



Agenda Item #5

Application 2024-71-CA

DETAILS

Location:

100 Canal Street

Summary of Request:

Install 48 square-foot wall sign.

Applicant (as applicable):

Michael Cartoski on behalf FD Stonewater, LLC.

Property Owner:

FD Stonewater, LLC

Historic District:

Church Street East

Classification:

Non-contributing

Summary of Analysis:

- The proposed new wall sign would be 48 square feet, which, including a monument sign already approved, would bring the total signage area to 102 square feet. This exceeds the 64 square feet allowed in the *Guidelines* per commercial tenant by 38 square feet.
- The proposed location of the wall sign within a recessed entrance vestibule minimizes the visual impact of the sign.
- The proposed sign construction and materials comply with the *Guidelines*.

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PROPERTY AND APPLICATION HISTORY

Church Street East Historic District was initially listed in the National Register in 1971 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, education, and urban planning. The district is significant for its concentration of multiple 19th century architectural styles and because it encompasses the site of Mobile in the early 1700s. The district boundaries were expanded in 1984 and 2005.

Prior to 1960, the area surrounding the subject property was a densely developed residential neighborhood of mostly one-story frame houses. Urban Renewal projects of the 1960s resulted in widespread demolitions in the area. In 1964, the City began construction of a new Civic Center to the north of the subject property. The area surrounding the subject property functioned as a parking area for the Civic Center from its opening until 2023. That year, construction began on the new district headquarters building for the United States Army Corps of Engineers.

Per the vertical files of the Historic Development Department, the larger parcel, of which the subject parcel was part until recently, has appeared five (5) times previously before the Architectural Review Board (ARB). In November 1983, the ARB approved placement of a commemorative plaque on a brick base at the corner of Claiborne Street and Auditorium Drive (now Civic Center Drive). The installation of a 100' telecommunications tower and construction of a one-story 10'x16' accessory structure on a small parcel to the immediate north of the subject parcel were approved by the ARB in July 1998. The ARB approved the construction of two steel and glass bus shelters located along the Lawrence Street side of the parcel was approved in October 2009. Most recently, the current applicant received approval in concept (square footage/footprint, height of the proposed building, height of the proposed fence, and proposed setbacks) on August 17, 2022. Full approval of the proposed office building was granted on November 16, 2022. In April 2023, the ARB approved the construction of a single-story entrance vestibule along the primary façade to bring the building setback more in line with the surrounding district.

SCOPE OF WORK

1. Install a wall sign within the northwest corner entrance alcove.
 - a. The proposed sign would consist of the USACE castle logo and text "US Army Corps of Engineers Mobile District. The signage area would measure 7'- 3 1/4" wide by 6'-7 1/4" high, for a total of approximately 48 square feet.
 - b. The logo will be back painted on 1"-thick exterior grade acrylic with polished edges.
 - c. The text will be pin mount lettering using 1"-thick exterior grade powder-coated metal with 1/2" standoff to align in the same plane as the USACE logo.

APPLICABLE STANDARDS (*Design Review Guidelines for Mobile's Historic Districts*)

1. **11.3** Design a new sign to be compatible with the character of a building and the district.
2. **11.5** New signs are restricted to a maximum of 64 square feet.
3. **11.6** Place a sign to be compatible with those in the district.
 - When placing a new sign on a historic building, locate a sign to emphasize design elements of the historic building façade.
 - Mount a sign to fit within existing architectural features.
4. **11.7** Use a sign material that is compatible with the materials of the building on which it is placed and the district. New materials that achieve the effect of traditional materials and lighting solutions will be considered on a case by case basis.
 - Do not use highly reflective materials for a sign. All plastic faced box signs are not allowed.

- Design a sign to be subordinate to the building façade.
5. **11.8** Where necessary, use a compatible, shielded light source to illuminate a sign.
- Consider direct lighting toward a sign from an external, shielded lamp when possible.
 - Use a warm colored light to illuminate a sign when possible.
 - If halo lighting is used to accentuate a sign or building, locate the light source so that it is not visible.
 - If a back-lit sign is used, illuminate each individual letter or element separately.

STAFF ANALYSIS

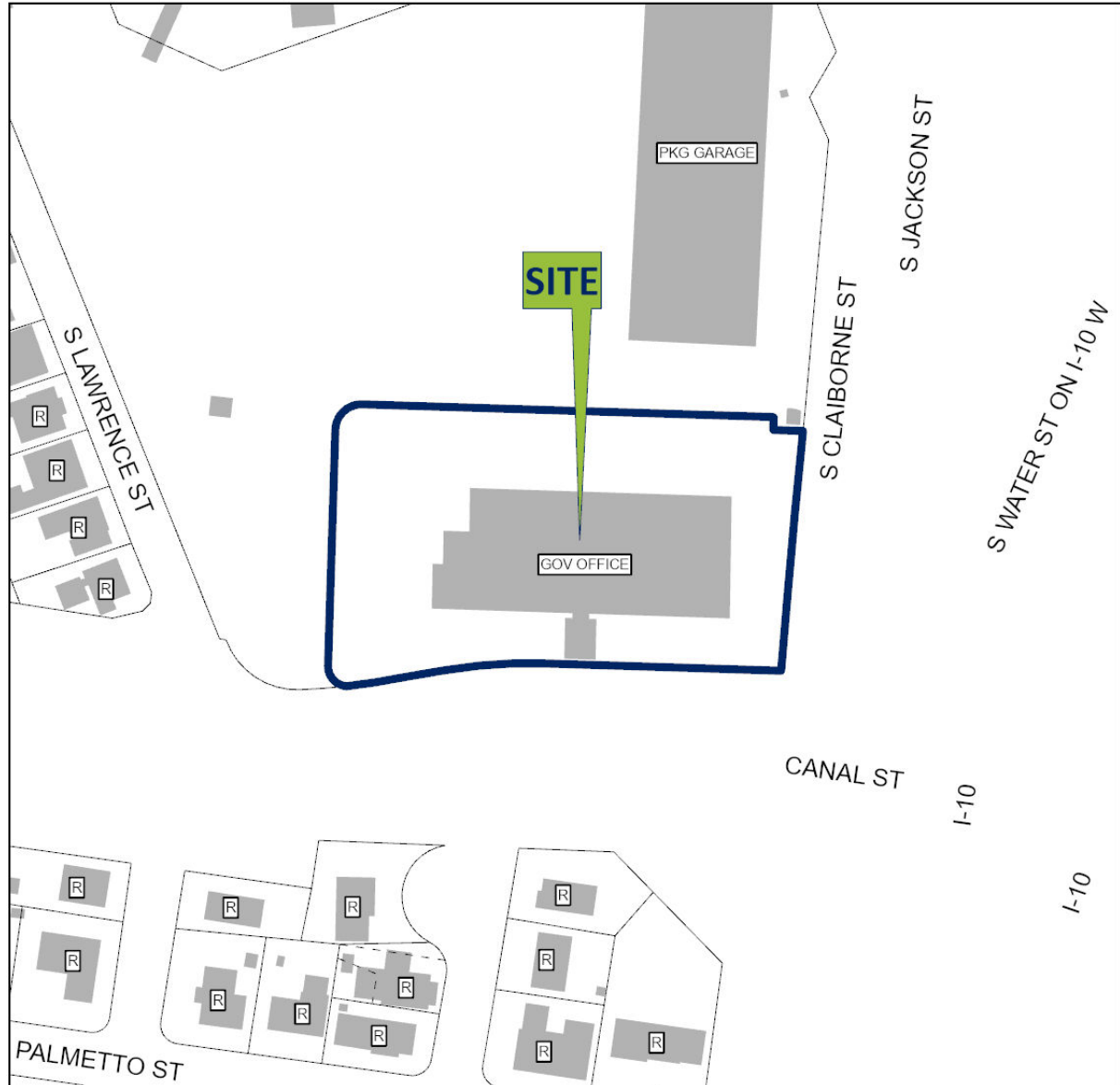
This application involves the installation of a wall sign with an approximate area of 48 square feet on a non-contributing property located at 100 Canal Street in the Church Street East Historic District.


The proposed sign would be composed of a logo back-painted on clear acrylic panel and a text of powder-coated metal pin lettering. The *Design Review Guidelines for Mobile's Historic Districts (Guidelines)* direct that new signage in historic districts should be "compatible with the character of a building and the district." (11.3) The proposed sign materials would be consistent with the non-historic and non-contributing nature of the existing building.

The proposed sign area of 48 square feet is within the maximum permitted sign area for tenants of commercial properties in historic districts. (11.5) However, when added to an approximately 54 square-foot monument sign for which a Certificate of Appropriateness was issued May 24, 2024, the total signage for the property would be 102 square feet, exceeding the maximum allowable signage area by 38 square feet. The proposed signage would be minimally visible from the public right-of-way, as it would be set behind a brise soleil within a recessed entrance vestibule and would not front directly on any public street. In addition, the entrance vestibule is set back approximately 250 feet from St. Lawrence Street.

