

SURVEYOR'S DESCRIPTION OF PROPOSED TRACT

STATE OF ALABAMA
JEFFERSON COUNTY

LOT 1-F OF A RESURVEY OF LOT 1-D, DANIEL PAYNE INDUSTRIAL PARK BEING A RESUBDIVISION OF LOT 1-D DANIEL PAYNE INDUSTRIAL PARK (MAP BOOK 254, PAGE 28),

A RESURVEY OF LOT -1-C, RESURVEY OF PART OF LOT 1, DANIEL PAYNE INDUSTRIAL PARK (MAP BOOK 251, PAGE 19),

AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR JEFFERSON COUNTY, ALABAMA IN INSTRUMENT #2023051308 BOOK 261, PAGE 74

CONTAINING 68.80 acres (2996957.95 sq. ft.) more or less.

R&L BIRMINGHAM

**LOT 1-D OF A RESURVEY OF LOT 1-C,
DANIEL PAYNE INDUSTRIAL PARK
MAP BOOK 254, PAGE 28**

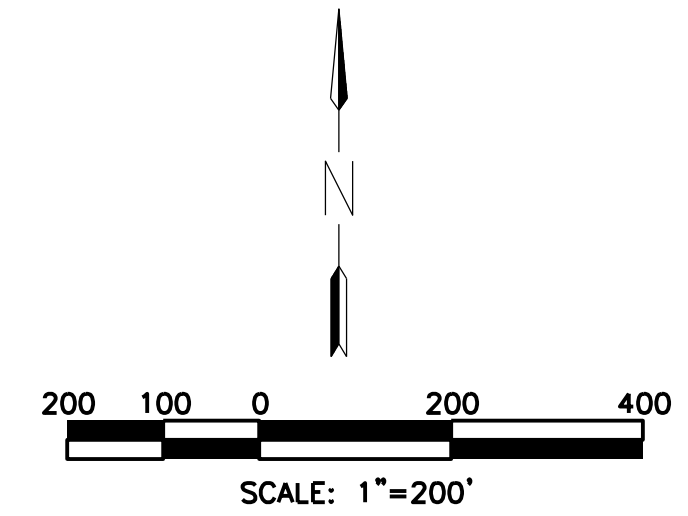
JEFFERSON COUNTY, AL

CITY OF BIRMINGHAM

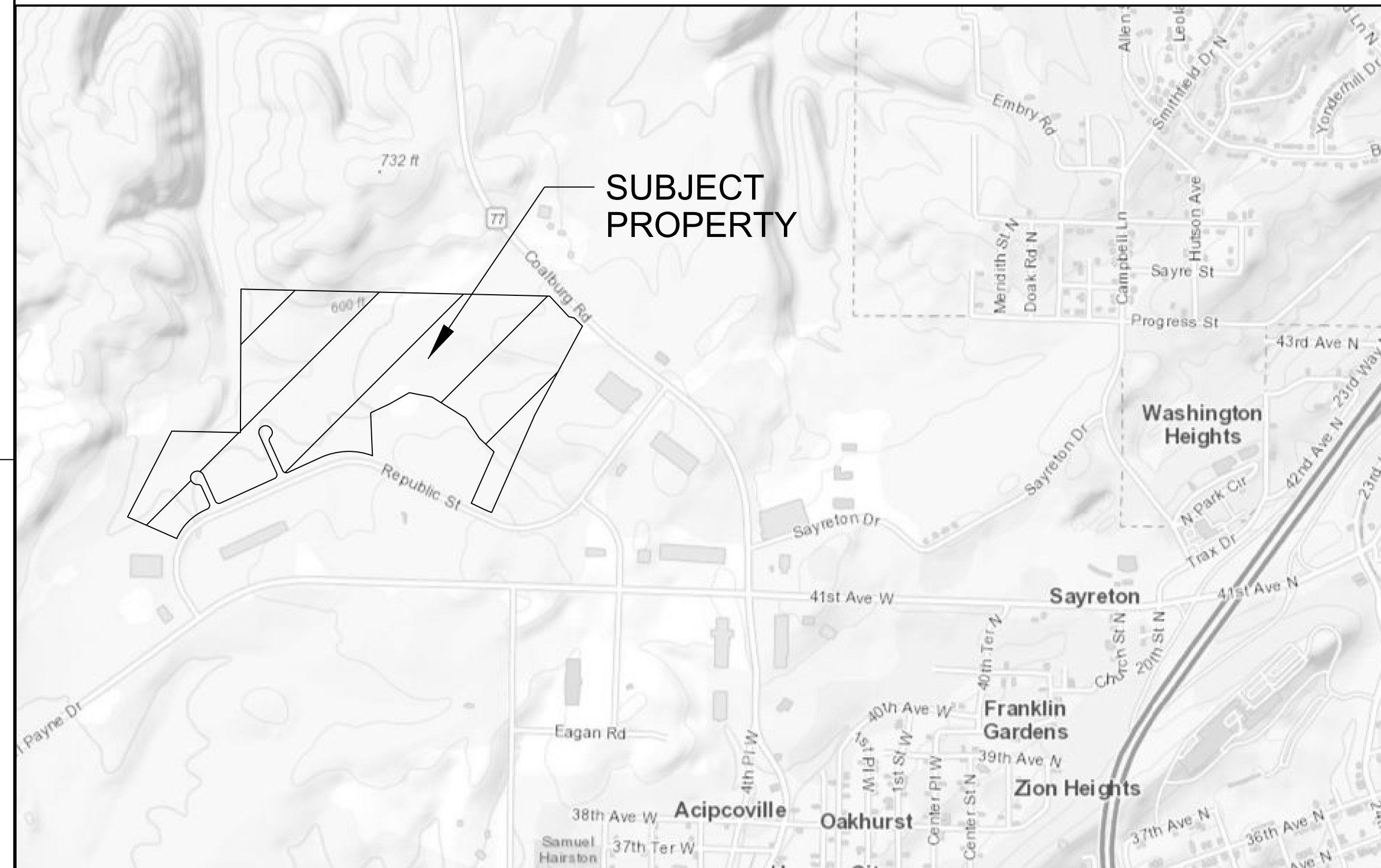


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**PREPARED FOR:
MANHARD CONSULTING
700 SPRINGER DRIVE
LOMBARD, IL 60148**



Vicinity Map



NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) WEST ZONE, WITH ELEVATIONS BEING REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- UNIT OF MEASUREMENTS: US SURVEY FOOT.
- THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WERE NO PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- EXISTING BURIED AND ABOVE GROUND UTILITIES SHOWN HEREON ARE PER OBSERVED EVIDENCE AND MARKINGS PROVIDED BY UTILITY COMPANIES UNLESS OTHERWISE NOTED.
- THERE WERE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES MADE AVAILABLE TO THE SURVEYOR. THERE WERE NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED ON SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- SURVEYED PROPERTY ADDRESS:
2140 COALBURG RD
BIRMINGHAM, ALABAMA 35214

REV.	DATE	DESCRIPTION	BY
1	1/30/23	ZONING STATEMENT AND LEGAL DESC.	R&L
2	10/23/23	PER CLIENT	SRL

**LOT 1-F OF A RESURVEY OF LOT 1-D,
DANIEL PAYNE INDUSTRIAL PARK
INST # 2023051308
BK: 261 PG: 74**

**SECTIONS 9, 10, AND 16 TOWNSHIP 17
SOUTH, RANGE 3 WEST
JEFFERSON COUNTY, ALABAMA**

**ALTA/NSPS LAND TITLE SURVEY
SURVEYOR'S CERTIFICATE:**

To: R.L.R. Investments, L.L.C., an Ohio limited liability company and Fidelity National Title Insurance 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, 6(b), 7(a), 8, 9, 11(a), 11(b), 13, 17, 18 and 19 of Table A thereof.

