



**PLEASE FIND ATTACHED THE SURVEY
FOR THE FOLLOWING SITE**

BV Project #: **155928.22R000-001.220 [Version 5]**

Site Name: **Sonic QSR- Winfield, AL**

Site Address: **2581 US Highway 43**

City/State: **Winfield/AL**

In order to ensure that all comments are addressed properly, please send them to **Kay-Lynn Schuler** at **KayLynn.Schuler@bureauveritas.com**. Also, please place the BV Project # in the subject line for reference.

If you have any questions regarding this project, please contact **Mark Walker** at **mark.e.walker@bureauveritas.com**.

RECORD LEGAL DESCRIPTION

Lot 3, Wal-Mart Addition to Winfield, as per Plat of Survey recorded in Map Cabinet A, Slide 52 of the records in the Office of the Judge of Probate of Marion County, Alabama.

TOGETHER, with the benefitting aspects of Access Easement by and between Wal-Mart Real Estate Business Trust, a Delaware statutory trust, and R&M Realty, LLC, a Mississippi limited liability company, dated September 23, 2016, and recorded in Official Records Book 2016, Page 4040, of the Records in the Office of the Judge of Probate of Marion County, Alabama.

TITLE COMMITMENT EXCEPTION NOTES

9. Conditions, Restrictions and Reservations filed at Book 2016 page 4039. Does Affect, blanket in nature.
10. Utility Easement to Northwest Alabama Gas filed at Book 2007 page 1846. Does Affect, as shown hereon.
11. Intentionally Deleted
12. Declaration of Maintenance and Covenants filed at Book 2016 page 4038. Does Affect, blanket in nature.
13. Access Easement filed at Book 2016 page 4040. Does Affect, as shown hereon.
14. Intentionally Deleted
15. Sewer Easement to Waterworks and Sewer Board of the City of Winfield at Book 266 page 342. Does Affect, as shown hereon.
16. Waterline Easement to Waterworks and Sewer Board of the City of Winfield filed at Book 184 page 362. Does Not Affect, therefore is not shown hereon.
17. All matters shown on the plat of the Wal-Mart Addition to Winfield at Map Cabinet A, Slide 52. Does Affect, as shown hereon.
18 Terms and Conditions of that Lease Agreement between Quality Drive-In, LLC and GS U.S. Highway 43, LLC as evidenced by that Memorandum of Lease Agreement filed at Book 2020 page 3974. Does Affect, blanket in nature.

LIST OF POSSIBLE ENCROACHMENTS

NO POSSIBLE ENCROACHMENTS OBSERVED.

ZONING INFORMATION

(ZONING REPORT TO BE PROVIDED BY BUREAU VERITAS)

LAND AREA

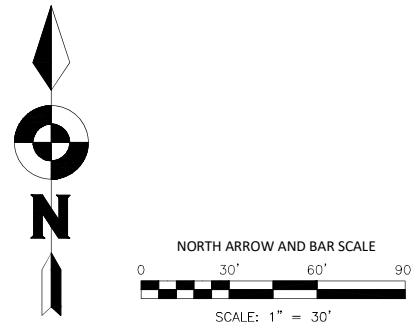
49,475.58 S.F. OR 1.1358 ACRES±

TAX ID

PARCEL NO.: 49-24-03-07-0-202-086.002

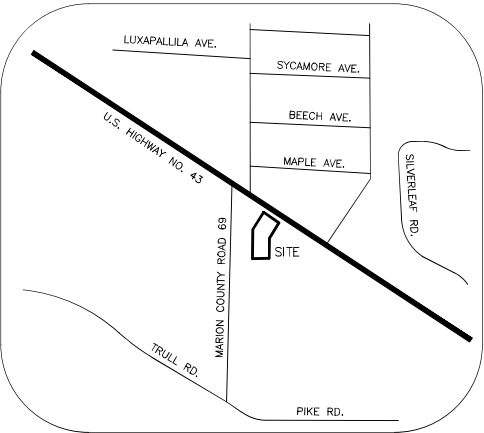
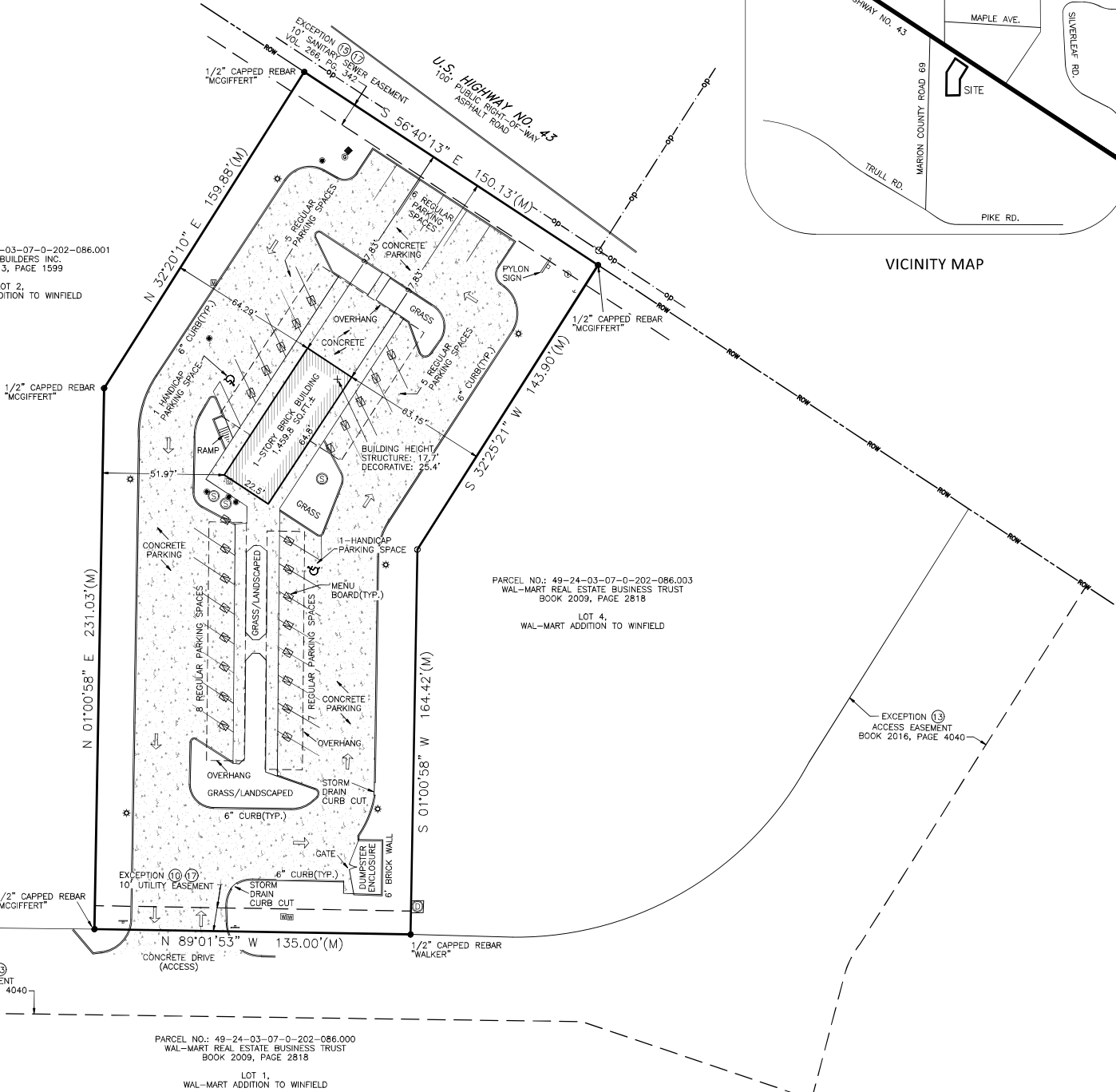
LEGEND