The applicant has already applied for a sign variance with the Board of Adjustment (BOA). The BOA will hear the application at their December 2 meeting.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>5</u> DATE <u>12/4/2024</u>	
APPLICANT <u>Micheal Cartoski/FD Stonewater</u>	
PROJECT <u>Apply wall plaque sign to entrance alcove wall on building's west elevation</u>	

Site Photos – 100 Canal Street



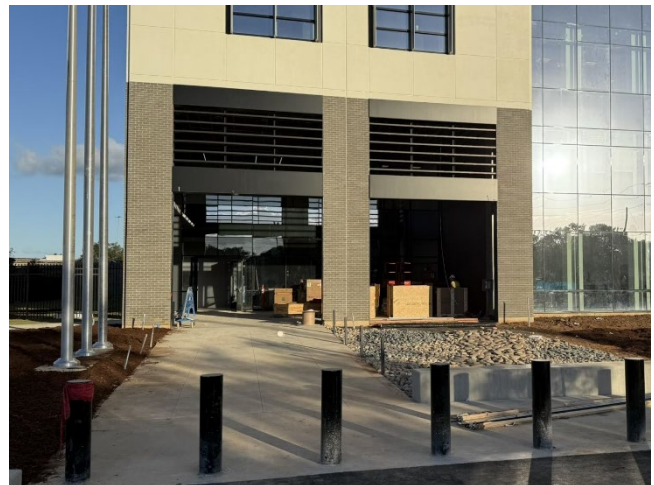
1. South façade, looking NE across Canal Street



2. West elevation, looking NE from driveway entrance on Canal Street



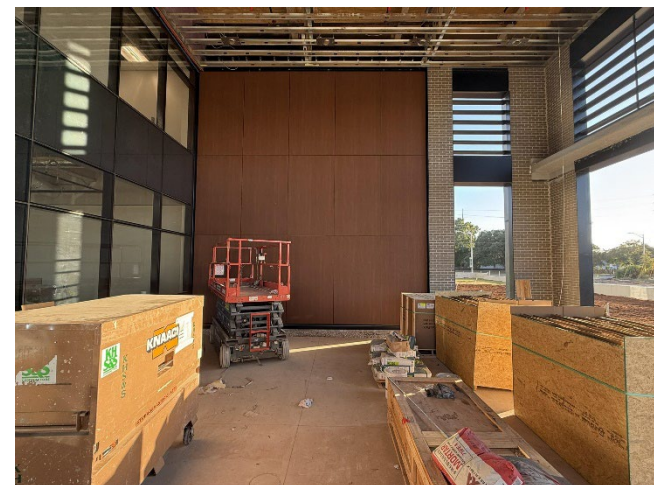
3. North and west elevations, looking SE from driveway



4. Entrance vestibule, looking E



5. Entrance vestibule, looking S



6. Proposed sign location within vestibule, looking S



City of Mobile · Planning & Zoning
Sign Variance Application

For hard copy submissions, seven (7) copies of all required information including the site plan, must be submitted along with seven (7) copies of this application by Noon on the deadline filing date. Digital submissions are required by noon on the deadline filing date.

Applications will be placed on the Board of Zoning Adjustment Agenda according to the Deadline Schedule adopted each fiscal year.

The applicant (or agent) and the user(s) of the property must be present at the hearing.

Filing Fees

Application Fee.....\$500.00

Postage Fee.....First Class Postage for each address label

Legal Ad Fee.....Variable, \$50+

(Application Fee + Postage Fee + Legal Ad Fee = Total Application Cost)

Legal Ad Fee will be calculated approximately 10 days after submission. The fee is based on the required legal ad. The application will not be heard until the legal ad fee is paid.

1. APPLICANT INFORMATION If other than the property owner, furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures there on.

	Applicant	Agent (If Applicable)
Name:		
Firm:		
Phone:		
Email:		
Address:		
	Owner	Design Professional
Name:		
Firm:		
Phone:		
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

Property Address _____ Property Area (acres or square feet) _____

Parcel Number(s) or Key Number(s) _____ Present Zoning or Transect District _____

Property Use _____ Single-Tenant Site Multi-Tenant Site

3. PLAN INFORMATION The following information and documentation must be submitted with the application.

- ☒ **Photographs:** Submit seven (7) to ten (10) snapshots showing the existing buildings and wall and free-standing signs, as well as areas in which any proposed signs are to be located.
- ☒ **Site Plan:** Obtain a site plan showing the property boundaries, easements, and all improvements thereon. The plan must also show all signs, existing and/or proposed, free-standing and/or building (including information relating the location, height and square footage). Provide in PDF format for digital submittals.
- ☒ **Elevation:** Sketch the front and side views of the structure(s) with dimensions. Indicate any existing or proposed signs, giving any applicable dimensions. Include a sketch or drawing of all free-standing signs, giving all applicable dimensions. Provide in PDF format for digital submittals.
- ☒ **Legal Description:** Provide a copy of the legal description of the property in question (either a copy of the deed, or a copy of a legal description from a survey).
- ☒ **Neighboring Property Owners:** Attach a list of the names and addresses (including zip codes) of the owners of every parcel, or portion of a parcel, that is within 300 feet of the property lines of the property involved in this appeal (postage fee required for each). This information may be obtained from the latest assessment records of the County Revenue Commissioner’s Office located in the plat and map room thereof. **ALL property ownership information provided for notification MUST be verified through Probate Court records.**

Each name and address must be **TYPED** on a standard size (approximately 1” x 2- 5/8”) white self-adhesive label. Include one (1) label with the **APPLICANT’S** name and address, plus one (1) label with the **OWNER’S** name and address (if applicant and owner differ). **A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED.** (Please use 8-1/2” x 11” sheets of labels).

Failure to provide a complete and accurate list will delay your request.

4. SIGNATURE

I (we) **certify** that all the above statements and the statements contained in any documents, attachments or plans submitted herewith are **true and accurate representations of information relating to this application and the property involved in this application.**

Applicant Signature



Date

Property Owner Signature



Date



Plan Submission Contact Information

Name of Project _____

Address _____

Owner _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Authorized Agent _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Contractor _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Civil Engineer _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Architect _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Submitted by:

Signature _____ Print _____

Date _____ Affiliation to project/Organization _____

Sign Variance

The following information is required to evaluate applications for a Sign Variance. Please provide a statement for all items.

1. What is the zoning code provision for which you are seeking a variance from the Board of Zoning Adjustment?

2. Describe the conditions, items, facts, or reasons which prevent the proposal from complying with the requirements of the UDC.

3. Describe how the conditions occurred which prevent the proposal from complying with the requirements of the UDC.

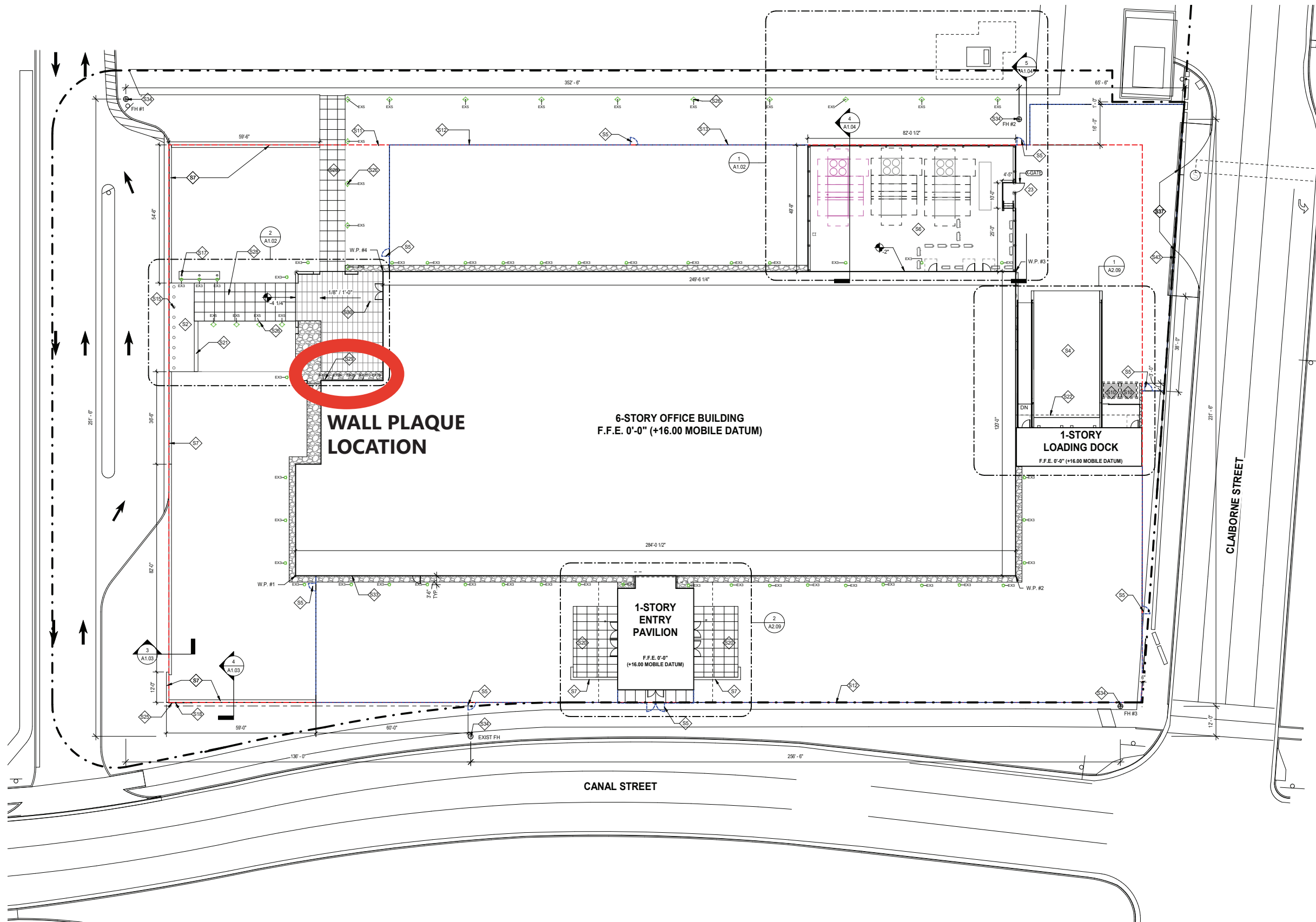
4. Describe how this property is unique from surrounding properties thus requiring a sign variance.

