

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C1 (R2)	91°43'15"	40.02'	25.00'	25.76'	35.88'	S 43°07'23" E
C1 (O)	90°44'14"	39.59'	25.00'	25.32'	35.58'	S 41°58'17" E
C2 (R2)	88°14'43"	38.50'	25.00'	24.25'	34.81'	N 46°51'36" E
C2 (O)	87°57'02"	38.38'	25.00'	24.12'	34.72'	S 47°00'08" W
C3 (R1)	79°33'42"	34.72'	25.00'	20.82'	31.99'	S 15°07'21" W
C3 (R2)	79°33'42"	34.77'	25.00'	20.82'	31.99'	N 15°07'21" E
C3 (O)	79°17'29"	34.60'	25.00'	20.72'	31.90'	N 15°27'04" E

LINE	BEARING	DISTANCE
L1 (R2)	S 02°49'04" E	100.05'
L1 (O)	N 03°10'01" E	100.05'
L2 (R1)	N 54°48'38" E	71.70'
L2 (R2)	S 54°48'38" W	71.70'
L2 (O)	S 55°11'51" W	71.62'
L3 (R1)	N 02°36'00" E	12.50'
L3 (O)	N 02°55'36" E	12.52'

- LEGEND**
- △ CRF CAPPED IRON ROD FOUND
  - △ CTF COMBED TOP PIPE FOUND
  - CMF CONCRETE MONUMENT FOUND
  - △ OTF OPEN TOP IRON PIPE FOUND
  - △ RBF REBAR IRON FOUND
  - △ CFX CHISELED "X" FOUND
  - CRS CAPPED IRON ROD SET (LSCA-50199)
  - (R) RECORD
  - (O) OBSERVED
  - R.O.W. RIGHT OF WAY
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - CHAIN LINK FENCE
  - WIRE FENCE
  - WOOD FENCE
  - LIGHT POLE
  - POWER POLE
  - HHP OVERHEAD POWER
  - SSM SANITARY SEWER MANHOLE
  - TDP TELEPHONE FEDESTAL

**TITLE COMMITMENT NOTES**

THE FOLLOWING EXCEPTIONS ARE IN TITLE COMMITMENT FILE NO. ATC24360 ISSUED BY STEWART TITLE GUARANTY COMPANY WITH A COMMITMENT DATE OF FEBRUARY 19, 2024 @ 8:00 AM.

EXCEPTION NUMBER 1 : NOT A SURVEY MATTER.

EXCEPTION NUMBER 2 : NOT A SURVEY MATTER.

EXCEPTION NUMBER 3 : NONE OBSERVED.

EXCEPTION NUMBER 4 : NOT A SURVEY MATTER.

EXCEPTION NUMBER 5 : NOT A SURVEY MATTER.

EXCEPTION NUMBER 6 : NOT A SURVEY MATTER.

EXCEPTION NUMBER 7 : NOT A SURVEY MATTER.

EXCEPTION NUMBER 8 : NOT A SURVEY MATTER.

EXCEPTION NUMBER 9 : SHOWN ON SURVEY.

EXCEPTION NUMBER 10 : ALABAMA POWER PERMIT IN DEED BOOK 539 PAGE 423 DOES NOT AFFECT THE SUBJECT PROPERTY. ALABAMA POWER PERMIT IN DEED BOOK 565 PAGE 226 IS A BLANKET EASEMENT AFFECTING LOT B. ALABAMA POWER PERMIT IN DEED BOOK 605 PAGE 127 IS A BLANKET EASEMENT AFFECTING BOTH LOTS. ALABAMA POWER PERMIT IN DEED BOOK 729 PAGE 329 WAS A BLANKET EASEMENT AFFECTING BOTH LOTS, BUT SAID PERMIT WAS RELINQUISHED BY REAL PROPERTY BOOK 4242 PAGE 780.

EXCEPTION NUMBER 11 : PROPERTIES CONVEYED BY DEED BOOK 453 PAGE 79 INCLUDE ALL OF LOT B AND PART OF LOT 2 AS SHOWN ON THE SURVEY. WARRANTY DEED IN REAL PROPERTY BOOK 3906 PAGE 369 INCLUDES PART OF LOT 2 AS SHOWN ON THE SURVEY.

