

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
JEFFERSON COUNTY

I, Micheal Lee Thomas, a Licensed Professional Land Surveyor in the State of Alabama, hereby certify that I have surveyed the property of name of company or individual owner(s) situated in Elmore County, Alabama and described as follows:

Legal Description

A parcel of land being situated in the Northeast Quarter of Section 31 and the Northwest Quarter of Section 32, all in Township 18 North, Range 17 East, Elmore County, Alabama and being more particularly described as follows:

Commence the Northwest corner of said Section 32; Thence runs S 00°32'17" W, a distance of 406.49 feet to a 5/8" capped rebar (Sain CA00279), said point being the POINT OF BEGINNING; thence continue S 00°32'17" W for a distance of 96.66 feet to a 5/8" capped rebar (Sain CA00279); thence N 56°24'04" E for a distance of 906.47 feet to a 5/8" capped rebar (Sain CA00279); thence S 33°35'56" E for a distance of 537.02 feet to a 5/8" capped rebar (Sain CA00279); thence S 56°24'05" W for a distance of 192.14 feet to a 1/2" rebar; thence N 03°02'02" E for a distance of 37.69 feet to a 5/8" capped rebar (Sain CA00279); thence S 56°31'51" W for a distance of 32.67 feet to a 5/8" capped rebar (Sain CA00279); thence N 85°36'27" W for a distance of 50.88 feet to a 5/8" capped rebar (Sain CA00279); thence N 19°40'30" W for a distance of 164.91 feet to a 5/8" capped rebar (Sain CA00279); thence N 55°54'43" E for a distance of 214.42 feet to a 5/8" capped rebar (Sain CA00279); thence S 89°11'51" E for a distance of 96.48 feet to a 5/8" capped rebar (Sain CA00279); thence N 55°56'40" E for a distance of 88.64 feet to a 5/8" capped rebar (Sain CA00279); thence N 33°35'56" W for a distance of 67.45 feet to a 5/8" capped rebar (Sain CA00279); thence N 56°24'04" E for a distance of 70.26 feet to a 5/8" capped rebar (Sain CA00279); thence N 33°35'56" W for a distance of 40.29 feet to the beginning of a curve to the right having a radius of 340.00 feet and a central angle of 89°51'16", being subtended by a chord bearing of N 11°24'13" E and a chord distance of 480.22 feet; thence along the arc of said curve for a distance of 533.21 feet to a 5/8" capped rebar (Sain CA00279); thence N 56°24'04" E for a distance of 287.31 feet back to the point of beginning. Said parcel containing 21.02 acres, more or less.

I further certify that all parts of this survey and plat have been completed in accordance with the current requirements of the standards and practices for surveying in the State of Alabama.

WITNESS my hand this the 27 day of March, 2025

Micheal Lee Thomas, PLS
Alabama License #33673



CONTACT INFORMATION:

Michael Thomas, PLS
Alabama Reg. No. 33673
Phone: (205) 940-6420
E-mail: mthomas@sain.com
SAIN ASSOCIATES, INC.
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243

Southern Orthopaedic Surgeons

12 cafe 20

PROPOSAL

PROPOSAL

Chick-fil-A

BAUMHOWER'S VICTORY GRILL

SITE DATA:
Total Acreage: 21.02 Acres
City of Millbrook: Zoned B-1-a (Central Business)
Total Lots: 12
Largest Lot: Lot 8 = 2.35 AC; 102,361 SF
Smallest Lot: Lot 5 = 0.41 AC; 1,830 SF
Electric: Alabama Power Company - Call: (334) 206-2831
Water: Millbrook Utility System - Call: (334) 285-3001
Sewer: Millbrook Utility System - Call: (334) 285-3001
Gas: Spire Alabama, Inc. - Call: (334) 241-4310
All utilities and supply lines shall be underground.

DEDICATION

I, Bart Mercer, as Chairman of Elmore County Commission, as the owner, have caused the land embraced in the within plat to be surveyed, laid out, and platted to be known as THE MARKETPLACE @ 17 SPRINGS located in Elmore County, Alabama, and do hereby dedicate, grant and convey for public use the streets, public alleys, and public grounds as shown on said plat. I also dedicate the easements as shown on said plat to the use of the designated users.

