

- Legend**
- Overhead Power
 - Underground Power
 - Overhead Telephone
 - Underground Telephone
 - Gas Line
 - Sewer Line
 - Water Line
 - Chastity Fence
 - Guy Wire
 - Canopy or Overhang
 - Power Pole
 - Light Pole
 - Traffic Pole
 - Primary Transformer
 - Generator
 - Electric Meter
 - Gas Meter
 - Gas Valve
 - Water Meter
 - Water Valve
 - Fire Hydrant
 - Telephone Pedestal
 - Concrete Monument
 - Iron Pin or Pin/Nail Found
 - Iron Pin or Pin/Nail Set
 - X in Concrete
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - R.O.W. - Right of Way
 - R.C.P. - Reinforced Concrete Pipe
 - C.M.P. - Corrugated Metal Pipe
 - Drain Inlet
 - Guy Anchor
 - Manhole
 - Electric Manhole
 - Telephone Manhole
 - Storm Sewer Manhole
 - Sanitary Sewer Cleanout
 - Sanitary Sewer Manhole
 - Monitoring Well
 - Flagpost
 - Guard Post
 - Sign
 - Concrete

Miscellaneous Notes

- MN1** Dimensions on this survey are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- MN2** The basis of bearings for this survey is North 38° 33' 55" West as the West property line, as evidenced by monuments found, and is the same bearing as shown in Deed Book 2780, Page 386 of the Jefferson County Probate Office.
- MN3** There was no observable evidence of earth moving work, building construction, or building additions within recent months at the time of this survey.
- MN4** There was no observable evidence of recent street or sidewalk construction or repair at the time of this survey.
- MN5** There was no observable evidence of changes in street right-of-way lines or any proposed changes obtainable from the controlling jurisdiction at the time of this survey.
- MN6** There was no observable evidence of site use as a solid waste dump, pump or sanitary landfill at the time of this survey.
- MN7** Property is accessed from the West via Veterans Memorial Drive, which is a public road.
- MN8** There was no evidence of building or street numbers found in field.
- MN9** There was no evidence of cemetery or burial grounds located on property.

Statement of Encroachments

- A** Building encroaches over the Front Building Setback line 0.58' x 90.32' x 1.15'.

Utility Notes

- UN1** The location of Utilities shown hereon is from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans to determine the location of any subterranean uses.
- UN2** From observed above ground appurtenances and utility paint markings as shown hereon, electric, telephone, water, sewer and gas lines and/or service is available for the subject property within the public road right of way(s).

Zoning Information

According to the City Planning and Development Department (205) 325-6658 on June 30, 2006, the subject property is zoned "C-1" Commercial District and is subject to the following conditions:

Zoning Classification: C-1 (Commercial District)
Zoning District: County of Jefferson
Permitted Use: Grocery Store
Front Setback: 35'
Rear Setback: 10'
Side Setback: 10'
Max. Building Height: None required
Max. Gross Density (per acre): None
Parking Ratio: N/A
Required Parking Spaces: N/A
Onsite Parking Spaces: 248 Regular, 11 Handicap
REA Parking Spaces: 0
Total Parking Spaces: 258

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the County of Jefferson, and the applicable zoning codes.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 0107V227272, which bears an effective date of 08-22-02 and is not in a Special Flood Hazard Area. By telephone call dated 08-22-02 to the National Flood Insurance Program (800-438-8620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

-P.O.C.-
 INTERSECTION CORNER OF
 THE NORTHEAST 1/4 OF
 THE NORTHWEST 1/4 OF
 SECTION 3, TOWNSHIP
 17 SOUTH, RANGE 4
 WEST, JEFFERSON
 COUNTY, ALABAMA.

N 90°00'00" E
 1340.30'

PARCEL NO. 05-21-00-03-1-000-018.000
 JACKS ZETTIE MAE
 DB 200005, PG 5622

VETERANS MEMORIAL DRIVE
 a.k.a. U.S. HIGHWAY NO. 78
 (VETERAN PUBLIC ROAD)

PARCEL NO. 05-21-00-03-1-000-001.001
 BLACKWELL HC JR & FAX T
 NO DEED REFERENCE FOUND

SCALE: 1" = 50'

COPYRIGHT 2005
 by Book & Clark Corporation
 This product style and format is protected
 of this style and format is strictly prohibited
 without the written consent and permission
 Book & Clark Corporation.