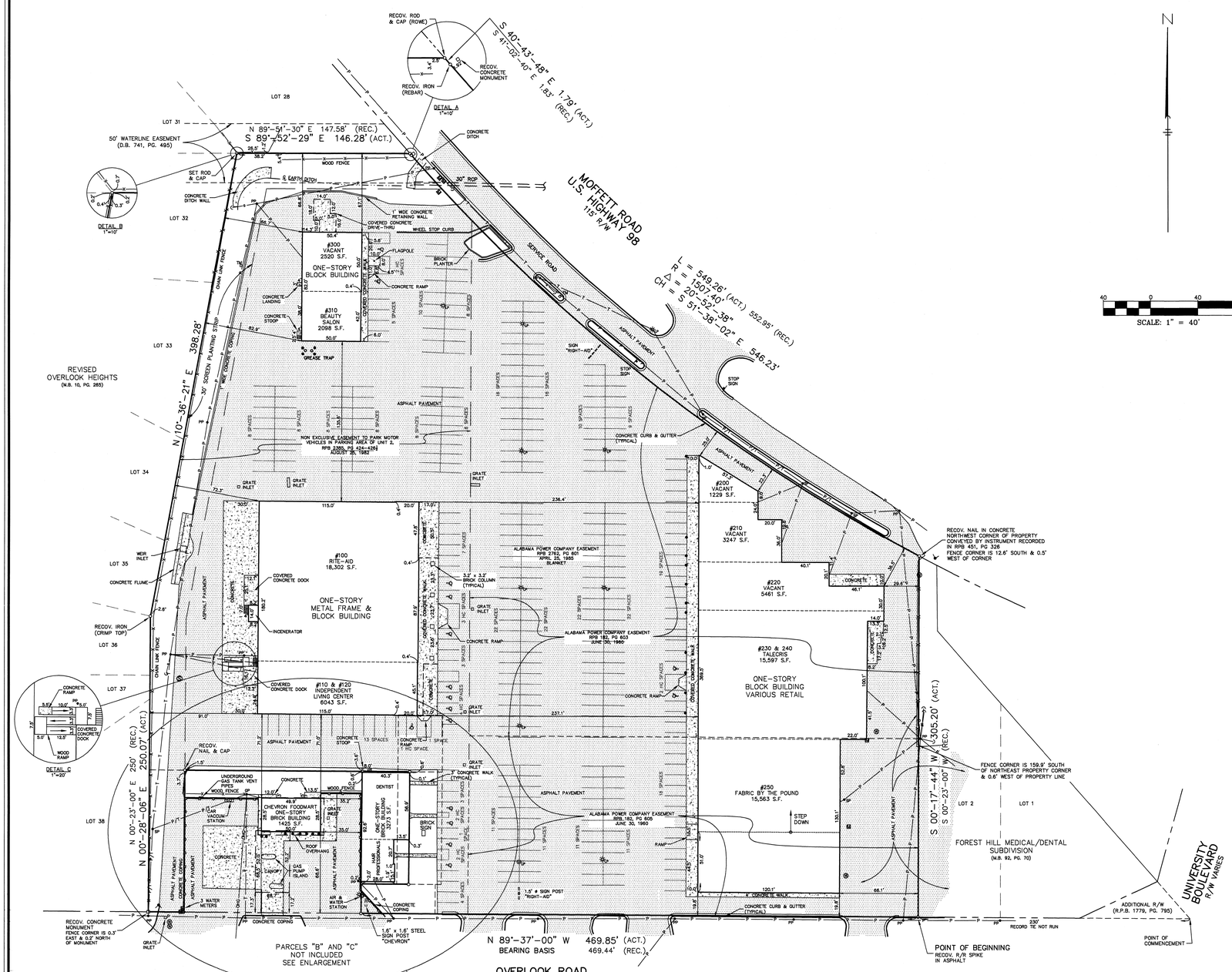
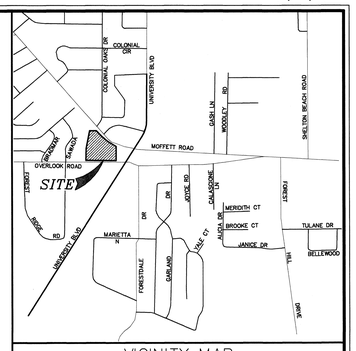
TF-M



LEGEND

P.O.B.	POINT OF BEGINNING		FLAG POLE
R/W	RIGHT-OF-WAY		POWER POLE
(REC.)	RECORD		TELEPHONE POLE
(ACT.)	ACTUAL		GUY POLE
	FORESHORTENED LINE		SERVICE POLE
RPB	REAL PROPERTY BOOK		GUY WIRE
DB	DEED BOOK		OVERHEAD GUY
PB	PLAT BOOK		LIGHT POLE
PG	PAGE		PAD MOUNTED TRANSFORMER
RCP	REINFORCED CONCRETE PIPE		OVERHEAD POWER LINE
SET ROD & CAP	SET 5/8" REBAR & CAP CA-00033-LS		OVERHEAD TELEPHONE LINE
	SIGN		UNDERGROUND POWER LINE
	FENCE LINE		UNDERGROUND TELEPHONE LINE
	PIPE BOLLARD		TELEPHONE MARKER
16" OAK	TREE W/ SIZE & TYPE		METAL GUARDRAIL
	GAS METER		SEWER CLEANOUT
	GAS VALVE		SANITARY SEWER LINE
	CONCRETE		SANITARY SEWER MANHOLE
			WATER METER
			WATER VALVE
			FIRE HYDRANT

SCALE: 1" = 40'



VICINITY MAP

NOTES:

1.) Bearing Basis: South line of Parcel "A", as shown by instrument Recorded in Real Property Book 3080, Page 558, Probate Court Records, Mobile County, Alabama.

