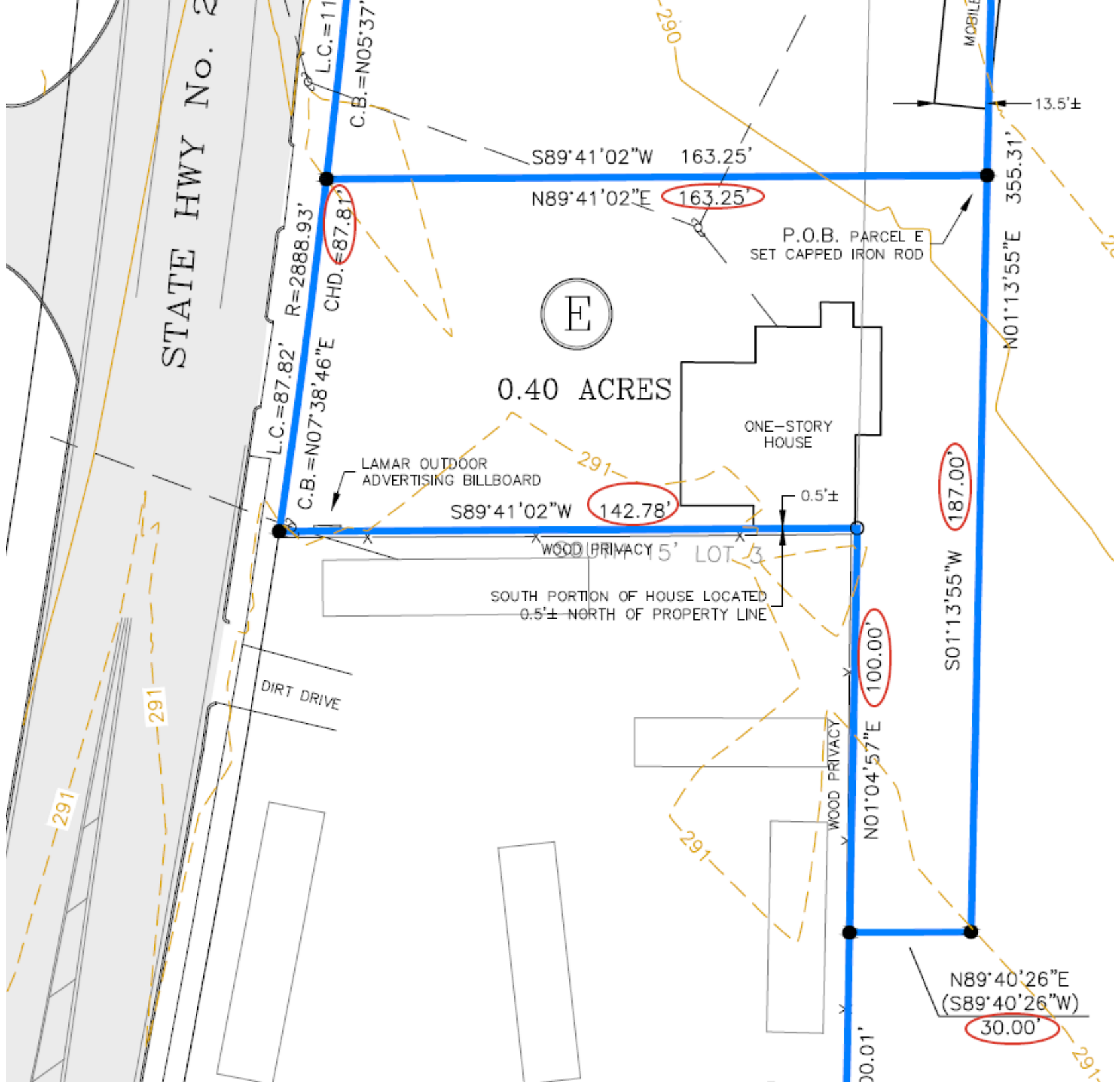


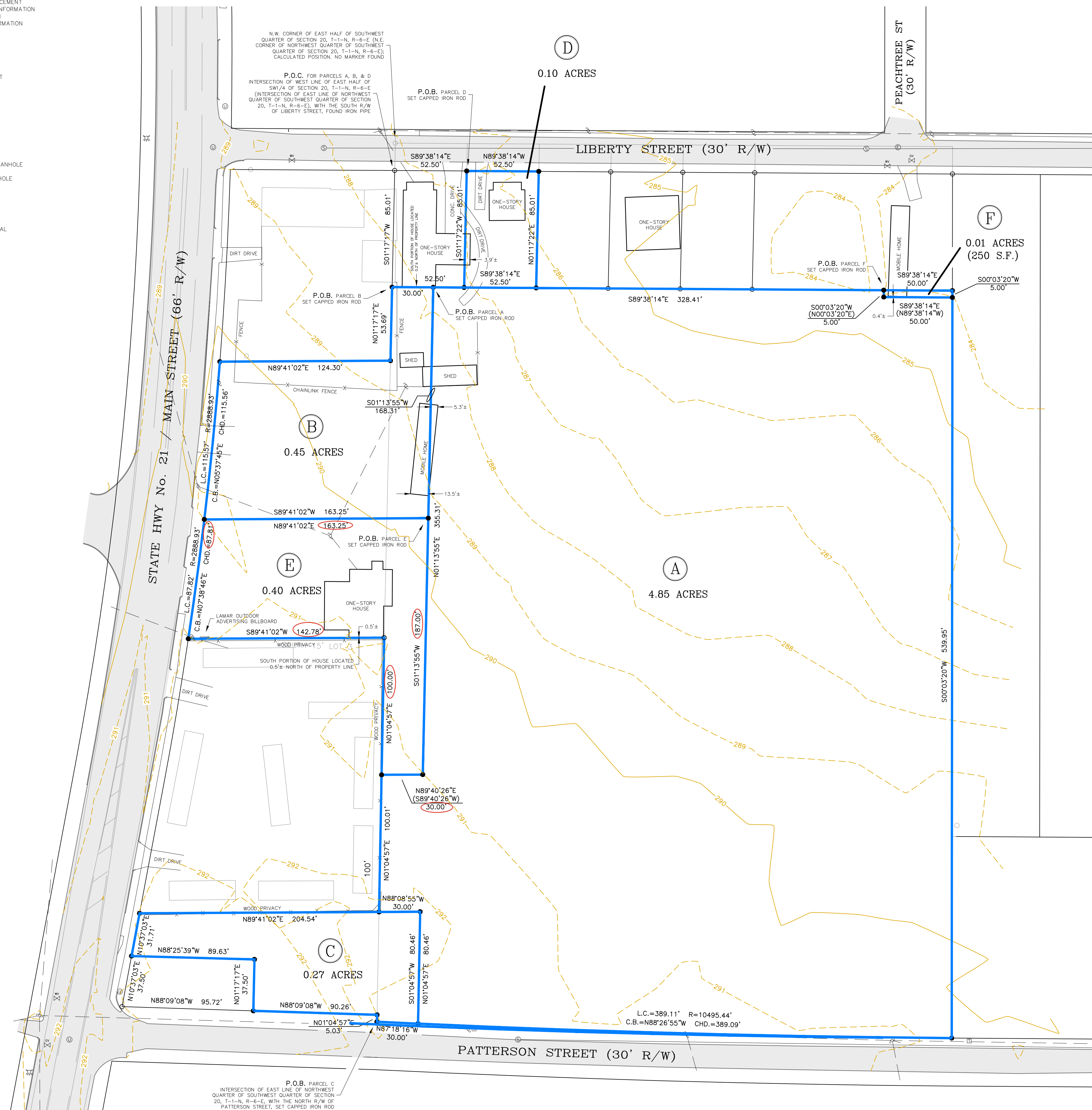


PARCEL E

COMMENCING AT A FOUND IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF LIBERTY STREET (30' R/W) AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST, THENCE A BEARING OF S01°17'17"W FOR 85.01 FEET TO A SET CAPPED IRON ROD #23659 (CIR#23659); THENCE A BEARING OF S89°38'14"E FOR 30.00 FEET TO A SET CIR#23659; THENCE A BEARING OF S01°13'55"W FOR 168.31 FEET TO A SET CIR#23659 FOR THE POINT OF BEGINNING; THENCE A CONTINUING A BEARING OF S01°13'55"W FOR 187.00 FEET TO A SET CIR#23659; THENCE S89°40'26"W FOR 30.00 FEET TO A SET CIR#23659; THENCE A BEARING OF N01°04'57"E FOR 100.00 FEET TO A FOUND IRON PIPE; THENCE A BEARING OF S89°41'02"W FOR 142.78 FEET TO A SET CIR#23659 ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY No. 21/MAIN STREET (66' R/W); THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE LENGTH OF 87.82 FEET WITH A RADIUS OF 2888.93 FEET (C.B.=N07°38'46"E, CHD.=87.81') TO A SET CIR#23659; THENCE DEPARTING FROM SAID RIGHT-OF-WAY A BEARING OF N89°41'02"E FOR 163.25 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 0.40 ACRES.

POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
(F) - FIELD MEASURED INFORMATION
(D) - DEED INFORMATION
(C) - CALCULATED INFORMATION
CIR - CAPPED IRON ROD
IP - IRON PIPE
IR - IRON ROD
R/W - RIGHT-OF-WAY
FND - FOUND
OHW - OVER HEAD WIRE
UP - UTILITY POLE
● - CAPPED IRON ROD SET

	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= GAS VALVE
	= GAS METER
	= SANITARY SEWER MANHOLE
	= STORM DRAIN MANHOLE
	= UTILITY POLE
	= ELECTRIC MANHOLE
	= UTILITIES MANHOLE
	= TELEPHONE PEDESTAL



STATE OF ALABAMA)
)
COUNTY OF ESCAMBIA)

TO: Alabama Housing Finance Authority
[INVICTUS DEVELOPMENT]

I, JOHN M. FLEMING, Licensed Professional Land Surveyor in the State of Alabama of the firm FLEMING ENGINEERING, 2002 DOUGLAS AVENUE, BREWSTER, AL, 251-867-3446, do hereby certify that this survey is a field-run survey performed by or under the direct supervision of a Licensed Professional Land Surveyor currently licensed in the State of Alabama and in accordance with current Standards of Practice for Land Surveying in the State of Alabama for a Land and Surveying Engineering project. I am not aware of any other surveying or mapping work being done on the same plot of the property described herein; that all buildings or other improvements, if any, thereon are located with respect to property boundaries as shown; that there are no electric or telephone wires or structures or supports thereon or on over said premises, except as shown; that all rights-of-way, easements or joint drives over or across said premises existing on the surface are shown; and that there are no other improvements or structures on the premises existing on the same, except as shown on the premises surveyed, nor do any improvements or structures on either such property encroach on the other, except as shown.

Flood Insurance Rate Map & Panel number 01053C0415F

WITNESS my hand this the _____ day of _____, 202__.

JOHN M. FLEMING, P.L.S.

