

AL VACANT LAND

0 ROSS CLARK CIRCLE
DOTHAN, AL 36301
COUNTY OF HOUSTON

TO: STEP ONE AUTOMOTIVE, DTH AL, LLC, A FLORIDA LIMITED LIABILITY COMPANY; STEP ONE INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY; THE TITLE GROUP INCORPORATED; TRUIST BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR; BASS SOX MERGER; STEWART TITLE GUARANTY COMPANY; AND AMERICAN NATIONAL, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2022.

J. BRETT ORRELL



LAND SURVEYOR NUMBER 31836-S
IN STATE OF ALABAMA
DATE OF PLAT OR MAP: JANUARY 10, 2022
DATE OF LAST REVISION: MAY 13, 2022
NETWORK REFERENCE #20213567-1

SURVEY PREPARED BY:
POLY SURVEYING
5588 JACKSON RD.
MOBILE, AL 36619
SURVEY UPDATES: SURVEYS@AMNATIONAL.NET

POLY SURVEYING

Field: [Mail: Mail@polysurveying.com](mailto:Mail@polysurveying.com) | lithfield.com | www.PolySurveying.com

CORPORATE OFFICE: FIELD DIVISION

MOBILE COUNTY:

BAIDANDCOUNTY: (716) 666-0000

FLORIDA: (P) (888) 754-0404

MISSISSIPPI: (210) 666-2010

MOBILE AL: 366819

P: (251) 666-2010

THE FOREGOING IS FURTHER DESCRIBED AS BEGINNING AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 3 N, RANGE 26 E, THEN SOUTH 325 FEET, THEN SW 416.28 FEET, THENCE SOUTH 474 FEET, THEN NW ALONG THE ROW OF ROSS CLARK CIRCLE 450 FEET & 7/8, THENCE NE 653.35 FEET, THEN 720' TO THE POINT OF BEGINNING.

ALL OF THAT PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 8 N., RANGE 26 E. IN HUNTSVILLE COUNTY, ALABAMA LIES NORTHEAST OF THE NORTHEAST RIGHT-OF-WAY LINE OF THE DARK BATHING CREEK LESS AND EXCEPT ANY PLOTS CONVEYED BY GRANTS.

THE FOREGOING IS FURTHER DESCRIBED AS BEGINNING AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 8 N., RANGE 26 E.; THEN SOUTH 325 FEET E.; THEN SW 1/4, 60.28 FEET; THENCE SOUTHWEST 70.91 FEET TO A POINT ON CROSS CREEK; CREEK 450 FEET E.; THENCE N. 65.51 FEET; THEN 220' ± TO THE POINT OF BEGINNING.

PAGE 551, BOOK 255, PAGE 617, ORIGINALLY RECORDED IN PUBLIC RECORDS OF HUNTSVILLE COUNTY, ALABAMA, BOOK 357, PAGE 281, IN THE PROBATE OFFICE OF HUNTSVILLE COUNTY, ALABAMA.

PAGE 551, BOOK 255, PAGE 617, ORIGINALLY RECORDED IN PUBLIC RECORDS OF HUNTSVILLE COUNTY, ALABAMA, BOOK 357, PAGE 281, IN THE PROBATE OFFICE OF HUNTSVILLE COUNTY, ALABAMA.

THE ABOVE DESCRIBED PARCEL OF LAND IS THE SAME LAND AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY FILE NO. A-05359 A BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2021.

