

STATE OF ALABAMA
TALLAPOOSA COUNTY

LOT "10A":
COMMENCE AT A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 21 EAST, TALLAPOOSA COUNTY, ALABAMA; THENCE SOUTH 89° 57' 13" EAST A DISTANCE OF 527.98 FEET; THENCE NORTH 22° 42' 55" EAST A DISTANCE OF 766.25 FEET TO AN IRON PIPE LOCATED ON THE EAST RIGHT-OF-WAY (R.O.W. VARIES) OF U.S. HIGHWAY NO. #280 AND ALABAMA HIGHWAY 22; THENCE ALONG SAID RIGHT-OF-WAY NORTH 39° 17' 53" WEST A DISTANCE OF 934.11 FEET TO AN IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF A 25' ACCESS PARCEL; THENCE CONTINUE NORTH 39°17'53" WEST A DISTANCE OF 25.00' TO THE POINT OF BEGINNING OF LOT "10A";

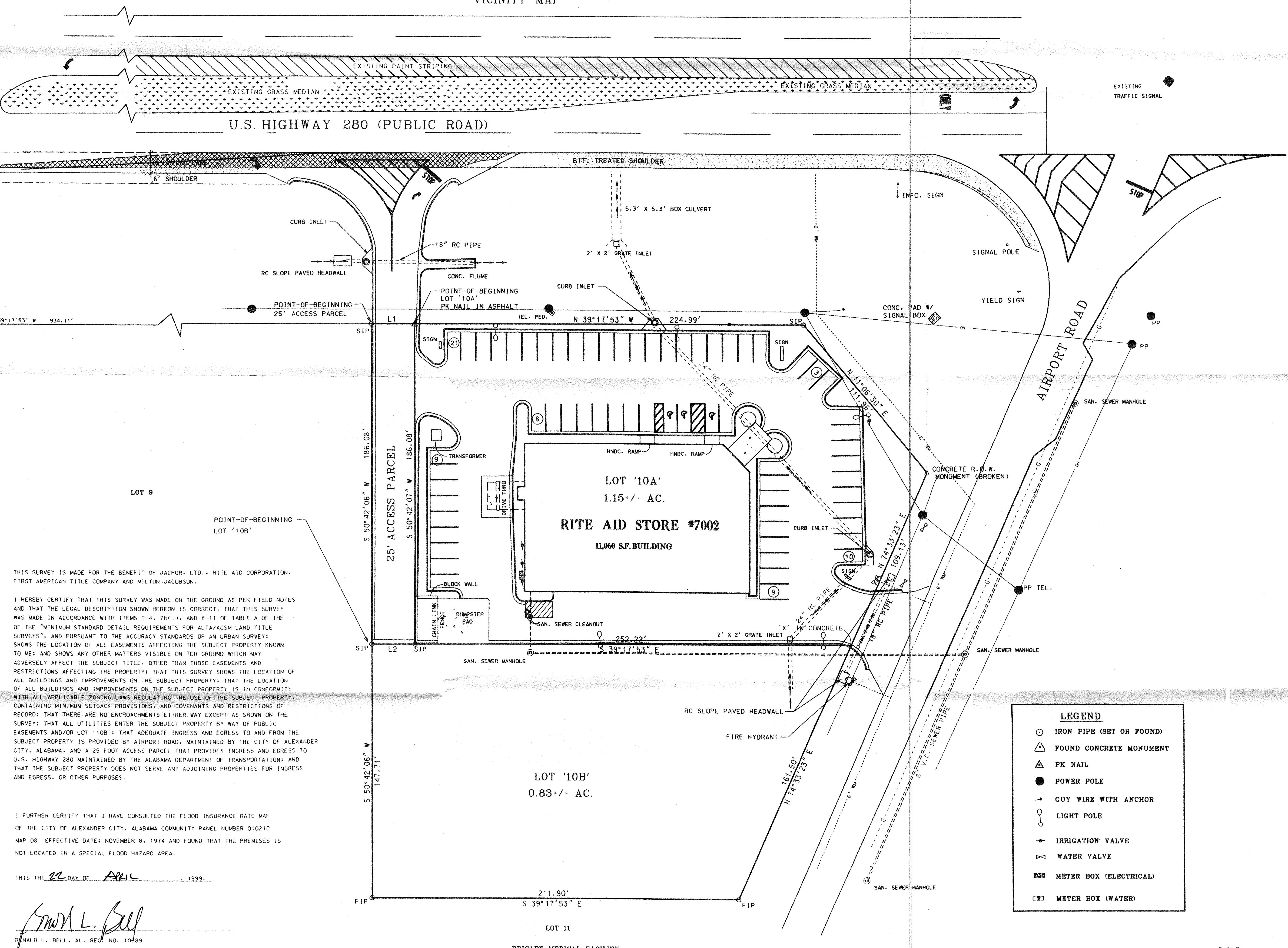
FROM THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39° 17' 53" WEST A DISTANCE OF 224.99 FEET TO AN IRON PIPE AND BEGINNING OF A RIGHT-OF-WAY FLARE; THENCE NORTH 11° 06' 50" EAST A DISTANCE OF 111.96 FEET TO A BROKEN CONCRETE MONUMENT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY #280; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 74° 33' 23" EAST A DISTANCE OF 109.13 FEET TO AN 'X' IN THE CONCRETE; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 39° 17' 53" EAST A DISTANCE OF 252.22 FEET TO AN IRON PIPE; THENCE SOUTH 50° 42' 07" WEST A DISTANCE OF 186.08 FEET TO THE POINT OF BEGINNING, SAID LOT "10A" CONTAINING 1.15 ACRES, MORE OR LESS, AND LYING IN AND BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 21 EAST, TALLAPOOSA COUNTY, ALABAMA.