The field work was completed on October 24, 2022.
By: Garver, LLC
5125A Research Drive
Huntsville, Alabama 35805

Name: Loyd Wade Carpenter, PLS
Alabama License No. 26012
Date of Plat or Map: November 2, 2022
Date of Signature: October 23, 2023
Date of Last Revision: October 23, 2023

I also 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.

Loyd W. Carpenter
LOYD W. CARPENTER, PLS #26012
10/23/23
DATE



**ALTA/NSPS
LAND TITLE
SURVEY**

**JOB NO.: 22S02420
DATE: OCT 2023
CHECKED BY: LWC
DRAWN BY: SRL**

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" = 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER

**SHEET
NUMBER 1 OF 2**



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5125A Research Drive
Huntsville, AL 35805
(256) 534-5512

PREPARED FOR:
MANHARD CONSULTING
700 SPRINGER DRIVE
LOMBARD, IL 60148

BY	R.U.	SRL
DESCRIPTION	ZONING STATEMENT AND LEGAL DESC.	PER CLIENT
DATE	1/30/23	10/23/23
REV.	1	2

LOT 1-F OF A RESURVEY OF LOT 1-D, DANIEL PAYNE INDUSTRIAL PARK
INST # 2023051308
BK: 261 PG: 74

SECTIONS 9, 10, AND 16 TOWNSHIP 17 SOUTH, RANGE 3 WEST, JEFFERSON COUNTY, ALABAMA

ALTA/NSPS LAND TITLE SURVEY

JOB NO.: 22S02420
DATE: OCT 2023
CHECKED BY: LWC
DRAWN BY: SRL

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER

SHEET NUMBER 2 OF 2

SUBJECT PROPERTY:
LOT 1-F OF A RESURVEY OF LOT 1-D, DANIEL PAYNE INDUSTRIAL PARK BEING A RESUBDIVISION OF LOT 1-D DANIEL PAYNE INDUSTRIAL PARK (MAP BOOK 254, PAGE 28). A RESURVEY OF LOT 1-C, RESURVEY OF PART OF LOT 1, DANIEL PAYNE INDUSTRIAL PARK (MAP BOOK 251, PAGE 19), AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR JEFFERSON COUNTY, ALABAMA IN INSTRUMENT #2023051308 BOOK 261, PAGE 74 CONTAINING 68.80 ACRES (2996957.95 sq. ft.) more or less.

- NOTES:
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) WEST ZONE, WITH ELEVATIONS BEING REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD85).
 - UNIT OF MEASUREMENTS: US SURVEY FOOT.
 - THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - THERE WERE NO PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.
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 - SURVEYED PROPERTY ADDRESS:
2140 COALBURG RD
BIRMINGHAM, ALABAMA 35214

Line Table

Name	Length(FT)	Direction
L1	202.06	S 88°31'07" E
L2	52.84	S 77°14'07" E
L3	2.45	S 24°08'17" W
L4	151.14	N 52°13'13" W
L5	81.35	N 47°17'16" W
L6	183.48	N 47°17'16" W
L7	212.26	N 79°05'47" W
L8	210.53	S 60°24'06" W
L9	190.68	S 64°46'42" W
L10	20.03	S 84°43'20" W
L11	172.16	N 8°36'30" W
L12	20.12	N 78°32'15" W
L13	165.95	N 53°27'11" W
L14	180.25	N 70°56'34" W

Curve Table

Name	Radius	Arc Length (ft.)	Chord Length	Chord Direction
C1	3055.09	104.85	104.84	S 44°55'55" E

#5 REBAR WITH A CAP STAMPED "WSECO CA #003" FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 3 WEST JEFFERSON COUNTY, ALABAMA

PARCEL NUMBER: 22 00 09 4 000 002.000
UNITED STATES STEEL CORP
ONE PPG PLACE SUITE2810
PITTSBURGH, PA 15222

PARCEL NUMBER: 22 00 09 4 000 001.000
AMERICAN CAST IRON PIPE CO
PO BOX 2727
BIRMINGHAM, AL 35202

PARCEL NUMBER: 22 00 10 3 000 002.000
AMERICAN CAST IRON PIPE CO
PO BOX 2727
BIRMINGHAM, AL 35202

POINT OF BEGINNING A #5 REBAR WITH AN ILLEGIBLE CAP FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 3 WEST JEFFERSON COUNTY, ALABAMA