Alabama Lic. No. 23659

PARCEL A

COMMENCING AT A FOUND IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF LARSEN RD. (30' R/W) AND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST, THENCE A BEARING OF S07°17'17"W FOR 85.01 FEET TO A SET CAPPED IRON ROD #2659 (BEARING C#26359), THENCE A BEARING OF S89°38'14"E FOR 30.00 FEET TO A SET CAPPED IRON ROD #2659 (BEARING C#26359), THENCE A BEARING OF N89°38'14"E FOR 50.00 FEET; THENCE A BEARING OF S00°03'20"W FOR 5.00 FEET TO A SET CIR#23659, THENCE A BEARING OF S89°38'14"E FOR 50.00 FEET; THENCE A BEARING OF S00°03'20"W FOR 53.95 FEET TO A SET CIR#23659 AT THE NORTH RIGHT-OF-WAY OF PATTERSON STREET (30' R/W); THENCE A BEARING OF N89°38'14"E FOR 50.00 FEET TO A SET CAPPED IRON ROD #2659 (BEARING C#26359), THENCE CHD = (389.09') TO A SET CIR#23659, THENCE DEPARTING FROM SAID RIGHT-OF-WAY A BEARING OF N04°05'47"E FOR 80.46 FEET TO A SET CIR#23659, THENCE A BEARING OF N89°58'55"W FOR 30.00 FEET TO A SET CIR#23659, THENCE A BEARING OF N04°05'47"E FOR 80.46 FEET TO A SET CAPPED IRON ROD #2659 (BEARING C#26359), THENCE A BEARING OF N89°58'55"W FOR 30.00 FEET TO A SET CIR#23659, THENCE N11°35'57"E FOR 356.31 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 4.85 ACRES.

PARCEL B

COMMENCING AT A FOUND IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF LIBERTY STREET (30' R/W) AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST, THERE BEING A BEARING OF S01°17'17"W FOR 85.01 FEET TO A SET CAPPED IRON ROD #23659 (CIR#23659) FOR THE POINT OF BEGINNING; THERE BEING A BEARING OF S89°38'14"E FOR 30.00 FEET TO A SET CIR#23659; THERE BEING A BEARING OF S01°13'55"W FOR 168.31 FEET TO A SET CIR#23659; THERE BEING A BEARING OF S89°41'02"W FOR 163.25 FEET TO A SET CIR#23659 ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY NO. 21/MAIN STREET (66' R/W); THERE ALONG SAID RIGHT-OF-WAY ALONG A CURVE LENGTH OF 115.57 FEET WITH A BEARING OF S89°41'02"E FOR 163.25 FEET TO A SET CIR#23659; THERE BEING A BEARING OF S01°13'55"W DEPARTING FROM SAID RIGHT-OF-WAY BEARING OF N89°41'02"E FOR 124.30 FEET TO A SET CIR#23659; THERE BEING A BEARING OF N01°17'17"E FOR 53.69 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 0.45 ACRES.

PARCEL C

COMMENCING AT A SET CAPPED IRON ROD #23650 (CR23650A) AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF PATTERSON STREET (30' R/W) AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST, THENCE ALONG SAID NORTH RIGHT-OF-WAY A BEARING OF N01°04'57" E FOR 5.03 FEET TO A SET CR23659; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY A BEARING OF N89°08'08" W FOR 80.26 FEET TO A SET CR23659; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY A BEARING OF N89°08'08" W FOR 80.26 FEET TO A SET CR23659; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY A BEARING OF N82°25'29" W FOR 89.63 FEET TO A SET CR23659 ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY NO. 21/MAIN STREET (66' R/W); THENCE ALONG SAID RIGHT-OF-WAY A BEARING OF N10°37'02" E FOR 31.71 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY A BEARING OF N80°41'02" E FOR 204.54 FEET TO A SET CR23659; THENCE A BEARING OF S07°04'57" E FOR 80.46 FEET TO A SET CR23659; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY A BEARING OF N89°08'08" W FOR 80.26 FEET TO A BEARING OF N87°18'16" W FOR 39.90 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 0.27 ACRES.

PARCEL D

COMMENCING AT A FOUND IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF LIBERTY STREET (30' R/W) AND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST, THENCE A BEARING OF S89°38'14"E FOR 52.50 FEET TO A SET CIR#23659 FOR THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID RIGHT-OF-WAY A BEARING OF S01°12'22"W FOR 85.01 FEET TO A SET CIR#23659; THENCE A BEARING OF S89°38'14"E FOR 52.50 FEET TO A SET CIR#23659; THENCE A BEARING OF N01°17'22"E FOR 85.01 FEET TO A SET CIR#23659 ON THE SOUTH RIGHT-OF-WAY OF LIBERTY STREET; THENCE A BEARING OF S89°38'14"W FOR 52.50 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 0.10 ACRES.