2.) Type of Survey: Boundary Survey with Improvements

3.) Field Date: June 21–28, 2010

4.) No Title Binder has been furnished. Easements or claims of easements may exist.

5.) The following easements to Alabama Power Company are known to the surveyor:

Easement to Alabama Power Company recorded in RPB 182, PG 603 affects the property and is show on the plat.

Easement to Alabama Power Company recorded in RPB 182, PG 605 affects the property and is show on the plat.

Easement to Alabama Power Company recorded in RPB 2762, PG 601 is blanket in nature over Parcel A, affects the property and is shown the plat.

PARCEL "A"

TOTAL LAND AREA: 299,213 S.F ±6.87 ACRES

BUILDINGS AREA: 70,060 S.F.

ADDRESS: 5301 OVERLOOK ROAD

TAX ID: R022802034000118

PARKING SPACES:

323 SPACES + 16 HC SPACES = 339 TOTAL

LEGAL DESCRIPTION

STATE OF ALABAMA)
COUNTY OF MOBILE)

That certain lot of land bound by a line described as follows, to wit: Beginning at a point on the North line of Overlook Road 230 feet West of the Northwest intersection of Overlook Road and Old Moffat Road; thence North 89°–37'–00" West, along the North line of Overlook Road, a distance of 469.44 feet to a point; thence North 00°–23'–00" East, a distance of 25 feet to a point; thence South 89°–37'–00" East, a distance of 40 feet to a point; thence North 00°–23'–East, a distance of 95 feet to a point; thence North 89°–37'–00" West, a distance of 190 feet to a point; thence South 00°–23'–00" West, a distance of 120 feet to a point on the North line of Overlook Road; thence North 89°–37'–00" West, along the North line of Overlook Road, a distance of 30 feet to a point; thence North 00°–23'–00" East, a distance of 250 feet to a point; thence North 10°–36'–21" East, a distance of 398.28 feet to the centerline of a 50 foot water line easement; thence North 89°–51'–30" East along the centerline of said easement, a distance of 147.58 feet to the South line of Moffat Road service road; thence South 41°–02'–40" East, along the South line of said service road, a distance of 1.83 feet to the PC of a 1507.40 foot radius curve to the left; thence along the arc of said curve, a distance of 552.95 feet along the South line of said service road to the Northwest corner of property conveyed by Overlook Village, Inc. to B. Clifford Pringle, Jr., et al, by deed dated September 12, 1963 and recorded in Real Property Book 451, Page 326 of the records in the office of the Probate Court of Mobile County, Alabama; thence run South 00°–23'–00" West, a distance of 305.20 feet to the Point of Beginning.
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 for Surveying in the State of Alabama to the best of my knowledge, information and belief.

I further state that except as shown the buildings now erected on said lot are within the boundaries of the same; that except as shown there are no encroachments by buildings of adjoining property; that except as shown there are no rights–of–way, easements or joint driveways over or across said land visible on the surface; that except as shown there are no visible above ground electrical or telephone wires (excluding wires which serve the premises only) or structures or supports thereof, including poles, anchors and guy wires, on or over said premises.

This is to state that I have consulted the Fema Flood Insurance Rate Map No. 01097C0531 K, dated March 17, 2010, and found that the above described property now is located in Flood Hazard Area "X–Unshaded".

Survey Date: 06/28/10

Donald W. Rowe, PLS
Alabama Licensed Professional
Land Surveyor Registration No. 9359–S
Prints not valid unless they bear an original seal

© COPYRIGHT 2010
ALL RIGHTS RESERVED
ROWE SURVEYING & ENGINEERING CO., INC.

REVISIONS:	BOUNDARY SURVEY WITH IMPROVEMENTS 5301 MOFFETT ROAD		
	PREPARED FOR		
	PROPERTY MANAGEMENT GROUP, L.L.C.		
	ROWE SURVEYING AND ENGINEERING COMPANY, INC. CONSULTING ENGINEERS CA–00033–LS 3755 COTTAGE HILL ROAD PHONE 251–666–2766	MOBILE, ALABAMA 36609 FAX 251–660–1040	
ACAD: 33587 INCAD: ROGO:	JOB: 33587 FB: 1668/7–14 TAX: 022802034000–118,121,122	DATE: AUGUST 4, 2010	SCALE: 1" = 40'

ID# 43080

C:\AA\33587\OVERLOOK\33587.dwg, 8x44H, 8/4/2010 2:54:38 PM,
Autoprint, DWG To PDF.pc3, ANSI E (34.00 x 44.00 Inches), 1:40, Rowe Surveying & Engineering Co. Inc.