



PROJ. NO.
432600.01

SHEET NO.
1 OF 3

VACINITY MAP
NOT TO SCALE

SECTION 5, TOWNSHIP 8 SOUTH, RANGE 4 EAST
BALDWIN COUNTY, ALABAMA

Fidelity National Title Insurance Company
File No.: 14-11550
Schedule B - Section 11
Exceptions

Royalty Deed from Frank D. Prochazka, et ux, Clara D. Prochazka, to Atwood M. Kimbrough, dated September 11, 1978, and recorded in Real Property Book 32, page 922.
ORIGINAL DEED

Oil, gas and mineral lease and all rights in connection therewith,
by Frank D. Prochazka and Clara Prochazka, dated July 26, 1983 and recorded in Real Property Book 150, page 897.
EFFECTS LOTS 1, 2 & 3, UNIT 1 OF PROCHAZKA SUBDIVISION

Right-of-Way Deeds for Public Road granted to Baldwin County recorded November 27, 1990 in Real Property Book 407, page 1062, and Real Property Book 407, page 1063.

Ingress/Egress easement granted Waffle House, Inc. by George Nelson and Betty Nelson as set forth in Real Property Book 478, page 1117.

Right of Way Easement for Electric Line granted Baldwin County Electric Membership Corporation dated July 8, 1994, and recorded in Real Property Book 587, page 1650, corrected in Real Property Book 607, page 1603.
DOES NOT EFFECT

Right of Way Easements granted The Utilities Board of the City of Foley, recorded in Real Property Book 607, page 1607, Instrument 516498 and Instrument 899846.

Lease from George Nelson and Betty Nelson to Digipix PCS, Inc., dated June 24, 1997 and recorded in Real Property Book 788, page 1086, and Assigned to Spectrasite in Instrument 529326 and Instrument 529327,
being further assigned to Eliska Wireless Ventures I, Inc. in Instrument 599235.

Reservation of interest in and to income and other proceeds to sell tower leases as set forth in Instrument 848797.

Building setback lines, access easement, drainage and utility easements, sewer manholes, covenants, conditions, restrictions and other matters as shown on the recorded plat of said subdivision recorded in Slide 2188-B.

Reservation with reference to all oil, gas and other minerals,
and all rights in connection therewith, as contained in deed
from George Nelson and Betty Nelson, to Garrett Investments, LLC, dated October 13, 2004, and recorded in Instrument 848797.
EFFECTS NORTH PARCELS

Right of way easements granted The Utilities Board of the City of Foley, dated December 11, 1994 and recorded in Real Property Book 607, page 1607, Instrument 516498 and Instrument 899846.

Easement granted for signage to Walden Pond, LLC, as recorded in Instrument 1192680.

DESCRIPTION:

Beginning at the Southeast corner of lot 2, Unit One of Prochazka Subdivision,
as recorded on Slide 2188B in the office of Probate Records, Baldwin County, Alabama
and the North Right of Way of County Road 20:
thence N 89°51'19" W along said north Right of Way a distance of 59.82 feet to a capped rod;
thence N 0°00'46" E a distance of 463.18 feet to a capped rod;
thence N 89°59'00" W a distance of 470.57 feet to a capped rod;
thence S 0°02'50" E a distance of 462.55 feet to a capped rod on the North Right of Way of County Road 20;
thence N 89°54'23" W along said north Right of Way a distance of 60.00 feet to a capped rod;
thence N 0°00'19" W a distance of 1285.84 feet to a capped rod;
thence N 89°52'41" W a distance of 95.45 feet to a capped rod on the east Right of Way of Pine Street;
thence N 23°36'54" E along said east Right of Way a distance of 109.78 feet to a capped rod;
thence along said east Right of Way on arc 239.97 feet to the left, having a radius of 613.08 feet,
the chord of which is N 12°27'13" E a distance of 238.44 feet to a capped rod;
thence S 0°00'09" E a distance of 3.32 feet to a capped rod;
thence S 89°54'34" E a distance of 589.00 feet to a capped rod;
thence N 0°01'51" W a distance of 369.48 feet to a capped rod;
thence N 89°59'09" E a distance of 342.95 feet to a capped rod;
thence S 0°01'31" E a distance of 79.56 feet to a rebar;
thence S 89°57'01" E a distance of 350.02 feet to a capped rod on the west Right of Way of Alabama Highway 59;
thence S 0°02'11" E along said west Right of Way a distance of 40.00 feet to a capped rod;
thence N 89°56'32" W a distance of 400.15 feet to a capped rod;
thence S 0°00'01" W a distance of 249.92 feet to a capped rod;
thence S 89°18'44" W a distance of 48.99 feet to a capped rod;
thence S 89°58'00" W a distance of 48.99 feet to a capped rod;
thence S 2°41'40" W a distance of 240.83 feet to a capped rod;
thence S 89°56'13" E a distance of 161.65 feet to a capped rod;
thence S 0°02'10" W a distance of 125.00 feet to a capped rod;
thence N 89°56'35" W a distance of 117.52 feet to a capped rod;
thence S 0°03'11" E a distance of 771.82 feet to a rebar;
thence N 89°51'47" E a distance of 274.72 feet to a capped rod;
thence S 0°02'24" W a distance of 479.01 feet
to the POINT OF BEGINNING.

The above described parcel contains 27.396 acres, more or less.

LEGEND:

CRF = CAPPED ROD FOUND
IPF = IRON PIPE FOUND
POB = POINT OF BEGINNING
HCRF = HIRE SURVEYING, CAPPED ROD FOUND
RBF = REBAR FOUND
VCRF = 5/8" VOLKERT CAPPED ROD FOUND (C/C/OBS/L)
VCRS = 5/8" VOLKERT CAPPED ROD SET (C/C/OBS/L)

NOTES:

- 1.) BASIS OF BEARINGS: THE ALABAMA WEST ZONE STATE PLANE COORDINATE SYSTEM.
- 2.) TYPE SURVEY: BOUNDARY SURVEY.
- 3.) THE BEARINGS AND DISTANCES SHOWN IN 1.) ARE RECORD. ALL OTHER BEARINGS AND DISTANCES SHOWN ARE FROM FIELD SURVEY.
- 4.) NO INTERNAL IMPROVEMENTS WERE LOCATED UNLESS SHOWN.
- 5.) THE PROPERTY IS LOCATED IN ZONE "X" UNSHADED, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 01003C0935L, CITY OF FOLEY 010007 0935L, DATED JULY 17, 2007.

"I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief."

Surveyor's Signature:

Alabama License No:

26280

Date

ALTA/ACSM SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°51'19"W	59.82'
	(N89°58'00"W)	(160.00')
L2	N89°54'23"W	60.00'
	(N89°58'00"W)	(160.00')
L3	N89°52'41"W	95.45'
	(N89°52'38"W)	(95.38')
L4	S0°0'09"E	3.32'
	(S0°01'13"E)	(3.45')
L5	S0°2'11"E	40'
	(S0°15'2"E)	(40')

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

SURVEYED BY	NAME	DATE	DRAWN BY	NAME	DATE
CHECKED BY	KMA	1-23-14	CHECKED BY	WGB	3-3-14
SUPERVISED BY	RCM	2-3-14	CHECKED BY	RCM	3-10-14

APPROVED BY

DATE

SUPERVISED BY: RODNEY C. MANASCO