

SURVEYOR'S NOTES

1. This is an ALTA Survey, made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is August 20, 2020.
2. Bearings are based on "Grid North", in accordance with the State Plane Coordinates for the State of Alabama, Zone West, from the North American Datum of 1983 (NAD83), Vertical Datum: NAVD 88. Onsite horizontal control was established through GPS observations, utilizing National Geodetic Survey (NGS) control monuments and the ALDOT COORS network.
3. No underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
4. This survey was conducted for the purpose of an ALTA/NSPS Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
5. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
6. This Survey was conducted with the benefit of an Abstract Title search provided by the client.
7. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
8. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
9. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
10. This survey was performed solely upon the documentation provided in the title commitments issued by First American Title Insurance Company, File No. NCS-1022443-CLE dated July 27, 2020 and, observations as noted on the ground.
11. The boundaries of the property surveyed abuts and is contiguous with the adjoining properties, without gaps or gores, and was established by location of existing monuments and/or recorded information as shown hereon.
12. The subject property has direct access to Hackel Drive and Oliver Road, both dedicated public roadways.
13. There was no observable evidence of earth moving work, building construction or building additions within recent months.
14. There does not appear to be changes in street right-of-way lines that have not been completed.
15. The surveyor is unaware of any offsite easements regarding the subject property, nor was he provided any such easements by the client.
16. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.
17. The underground utilities shown hereon are based on utility plats provided to the surveyor and line locator markings found on site on the date of survey. Information obtained from utility plats are shown in an approximate location by graphic plotting only. Utility location should be verified prior to any excavation.
18. The subject property of this survey is that property described within the referenced title commitment as Property 2 and Property 3. Schedule B II items for the property described as Property 1 are not shown hereon. Only Schedule B II items for Properties 2 and 3 are shown.

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Montgomery, State of Alabama, and is described as follows:

PROPERTY 1:

LOT 3A, ACCORDING TO THE CORRECTED MAP OF TODD FARM PLAT NO. 12-E BEING A REPLAT OF LOT 3,BLOCK F, OF TODD FARM PLAT NO. 12-B, WHICH REPLAT IS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 43, PAGE 18.

PROPERTY 2:

LOTS 11, 12 AND 13 IN BLOCK B, OF TODD INDUSTRIAL PLAT NO. 4, WHICH PLAT APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 26, PAGE 100.

PROPERTY 3:

LOT 7, BLOCK B, OF TODD INDUSTRIAL PLAT NO. 4, AS THE PLAT THERE OF APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 26, PAGE 100.

Being the same land described in a title report prepared by First American Title Insurance Company, File No. NCS-1022443-CLE, dated July 27, 2020.

LEGEND

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CALCULATED POINT
- CAPPED 5/8" REBAR (MAXWELL LS 17262)
- FOUND PROPERTY MARKER (SEE DWG FOR SIZE & TYPE)
- (R)

RECORDED REFERENCE
- (M)

FIELD MEASUREMENT
- C

CENTERLINE
- P.B.

PLAT BOOK
- P.G.

