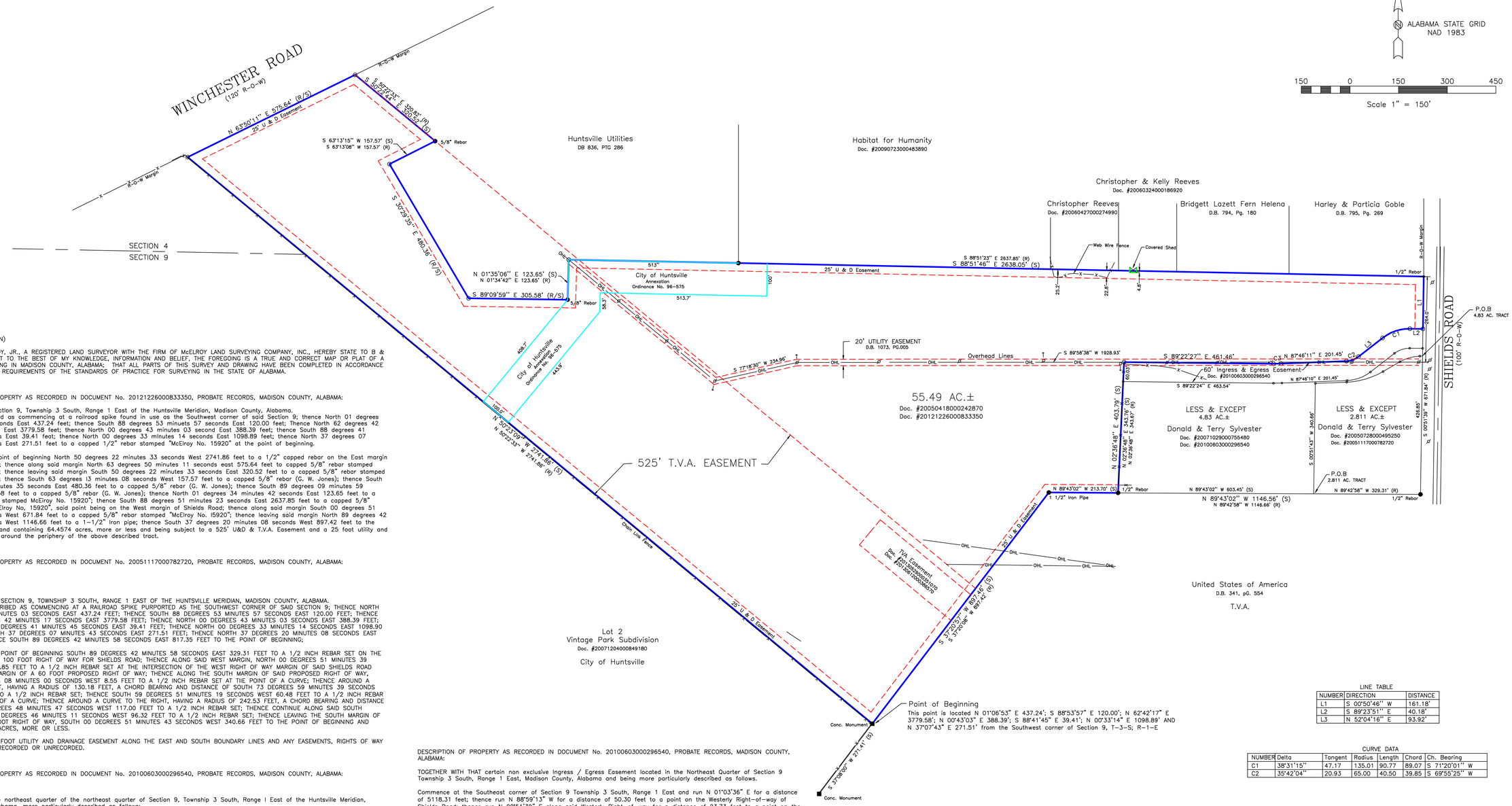

STATE OF ALABAMA)
COUNTY OF MADISON)

I, JAMES L. McELROY, JR., A REGISTERED LAND SURVEYOR WITH THE FIRM OF McELROY LAND SURVEYING COMPANY, INC., HEREBY STATE TO B & B GROUP, LLC, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF A TRACT OF LAND LYING IN MADISON COUNTY, ALABAMA; 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.