Witness my hand this the 1 day of April, 2025.

Bart Mercer
Chairman, Elmore County Commission

ACKNOWLEDGEMENT
STATE OF ALABAMA
ELMORE COUNTY

I, Lori Davis, Notary Public in and for said County, in said State, hereby certify that, Bart Mercer, whose name as Chairman of the Elmore County Commission is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, he (she) as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this 1st day of April, 2025.

DEDICATION

I, Al Kelley, as Mayor of City of Millbrook, as the owner, have caused the land embraced in the within plat to be surveyed, laid out, and platted to be known as THE MARKETPLACE @ 17 SPRINGS located in Elmore County, Alabama, and do hereby dedicate, grant and convey for public use the streets, public alleys, and public grounds as shown on said plat. I also dedicate the easements as shown on said plat to the use of the designated users.

Witness my hand this the 31st day of March, 2025.

Al Kelley
Mayor of City of Millbrook

FLOOD ZONE INFORMATION

According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Millbrook, Elmore County Alabama (community panel 010370), map number 01051C0269F & 01051C0407F, effective date 09/03/2014, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain. More recent flood studies may exist on the subject property or surrounding properties that have not been published, that could affect the status of the current flood zone.

POINT OF COMMENCEMENT
NE CORNER OF SECTION 31,
TOWNSHIP 18 NORTH,
RANGE 17 EAST,
ELMORE COUNTY ALABAMA

Plat Notes:

