



LEGAL DESCRIPTION

LEGAL DESCRIPTION - AS PROVIDED

STATE OF ALABAMA
AUTAUGA COUNTY

LOTS 1, 2 AND 3, ACCORDING TO THE PRATT CORNER PLAT NO. 1, AS RECORDED IN MAP BOOK 2005, PAGE 29 IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA.

TOGETHER WITH THOSE EASEMENTS RIGHTS ARISING UNDER THOSE CERTAIN EASEMENT AGREEMENTS BY AND BETWEEN PRATT CORNER, L.L.C. AND HIGHWAY 14 DG PROPERTIES, LLC DATED OCTOBER 6, 2006 AND RECORDED IN RLPY BOOK 2006, PAGE 10005; RLPY BOOK 2006, PAGE 10006; AND RLPY BOOK 2006, PAGE 10007, IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA.

GENERAL NOTES

1. This is an ALTA/ACSM Land Title Survey, made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of original field survey is August 19, 2012.
2. The following field surveying instruments were used to complete this survey: Leica TCPR 1203, Robotic Total Station, Wireless & Reflectless and TopCon HiPer II Base and Rover RTX GPS.
3. Bearings are based on Alabama West State Plane Coordinates by GPS observation.
4. No underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs are not located, unless otherwise shown.
5. This GPS Survey was updated to OPUS and GPS observations shown as such. Elevations shown are in feet.
6. This survey was conducted for the purpose of an ALTA/ACSM Land Title 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.
7. 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.
8. No evidence of recent earth moving work or building additions within recent months were observed at time of survey.
9. No changes in street right of way lines either completed or proposed and available from the controlling jurisdiction; nor any evidence of recent street or sidewalk construction or repairs.
10. Subject property has direct access to Alabama Highway No. 14, public maintained right of way. Maintained by Alabama Department of Transportation.
11. No visible above ground evidence of any cemeteries or burial grounds were observed at time of survey.
12. Legal description forms a mathematically closed figure with no gaps, gores or overlaps.
13. No observed evidence of site use as a solid waste dump, sump or sanitary landfill was found at time of survey.
14. All improvements within 5' of Subject Property are shown on this survey.
15. Square Footage of Buildings are by Exterior Dimensions Only.
16. Reproductions of this survey/map are not valid unless sealed with the surveyors seal of Mitchell Hayden.

LEGEND		
MONUMENTATIONS	SYMBOLS	ABBREVIATIONS
● FIP - FOUND IRON PIN	● WM - WATER METER	POB - POINT OF BEGINNING
▲ FIP - SET IRON PIN (AL-0373)	● CO - CLEAN OUT	POC - POINT OF COMMENCEMENT
▲ CP - CALCULATED POINT	● LP - LIGHT POLE	AC - ACRES / SQ. FT. - SQUARE FEET
■ CM - CONCRETE MONUMENT	● UP - UTILITY POLE	(XX.XX) - RECORDED DISTANCE / BEARING
■ FP - FENCE POST	● PP - POWER POLE	XX.XX - FIELD MEASURED DISTANCE / BEARING
SYMBOLS		
— FM - FIRE HYDRANT	— TP - TELEPHONE FIBER/ST	ESMT - EASEMENT
— GW - GUY WIRE	— CI - CURB INLET	CONC - CONCRETE
— GM - GAS METER	— WV - WATER VALVE	ROW - RIGHT OF WAY
— SGN - SIGN	— AC - AIR CONDITIONER	UTIL - UTILITY
● STM MH - STORM MANHOLE	● BOL - BOLLARD	HC - HANDICAPPED
	● PB - POWER BOX	DR - DRAINAGE
LINE TYPES		
— EASEMENT LINE	— SAN. SWR. - SANITARY SEWER	VLT - VAULT
— FENCE LINE	— STM - STORM	
— OHP - OVERHEAD POWER	— OHI - OVERHEAD INLET	
— UG - UNDERGROUND POWER	— GI - GRATE INLET	
— WATER LINE	— UG - UNDERGROUND	
— GAS - GAS	— OH - OVERHEAD	
— ADJOINING PROPERTY	— P - PARKING SPACES	
— FIBER OPTIC LINE	— SV - SERVICE	
— SAN. SWR. LINE	— TRANS - TRANSFORMER	
— CATV - CATV	— RUP - REAL PROPERTY BOOK	
— RIGHT OF WAY LINE	— PB - PLAT BOOK	
— TELE LINE	— DB - DEED BOOK	
— TREE LINE	— PG - PAGE	
— STM LINE		



SCHEDULE B SECTION II NOTES

Items 1 through 7 are not a survey matter, NOT Shown on Survey.

Item 8 - Reciprocal Surface Water Drainage Easement recorded in RLPY 546, Page 784 - Does NOT Affect Subject Property - NOT Shown on Survey.

Item 9 - Easements and building line as shown on Plat Book 2005, Page 29 - DOES Affect Subject Property - Shown on Survey.

Item 10 - Terms and conditions of Easement Agreements as recorded in RLPY 2006, Page 10005; RLPY 2006, Page 10006 and RLPY 2006, Page 10007 - DOES Affect Subject Property - Shown on Survey.

FLOOD DETERMINATION

SUBJECT PROPERTY IS ZONED: X
FIRM: 01001C 0365D
COMMUNITY: CITY OF PRATTVILLE 010002
DATE: JUNE 16, 2009

ZONING REQUIREMENTS

SUBJECT PROPERTY IS ZONED B-2 (GENERAL BUSINESS)

MINIMUM LOT SIZE: It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space recycling facilities and community recycling required for the other operations of receptacles; any use permitted in a B-1 Local the business or service.

MINIMUM YARD SIZE: None specified.

MAXIMUM HEIGHT: 65 feet or 5 stories.

OFF-STREET LOADING AND UNLOADING: Shall provide space for loading and unloading for structures hereafter erected or altered when same is on lot adjoining a public or private alley.

NO MIN. FRONT, REAR OR SIDE YARD SETBACK ARE REQUIRED PER THE B-2 (GENERAL BUSINESS) REQUIREMENTS.

NONE SHOWN ON SURVEY.

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY

PROJECT LOCATION:
LOTS: 1, 2 & 3, PRATT CORNER PLAT NO. 1
PRATTVILLE, ALABAMA
PARCEL ID: 19-04-20-4-002-002.004
PARCEL ID: 19-04-20-4-002-002.005
PARCEL ID: 19-04-20-4-002-002.006

PROJECT NUMBER:
13-101-180

SHEET
1 OF 1

To: RESE Pratt Corners, LLC, Bank Independent, The Title Group, Inc. and 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 the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11 and 13 of Table A thereof. The field work was completed on .

Date of Plat or Map, August 21st, 2013.

M. P. Hayden
MITCHELL P. HAYDEN, L.S.
AL REG. NO. 12692

ALABAMA REGISTERED
No. 12692
M. P. HAYDEN

