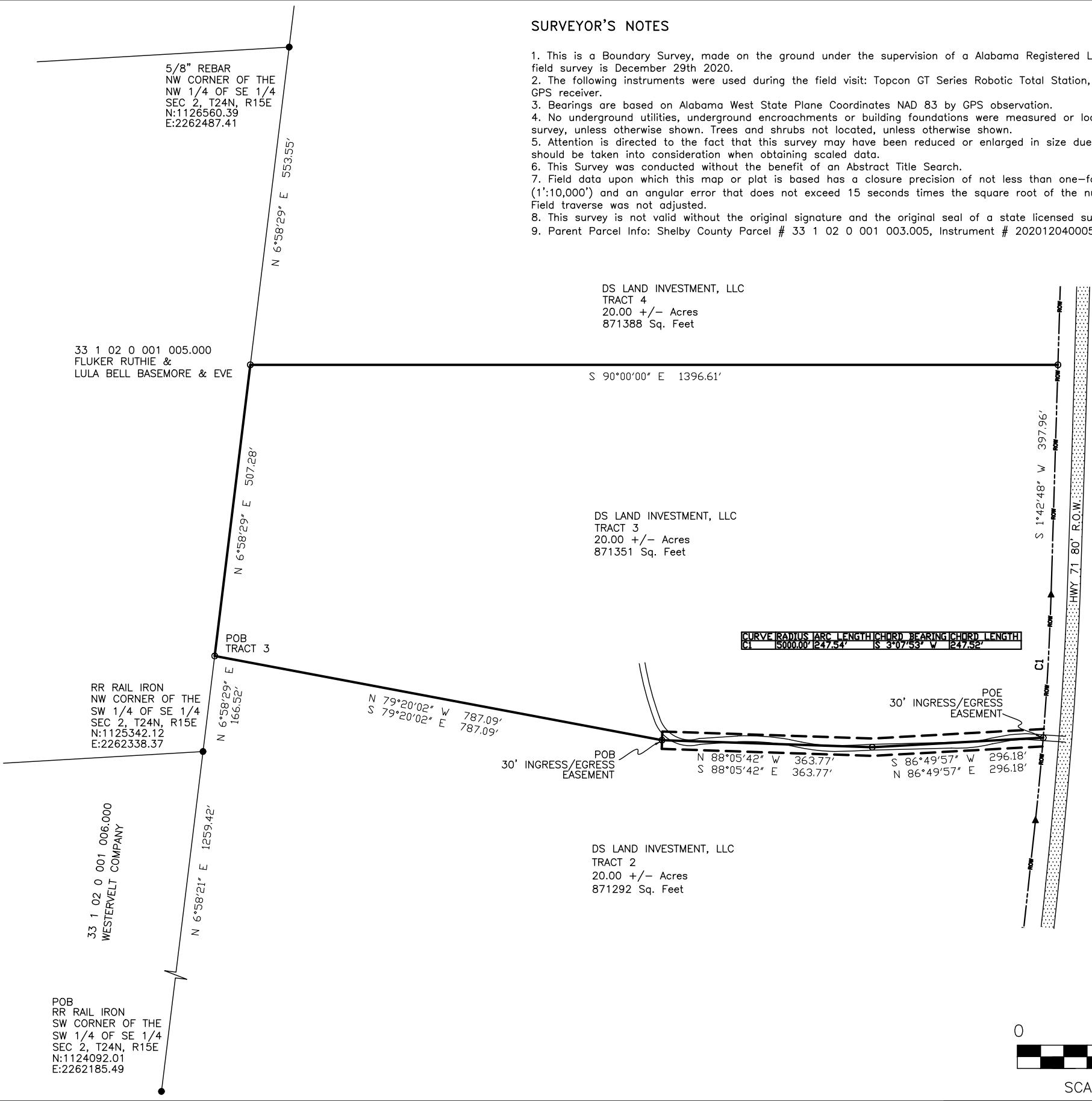
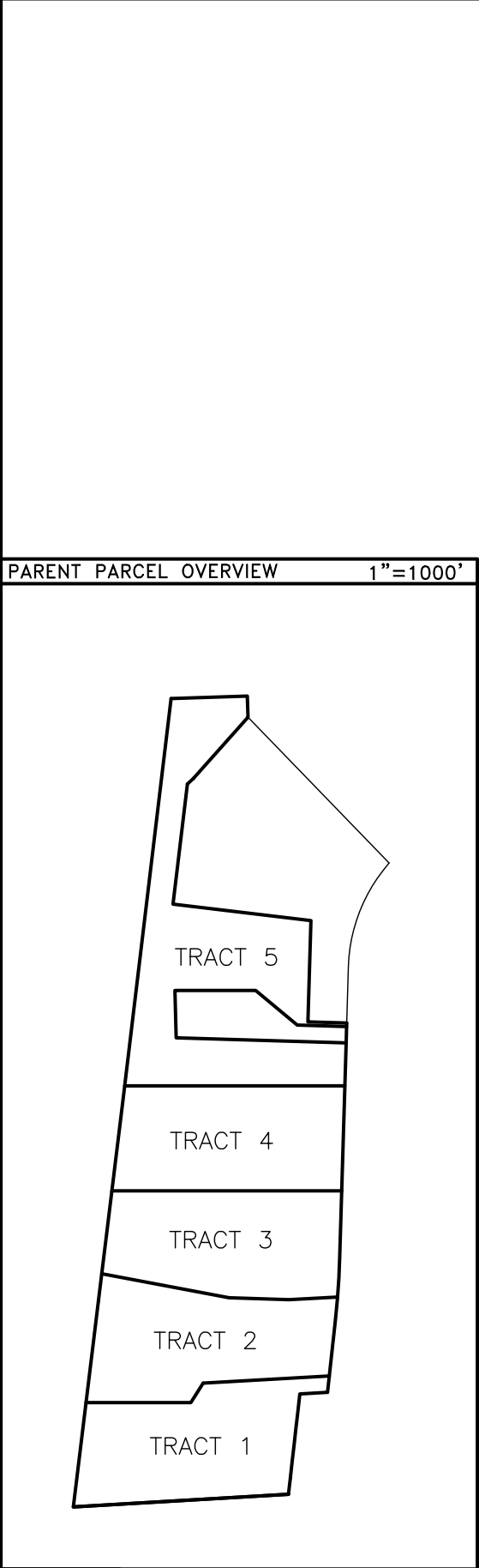




