restrictions as set out on recorded plat of said subdivision in Map Book 11, page 38. (Tract 2) **ON PROPERTY-AS SHOWN**

12. Easement for drainage granted to City of Fairhope recorded as instrument Number 778163. (Tract 2) **ON PROPERTY- AS SHOWN**

REVISED BY:	XXX	NOTE:	REVISED BY:		NOTE:
DATE: XXX			DATE:		
REVISED BY:		NOTE:	REVISED BY:		NOTE:
DATE:			DATE:		

POLY SURVEYING

CORPORATE OFFICE
MOBILE COUNTY
5588 JACKSON RD
MOBILE, AL 36619
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FIELD DIVISIONS
BALDWIN COUNTY
P: (251) 626-0905

FLORIDA
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MISSISSIPPI
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E-Mail: MAIL@Polysurveying.Com Info-Net: www.Polysurveying.Com

DELI DEPOT

355 S GREENO RD, FAIRHOPE, AL

ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: HW	SURVEY DATE: 10/24/2022	SCALE: 1"=20'	24"x36" PRINT	SHEET NO. 1 OF 2
CHECKED BY: JBO	FIELD DATE: 10/21/2022	FILE NAME:2209-3966	S-(41)	

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