



**LEGEND**

●	Iron found	FFE	FINISH FLOOR ELEVATION
○	1/2" Rebar capped EDG CA804 set	FL	FLOWLINE
○	BENCHMARK	SW	SINGLE WING INLET
○	EXISTING SPOT ELEVATION	RCP	DOUBLE WING INLET
○	UTILITY POLE	CMP	REINFORCED CONCRETE PIPE
○	LIGHT POLE	P	CORRUGATED METAL PIPE
○	GUY WIRE	UP	OVERHEAD ELECTRIC
○	ELECTRIC BOX	OT	UNDERGROUND ELECTRIC
○	FIRE HYDRANT	W	OVERHEAD TELEPHONE LINE
○	WATER VALVE	G	WATER LINE
○	WATER METER	S	GAS LINE
○	TELEPHONE PEDESTAL	X	SANITARY LINE
○	GAS VALVE	UT	FENCE
○	GAS METER	ASPH	UNDERGROUND TELEPHONE
○	STORM MANHOLE	CONC	ASPHALT
○	SANITARY MANHOLE	GRAV	CONCRETE
○	CLEANOUT	STOR	GRAVEL
○	SIGN	18" RCP	STORM SEWER PIPE



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: *R. K. Cunningham*  
 Alabama License Number 26013, Date: April 19, 2024

- NOTES:**
- Bearings are based on State Plane Grid (NAD 83 ALABAMA EAST).
  - Elevations based on USGS datum NAVD88 CORS ALD0T base station (CORS ALD0T GTAC PID DG5771). Topographic survey based on ground shots and photogrammetry data collected on September 15, 2021.
  - Utilities shown on this map are from visible evidence on the surface of the ground or marked by Alabama One Call. Alabama One Call Ticket numbers are 212591679, 212591684, and 212591694. Not all utilities were marked by Alabama One Call.
  - The surveyor is not responsible for underground utilities that have no ground surface visibility.
  - Survey not valid without original signature.
  - Date of Field Survey April 11, 2023.
  - Subject property is not located in the 1% chance flood hazard area (Zone X), as shown on Flood Insurance Rate Map No. 01089C0363G effective date August 16, 2019.
  - No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
  - No evidence of wetlands marked or delineated observed.
  - There are no known plans to acquire more right of way or make right of way improvements.
  - Per the City of Huntsville GIS site the property is zoned Highway Business District (C4) and Heavy Industry District (HI). No zoning report was provided and no setback interpretations were made. Contact the City of Huntsville for setback requirements based on individual requirements.
  - No parking area or striping on subject property.
  - No structures on subject property.

STEWART TITLE GUARANTY COMPANY FILE NO. A-04991 COMMITMENT DATE MARCH 22, 2023.

Parcel I  
 Lot 1 of Round Bar Subdivision, Phase IV, a re-subdivision of Lot 2 of a re-subdivision of Lots 2 and 3 of Round Bar Subdivision as recorded in Plat Book 20, Page 73, and now recorded as Document Number 2018-00062211, Probate Records of Madison County, Alabama.

Parcel II  
 A part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 4 South, Range 1 East of the Huntsville Meridian, Madison County, Alabama, more particularly described as beginning at a point that is South 00 degrees 25 minutes 55 seconds West a distance of 638.70 feet from the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 36; thence from the Point of Beginning South 00 degrees 25 minutes 55 seconds West, a distance of 447.66 feet to a point on the Northeastern right of way of U. S. Highway No. 431 on a curve to the right which has a radius of 12942.75 feet and a delta angle of 02 degrees 18 minutes 46 seconds; thence along the Northeastern right of way of U. S. Highway No. 431 and along the arc of said curve in a Northwesterly direction a distance of 522.47 feet to a point; thence leaving said right of way North 89 degrees 41 minutes 42 seconds East a distance of 275.15 feet to the Point of Beginning.