DESCRIPTION OF PROPERTY AS RECORDED IN DOCUMENT No. 20121226000833350, PROBATE RECORDS, MADISON COUNTY, ALABAMA:

All that part of Section 9, Township 3 South, Range 1 East of the Huntsville Meridian, Madison County, Alabama.
Particularly described as commencing at a railroad spike found in use as the Southwest corner of said Section 9; thence North 01 degrees 06 minutes 03 seconds East 437.24 feet; thence South 88 degrees 53 minuets 57 seconds East 120.00 feet; Thence North 62 degrees 42 minutes 17 Seconds East 3779.58 feet; thence North 00 degrees 43 minutes 03 second East 388.39 feet; thence South 88 degrees 41 minutes 45 seconds East 39.41 feet; thence North 00 degrees 33 minutes 14 seconds East 1098.89 feet; thence North 37 degrees 07 minutes 43 seconds East 271.51 feet to a capped 1/2" rebar stamped "McElroy No. 15920" at the point of beginning.

Thence from the point of beginning North 50 degrees 22 minutes 33 seconds West 2741.86 feet to a 1/2" capped rebar on the East margin of Winchester Road; thence along said margin North 63 degrees 50 minutes 11 seconds east 575.64 feet to capped 5/8" rebar stamped "McElroy No.15920"; thence leaving said margin South 50 degrees 22 minutes 33 seconds East 320.52 feet to a capped 5/8" rebar stamped "McElroy No.15920"; thence South 63 degrees 13 minutes 08 seconds West 157.57 feet to a capped 5/8" rebar (G. W. Jones); thence South 30 degrees 29 minutes 35 seconds East 480.36 feet to a capped 5/8" rebar (G. W. Jones); thence South 89 degrees 09 minutes 59 seconds East 305.58 feet to a capped 5/8" rebar (G. W. Jones); thence North 01 degrees 34 minutes 42 seconds East 123.65 feet to a capped 5/8" rebar stamped McElroy No. 15920"; thence South 88 degrees 51 minutes 23 seconds East 2637.85 feet to a capped 5/8" rebar stamped "McElroy No, 15920", said point being on the West margin of Shields Road; thence along said margin South 00 degrees 51 minutes 39 seconds West 671.84 feet to a capped 5/8" rebar stamped "McElroy No. 15920"; thence leaving said margin North 89 degrees 42 minutes 58 seconds West 1146.66 feet to a 1-1/2" iron pipe; thence South 37 degrees 20 minutes 08 seconds West 897.42 feet to the point of beginning and containing 64.4574 acres, more or less and being subject to a 525' U&D & T.V.A. Easement and a 25 foot utility and drainage easement around the periphery of the above described tract.

DESCRIPTION OF PROPERTY AS RECORDED IN DOCUMENT No. 20051117000782720, PROBATE RECORDS, MADISON COUNTY, ALABAMA:

LESS & EXCEPT:

