



NOTES CORRESPONDING TO SCHEDULE B — SECTION II; EXCEPTIONS FROM COVERAGE AS CONTAINED IN THE TITLE COMMITMENT REFERENCED IN NOTE NO. 1 HEREON

EASEMENT TO THE BOARD OF WATER AND SEWER COMMISSIONERS RECORDED IN DEED BOOK 750, PAGE AFFECTS SUBJECT PROPERTY - PLOTTED HEREON.

- THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH BY THIS SURVEYOR. THIS ALTA/NSPS LAND TITLE SURVEY HAS BEEN PREPARED UTILIZING THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY; COMMITMENT DATE: AUGUST 6, 2020 AT 8:00 am.
- ACCORDING TO THE MOBILE COUNTY TAX ASSESSORS' RECORDS, THE STREET ADDRESS OF THE 1959 BAY BRIDGE ROAD CUTOFF; MOBILE AL 36610
- THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 01097C0556 L, DATED 06/05/2020, AND IS SHOWN TO BE IN FLOOD ZONE "X-UNSHADED".
- GROSS LAND AREA: 2.875± ACRES

 THE TAX PARCEL NUMBER OF THE SUBJECT PROPERTIES IS R02-29-02-44-0-003-076
- CURRENT ZONING CLASSIFICATION: B-3 COMMUNITY BUSINESS DISTRICT THERE ARE NO EXISTING PAINTED PARKING SPACES ON THE SUBJECT PROPERTY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON FIELD MEASUREMENTS OF VISIBLE UTILITY FEATURES AND/OR MARKINGS PLACED ON THE GROUND BY VARIOUS UTILITY COMPANIES IN RESPONSE TO LINE LOCATE TICKET NUMBER 202240791 AND/OR AS SHOWN ON AS-BUILT DRAWINGS PROVIDED TO THE SURVEYOR BY UTILITY COMPANIES.
- THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF ESTABLISHED ON-SITE UTILIZING THE CITY OF MOBILE BENCH MARK NUMBER 394. 1988 (NAVD88) AND
- BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE GRID BEARINGS AND ARE NOT GEODETIC BEARINGS. CONVERGENCE ANGLE FROM GRID NORTH TO GEODETIC NORTH IS -00°17'11".