EXCEPTION NUMBER 12 : AT&T GROUNDING EASEMENT IN REAL PROPERTY BOOK 24 PAGE 445 IS A BLANKET EASEMENT THAT IS NOT PLOTTABLE.

EXCEPTION NUMBER 13 : NOT A SURVEY MATTER.

**NOTES:**

- THE CURRENT OWNERS ARE SOUTHERN EARTH SCIENCES, INC., A CORPORATION
- AREA OF PROPERTY IS 7.53 ACRES, MORE OR LESS
- INTENTIONALLY LEFT BLANK
- LAKESIDE DRIVE IS OWNED AND MAINTAINED BY THE CITY OF MOBILE; U.S. HIGHWAY 90 IS OWNED AND MAINTAINED BY THE STATE OF ALABAMA.
- LOT 2 ZONED B-3, COMMUNITY BUSINESS; LOT B ZONED I-1, LIGHT INDUSTRY.
- THE PROPERTY ADDRESSES HAVE NOT BEEN ISSUED.
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 01097C0544 L, DATED JUNE 5, 2020 ( WHICH IS THE CURRENT MAP ) WITH COMMUNITY NUMBER OF 015007 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE X ( UNSHADED ) AND FLOOD ZONE AE ON PANEL 544.
- BEARINGS BASED ON - ALABAMA STATE PLANE COORDINATES, ALL WEST, 0102, NAD 83, NAVD 88, ALDOT CORS
- THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH BY THIS COMPANY.
- FIELD WORK COMPLETED - FEBRUARY 13, 2025.
- FURNISHED DESCRIPTION FROM CLIENT.
- TYPE OF SURVEY - ALTA / NSPS SURVEY
- ALL PROPERTY CORNERS ARE 5/8" SCBS CAPPED REBARS UNLESS OTHERWISE NOTED.
- DRAWING SHOULD NOT BE SCALED. THE LOCATION OF SOME FEATURES ARE EXAGGERATED FOR CLARITY ( I.E. FENCES, CURBS, ETC ).
- ADJACENT OWNERS NAMES AND ADDRESSES ARE AS SHOWN ON THE MOBILE COUNTY TAX ASSESSORS RECORDS.
- SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
- SURVEYOR DID NOT OBSERVE ANY RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION WHILE CONDUCTING THE FIELD WORK.
- THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
- THERE ARE NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHT OF WAYS.

**LEGAL DESCRIPTION**

LOT 2, REGAL INVESTMENTS SUBDIVISION, AS RECORDED IN MAP BOOK 117 PAGE 94, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

AND

LOT B, ADDITION TO REGAL INVESTMENTS SUBDIVISION, AS RECORDED IN MAP BOOK 134 PAGE 6, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

TO: VALLAS REALTY, LLC; ALAN B. WHITAKER, II, TRUSTEE OF ALAN B. WHITAKER, JR. TRUST FBO; ALAN B. WHITAKER; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