PAGE
- ⊙

STORM DRAINAGE MANHOLE
- CONCRETE
- X—X—

FENCE
- OE—OE—

OVERHEAD UTILITIES
- — — — —

RIGHT OF WAY LINE
- ⌵

GATE
- ⊞

FIRE HYDRANT
- ⊞

GRATE INLET
- ⊞

UTILITY POLE
- ⊞

TELEPHONE RISER
- ⊞

SEWER MANHOLE
- BOLLARD
- ⊞

MAILBOX
- X—X—

FENCE
- OE—OE—

OVERHEAD UTILITIES
- — — — —

RIGHT OF WAY LINE



SURVEYED AREA

TOTAL LAND AREA:  
140,670.2± Square Feet  
3.229± Acres

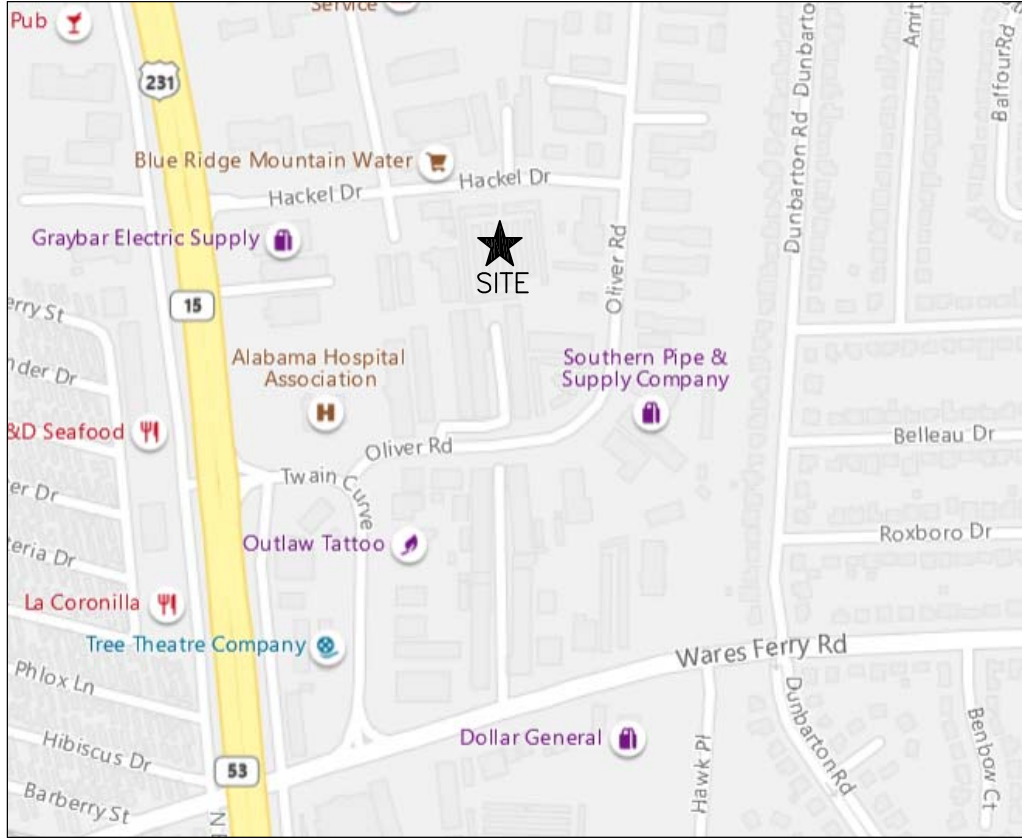
POTENTIAL ENCROACHMENT NOTES

- ⌵ RUNOFF FROM ADJOINING PROPERTY DRAINS TO THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT.

SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a title report prepared by First American Title Insurance Company, File No. NCS-1022443-CLE, dated July 27, 2020. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

10. Affecting Property 2:
- a. Matters appearing of record in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 26, Page 100 and Plat Book 30, Page 171.
- PLAT BOOK 26, PAGE 100 APPLIES AND AFFECTS THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE. SETBACKS ARE AS SHOWN. PLAT BOOK 30, PAGE 171 DOES NOT AFFECT THE SUBJECT PROPERTY.
- b. Easement granted Alabama Gas Corporation recorded in the Office of the Judge of Probate of Montgomery County, Alabama in RLPY Book 463, Page 798.
- APPLIES AND AFFECTS THE SUBJECT PROPERTY AS PLOTTED AND SHOWN.
11. Affecting Property 3:
- a. Matters appearing of record in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 26, Page 100 and Plat Book 30, Page 171.
- PLAT BOOK 26, PAGE 100 APPLIES AND AFFECTS THE SUBJECT PROPERTY, DOCUMENT IS BLANKET IN NATURE. SETBACKS ARE AS SHOWN. PLAT BOOK 30, PAGE 171 DOES NOT AFFECT THE SUBJECT PROPERTY.



VICINITY MAP  
NOT TO SCALE

ZONING NOTES

Source of Zoning Information: City of Montgomery, Alabama, Planning Department

Phone Number: (334) 625-2712

The current zoning classification is M-1 (LIGHT INDUSTRY)

Current Use: Mini Storages

Permitted Use: Yes

Parking Space Table

Type	Count
Regular parking spaces	0
Handicap parking space	0
Total parking spaces	0*

\*No striping was observed at the time of survey, however parking space is available.

Parking requirements: 1/2 space per each worker plus 1 parking space per each company garaged vehicle.

Building Setback Requirements:

Front: 20 Feet  
Side Street: 20 Feet  
Side: None  
Rear: None

Building Height Restrictions: 60 Feet

FLOOD INFORMATION

The subject property is located in Zone X, an area outside the 0.2% annual chance flood plain according to the Flood Insurance Rate Map (FIRM), Community Panel No. 01101C0114J with an effective date of January 7, 2015. The flood panel was reviewed along with the elevations found at the time of survey to confirm this flood hazard zone. An elevation certificate completed in accordance with the Federal Emergency Management Agency specifications may be required to determine the zone.

ALTA/NSPS LAND TITLE SURVEY

Surveyor's Certification

To: JSP SPE3, LLC, First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 11, 14, and 19 of Table A thereof. The field work was completed on August 20, 2020.

Date of Plat or Map: September 24, 2020

PRELIMINARY

J. Keith Maxwell, PE&PLS 17262

ALABAMA

PROFESSIONAL ENGINEER

LICENSE NO. 17262

LAND SURVEYOR

J. KEITH MAXWELL

Project Info:

441 Hackel Drive  
Montgomery, Alabama

Drawn By: JLM

Scale: 1"=30'

File Name: 2020-103.dwg

Date: September 24, 2020

PRO17 ENGINEERING, LLC

HUNTSVILLE • AUBURN • TROY • OXFORD • BIRMINGHAM

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