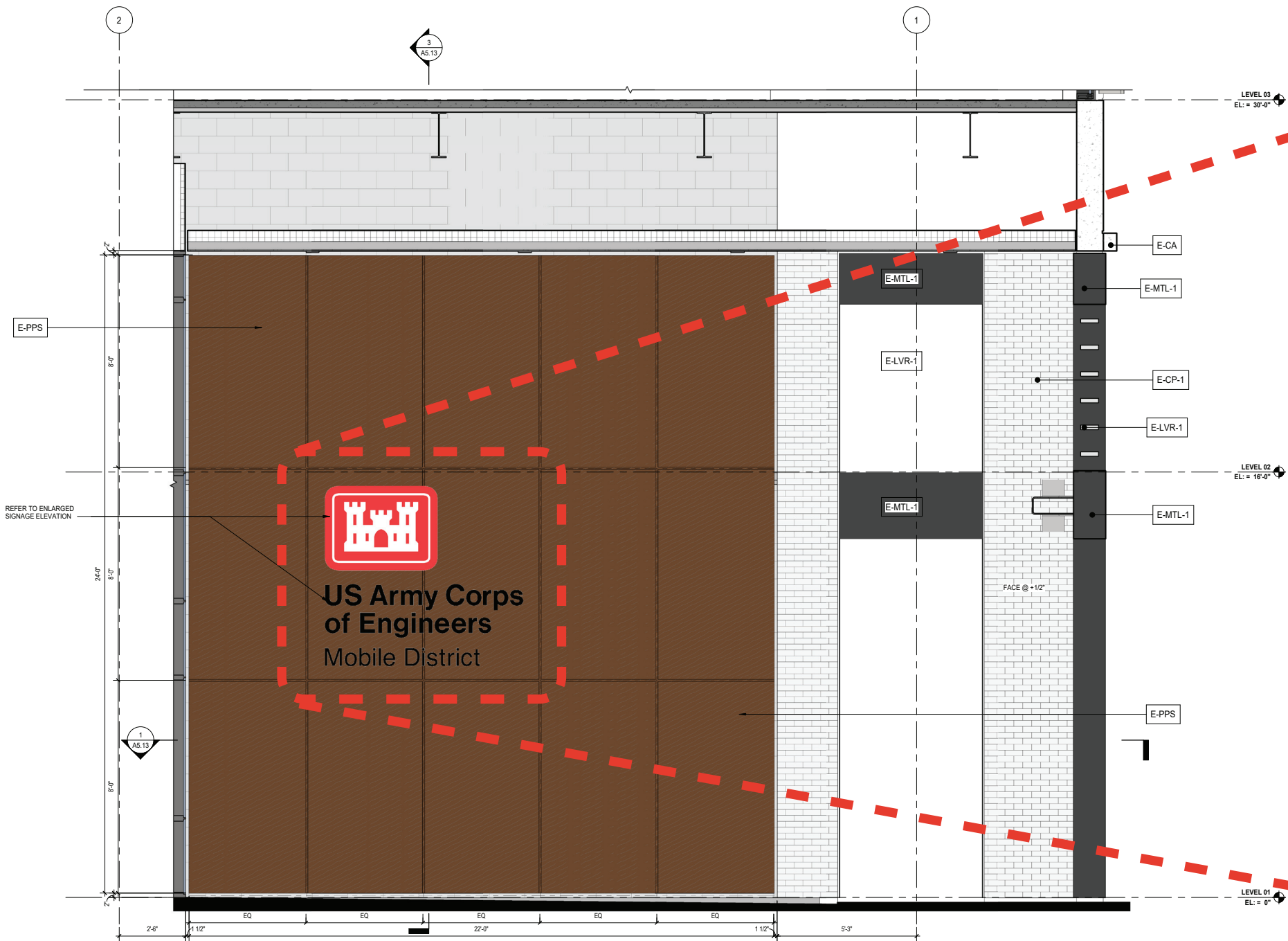
Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

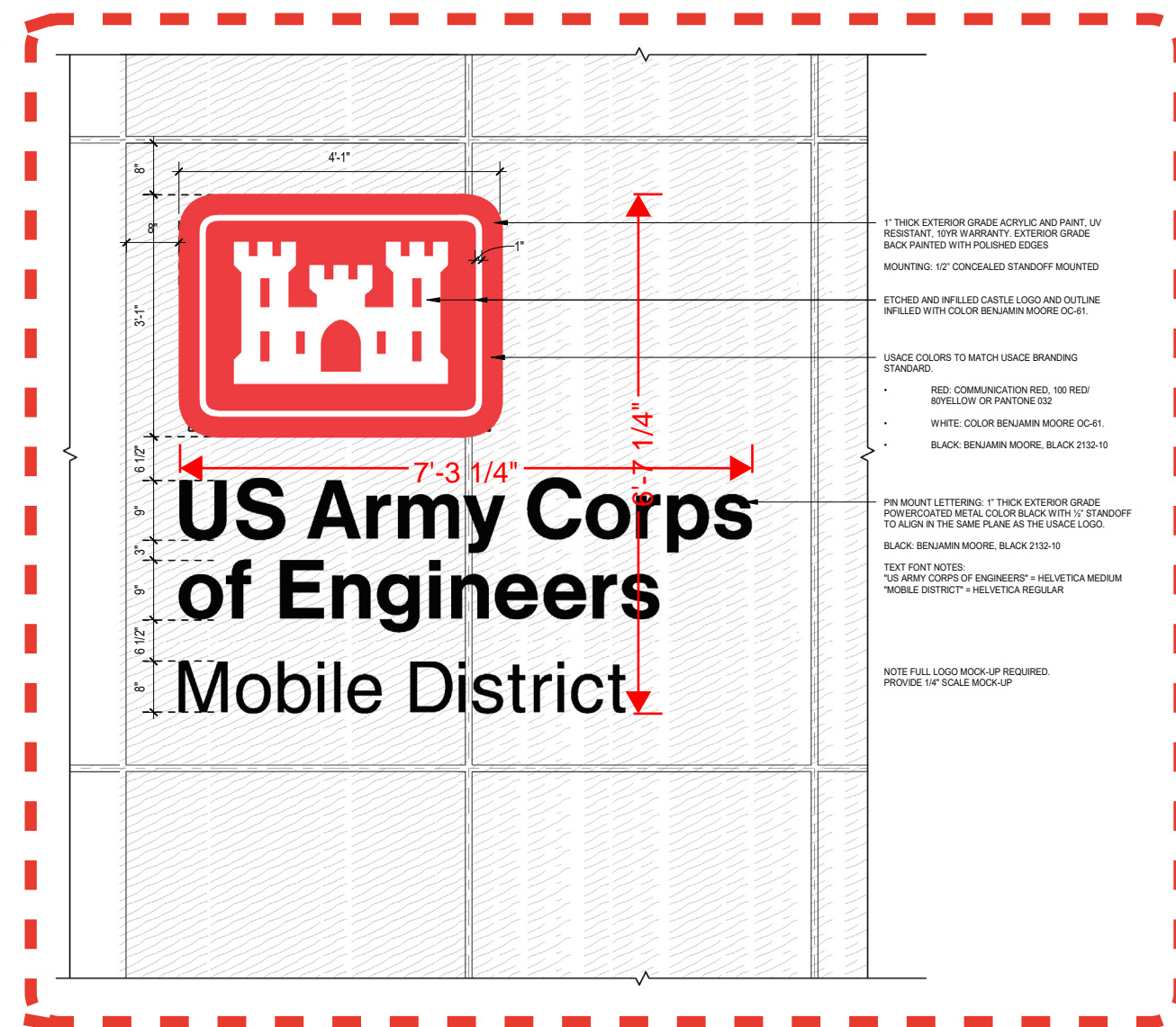
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm



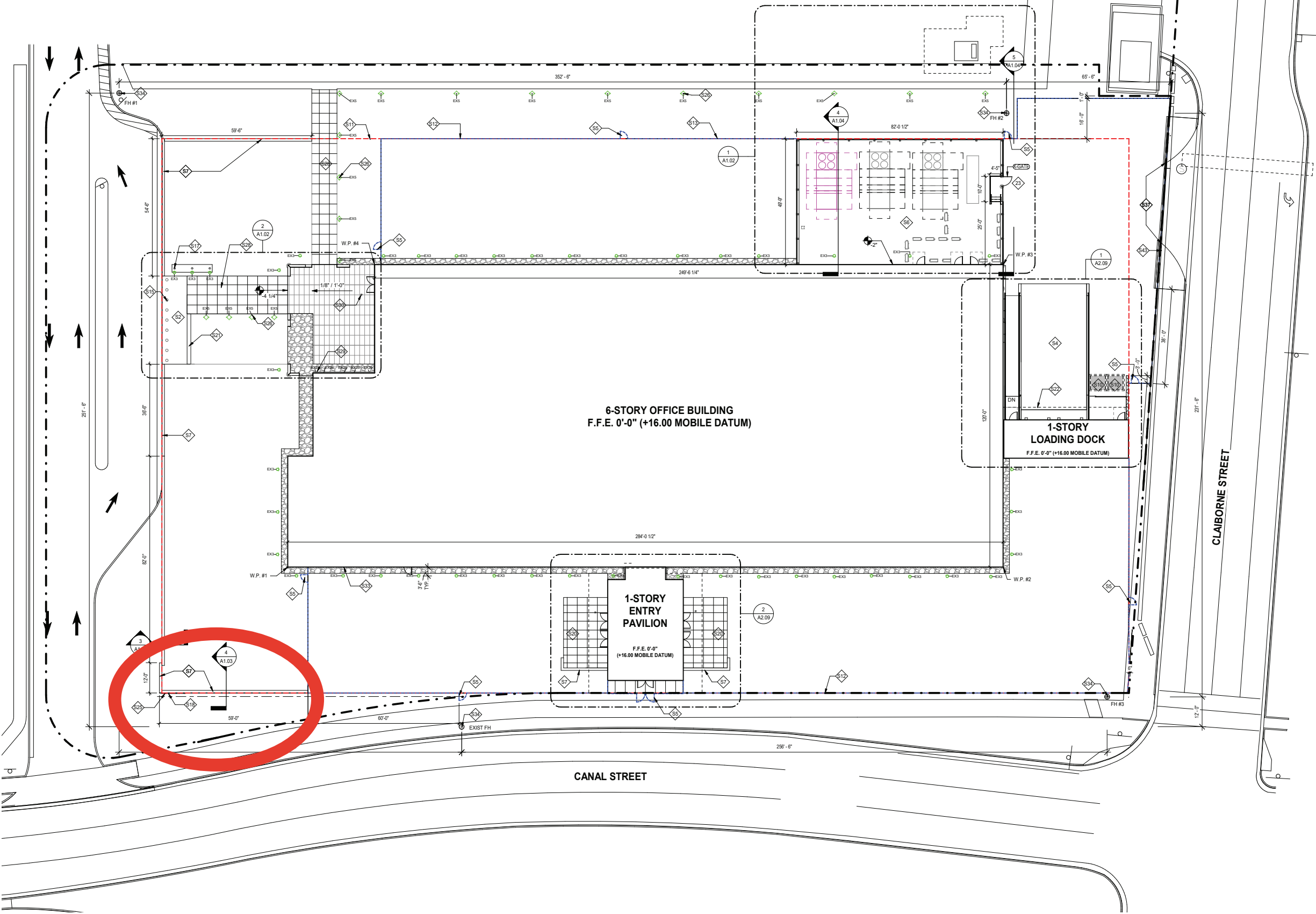


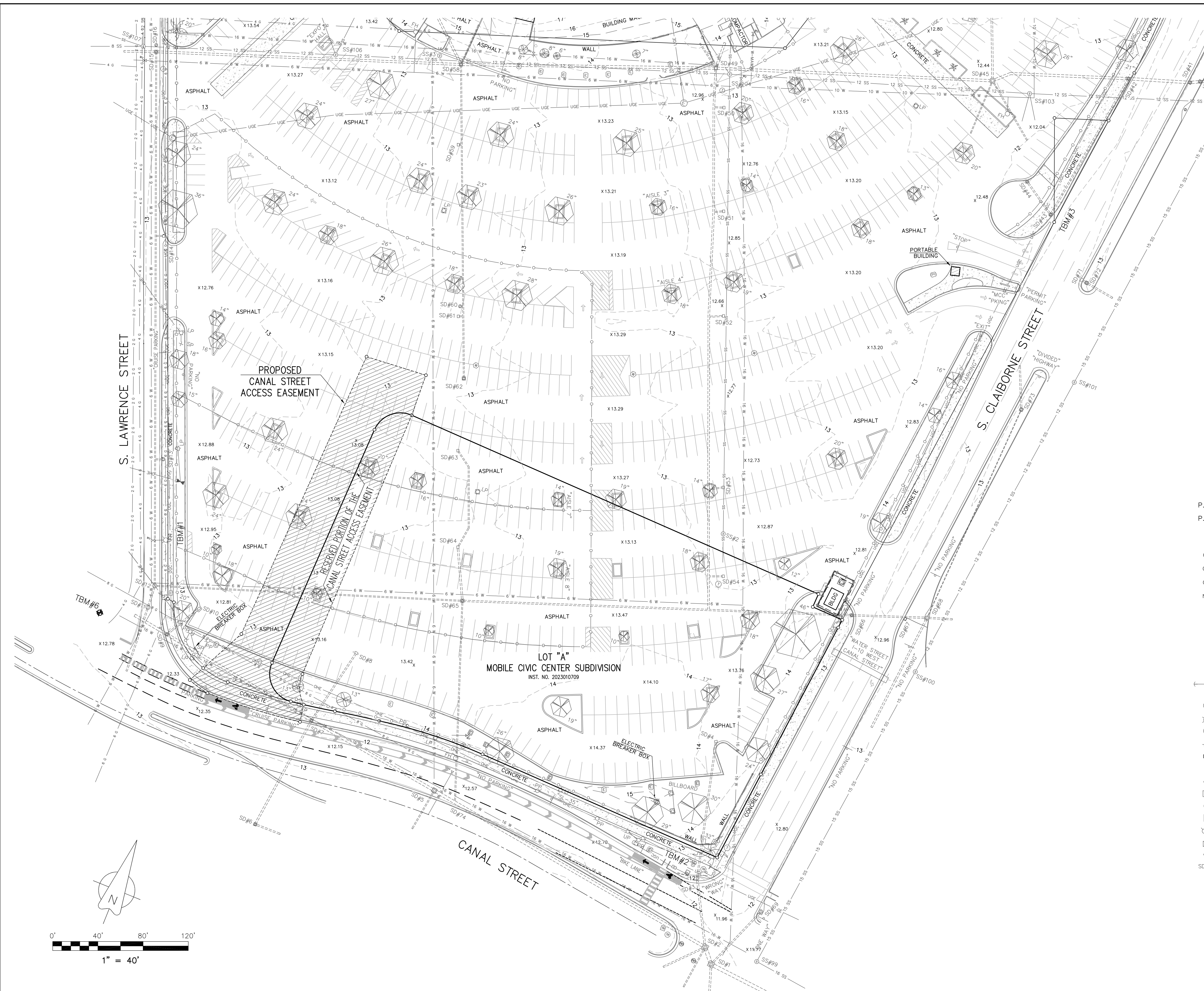
ELEVATION - WALL PLAQUE



DETAIL - WALL PLAQUE

- 1" THICK EXTERIOR GRADE ACRYLIC AND PAINT, UV RESISTANT, 10YR WARRANTY, EXTERIOR GRADE, BACK PAINTED WITH POLISHED EDGES
- MOUNTING: 1/2" CONCEALED STANDOFF MOUNTED
- ETCHED AND INFILLED CASTLE LOGO AND OUTLINE, INFILLED WITH COLOR BENJAMIN MOORE OC-61.
- USACE COLORS TO MATCH USACE BRANDING STANDARD.
 - RED: COMMUNICATION RED, 100 RED/ 80YELLOW OR PANTONE 032
 - WHITE: COLOR BENJAMIN MOORE OC-61.
 - BLACK: BENJAMIN MOORE, BLACK 2132-10
- PIN MOUNT LETTERING: 1" THICK EXTERIOR GRADE, POWDERCOATED METAL COLOR BLACK WITH 1/2" STANDOFF TO ALIGN IN THE SAME PLANE AS THE USACE LOGO.
 - BLACK: BENJAMIN MOORE, BLACK 2132-10
- TEXT FONT NOTES:
 - "US ARMY CORPS OF ENGINEERS" = HELVETICA MEDIUM
 - "MOBILE DISTRICT" = HELVETICA REGULAR
- NOTE: FULL LOGO MOCK-UP REQUIRED. PROVIDE 1/4" SCALE MOCK-UP.