SOUTH TRACT

ALL THAT PART OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA.
PARTICULARLY DESCRIBED AS COMMENCING AT A RAILROAD SPIKE PURPORTED AS THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 06 MINUTES 03 SECONDS EAST 437.24 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 57 SECONDS EAST 120.00 FEET; THENCE NORTH 62 DEGREES 42 MINUTES 17 SECONDS EAST 3779.58 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 03 SECONDS EAST 388.39 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 45 SECONDS EAST 39.41 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 14 SECONDS EAST 1098.90 FEET; THENCE NORTH 37 DEGREES 07 MINUTES 43 SECONDS EAST 271.51 FEET; THENCE NORTH 37 DEGREES 20 MINUTES 08 SECONDS EAST 897.42 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 58 SECONDS EAST 817.35 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING SOUTH 89 DEGREES 42 MINUTES 58 SECONDS EAST 329.31 FEET TO A 1/2 INCH REBAR SET ON THE WEST MARGIN OF A 100 FOOT RIGHT OF WAY FOR SHIELDS ROAD; THENCE ALONG SAID WEST MARGIN, NORTH 00 DEGREES 51 MINUTES 39 SECONDS EAST 426.85 FEET TO A 1/2 INCH REBAR SET AT THE INTERSECTION OF THE WEST RIGHT OF WAY MARGIN OF SAID SHIELDS ROAD WITH THE SOUTH MARGIN OF A 60 FOOT PROPOSED RIGHT OF WAY; THENCE ALONG THE SOUTH MARGIN OF SAID PROPOSED RIGHT OF WAY, SOUTH 88 DEGREES 08 MINUTES 00 SECONDS WEST 8.55 FEET TO A 1/2 INCH REBAR SET AT TIE POINT OF A CURVE; THENCE AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 130.18 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 59 MINUTES 39 SECONDS WEST 63.60 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 59 DEGREES 51 MINUTES 19 SECONDS WEST 60.48 FEET TO A 1/2 INCH REBAR SET AT THE POINT OF A CURVE; THENCE AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 242.53 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 48 MINUTES 47 SECONDS WEST 117.00 FEET TO A 1/2 INCH REBAR SET; THENCE CONTINUE ALONG SAID SOUTH MARGIN, SOUTH 87 DEGREES 46 MINUTES 11 SECONDS WEST 96.32 FEET TO A 1/2 INCH REBAR SET; THENCE LEAVING THE SOUTH MARGIN OF A PROPOSED 60 FOOT RIGHT OF WAY, SOUTH 00 DEGREES 51 MINUTES 43 SECONDS WEST 340.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.811 ACRES, MORE OR LESS.

SUBJECT TO: A 25 FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE EAST AND SOUTH BOUNDARY LINES AND ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS, RECORDED OR UNRECORDED.

DESCRIPTION OF PROPERTY AS RECORDED IN DOCUMENT No. 20100603000296540, PROBATE RECORDS, MADISON COUNTY, ALABAMA:

LESS & EXCEPT:

All that part of the northeast quarter of the northeast quarter of Section 9, Township 3 South, Range 1 East of the Huntsville Meridian, Madison County, Alabama, more particularly described as follows:
COMMENCE at a PK Nail found in use as the southeast corner of said Section 9; Thence, from said POINT OF COMMENCEMENT, North 01 degree 03 minutes 36 seconds East a distance of 5118.31 feet to a point;
Thence, North 88 degrees 59 minutes 13 seconds West a distance of 50.30 feet to a point on the westerly margin of a 100 foot wide right-of-way for a paved public road known as Shields Road, which is further described as being the northeasterly corner of that 2.811 acre tract of land conveyed by that deed recorded as Instrument Number 20050728000495250 which contained an error and was corrected by Scrivener's Affidavit Number 20051027000731440, for a POINT OF BEGINNING;
Thence from said POINT OF BEGINNING, along the northerly and westerly boundary of that said 2,811 acre tract as follows: South 88 degrees 08 minutes 00 seconds West a distance of 8.55 feet to the point of curvature of a curve to the left, having a delta angle of 28 degrees 16 minutes 42 seconds, a radius of 130.18 feet and a chord bearing and distance of South 73 degrees 59 minutes 39 seconds West, 63.60 feet; Thence, southwesterly along the arc of said curve, a distance of 64.25 feet to a point; Thence, South 59 degrees 51 minutes 19 seconds West, a distance of 60.48 feet to the point of curvature of a curve to the right, having a delta angle of 27 degrees 54 minutes 56 seconds, a radius of 242.53 feet and a chord bearing and distance of South 73 degrees 48 minutes 47 seconds West, 117.00 feet; Thence, southwesterly along the arc of said 8curve, a distance of 118.16 feet to a point; Thence, South 87 degrees 46 minutes 11 seconds West, a distance of 96.32 feet, to the northeast corner of said 2.811 acre tract; Thence, South 00 degree 51 minutes 43 seconds West, a distance of 340.66 feet to the southwesterly corner of said 2.811 acre tract, said point is further described as being the southeasterly corner of that 64.46 acre tract of land recorded as Instrument Number 20050418000242870 in the Probate Records of said Madison County; Thence, leaving the boundary of said 2.811 acre tract, North 89 degrees 42 minutes 59 seconds West along the southerly boundary of said 64.46 acre tract, a distance of 603.45 feet to a point; Thence, leaving said southerly boundary, North 02 degrees 36 minutes 48 seconds East, a distance of 343.67 feet to a point on the southerly margin of a 60 foot wide right-of-way for a public road; Thence, eastwardly along said southerly margin as follows: South 89 degrees 22 minutes 27 seconds East, a distance of 463.54 feet to the point of curvature of a curve to the left, having a delta angle of 2 degrees 51 minutes 23 seconds, a radius of 525.00 feet and a chord bearing and distance of North 89 degrees 11 minutes 52 seconds East, 26.17 feet; Thence, eastwardly along the arc of said curve, a distance of 26.17 feet; Thence, North 87 degrees 46 minutes 10 seconds East, a distance of 201.45 feet to the point of curvature of a curve to the left, having a delta angle of 35 degrees 41 minutes 57 seconds, a radius of 125.00 feet and a chord bearing and distance of North 69 degrees 55 minutes 16 seconds East, 76.63 feet; Thence, northeastward along the arc of said curve, a distance of 77.88 feet; Thence, North 52 degrees 04 minutes 21 seconds East a distance of 93.92 feet to the point of curvature of a curve to the right, having a delta angle of 38 degrees 31 minutes 17 seconds, a radius of 75.00 feet and a chord bearing and distance of North 71 degrees 19 minutes 58 seconds East, 49.48 feet; Thence, eastward along the arc of said curve, a distance of 50.42 feet; Thence South 89 degrees 24 minutes 25 seconds East, a distance of 39.94 feet to a point where the said southerly margin of the 60 foot wide right-of-way intersects the said westerly margin of said 100 foot wide right-of-way for a paved public road known as Shields Road; Thence, leaving said southerly margin, South 0 degree 51 minutes 39 seconds West along said westerly margin of the right-of-way for Shields Road, a distance of 23.73 feet to the POINT OF BEGINNING, containing 4.83 acres, more or less.