Parcel III  
 Commencing from the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 4 South, Range 1 East;  
 Thence West along the North quarter-quarter line a distance of 621 feet, more or less, to a point on the present East right of way line of US-431;  
 Thence Southeasterly and along said present right of way line a distance of 983 feet, more or less, to a point on said present right of way line (said point perpendicular to the centerline of US-431 at approximate station 869+00 RT), which is the point of beginning;  
 Thence North 63 degrees 47 minutes 27 seconds East and along said present right of way line a distance of 150.70 feet to a point on said present right of way line;  
 Thence South 1 degree 17 minutes 35 seconds West and along said present right of way line a distance of 275.80 feet to a point on the proposed East right of way line of US-431 (said point perpendicular to the centerline of US-431 at approximate station 865+50 RT);  
 Thence following the curvature thereof an arc distance of 245.74 feet and along said proposed right of way line (said arc having a chord bearing of North 31 degrees 39 minutes 35 seconds West, a clockwise direction, a chord distance of 245.74 feet and a radius of 11,185.88 feet), to the point and place of beginning.

END SCHEDULE A

- SURVEYORS COMMENTS ON EXCEPTIONS TO TITLE AS LISTED IN EXCEPTIONS/RESTRICTIONS OF THE STEWART TITLE GUARANTY COMPANY FILE NO. A-04991 COMMITMENT DATE MARCH 22, 2023.
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met. **Not addressed by Surveyor.**
  - Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. **Not addressed by Surveyor.**
  - Rights of parties in possession of the Land. **Not addressed by Surveyor.**
  - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **Survey shown.**
  - Any lien, or right to a lien, for labor, services, or material heretofore or hereafter furnished. **Not addressed by Surveyor.**
  - Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. **Not addressed by Surveyor.**
  - Taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable. **Not addressed by Surveyor.**
  - Easements, building line, notes and restrictions and setback lines as shown on recorded map. (Parcel I) **Shown on survey.**
  - Utility Easement deed to City of Huntsville, a municipal corporation, as recorded in Book 754, Page 713 and Book 754, Page 720 and Book 979, Page 641. (Parcel I) **Blanket description that includes the subject property.**
  - Right of way as recorded in Book 136, Page 368. (Parcel I) **Describes right of way to the north of the subject property.**
  - Any part of the Land lying within the right of way of a public road. (Parcel II) **Right of way shown.**
  - Easement granted to the City of Huntsville as recorded in Book 882, Page 460. (Parcel II) **Describes an easement to the west of the subject property.**
  - Right of way to Madison County as recorded in Book 231, Page 99. (Parcel II) **Describes property inside of the right of way of US Highway 431.**
  - Rights of interested parties under outstanding unrecorded leases. **Not addressed by Surveyor.**
  - Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy insures only to the extent of the amount actually disbursed in good faith and without knowledge of any intervening lien or interest, but increases as each disbursement is made, up to the face amount of the policy. Such disbursements shall not extend the date of the policy or change any part thereof unless such change is specifically made by written endorsement duly issued on behalf of the Company. At the time of each disbursement of the proceeds of the loan and issuance of endorsement, the title must be continued down to the date of endorsement for possible liens, including mechanics' liens, and other objections, intervening between the last preceding disbursement and such endorsement, and evidence of same be furnished together with current lien waivers from the contractors and suppliers. (as to lender's policy) **Not addressed by Surveyor.**
  - Liability under this policy is presently limited to the agreed value of the insured land but will increase automatically to include the actual cost of improvements erected thereon, in good faith made, fully paid for and conveyed to the insured, but liability under this policy shall never exceed the face amount of the policy. (as to owner's policy) **Not addressed by Surveyor.**

To StoreEase Hampton Cove, LLC, Brazelton Properties, Inc., United Community Bank d/b/a Progress Bank, and Stewart Title Guaranty Company.

This is to certify that this map or plat 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, 5, 6a, 6b, 7b1, 8, 9, 11a, 11b, 13, 16, 17, 19, and 20 of A thereof. The fieldwork was completed on April 11, 2023.

RES	DRAWN BY:	RKC
PROJECT:	CHECKED BY:	STOREROADS HAMPTON COVE HUNTSVILLE.AWG
TITLE:	PROJECT NO.:	1" = 30'
	CAD FILE:	
SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, MADISON COUNTY, ALABAMA		
ALTA/NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY FOR INKANA DEVELOPMENT		
120 BISHOP CIRCLE, SUITE 300 PELHAM, AL 35124 TEL - (205) 403-9158 FAX - (205) 403-9175		
EDG ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEERING • LAND SURVEYING (205) 403-9158		
SHEET NO. 1 OF 1		