VICINITY MAP
NOT TO SCALE

AL WEST STATE PLANE
GRID NORTH

GRID TO TRUE NORTH
CONVERGENCE
0°31'30.7"

TRUE NORTH TO MAGNETIC
DECLINATION
3.75° W

COMBINED SCALE FACTOR
1.000015229

LEGEND

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊗ = POWER POLE
- ↓ = GUY ANCHOR
- ⊞ = POWER BOX
- ⊞ = TELEPHONE PEDESTAL
- ⊙ = GROUNDING ROD

--- ROW --- = RIGHT-OF-WAY

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Panel No. 01117C0560E, which bears an effective date of February 20, 2013 and IS NOT in a special flood hazard area.

TRACT 3 (AS-SURVEYED)

A portion of the DS Land Investment, LLC tract described in Instrument Number 20201204000554890, recorded in the Office of Probate for Shelby County, Alabama, being in the East 1/2 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows;

Commence at a railroad rail iron marking the SW corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East; thence N 06°58'21" E along the West line of said 1/4 1/4 section a distance of 1259.42 feet to a railroad rail iron marking the NW corner of said 1/4 1/4 section; thence N 06°58'29" E along the West line of the NW 1/4 of the SE 1/4 of section 2 a distance of 166.52 feet to a capped rebar set and the Point of Beginning; thence continue N 06°58'29" E a distance of 507.28 feet to a capped rebar set; thence N 90°00'00" E a distance of 1396.61 feet to a capped rebar set on the Western ROW of Shelby County Highway 71; thence along said ROW S 01°42'48" W a distance of 397.96 feet to the beginning of a curve; thence with a curve turning to the right having a radius of 5000.00 feet, an arc length of 247.54 feet, subtended by a chord bearing and distance of S 03°07'53" W 247.52 feet to a PK nail set in the center line of an asphalt drive; thence leaving said ROW S 86°49'57" W a distance of 296.18 feet to a PK nail set in the center line of an asphalt drive; thence N 88°05'42" W a distance of 363.77 feet to a capped rebar set; thence N 79°20'02" W a distance of 787.09 feet; feet to the point of beginning.
Said Tract contains (871351 sq. ft) 20.00 acres, more or less.

INGRESS / EGRESS EASEMENT (AS-SURVEYED)

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Commence at a railroad rail iron marking the SW corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East; thence N 06°58'21" E along the West line of said 1/4 1/4 section a distance of 637.74 feet to a capped rebar set; thence continue N 06°58'21" E along the West line of said 1/4 1/4 section a distance of 621.69 feet to a railroad rail iron marking the NW corner of said 1/4 1/4 section; thence N 06°58'29" E along the West line of the NW 1/4 of the SE 1/4 of section 2 a distance of 166.52 feet to a capped rebar set; thence S 79°20'02" E a distance of 787.09 feet to a capped rebar set and the Point of Beginning of an ingress/egress easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence S 88°05'42" E a distance of 363.77 feet to a PK nail set in the center line of an asphalt drive; thence N 86°49'57" E a distance of 296.18 feet to a PK nail set in the center line of an asphalt drive on the Western ROW of Shelby County Highway 71 and the Point of Ending.
Said easement contains (19798 sq.ft.) 0.45 acres, more or less.

SURVEYOR’S CERTIFICATION

I 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.


John M Perez
Alabama License No. 30354



ON POINT SURVEYING, LLC
4011 Virginia Lane
Helena, Alabama 35080
Ph: 205-706-9508 onpointsurveying.pro
Alabama CA# 1171-LS expires 01/31/2022

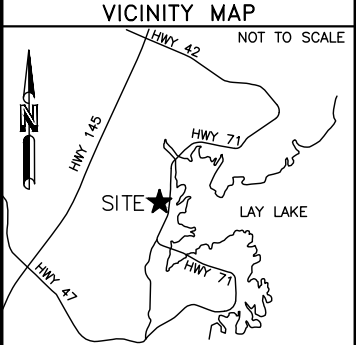
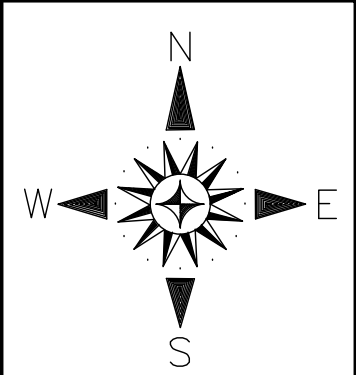
BOUNDARY SURVEY
FOR:
DS LAND INVESTMENT, LLC

DRAWN BY: JP
CHECKED BY: JP
FIELD CREW: JP
APPROVED BY: JP
DATE: 01/13/2021
SCALE: AS SHOWN
Page 2 OF 2

PROJECT NO.
20-0084

NO.	REVISION	DATE	BY

TRACT 3
HWY 71 / SPRING CREEK PROPERTY
E 1/2, SEC. 2, T-24-N, R-15-E
SHELBY COUNTY, ALABAMA



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