DESCRIPTION OF PROPERTY AS RECORDED IN DOCUMENT No. 20100603000296540, PROBATE RECORDS, MADISON COUNTY, ALABAMA:

TOGETHER WITH THAT certain non exclusive Ingress / Egress Easement located in the Northeast Quarter of Section 9 Township 3 South, Range 1 East, Madison County, Alabama and being more particularly described as follows.

Commence at the Southeast corner of Section 9 Township 3 South, Range 1 East and run N 01°03'36" E for a distance of 5118.31 feet; thence run N 88°59'13" W for a distance of 50.30 feet to a point on the Westerly Right-of-way of Shields Road; thence run N 00°51'39" E along said Westerly Right-of-way for a distance of 23.73 feet to a point on the Northern line of that property as described in instrument no. 20071029000755480 and to the POINT OF BEGINNING; thence leaving said Westerly Right-of-way run N 89°24'25" W along said Northern line for a distance of 39.94 to the point of curvature to the left having a radius of 75.00 feet, a chord bearing of S 71°19'58"W and a chord distance of 49.48 feet, thence along arc of said curve and said Northern line for a distance of 50.42 feet; thence run S 52°04'21"W along said Northern line for a distance of 93.92 feet to the point of curvature to the right having a radius of 125.00 feet, a chord bearing of S 69°55'16"W and a chord distance of 76.63 feet, thence along arc of said curve and said Northern line for a distance of 77.88 feet; thence run S 87°46'10"W along said Northern line for a distance of 201.45 feet to the point of curvature to the right having a radius of 525.00 feet, a chord bearing of S 89°11'52"W and a chord distance of 26.17 feet, thence along arc of said curve and along said Northern line for a distance of 26.17 feet; thence run N 89°22'27"W along said Northern line for a distance of 463.54 feet; thence leaving said Northern line run N 02°36'48" E for a distance of 60.04 feet; thence run S 89°22'27"E parallel to said Northern line for a distance of 461.46 feet to the point of curvature to the left having a radius of 465.00 feet, a chord bearing of N 89°11'52"E and a chord distance of 23.18 feet, thence along arc of said curve parallel to said Northern line a distance of 23.18 feet; thence run N 87°46'10"E parallel to said Northern line for a distance of 201.45 feet to the point of curvature to the left having a radius of 65.00 feet, a chord bearing of N 69°55'16"E and a chord distance of 39.85 feet, thence parallel to said Northern line along arc of said curve for a distance of 40.49 feet; thence run N 52°04'21" E parallel to said Northern line for a distance of 93.92 feet to the point of curvature to the right having a radius of 135.00 feet, a chord bearing of N 71°19'58"E and a chord distance of 89.07 feet, thence along arc of said curve parallel to said Northern line a distance of 90.77 feet; thence run S 89°24'25" E parallel to said Northern line for a distance of 39.94 feet to a point on said Westerly Right-of-way; thence run S 00°35'35"W along said Westerly Right-of-way for a distance of 60.00 feet, back to the POINT OF BEGINNING.