LOT "10B":
COMMENCE AT A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 21 EAST, TALLAPOOSA COUNTY, ALABAMA; THENCE SOUTH 89° 57' 13" EAST A DISTANCE OF 527.98 FEET; THENCE NORTH 22° 42' 55" EAST A DISTANCE OF 766.25 FEET TO AN IRON PIPE LOCATED ON THE EAST RIGHT-OF-WAY (R.O.W. VARIES) OF U.S. HIGHWAY NO. #280 AND ALABAMA HIGHWAY 22; THENCE ALONG SAID RIGHT-OF-WAY NORTH 39° 17' 53" WEST A DISTANCE OF 934.11 FEET TO AN IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF A 25' ACCESS PARCEL; THENCE CONTINUE NORTH 50°42'06" EAST A DISTANCE OF 186.08' TO THE POINT OF BEGINNING OF LOT "10B";

FROM THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39° 17' 53" WEST A DISTANCE OF 25.00 FEET TO AN 'X' IN THE CONCRETE LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY 280; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 74° 33' 23" WEST A DISTANCE OF 161.50' TO AN IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 39° 17' 53" EAST A DISTANCE OF 211.90 FEET TO AN IRON PIPE; THENCE SOUTH 50° 42' 06" WEST A DISTANCE OF 147.71 FEET TO THE POINT OF BEGINNING, SAID LOT "10B" CONTAINING 0.83 ACRES, MORE OR LESS, AND LYING IN AND BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 21 EAST, TALLAPOOSA COUNTY, ALABAMA.

25' ACCESS PARCEL:
COMMENCE AT A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 21 EAST, TALLAPOOSA COUNTY, ALABAMA; THENCE SOUTH 89° 57' 13" EAST A DISTANCE OF 527.98 FEET; THENCE NORTH 22° 42' 55" EAST A DISTANCE OF 766.25 FEET TO AN IRON PIPE LOCATED ON THE EAST RIGHT-OF-WAY (R.O.W. VARIES) OF U.S. HIGHWAY NO. #280 AND ALABAMA HIGHWAY 22; THENCE ALONG SAID RIGHT-OF-WAY NORTH 39° 17' 53" WEST A DISTANCE OF 934.11 FEET TO AN IRON PIPE; SAID IRON PIPE BEING THE POINT OF BEGINNING OF A 25' ACCESS PARCEL;

FROM THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39° 17' 53" WEST A DISTANCE OF 25.00 FEET TO AN IRON PIPE LYING ON THE SOUTH RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY 280; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 50°42'07" EAST A DISTANCE OF 186.08 FEET TO AN IRON PIPE; THENCE SOUTH 39° 17' 52" EAST A DISTANCE OF 25.00 FEET TO AN IRON PIPE; THENCE SOUTH 50°42'06" WEST A DISTANCE OF 186.08 FEET TO THE POINT OF BEGINNING, SAID 25' ACCESS PARCEL CONTAINING 0.10 ACRES, MORE OR LESS, AND LYING IN AND BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 21 EAST, TALLAPOOSA COUNTY, ALABAMA.



