

NOTES

- All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
- Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "26623".
- No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor, except as shown or noted.
- No underground installations or improvements have been located, except as shown or noted.
- This survey was prepared using a Title Search sent by the client on 11/06/17 as shown on this Plat.
- rendered on the property.
- Utilities are shown on this survey by observed evidence at the time of the survey along with "some" marked underground utilities. When a 311 utility locate is called in for the purpose of a survey, no response is typical due to the low priority over location areas where digging is taking place. No liability is assumed for underground utilities not shown on this plat. All above ground utilities are located at the time of the plat.

LEGAL DESCRIPTION BASED ON SURVEY

LOT 2 OF ROMAR (SC) SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON SLIDE 1388-B IN THE PROBATE RECORDS OF BALDWIN COUNTY, AL

To: DBOD, LLC, its successors and/or assigns as their respective interests may appear, CHICAGO 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 2016 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, 5, 6(a), 6(b), 7(a), 8, 9, 13, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 11/13/2017 AND 11/16/2017.

Date of Plat or Map: 12-06-2017

David Lowery P.L.S. Registration # 26623

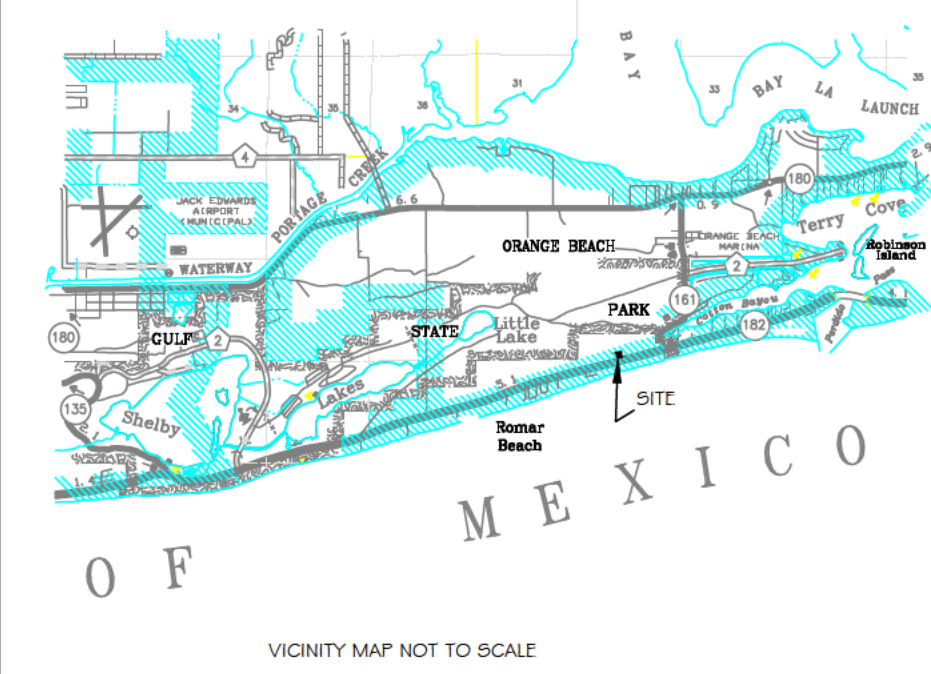
NO EARTHMOVING WORK OR CONSTRUCTION WAS OBSERVED AT THE TIME OF THIS SURVEY.
NO WETLAND DELINEATION OR WETLAND MARKINGS WERE OBSERVED AT THE TIME OF THIS SURVEY.
THE LEGAL DESCRIPTION ON THIS PLAT IS ONE AND THE SAME AS THE LEGAL DESCRIPTION ON THE TITLE COMMITMENT.

THERE WERE 18 PARKING SPACES ON SITE WITH ONE BEING HANDICAP DURING THE TIME OF THIS SURVEY
ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 1988

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THERE ARE NO OVERLAPS WITH THE ADJACENT PARCELS AND ARE FREE OF ANY ENCROACHMENTS EXCEPT AS SHOWN; THE PREMISES ARE LOCATED IN FLOOD A FLOOD ZONE WHICH IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP AS "ZONE X" AND "AE-B" ON COMMUNITY PANEL NO. 01003C0963-L

THE SURVEYED PROPERTY HAS DIRECT ACCESS TO PERDIDO BEACH BLVD.