ZONING NOTES:
SUBJECT PROPERTY IS CURRENTLY ZONED I-3 PLANNED MANUFACTURING DISTRICT

REFER TO THE CURRENT CITY OF BIRMINGHAM ZONING ORDINANCE DATED, DECEMBER 29, 2020, AVAILABLE AT WWW.BIRMINGHAMAL.GOV FOR CURRENT ZONING RESTRICTIONS.

#5 REBAR WITH A CAP STAMPED "WSECO" FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 3 WEST JEFFERSON COUNTY, ALABAMA

3" DIAMETER CAP PIPE FOUND

PARCEL NUMBER: 22 00 16 2 001 002.000
UNITED STATES STEEL CORP
ONE PPG PLACE SUITE2810
PITTSBURGH, PA 15222

PARCEL NUMBER: 22 00 16 2 002 001.002
HHR THOMPSON LLC
684 ANTONE ST NW SUITE 100
ATLANTA, GA 30318
DEED BOOK 200812, PAGE 18395

PARCEL NUMBER: 22 00 16 1 001 001.003
OLD DOMINION FREIGHT LINE INC
601 REPUBLIC ST
BIRMINGHAM, AL 35214
DEED BOOK 200812, PAGE 19519

LEGEND

○ #5 REBAR WITH CAP STAMPED "WSECO CA #003" FOUND UNLESS OTHERWISE NOTED	⊕ SANITARY SEWER MANHOLE
● #5 REBAR WITH A CAP STAMPED "GARVER LLC CA-445-LS" SET	⊕ WATER VALVE
(m) MEASURED BEARING AND DISTANCE	⊕ FIRE HYDRANT
(c) CALCULATED BEARING AND DISTANCE	⊕ WATER METER
⊕ UTILITY POLE	⊕ GUY ANCHOR
— OVERHEAD ELECTRIC LINE — OHE —	⊕ SIGN
— WATER LINE — W —	
— SANITARY SEWER LINE — SS —	

ALTA/NSPS LAND TITLE SURVEY
SURVEYOR'S CERTIFICATE:

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Loyd W Carpenter
LOYD W. CARPENTER, PLS #26012
10/23/23
DATE

FLOOD NOTE:
By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 01073C0378H, which bears an effective date of March 21, 2019.

No field survey was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

- FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE NUMBER: GLW2202029
COMMITMENT DATE: OCTOBER 19, 2022 AT 8:00 AM
- SCHEDULE B, PART II
EXCEPTIONS
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
 - Standard Exceptions:
 - Rights or claims of parties in possession not shown by the public records.
 - Easements, or claims of easements, not shown by the public records.
 - 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.
 - Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
 - Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
 - 20-foot sanitary sewer easement through lot as shown on recorded map.
 - 25-foot drainage easement on south side of lot as shown on recorded map. (AS SHOWN HEREON)
 - Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
 - Right-of-way granted to Alabama Power Company recorded in Volume 2194, Page 407. (AS SHOWN HEREON)
 - Easement for ingress and egress recorded in Real 490, Page 799. (DOES NOT AFFECT SUBJECT PROPERTY)
 - Right-of-way granted to Alabama Power Company recorded in Inst. No. 20211-8028. (AS SHOWN HEREON)
 - Restrictions appearing of record in Inst. No. 9710-2045. (DOES AFFECT SUBJECT PROPERTY - AS SHOWN HEREON)
 - Right-of-way granted to Jefferson County recorded in Inst. No. 200301-5469; corrected in Inst. No. 200809- 15393 and Inst. No. 9913-2628. (AS SHOWN HEREON)

LWCarpenter 10/23/2023 4:45:18 PM
WORKSPACE:Garver_2012
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