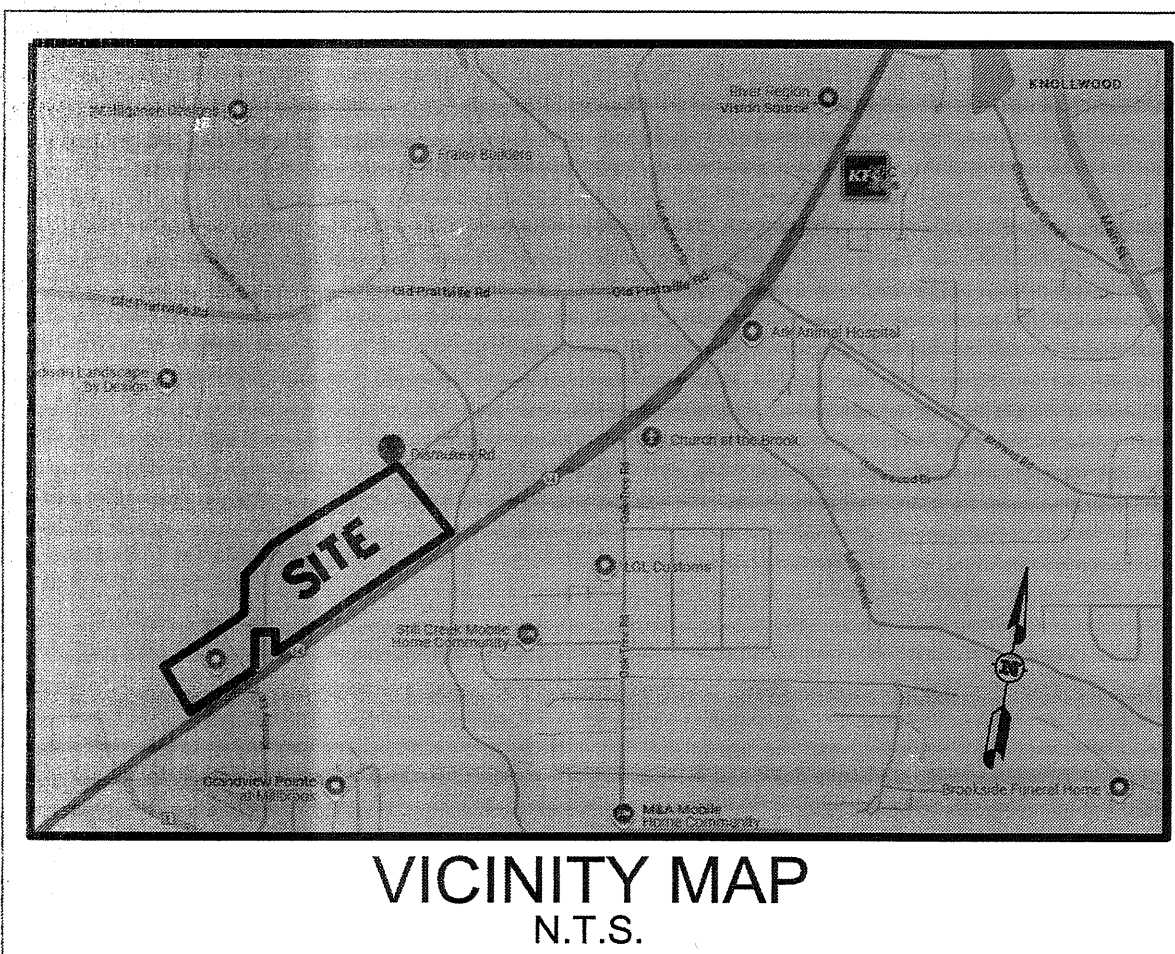
1. The storm water discharge system within this subdivision complies with the City of Millbrook policy in that post-development discharge rates cannot exceed pre-development runoff rates. For the system within this subdivision to function as intended, all upstream development must comply with the storm water policy. Further, all drainage structures, ditches, etc., related to drainage within this subdivision must remain as they were originally constructed for post development discharge rates to not exceed pre-development runoff rates. Any changes to drainage structures, ditches, etc., must meet the City of Millbrook requirements and are subject to approval by the City Engineer.
2. All private drainage easements as shown on this plat are to be maintained by the owner of the lot or land upon which is located such private drainage easement. Failure to maintain areas as constructed and intended may result in upstream and downstream flooding and could result in civil liability. The City of Millbrook does not assume responsibility for such easements and/or ponds. No lot owner shall divert or otherwise impede the flow of water across, along and/or under said private drainage easements.
3. All utility, private drainage and private access easements shown hereon are for the use of the utility which may require them and for surface drainage as needed. These easements include the rights of ingress and egress for maintenance of the property, facilities and apparatus included therein. No permanent structure may be placed or erected over any part of any easement.
4. Without relieving any other legally responsible parties, each lot owner is responsible for instituting Alabama Department of Environmental Management (ADEM) approved erosion control measures during the construction of any improvements on said lots. In addition, builders are responsible for providing building sites free of drainage problems and shall not adversely affect adjoining properties with site drainage.
5. Declaration of Covenants, Easements and Restrictions for are recorded in Deed Book: at page: in the Office of the Judge of Probate of Elmore County, Alabama.

6. To provide connectivity within the subdivision, the owner of each lot is required to provide each adjacent lot within the subdivision with a minimum of one access for ingress and egress. The location of the access for ingress and egress shall optimize the buildable area of each lot. No building permit shall be issued for any lot without approval by the City Engineer of the design for lot connectivity.

7. Lot 7 shall be exempt from the requirements of item 6 to provide an access for ingress and egress to Lot 2. Lot 2 is required to provide a minimum of one access for ingress and/or egress to Lot 7 at the request of the owner.

8. Lot 1 shall provide Lot 2 with access to the electrical service designated for Lot 2 located on its property. Lot 2 shall have ingress and egress over Lot 1 for the purpose of accessing, maintaining, operating, and inspecting the electrical service facilities designated for Lot 2. Any damage to improvements on Lot 1 as the result of the previous activities shall be repaired at the expense of the Lot 2 owner. Lot 2 has the right to remove from said lands any obstructions which endanger or may interfere with the efficiency of the electrical infrastructure and service facilities. Any such proposed relocations shall be submitted in writing prior to the commencement of any relocation construction efforts and subject to appropriate approval prior to the commencement of any relocation construction efforts. No buildings, structures, concrete slabs, or walls shall be placed within 10' of the electrical service facilities.