● SIGN POST
○ LIGHT POST



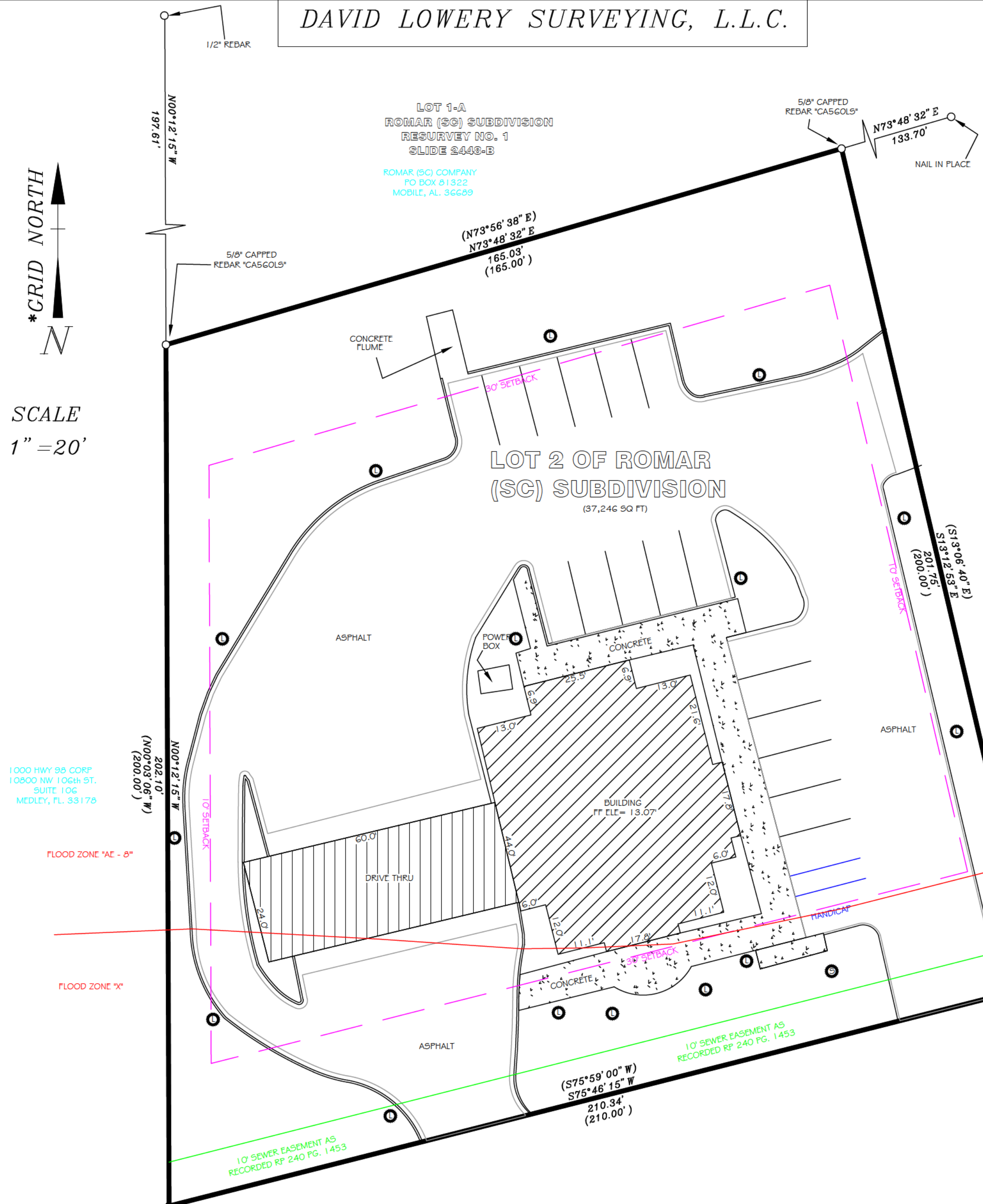
PLAT OF AN ALTA/NSPS SURVEY PREPARED FOR

DAVID LOWERY SURVEYING, L.L.C.

55284 MARTIN LN.
STOCKTON, AL 36579
251-937-2757 ph. 251-937-2756 fax
dlsurvey25@hotmail.com

LEGEND AND SYMBOLS

(**)	RECORD BEARING/DISTANCE
OE	OVERHEAD ELECTRIC
●	SET IRON PIN
○	FOUND IRON PIN
△	PIN NOT SET
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
—	NOT TO SCALE
—X—	FENCE
■	FENCE CORNER POST
□	CONCRETE MONUMENT



D.L.L.