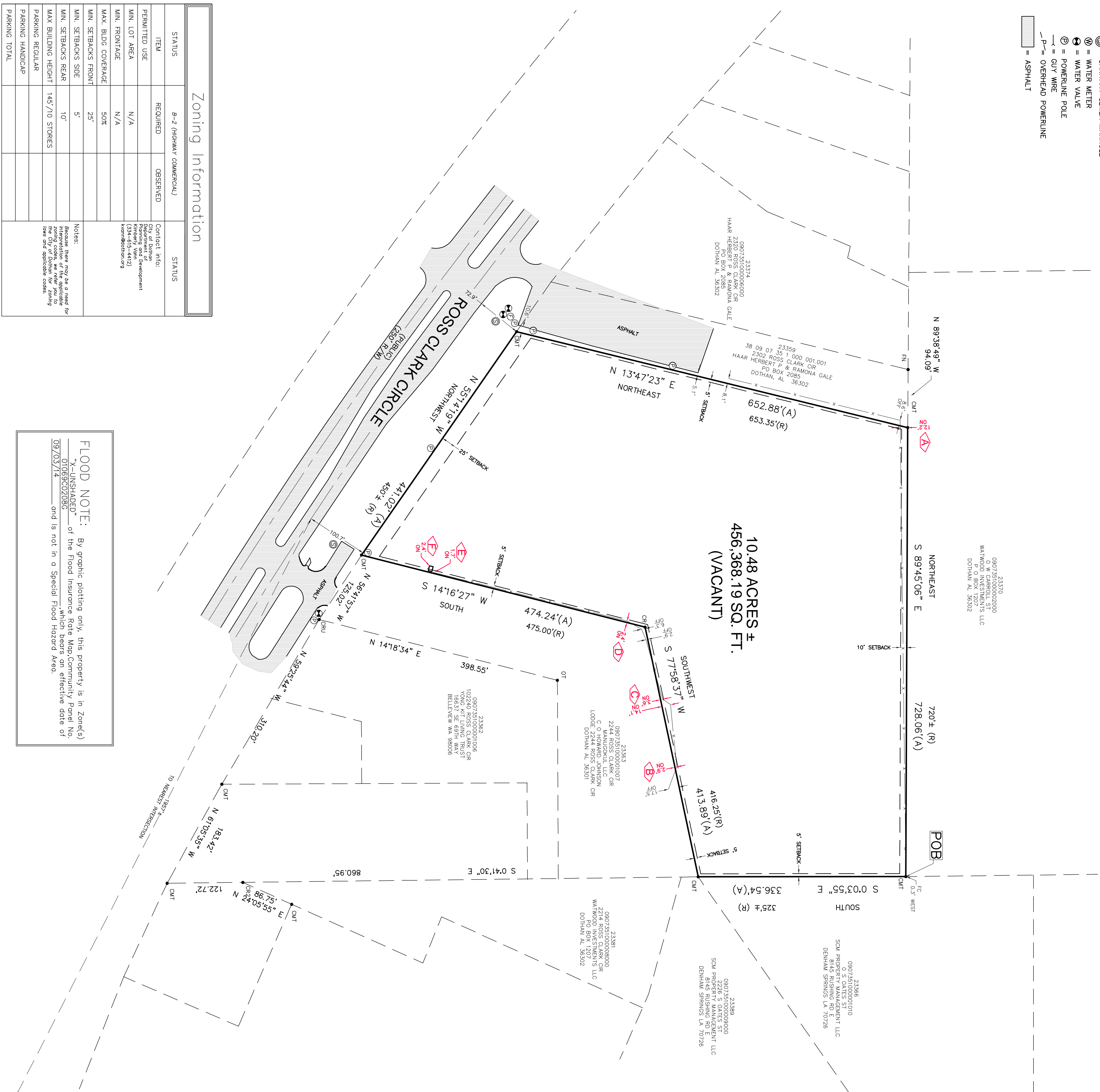
BEGINNING AT A CONCRETE MONUMENT, BEING THE NORTHEAST CORNER OF THE BEGINNING AT THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST, HOUNSLOW COUNTY, MISSOURI; THENCE SOUTH 72 DEGREES 58 MINUTES 37 SECONDS WEST TO A CONCRETE MONUMENT, BEING SOUTH 72 DEGREES 58 MINUTES 37 SECONDS WEST TO A CONCRETE MONUMENT, BEING SOUTH 14 DEGREES 16 MINUTES 27 SECONDS WEST, 774.24 FEET TO A CONCRETE MONUMENT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF ROSS CLOAK CIRCLE, THENCE NORTH 55 DEGREES 41 MINUTES 9 SECONDS SOUTH NORTH RIVER CLOAK STATION, BEING 164.88 FEET TO A CONCRETE MONUMENT, BEING SOUTH 72 DEGREES 58 MINUTES 37 SECONDS WEST, 728.00 FEET TO A CONCRETE MONUMENT, BEING THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS THE SAME LAND AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY FILE NO. A-05359 A BEARING AN EFFECTIVE DATE OF DECEMBER 16, 2021.

CR1 = 1/2" CAPPED REBAR IRON FOUND
(9427)
CR2 = 1/2" CAPPED REBAR IRON FOUND
(CA0086)
CRU = 1/2" CAPPED REBAR IRON FOUND
(CAP ILLIGIBLE)
FN = FLAGGED NAIL

(F) = FIRE HYDRANT
 (S) = SANITARY SEWER MANHOLE
 (W) = WATER METER
 (V) = WATER VALVE
 (P) = POWERLINE POLE
 — = GUY WIRE
 —P= OVERHEAD POWERLINE
 [] = ASPHALT

- A** FENCE CORNER 12.2' ON PROPERTY
- B** FENCE CORNER 2.9' ON PROPERTY
- C** FENCE CORNER 14.1' ON PROPERTY
- D** FENCE CORNER 2.4' ON PROPERTY
- E** FENCE CORNER 1.7' ON PROPERTY
- F** 8' x 6' SHED 2.4' ON PROPERTY

[illegible]

1. TYPE OF SURVEY: ALI/AN/SPS LAND TITLE SURVEY
2. THE BENARNS REFERENCE ON THIS SURVEY ARE BASED ON GRID NORTH VERIFIED BY REAL TIME KINEMATIC GLOBAL GPS DATA.
3. THE SUBJECT PROPERTY CONTAINS AN AREA OF 10.48 ACRES (445,368.19 SQUARE FEET), MORE OR LESS.
4. THERE ARE NO REGULAR PARKING SPACES AND NO HANDICAPPED PARKING SPACES, FOR A TOTAL OF 0 PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
5. THERE ARE NO EXISTING WALLS OR FENCES, NOR WAS THERE EVIDENCE OF PARTY OR COMMON WALLS ON THE SUBJECT PROPERTY.
6. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM GASTRAPPED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY AND THE USE OF A PRIOR SURVEY, PROVIDED TO THIS FIRM.
7. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, SUCH AS CRACKING, SLIDING, OR SETTLING.
8. AT THE TIME OF SURVEY, THERE WERE NO OBSTRUCTIONS IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
9. THE SUBJECT PROPERTY ADJUTS ROSS CARM CIRCLE AND THERE IS PHYSICAL ACCESS BY WAY OF A SERVICE ROAD.
10. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A CEMETERY.
11. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
12. ALL OF THE EASEMENTS BENEFITING THE PROPERTY, IF ANY, ARE SHOWN HEREON BASED ON THE RECORDS OF THE PUBLIC RECORDS.
13. THERE ARE NO EASEMENTS TO THIS FIRM, NO ENCROACHMENTS HAVE BEEN LOCATED WITHIN OF THE EASEMENTS.

FLOOD NOTE: By graphic plotting only, this property is in Zone/s _____
 "X-UNSHADED" of the Flood Insurance Rate Map, Community Panel No _____
 010699C02086, which bears an effective date of _____.