Said Easements contains 1.3 acres more or less.

ACCORDING TO THIS SURVEY, UNDER MY DIRECT SUPERVISION, THIS 3rd DAY OF FEBRUARY, 2017.

_____
JAMES L. McELROY, JR.
AL. LLS NO. 15920

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°50'46" W	161.18'
L2	S 89°23'51" E	40.18'
L3	N 52°04'16" E	93.92'

CURVE DATA

NUMBER	Delta	Tangent	Radius	Length	Chord	Ch. Bearing
C1	38°31'15"	47.17	135.01	90.77	89.07	S 71°20'01" W
C2	35°42'04"	20.93	65.00	40.50	39.85	S 69°55'25" W

GENERAL LEGEND

IRON PIN FOUND (AS NOTED)	●
CAPPED REBAR, SET - SIZE 1/2" STAMPED "15920 McELROY"	○
CONCRETE MONUMENT, FOUND	■
CONCRETE MONUMENT, SET	□
ACCORDING TO RECORD	(R)
SURVEYED (FIELD MEASURED)	(S)
UTILITY & DRAINAGE EASEMENT	U. & D.
RIGHT OF WAY	R.O.W.
MINIMUM BUILDING LINE	M.B.L.
FENCE	-x-x-
NOT TO SCALE	N.T.S.
UTILITY POLE	-○-
PUBLIC UTILITY & DRAINAGE EASEMENT	P.U.D.E.
FINISH FLOOR ELEVATION	F.F.E.
CENTERLINE	℄
PROPERTY LINE	P.L.
AIR CONDITIONER PAD	A/C
OVERHEAD WIRES	OHW
PARKER & KALON NAIL	P. K. NAIL
POINT OF CURVATURE	P.C.
POINT OF BEGINNING	P.O.B.

SURVEYOR NORE:

1.) SURVETED PROPERTY CONTAINS 55.49 ACRES, MORE OR LESS.

2.) SUBJECT DEED RECORDED IN DOCUMENT No. 20121226000833350 DOES NOT CALL FOR PROPERTY ALSO LYING IN A PART OF SECTION 4.

3.) NO DEED FOUND OR FURNISHED FOR T.V.A. OVERHEAD LINES CROSSING THROUGH SUBJECT PROPERTY.

McELROY
LAND SURVEYING CO., INC.
2227 DRAKE AVE., BLDG. 10-D
HUNTSVILLE, ALABAMA 35805
PHONE: (256) 881-4004 FAX: (256) 881-4007

A PART OF SECTION 4 & 9
TOWNSHIP 3 SOUTH; RANGE 1 EAST

HUNTSVILLE, MADISON COUNTY, ALABAMA

NOT VALID UNLESS STAMPED IN RED INK

NOTES:
1. NORTH IS REFERENCED TO STATE GRID, ALABAMA EAST ZONE, NAD 1983.
2. WHEN APPLICABLE, ONLY SURFACE INDICATIONS OF STORM AND SANITARY SEWER STRUCTURES AND OTHER UTILITIES HAVE BEEN SHOWN ON THIS SURVEY; THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
3. SOURCE OF INFORMATION USED TO PERFORM THIS SURVEY WAS DOCUMENT #20121226000833350.

BOUNDARY SURVEY FOR:	B & B GROUP, LLC
SCALE:	1" = 150'
DATE:	02/02/17
FIELD WORK COMPLETED:	02/02/17
DRAWN BY:	JLM
APPROVED BY:	J.L.M.
REVISED:	02/08/17
DRAWING NUMBER:	17-14