David Lowery
Al Lic No 26623
55284 Martin Ln.
Stockton, AL 36579
251-937-2757

CERTIFICATION

I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify the foregoing to be a true plat or map of a survey performed by me or under my supervision, containing the acreage and being situate as both shown and stated herein. I further 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.



Maximum Height of Structure is 14' or 14 floors
Maximum Height of Structure in Habitable Stories 14
Minimum Front Yard 30-Feet
Minimum Rear Yard 30-Feet
Minimum Side Yards 10-Feet
Minimum Lot Area 20,000 Square Feet
Maximum Building Coverage 56%
Minimum Lot Width at Building Line 100-Feet
Minimum Lot Width at Street Line 100-Feet

ZONING DATA:
ZONING GB
(GENERAL BUSINESS)

MIN AREA 1,000 S.F.

SCHEDULE B PART 2 EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 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.
AFFECTS THE PROPERTY BUT LOCATION CAN NOT BE DETERMINED FROM THE REC. DOCUMENT
- Ad Valorem Taxes for the year 2018, which said taxes are not due and payable until October 1, 2018.
AFFECTS THE PROPERTY BUT LOCATION CAN NOT BE DETERMINED FROM THE REC. DOCUMENT
- 2017 Taxes are assessed to Branch Banking and Trust Company, a North Carolina Corporation, under Ppin No. 071773, Parcel No. 05-65-04-17-0-000-001.020, with an assessed value of \$182,780.00, without claim of homestead exemption. \$5,696.00 amount paid for 2016 \$5,848.96 due for 2017 - SUBJECT TO CHANGE
AFFECTS THE PROPERTY BUT LOCATION CAN NOT BE DETERMINED FROM THE REC. DOCUMENT
- The current tax valuation is in accordance with the present assessment rolls in the Office of the Revenue Commissioner, but is subject to any future adjustment made by either the Office of the Revenue Commissioner or the Board of Equalization.
- Electric Line Right-of-Way Easement granted Baldwin County Electric Membership Corporation, dated October 24, 1996 and recorded in Real Property Book 722, page 1372 as noted on survey by David Lowery Surveying, L.L.C. dated December 6TH, 2017. **AFFECTS THE PROPERTY AND IS BLANKET IN NATURE**
- Building setback line, as shown on recorded plat of said subdivision recorded on Slide 1388B and as noted on survey by David Lowery Surveying, L.L.C. dated DECEMBER 6TH, 2017. **AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON**
- Title to minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real Property Book 177, page 504. **AFFECTS THE PROPERTY BUT LOCATION CAN NOT BE DETERMINED FROM THE REC. DOCUMENT**
NOTE: This commitment and the policy to be issued pursuant hereto does not attempt to set out the manner in which the minerals are now vested and does not insure any minerals, nor any rights on or easements in connection therewith
- Sewer Line Easement granted Baldwin County Sewer Authority, Inc. dated January 16, 1986 and recorded in Real Property Book 240, page 1453 and as noted on survey by David Lowery Surveying, L.L.C. dated DECEMBER 6TH, 2017 **AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON**
- Intentionally Omitted.
- Restrictive covenants contained in instrument (s) recorded in Real Property Book 518, page 1040 and all amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604 (c). **AFFECTS THE PROPERTY BUT LOCATION CAN NOT BE DETERMINED FROM THE REC. DOCUMENT**
- Difference between record and actual distances not being the same as shown on survey by David Lowery Surveying, L.L.C. dated DECEMBER 6TH, 2017. **AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON**
- Flood Zone Lines as shown on survey by David Lowery Surveying, L.L.C. dated DECEMBER 6TH, 2017 and as noted on Slide 1388B of said subdivision. **AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON**

NOTE: An owner's policy to be issued in connection with this commitment will contain the following exceptions:

- Rights or claims of parties other than the insured in actual possession of any or all of the property.
- Intentionally Omitted.
- Unfiled mechanics or materialmen liens.

MURPHY OIL USA INC.
PO BOX 7300
EL DORADO, AR. 71731

LOT 1-D
ROMAR (SC) SUBDIVISION
RESURVEY NO. 1
SLIDE 2448-B

PERDIDO BEACH BLVD. 120' R.O.W.

FLOOD ZONE DATA SHOWN HEREON WAS SCALED FROM THE FEMA FIRM MAP

COMMITMENT NUMBER	171034
EFFECTIVE DATE	09-18-2017
NAME OF INSURER	Chicago Title Insurance Company
PHYSICAL ADDRESS	25239 Perdido Bch. Blvd Orange Beach, AL 36561