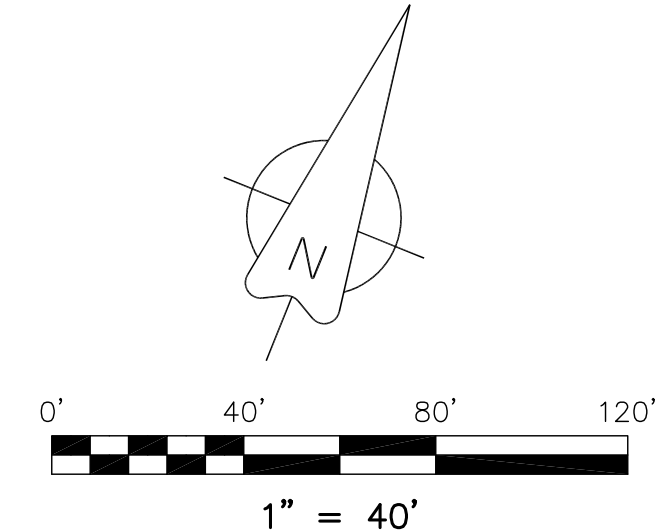


BENCHMARK DESCRIPTIONS

TBM#1	ELEVATION = 15.77 NAVD88 TOP OF FIRE HYDRANT AT NORTHEAST CORNER OF S. LAWRENCE ST. & CANAL ST.
TBM#2	ELEVATION = 12.76 NAVD88 CONCRETE R/W MONUMENT AT NORTHWEST CORNER OF CANAL ST. & S. CLAIBORNE ST.
TBM#3	ELEVATION = 11.81 NAVD88 CONCRETE R/W MONUMENT AT MAIN ENTRANCE TO CIVIC CENTER PARKING LOT ON S. CLAIBORNE ST.
TBM#4	ELEVATION = 13.18 NAVD88 NORTHEAST CORNER OF CURB INLET ON SOUTHWEST CORNER OF CIVIC CENTER DRIVE AND S. CLAIBORNE ST.
TBM#5	ELEVATION = 15.89 NAVD88 TOP OF FIRE HYDRANT AT SOUTHEAST CORNER OF S. LAWRENCE ST. AND CIVIC CENTER DR.
TBM#6	ELEVATION = 12.83 NAVD88 CITY OF MOBILE BENCHMARK NO. 448; NORTHWEST CORNER OF CANAL ST. & S. LAWRENCE ST.

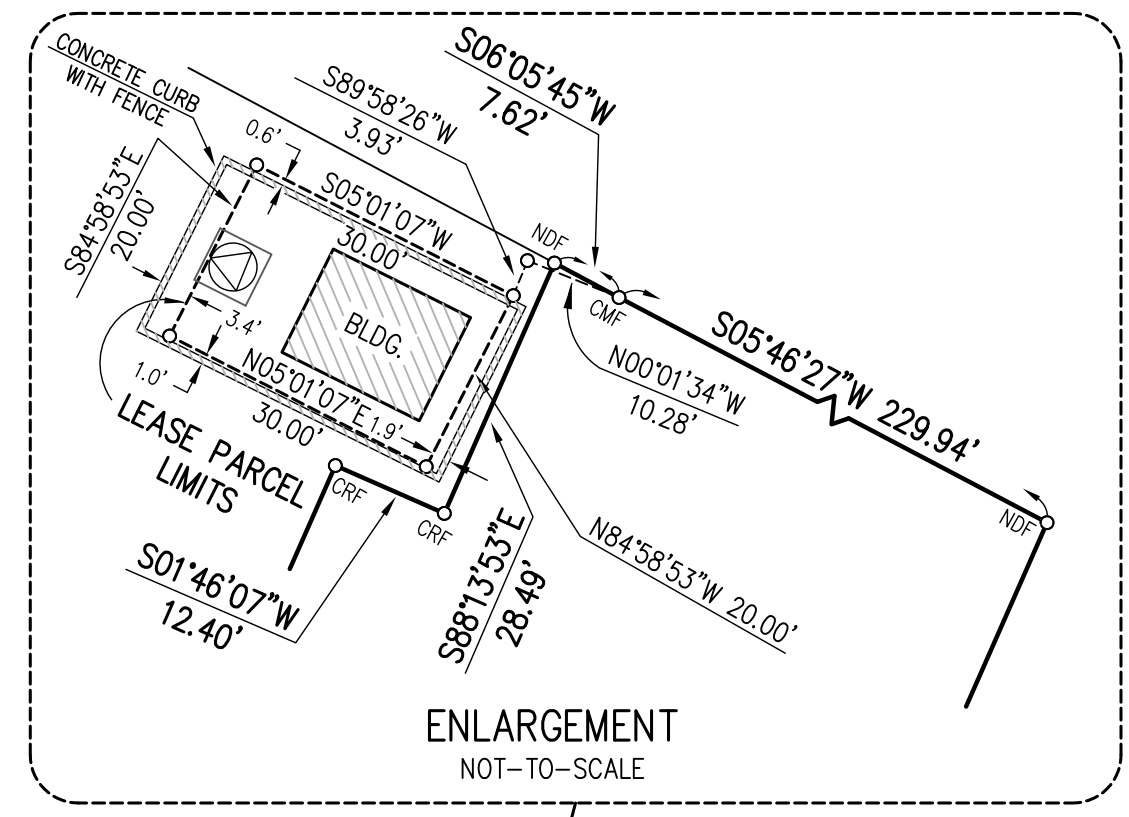
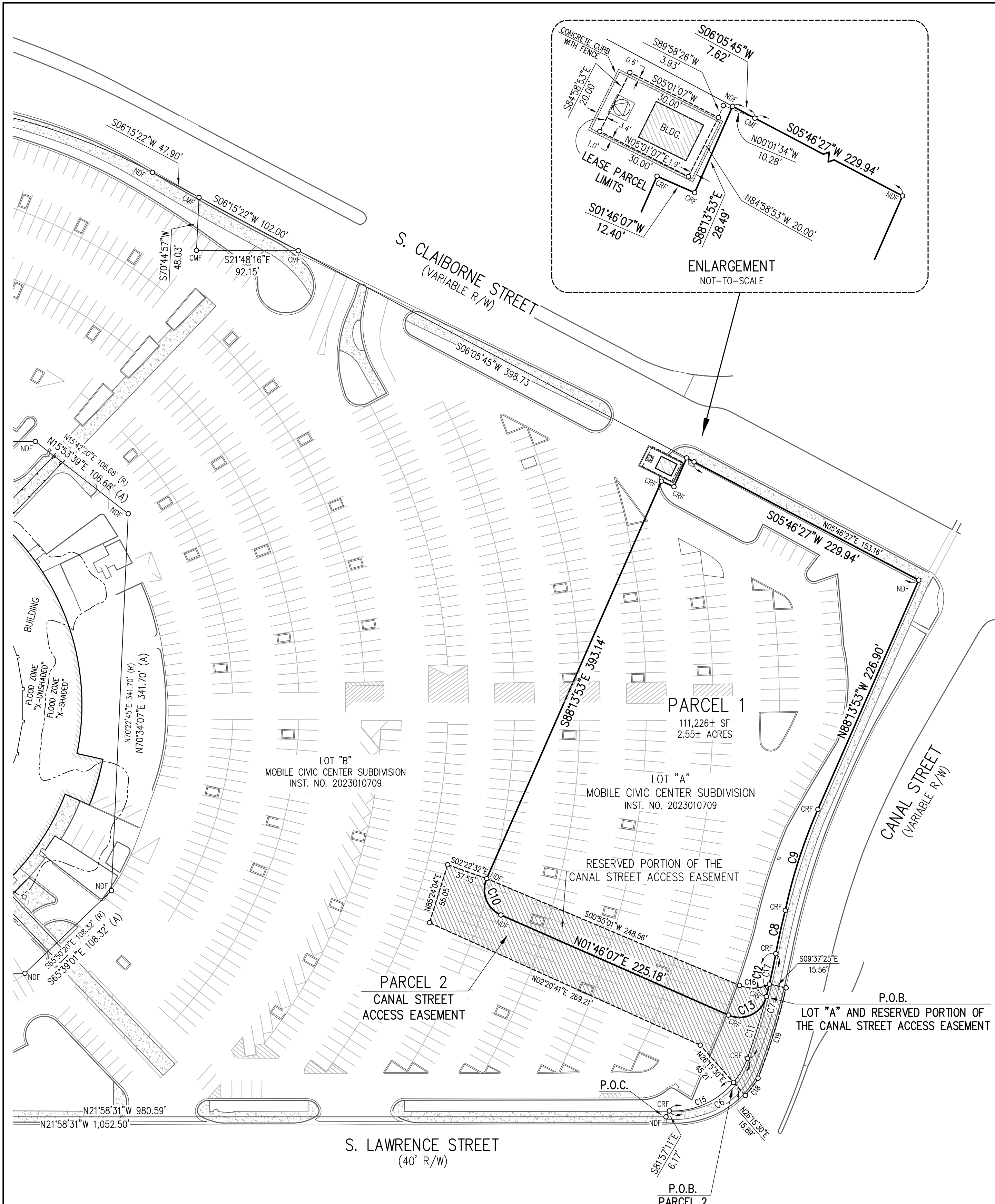
LEGEND