PARCEL E

COMMENCING AT A FOUND IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF LIBERTY STREET (SEE R/W) AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 8 EAST, THENCE A BEARING OF S01°17'17" W. FOR 85.01 FEET TO A SET CAPPED IRON ROD #23569 (CIR#23659); THENCE A BEARING OF 58°38'14" E. FOR 30.00 FEET TO A SET CIR#23659; THENCE A BEARING OF S01°35'55" W. FOR 168.31 FEET TO A SET CIR#23659 FOR THE POINT OF BEGINNING; THENCE CONTAINING A BEARING OF N01°02'02" W. FOR 87.00 FEET TO A SET CIR#23659; THENCE A BEARING OF N01°02'02" W. FOR 30.00 FEET TO A SET CIR#23659; THENCE A BEARING OF N01°02'02" W. FOR 147.28 FEET TO A SET CIR#23659; THENCE A BEARING OF S89°41'02" W. FOR 147.28 FEET TO A SET CIR#23659 ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY NO. 21, MAIN STREET (66' R/W); THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE LENGTH OF 87.82 FEET WITH A RADIUS OF 2689.93 FEET, BEARING OF S89°41'02" W. TO A SET CIR#23659; THENCE A BEARING OF N89°41'02" E. FOR 163.25 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 0.40 ACRES.

PARCEL F

COMMENCING AT A FOUND IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF LIBERTY STREET (30' R/W) AND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 WEST, BEARING S 01°17'17"W FOR 85.01 FEET TO A SET CAPB'14" RD #23659 (CIR#23659), BEARING A BEARING OF S89°38'14"E FOR 30.00 FEET, THENCE CONTINUING A BEARING OF S89°38'14"RD FOR 328.41 FEET TO A SET CIR#23659 FOR THE POINT OF BEGINNING; THENCE CONTINUING A BEARING OF S89°38'14" FOR 50.00 FEET TO A SET CIR#23659, BEARING A BEARING OF N00°03'20"E FOR 5.00 FEET TO A SET CIR#23659, BEARING A BEARING OF N00°03'20"E FOR 5.00 FEET TO A SET CIR#23659, BEARING A BEARING OF N00°03'20"E FOR 5.00 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 0.01 ACRES (250 S.F.).

SURVEYORS NOTES

THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL FROM THIS FLEMING ENGINEERING.

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UNLESS STATED OTHERWISE HEREON, ANY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE NOT SHOWN OR NOTED HEREON ARE TO BE CONSIDERED AS NOT EXISTING OR AS NOT BEING AFFECTED.

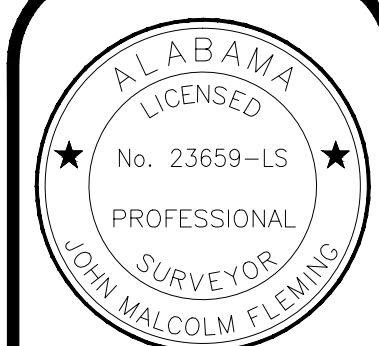
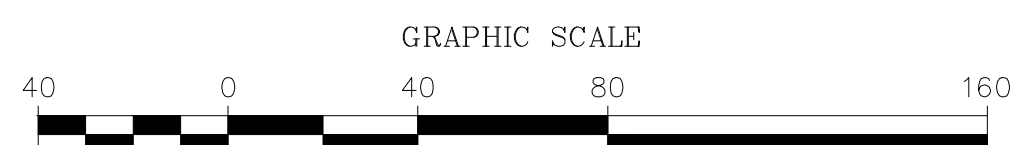
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ENCROACHMENTS AND IMPROVEMENTS ARE AS SHOWN.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN OR NOTED.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) ESCAMBIA COUNTY, ALABAMA, COMMUNITY PANEL NUMBER 01053C0415F, MAP REVISED MARCH 6, 2020.



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Date _____

Revision

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ALTA/NSPS LAND TITLE SURVEY FOR INVICTUS DEVELOPMENT

Project:

Drawing No:

SV-1

Project No.

2025-01-01