THIS SURVEY IS MADE FOR THE BENEFIT OF JACPUR, LTD., RITE AID CORPORATION, FIRST AMERICAN TITLE COMPANY AND MILTON JACOBSON.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AS PER FIELD NOTES AND THAT THE LEGAL DESCRIPTION SHOWN HEREON IS CORRECT. THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH ITEMS 1-4, 7D(1), AND 8-11 OF TABLE A OF THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", AND PURSUANT TO THE ACCURACY STANDARDS OF AN URBAN SURVEY; SHOWS THE LOCATION OF ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY KNOWN TO ME; AND SHOWS ANY OTHER MATTERS VISIBLE ON THE GROUND WHICH MAY ADVERSELY AFFECT THE SUBJECT TITLE, OTHER THAN THOSE EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY; THAT THIS SURVEY SHOWS THE LOCATION OF ALL BUILDINGS AND IMPROVEMENTS ON THE SUBJECT PROPERTY; THAT THE LOCATION OF ALL BUILDINGS AND IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN CONFORMITY WITH ALL APPLICABLE ZONING LAWS REGULATING THE USE OF THE SUBJECT PROPERTY, CONTAINING MINIMUM SETBACK PROVISIONS, AND COVENANTS AND RESTRICTIONS OF RECORD; THAT THERE ARE NO ENCROACHMENTS EITHER WAY EXCEPT AS SHOWN ON THE SURVEY; THAT ALL UTILITIES ENTER THE SUBJECT PROPERTY BY WAY OF PUBLIC EASEMENTS AND/OR LOT "10B"; THAT ADEQUATE INGRESS AND EGRESS TO AND FROM THE SUBJECT PROPERTY IS PROVIDED BY AIRPORT ROAD, MAINTAINED BY THE CITY OF ALEXANDER CITY, ALABAMA, AND A 25 FOOT ACCESS ROAD THAT PROVIDES INGRESS AND EGRESS TO U.S. HIGHWAY 280 MAINTAINED BY THE ALABAMA DEPARTMENT OF TRANSPORTATION; AND THAT THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTIES FOR INGRESS AND EGRESS, OR OTHER PURPOSES.

I FURTHER CERTIFY THAT I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP OF THE CITY OF ALEXANDER CITY, ALABAMA COMMUNITY PANEL NUMBER 010210 MAP 08 EFFECTIVE DATE: NOVEMBER 8, 1974 AND FOUND THAT THE PREMISES IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

THIS THE 22 DAY OF APRIL, 1999.

Ronald L. Bell
RONALD L. BELL, AL. REG. NO. 10689

LEGEND	
○	IRON PIPE (SET OR FOUND)
△	FOUND CONCRETE MONUMENT
▲	PK NAIL
●	POWER POLE
—	GUY WIRE WITH ANCHOR
○	LIGHT POLE
+	IRRIGATION VALVE
⋈	WATER VALVE
⊞	METER BOX (ELECTRICAL)
⊞	METER BOX (WATER)

SANFORD-BELL & ASSOCIATES, INC.

3472 WETUMPKA HIGHWAY
MONTGOMERY, ALABAMA 36110
(205) 213-9947

CONSULTING ENGINEERING SERVICES

(205) 213-0111

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN IS THE PROPERTY OF SANFORD-BELL & ASSOCIATES, INC. AND MAY NOT BE REPRODUCED OR REUSED WITHOUT THE WRITTEN CONSENT OF SANFORD-BELL & ASSOCIATES, INC.

TITLE

AS-BUILT SURVEY

SCALE

1"=30'

DATE

MARCH 17, 1999

DESIGNED BY

B. FELDER

CHECKED BY

R. BELL

APPROVED BY

R. BELL

REVISIONS

APRIL 22, 1999

SHEET NO.

1

SEQUENCE NO.

1 OF 1

STORE #7002

RITE AID PHARMACY

ALEXANDER CITY, ALABAMA