P.O.C.	POINT OF COMMENCEMENT	---	STORM DRAIN PIPE
P.O.B.	POINT OF BEGINNING	---	GAS LINE
(R)	RECORD BEARING OR DISTANCE	---	SANITARY SEWER LINE
(A)	ACTUAL BEARING OR DISTANCE	---	WATER LINE (MAWSS)
OTF	1" OPEN TOP PIPE FOUND	---	OVERHEAD UTILITIES
CMF	6"x6" CONCRETE R/W MONUMENT FOUND	---	UNDERGROUND ELECTRIC LINE
CRS	CAPPED REBAR SET (WATTIER)	---	UNDERGROUND COMMUNICATION LINE
NDS	NAIL & DISK SET (WATTIER)	---	WOOD PRIVACY FENCE
⊙	NATURAL GAS LINE MARKER	---	CHAIN LINK FENCE
⊙	NATURAL GAS VALVE	FF=24.10	FINISH FLOOR ELEVATION SIGN
⊙	NATURAL GAS REGULATOR	"STOP"	TEMPORARY BENCH MARK
⊙	ELECTRICAL OUTLET	x13.89	SPOT ELEVATION
⊙	ELECTRICAL TRANSFORMER	○	OAK TREE
⊙	GUY POLE	○	LIVE OAK TREE
PP	POWER POLE W/ANCHOR	○	MAGNOLIA TREE
LP	LIGHT POLE	○	SWEETGUM TREE
UP	UTILITY POLE	○	PALM TREE
DL	DECORATIVE LAMP	○	ORNAMENTAL TREE
TP	TRAFFIC POLE	○	CREPE MYRTLE
ESP	ELECTRIC SERVICE POLE	○	LANDSCAPED AREA
ES	EMERGENCY SIREN	○	
CV	COMMUNICATION VAULT/CABINET	○	
TP	TELEPHONE PEDESTAL	○	
TB	TELEPHONE BOX	○	
TM	TELEPHONE MANHOLE	○	
CT	CELL TOWER	○	
FH	FIRE HYDRANT	○	
WV	WATER VALVE	○	
WM	WATER METER	○	
SD#147	STORM DRAIN STRUCTURE ID#	○	
⊙	STORM DRAIN STRUCTURE	○	
⊙	SANITARY SEWER MANHOLE	○	



USACE MOBILE, AL
FDS MOBILE AL, LLC

SHEET 2 OF 3



LEGAL DESCRIPTIONS

PARCEL 1

STATE OF ALABAMA
COUNTY OF MOBILE

COMMENCING AT A NAIL & DISK (WATTIER) IN THE CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 13 AS SHOWN ON THE LAND DISPOSAL MAP, EAST CHURCH STREET AREA, FIRST ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 108, AS REVISED AND RE-RECORDED IN MAP BOOK 19, PAGE 133, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 81°-57'-11" EAST ALONG THE RIGHT-OF-WAY LINE OF SOUTH LAWRENCE STREET A DISTANCE OF 6.17 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTHEASTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CANAL STREET (VARIABLE R/W) AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 72°-24'-17", A RADIUS OF 72.12 FEET, A CHORD BEARING OF SOUTH 55°-58'-32" EAST, AND A CHORD LENGTH OF 85.19 FEET) AN ARC DISTANCE OF 91.13 FEET TO A CAPPED REBAR; THENCE RUN EASTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 05°-27'-42", A RADIUS OF 613.16 FEET, A CHORD BEARING OF NORTH 85°-05'-29" EAST, AND A CHORD LENGTH OF 58.43 FEET) AN ARC DISTANCE OF 58.45 FEET TO A CAPPED REBAR (WATTIER) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 99°-24'-30", A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 47°-56'-08" WEST, AND A CHORD LENGTH OF 38.14 FEET) AN ARC DISTANCE OF 43.38 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 01°-46'-07" EAST A DISTANCE OF 225.18 FEET TO A NAIL & DISK (WATTIER) IN ASPHALT; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 90°-00'-00", A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 46°-46'-07" EAST, AND A CHORD LENGTH OF 35.36 FEET) AN ARC DISTANCE OF 39.27 FEET TO A NAIL & DISK (WATTIER) IN ASPHALT; THENCE RUN SOUTH 00°-55'-01" WEST A DISTANCE OF 248.56 FEET; THENCE RUN SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 50°-32'-03", A RADIUS OF 31.70 FEET, A CHORD BEARING OF SOUTH 24°-21'-01" EAST, AND A CHORD LENGTH OF 27.06 FEET) AN ARC DISTANCE OF 27.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CANAL STREET; THENCE RUN SOUTH 09°-37'-25" EAST A DISTANCE OF 15.56 FEET TO THE EDGE OF ASPHALT OF SAID CANAL STREET; THENCE RUN WESTWARDLY ALONG SAID EDGE OF ASPHALT AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 08°-35'-28", A RADIUS OF 572.42 FEET, A CHORD BEARING OF SOUTH 85°-16'-39" WEST, AND A CHORD LENGTH OF 85.75 FEET) AN ARC DISTANCE OF 85.83 FEET; THENCE CONTINUE WESTWARDLY ALONG SAID EDGE OF ASPHALT AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 13°-07'-14", A RADIUS OF 85.02 FEET, A CHORD BEARING OF NORTH 75°-22'-14" WEST, AND A CHORD LENGTH OF 19.43 FEET) AN ARC DISTANCE OF 19.47 FEET; THENCE RUN NORTH 26°-15'-30" EAST A DISTANCE OF 15.89 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.17 ACRE (7,271 SQUARE FEET), MORE OR LESS.

SUBJECT TO THE FOLLOWING AREA RESERVED TO GRANTOR (DESCRIBING A PORTION OF THE CANAL STREET ACCESS EASEMENT):

COMMENCING AT A NAIL & DISK (WATTIER) IN THE CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 13 AS SHOWN ON THE LAND DISPOSAL MAP, EAST CHURCH STREET AREA, FIRST ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 108, AS REVISED AND RE-RECORDED IN MAP BOOK 19, PAGE 133, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 81°-57'-11" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF CANAL STREET (VARIABLE R/W) A DISTANCE OF 6.17 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTHEASTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 72°-24'-17", A RADIUS OF 72.12 FEET, A CHORD BEARING OF SOUTH 55°-58'-32" EAST, AND A CHORD LENGTH OF 85.19 FEET) AN ARC DISTANCE OF 91.13 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN EASTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 05°-27'-42", A RADIUS OF 613.16 FEET, A CHORD BEARING OF NORTH 85°-05'-29" EAST, AND A CHORD LENGTH OF 58.43 FEET) AN ARC DISTANCE OF 58.45 FEET TO A CAPPED REBAR (WATTIER) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 99°-24'-30", A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 47°-56'-08" WEST, AND A CHORD LENGTH OF 38.14 FEET) AN ARC DISTANCE OF 43.38 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 01°-46'-07" EAST A DISTANCE OF 225.18 FEET TO A NAIL & DISK (WATTIER) IN ASPHALT; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 90°-00'-00", A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 46°-46'-07" EAST, AND A CHORD LENGTH OF 35.36 FEET) AN ARC DISTANCE OF 39.27 FEET TO A NAIL & DISK (WATTIER) IN ASPHALT; THENCE RUN SOUTH 00°-55'-01" WEST A DISTANCE OF 248.56 FEET; THENCE RUN SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 50°-32'-03", A RADIUS OF 31.70 FEET, A CHORD BEARING OF SOUTH 24°-21'-01" EAST, AND A CHORD LENGTH OF 27.06 FEET) AN ARC DISTANCE OF 27.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CANAL STREET; THENCE RUN WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 01°-05'-35", A RADIUS OF 613.16 FEET, A CHORD BEARING OF SOUTH 81°-48'-50" WEST, AND A CHORD LENGTH OF 11.70 FEET) AN ARC DISTANCE OF 11.70 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.17 ACRE (7,271 SQUARE FEET), MORE OR LESS.