9. Lot 6 shall provide Lot 5 with access to the water, electrical, and communication services designated for Lot 5 located on its property. Lot 5 shall have ingress and egress over Lot 6's lands for the purpose of accessing, maintaining, operating, and inspecting the utility service facilities designated for Lot 5. Any damage to improvements on Lot 6 as the result of the previous activities shall be repaired at the expense of the Lot 5 owner. Lot 5 has the right to remove from said lands any obstructions which endanger or may interfere with the efficiency of the water, electrical, and communication infrastructure and service facilities. Any such proposed relocations shall be submitted in writing prior to the commencement of any relocation construction efforts and subject to appropriate approval prior to the commencement of any relocation construction efforts. No buildings, structures, concrete slabs, or walls shall be placed within 10' of the water, electrical, and communication facilities.



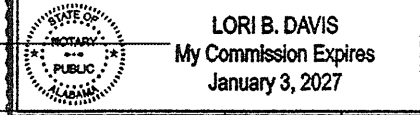
VICINITY MAP
N.T.S.

ACKNOWLEDGEMENT
STATE OF ALABAMA
ELMORE COUNTY

I, Lori Davis, Notary Public in and for said County, in said State, hereby certify that Individual's Name whose name as Title of the Corporation Name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, he (she) as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this 31st day of March, 2025.

Lori Davis
Notary Public
My Commission Expires:



CERTIFICATE OF APPROVAL BY THE SEWER SYSTEM

The undersigned, as authorized by the City of Millbrook, Alabama, which serves this subdivision with sanitary sewer, hereby approves the within plat for recording of same in the Probate Office of Elmore County, Alabama, this the 1 day of April, 2025.

W. A. Kelley
Sewer Superintendent

CERTIFICATE OF APPROVAL BY THE COUNTY CHIEF ENGINEER

The undersigned, as County Engineer of the County of Elmore, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the 9 day of April, 2025.

County Chief Engineer

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING

The undersigned, as Director of Planning of the City of Millbrook, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the 2 day of April, 2025.

Director of Planning

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

The within plat of THE MARKETPLACE @ 17 SPRINGS, Elmore County, Alabama, was approved by the Planning Commission of the City of Millbrook, Alabama, on the 31 day of March, 2025.

Chairperson Date: 3-31-25

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA
ELMORE COUNTY
I hereby certify that this Plat or Map was filed in this Office this the 10th day of April, 2025, at 10:00 clock A.M., and recorded in Book 25 of Plate and Maps, Page 25.
Judge of Probate

CERTIFICATE OF APPROVAL BY THE E-911 ADMINISTRATIVE OFFICE

The undersigned, as authorized by the E-911 Board of Elmore County, Alabama, hereby approves the within plat for recording of same in the Probate Office of Elmore County, Alabama, this the 14 day of April, 2025.

E-911 Director

CERTIFICATE OF APPROVAL BY THE ELECTRICAL DISTRIBUTION COMPANY

The undersigned, as authorized by Alabama Power which serves this subdivision with electricity, hereby approves the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the 9 day of April, 2025.

Electric Utility

CERTIFICATE OF APPROVAL BY THE WATER SYSTEM

The undersigned, as authorized by the Millbrook Utilities which serves this subdivision with water, hereby approves the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the 1 day of April, 2025.

Water Superintendent

CERTIFICATE OF APPROVAL BY THE CITY OF MILLBROOK MAYOR

The undersigned, as Mayor of the City of Millbrook, Alabama, hereby certifies as evidenced by certificate and required by state law, that the Millbrook Planning Commission approved the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the 31 day of March, 2025.

Mayor

City Attorney

CERTIFICATE OF APPROVAL BY THE ELMORE COUNTY HEALTH DEPARTMENT

The Health Department signature is for recording purposes and signifies that the Department is aware of this development and sees no obvious impediments to the planned central sewer system serving the lots as it was presented.

Health Department

THE MARKETPLACE @ 17 SPRINGS

being located
in Section 31 & 32,
Township 18 North,
Range 17 East
Elmore County, Alabama

prepared by
Sain Associates Inc.
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243

PLATS 35 30
Recorded in Above Book and Page
04/10/2025 10:05:12 AM
D. JASON BRITT
PROBATE JUDGE
Elmore County, AL

Records Fee 21.00
TOTAL 21.00

STUART PETER, PM 22-0291