- = FOUND PROPERTY MARKER
(M) = MEASURE INFORMATION
(R) = RECORDED INFORMATION
[W] = WATER METER
◆ = GAS LINE MARKER
⊙ = GAS VALVE
⋈ = GUY ANCHOR
① = IRRIGATION CONTROL VALVE
★ = LIGHT POLE
⦿ = CLEAN OUT
+ = SIGN
[M] = MAILBOX
Ⓢ = SANITARY SEWER MANHOLE
Ⓣ = STORM DRAIN MANHOLE
--- = RIGHT-OF-WAY
--- = SETBACK
--- = OVERHEAD POWER



MARION COUNTY ROAD 69
50' PUBLIC RIGHT-OF-WAY
ASPHALT ROAD

PARCEL NO.: 49-24-03-07-0-202-086.001
BALLARD BUILDERS INC.
BOOK 2013, PAGE 1599
LOT 2,
WAL-MART ADDITION TO WINFIELD



VICINITY MAP

GENERAL SURVEY NOTES:

- This survey was made in accordance with laws and/or Minimum Standards of the State of Alabama.
- The basis of bearing for this survey is Alabama West - State Plane Coordinates, Grid North, as shown hereon.
- The property described hereon is the same as the property described in Fidelity National Title Insurance Company, Commitment No. 2022-327FID-S with an effective date of April 3, 2022 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 01093C0412C, with a date of identification of October 19, 2010, for Community No. 010161, in Marion County, State of Alabama, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has indirect access to Marion County Road 69 and U.S. Highway No. 43, dedicated public streets, via that certain Access Easement recorded in Book 2016, Page 4040.
- The total number of striped parking spaces on the subject property is 33, including 2 designated handicap spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, according to Marion County. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands. "No markers indicating a delineation of wetlands have been observed during the completion of this survey"
- The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
- Per the title commitment the owner of the Property is GS U.S. HIGHWAY 43, LLC, a Delaware limited liability company, in OFFR Book 2020, Page 3971.
- All visible improvements are located on the survey.

SURVEYOR'S CERTIFICATION

To Dallas Capital Bank, N.A., its successors or assigns; FRC Partners LLC, a Texas limited liability company, its successors or assigns; FRC PRG Winfield, LLC, a Texas limited liability company, its successors or assigns; FRC PRG Manager, LLC, a Texas limited liability company, its successors or assigns; GS U.S. Highway 43, LLC, a Delaware 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11(a), 13, 14, 16, 17, and 19 of Table A thereof.

The field work was completed on March 16, 2022
Date of Plat or Map: March 22, 2022

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.


Andrew Kramer, PLS
Alabama License No. 29990



REVISIONS			ALTA /NSPS LAND TITLE SURVEY SONIC QSR - WINFIELD, AL 155928.22R000001.220 2581 U.S. HIGHWAY 43 WINFIELD, MARION COUNTY, ALABAMA	RESPONSIBLE SURVEYOR CONTACT INFORMATION ANDREW KRAMER LAND SURVEYING		Survey Coordinated by: Bureau Veritas	
NO.	Description of Revisions	DATE		9340 HELENA ROAD, SUITE F-190		510 E. Memorial Road, Suite A-1	
1.	Update title commitment	04/13/2022		BIRMINGHAM, AL 35244		Oklahoma City, OK 73114	
				205-281-8082		800-411-2010	
				ANDREWKRAMERPLS@GMAIL.COM		ALTA@bvna.com	
				PROJECT NUMBER AL22-010		www.bvna.com	
				SHEET 1 OF 1			