PARCEL 2 (CANAL STREET ACCESS EASEMENT)

STATE OF ALABAMA
COUNTY OF MOBILE

COMMENCING AT A NAIL & DISK (WATTIER) IN THE CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 13 AS SHOWN ON THE LAND DISPOSAL MAP, EAST CHURCH STREET AREA, FIRST ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 108, AS REVISED AND RE-RECORDED IN MAP BOOK 19, PAGE 133, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 81°-57'-11" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF CANAL STREET (VARIABLE R/W) A DISTANCE OF 6.17 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTHEASTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 52°-23'-11", A RADIUS OF 72.12 FEET, A CHORD BEARING OF SOUTH 45°-57'-59" EAST, AND A CHORD LENGTH OF 63.66 FEET) AN ARC DISTANCE OF 65.94 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 26°-15'-30" EAST A DISTANCE OF 45.21 FEET; THENCE RUN NORTH 02°-20'-41" EAST A DISTANCE OF 269.21 FEET; THENCE RUN NORTH 85°-24'-04" EAST A DISTANCE OF 55.05 FEET; THENCE RUN SOUTH 02°-22'-32" EAST A DISTANCE OF 37.55 FEET TO A NAIL & DISK (WATTIER) IN ASPHALT; THENCE RUN SOUTH 00°-55'-01" WEST A DISTANCE OF 248.56 FEET; THENCE RUN SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 50°-32'-03", A RADIUS OF 31.70 FEET, A CHORD BEARING OF SOUTH 24°-21'-01" EAST, AND A CHORD LENGTH OF 27.06 FEET) AN ARC DISTANCE OF 27.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CANAL STREET; THENCE RUN SOUTH 09°-37'-25" EAST A DISTANCE OF 15.56 FEET TO THE EDGE OF ASPHALT OF SAID CANAL STREET; THENCE RUN WESTWARDLY ALONG SAID EDGE OF ASPHALT AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 08°-35'-28", A RADIUS OF 572.42 FEET, A CHORD BEARING OF SOUTH 85°-16'-39" WEST, AND A CHORD LENGTH OF 85.75 FEET) AN ARC DISTANCE OF 85.83 FEET; THENCE CONTINUE WESTWARDLY ALONG SAID EDGE OF ASPHALT AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 13°-07'-14", A RADIUS OF 85.02 FEET, A CHORD BEARING OF NORTH 75°-22'-14" WEST, AND A CHORD LENGTH OF 19.43 FEET) AN ARC DISTANCE OF 19.47 FEET; THENCE RUN NORTH 26°-15'-30" EAST A DISTANCE OF 15.89 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.48 ACRE (21,098 SQUARE FEET), MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B - SECTION II; EXCEPTIONS FROM COVERAGE AS CONTAINED IN THE TITLE COMMITMENT REFERENCED IN NOTE NO. 1 HEREON

- 1-8 NON-SURVEY EXCEPTIONS
- 9 ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF ANY PUBLIC ROAD OR UTILITY. DOES NOT AFFECT SUBJECT PROPERTY.
- 10-11 NON-SURVEY EXCEPTIONS
- 12 RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL PROPERTY BOOK 958, PAGE 360 IN THE PROBATE OFFICE OF MOBILE COUNTY, ALABAMA. (PARCEL 3) DOES NOT AFFECT SUBJECT PROPERTY
- 13 NON-SURVEY EXCEPTION

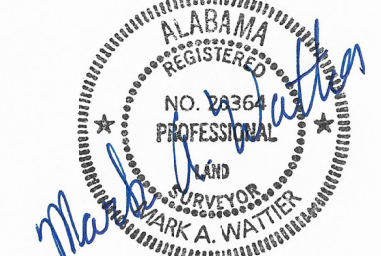
SURVEYOR CERTIFICATION

TO: (1) CITY OF MOBILE, A MUNICIPAL CORPORATION IN THE STATE OF ALABAMA; (2) FD STONEWATER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS; (3) FDS MOBILE AL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS; (4) MOBILE AL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS; (5) MOBILE AL II FGF FINANCING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS; & (6) 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 1-5, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 14, 16, 17, & 19, OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2023.

DATE OF PLAT OR MAP: MARCH 16, 2023

Mark A. Wattier
MARK A. WATTIER, PLS
ALABAMA REGISTRATION NO. 20364

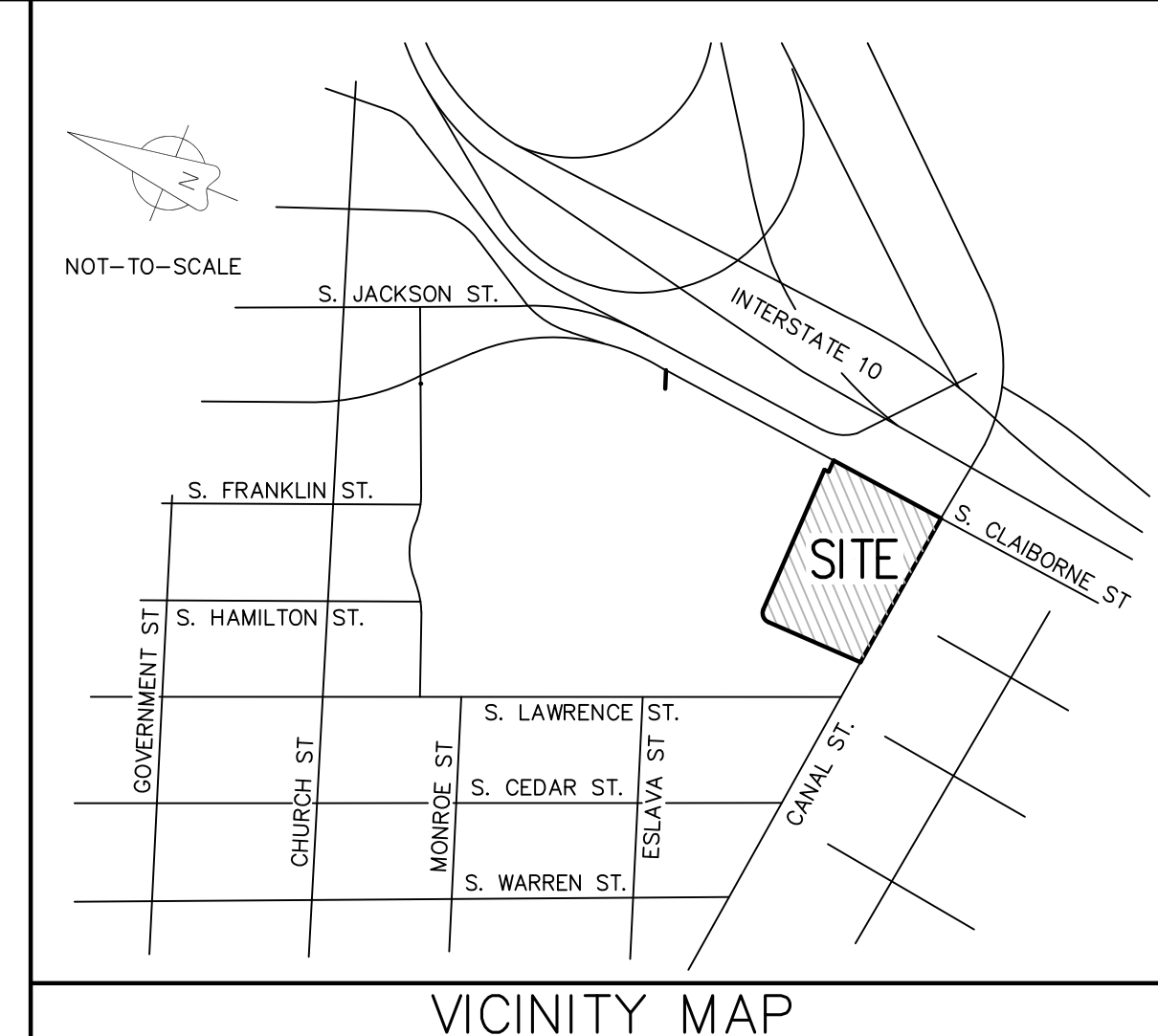


CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	72°24'17"	72.12'	91.13'	S55°58'32"E	85.19'
C7	09°11'20"	613.16'	98.33'	S83°13'40"W	98.23'
C8	03°31'15"	654.32'	40.21'	S80°23'37"W	40.20'
C9	11°39'19"	472.68'	36.15'	S85°56'28"W	35.99'
C10	90°00'00"	25.00'	39.27'	N46°46'07"E	35.36'
C11	05°27'42"	613.16'	58.45'	N85°05'29"E	58.43'
C12	03°43'38"	613.16'	39.89'	S80°29'49"W	39.88'
C13	99°24'30"	25.00'	43.38'	N47°56'08"W	38.14'
C14	---	---	---	---	---
C15	52°23'11"	72.12'	65.94'	S45°57'59"E	63.66'
C16	50°32'03"	31.70'	27.96'	S24°21'01"E	27.06'
C17	01°05'35"	613.16'	11.70'	S81°48'50"W	11.70'
C18	13°07'14"	85.02'	19.47'	N75°22'14"W	19.43'
C19	08°35'28"	572.42'	85.83'	S85°16'39"W	85.75'