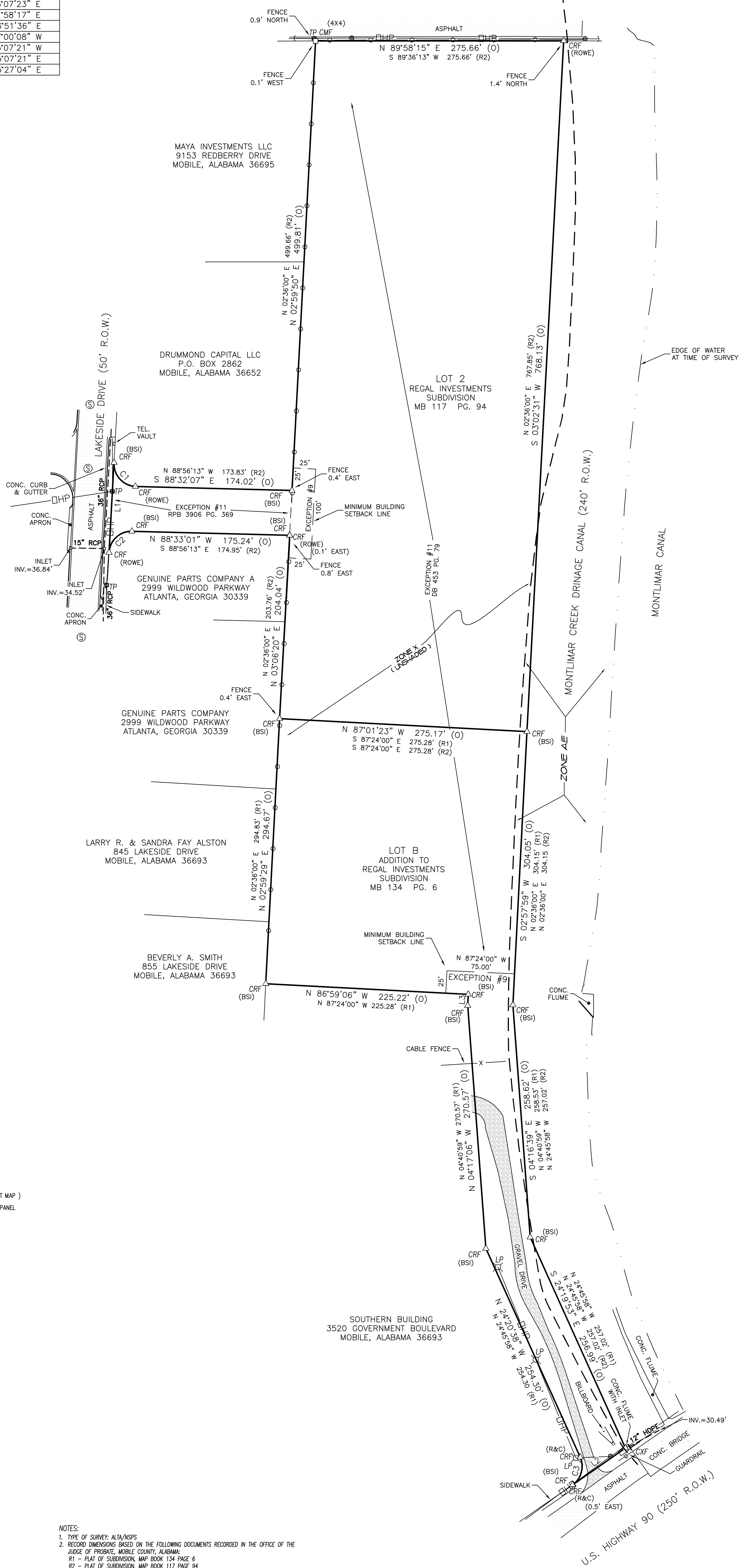
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2025, AND I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**NOTES:**

- TYPE OF SURVEY: ALTA/NSPS
- RECORD DIMENSIONS BASED ON THE FOLLOWING DOCUMENTS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA:  
R1 - PLAT OF SUBDIVISION, MAP BOOK 134 PAGE 6  
R2 - PLAT OF SUBDIVISION, MAP BOOK 117 PAGE 94
- THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
- THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES OF MOBILE, IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY, IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES OF MOBILE.
- THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN PORTRAIT VIEW WITH NO SCALING.
- FIELD WORK COMPLETED ON FEBRUARY 13, 2025.
- BASIS OF BEARING: BEARINGS ESTABLISHED HEREON ARE REFERENCED TO THE ALABAMA WEST STATE PLANE COORDINATE SYSTEM AND ESTABLISHED BY REAL TIME KINEMATIC GPS OBSERVATIONS MADE USING THE ALDOT CORS NETWORK.

MOVE IT MANAGEMENT  
12655 N. CENTRAL EXPY. STE. 925  
DALLAS, TX 75243

RESUBDIVISION OF LOTS 13 & 14  
LAKESIDE COMMERCIAL PARK  
SEVENTH ADDITION  
MB 76 PG 36



**ALTA / NSPS LAND  
TITLE SURVEY**

SMITH CLARK & ASSOCIATES OF MOBILE, D.B.A.  
BYRD SURVEYING

2609 HALLS MILL ROAD  
(251) 476-5010  
SCALE: 1" = 60'  
25BSO27

MOBILE, ALABAMA  
BYRD@BYRDSURVEYING.BIZ  
FEBRUARY 19, 2025