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (R) RECORD BEARING OR DISTANCE
- (A) ACTUAL BEARING OR DISTANCE
- OTF 1" OPEN TOP PIPE FOUND
- CMF 6"x6" CONCRETE R/W MONUMENT FOUND
- CRF CAPPED REBAR FOUND (WATTIER)
- NDF NAIL & DISK FOUND (WATTIER)
- ☐ CELL TOWER



NOTES

1. THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH BY THIS SURVEYOR. THIS ALTA/NSPS LAND TITLE SURVEY HAS BEEN PREPARED UTILIZING THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: AL 22-10009-P; COMMITMENT DATE: NOVEMBER 23, 2022 AT 8:00 AM.
2. THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE FOLLOWING TAX PARCELS: R02-29-06-40-0-013-012.000; R02-29-06-40-0-011-244.000; & R02-29-06-40-0-011-245.000
3. GROSS LAND AREA: 111,226± S.F. 2.55± ACRE
4. CURRENT ZONING CLASSIFICATION AND CURRENT SETBACKS AS DEFINED IN SECTION 64-3.1 OF THE CITY OF MOBILE ZONING ORDINANCE:

ZONING CLASSIFICATION: T-5.2 MIXED USE OF MEDIUM INTENSITY

CURRENT BUILDING SETBACKS:
PRIMARY FRONTAGE: 5' MAXIMUM
SECONDARY FRONTAGE: 12' MAXIMUM
SIDE / REAR: UNRESTRICTED IF FIRE RATING REQUIREMENTS ARE MET
5. THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 010970566 L, DATED 06/05/2020, AND IS SHOWN TO BE IN FLOOD ZONE "X-SHADED". FLOOD ZONE "X-SHADED" IS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAP AS BEING "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." THE SUBDIVISION PLAT OF MOBILE CIVIC CENTER SUBDIVISION (INSTRUMENT NO. 2023010709) INDICATES THAT THE BASE FLOOD ELEVATION IS 12 MSL FOR THE SUBJECT PROPERTY. AN ELEVATION CERTIFICATE WILL LIKELY BE REQUIRED IN ORDER TO OBTAIN A BUILDING PERMIT FOR THE SUBJECT PROPERTY.
6. ABOVE GROUND UTILITIES SHOWN HEREON ARE SHOWN BASED UPON FIELD MEASUREMENTS OF VISIBLE FEATURES. BELOW GROUND UTILITIES SHOWN HEREON ARE SHOWN BASED UPON AS-BUILT DRAWINGS AND/OR MARKINGS PLACED ON-SITE BY VARIOUS UTILITY COMPANIES IN RESPONSE TO ALABAMA 811 LINE LOCATE REQUEST.
7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. THE SURVEYOR WAS NOT PROVIDED ANY INFORMATION THAT WOULD INDICATE THAT WETLANDS EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE NOT ANY OFFSITE EASEMENT OR SERVITUDES DISCLOSED IN THE TITLE COMMITMENT REFERENCED IN NOTE 1.
11. BASIS OF BEARING: BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE GRID BEARINGS, ALABAMA WEST ZONE, NAD83, ESTABLISHED ON-SITE VIA GPS OBSERVATIONS.
12. DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
13. ELEVATIONS AND CONTOUR LINES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON CITY OF MOBILE BENCH MARK #449, WITH A VERTICAL ADJUSTMENT OF +0.08' TO CONVERT FROM NGVD29 TO NAVD88 VERTICAL DATUM.

USACE MOBILE, AL

FDS MOBILE AL, LLC

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
4318 Downtowner Loop N., Suite H
Mobile, Alabama 36609 251-342-2640

STORM DRAINAGE STRUCTURE TABLE

SD#1 JUNCTION BOX RIM=12.08 INV(SE) 18"RCP=6.04 INV(NW) 36"RCP=2.34 INV(NE) 15"RCP=5.44 INV(E) 36"RCP=2.35	SD#13 CURB INLET RIM=12.45 THROAT=11.67 INV(SW) 12"RCP=9.58	SD#25 CURB INLET RIM=12.64 INV(BOX)=10.44 INV(SW) 12"PVC=10.04	SD#38 CURB INLET RIM=12.16 INV(SW) 27"RCP=7.71 INV(SW) 27"RCP=3.26 INV(NE) 27"RCP=3.26	SD#51 GRATE INLET RIM=12.27 INV(SW) 10"RCP=10.76	SD#66 CURB INLET RIM=12.93 INV(SW) 15"RCP=7.28 INV(NE) 15"RCP=7.41
SD#2 JUNCTION BOX RIM=12.13 INV(S) 12"RCP=5.58 INV(SW) 15"RCP=4.53 INV(W) 30"RCP=2.61 INV(NW) 15"RCP=4.83 INV(SE) 36"RCP=2.55	SD#14 GRATE INLET RIM=12.17 INV(S) 12"RCP=9.73	SD#26 JUNCTION BOX RIM=12.72 INV(SE) 24"RCP=5.63 INV(NE) 24"RCP=5.36	SD#39 JUNCTION BOX RIM=12.04 INV(SW) 6"RCP=5.94 INV(SW) 27"RCP=3.05 INV(NW) 31"RCP=2.73 INV(NE) 12"VPC=5.80 INV(SW) 9"CLAY=7.52 INV(SW) 24"RCP=4.86 INV(NW) 18"RCP=10.61 INV(NE) 24"RCP=4.82	SD#52 GRATE INLET RIM=12.26 INV(SW) 12"RCP=11.19	SD#67 CURB INLET RIM=12.56 INV 15"RCP=7.22
SD#3 "S" INLET RIM=12.01 THROAT=11.04 INV(W) 6"RCP=7.44 INV(NW) 15"RCP=9.71 INV(SE) 18"RCP=7.15	SD#15 JUNCTION BOX RIM=13.22 INV(SE) 12"RCP=7.99 INV(SW) 18"RCP=7.25 INV(NE) 21"RCP=7.37	SD#27 JUNCTION BOX RIM=14.25 INV(SW) 9"CLAY=7.52 INV(SW) 24"RCP=4.86 INV(NW) 18"RCP=10.61 INV(NE) 24"RCP=4.82	SD#40 CURB INLET RIM=12.69	SD#55 GRATE INLET RIM=16.76 INV(S) 12"RCP=12.59	SD#68 "S" INLET RIM=12.14 INV(S) 18"RCP=7.17 INV(SW) 15"RCP=6.98 INV(N) 6"RCP=7.26 INV(NE) 15"RCP=6.98
SD#4 GRATE INLET RIM=13.59 INV(SE) 15"RCP=10.86	SD#16 JUNCTION BOX RIM=13.22 INV(SE) 12"RCP(STUB)=7.92 APPARENTLY ABANDONED	SD#28 JUNCTION BOX RIM=14.25 INV(SW) 24"RCP=4.37 INV(NW) 12"RCP=4.94 INV(NE) 24"RCP=4.35	SD#41 CURB INLET RIM=12.11 INV(NE) 27"RCP=4.67 INV(SW) 27"RCP=4.96	SD#56 GRATE INLET RIM=14.15 INV(NW) 18"RCP=10.40 INV(NE) 6"VPC=10.55 INV(SE) 18"RCP=10.48	SD#69 "S" INLET RIM=12.24 INV(SW) 15"RCP=7.64
SD#5 JUNCTION BOX RIM=12.81 INV (S) 12"RCP=6.08 INV(W) 27"RCP=3.56 INV(E) 30"RCP=3.41	SD#17 GRATE/CURB INLET RIM=13.20 @TOP OF CURB RIM=12.70 @GUTTER RIM=12.78 @EDGE OF ASPHALT INV(NE) 17"x11"RCAP=11.38 INV(SW) 12"RCP=8.93	SD#29 CURB INLET RIM=14.13 INV(NW) 15"RCP=8.93 INV(SW) 12"RCP=5.90	SD#42 CURB INLET RIM=12.08 INV(S) 15"RCP=8.93 INV(SW) 27"RCP=5.06 INV(NE) 27"RCP=5.06	SD#57 GRATE INLET RIM=14.51 INV(NW) 18"RCP=10.16 INV(SE) 21"RCP=10.28	SD#70 GRATE INLET RIM=13.08 NO GRAVITY PIPE APPEARANT SUMP PUMP
SD#6 CURB INLET RIM=12.21 INV(E) 15"RCP=8.96 INV(N) 18"RCP=9.00	SD#18 CURB INLET RIM=13.12 THROAT=12.19 INV(NW) 4"PVC=12.27 INV(NW) 4"PVC=12.07 INV(SW) 17"x11"RCAP=11.27	SD#30 JUNCTION BOX RIM=14.00 INV(SW) 24"RCP=4.36 INV(SE) 24"RCP=6.08 INV(NE) 24"RCP=4.36	SD#43 CURB INLET RIM=12.39 INV(NW) 15"RCP=9.09 INV(NE) 15"RCP=9.00	SD#58 JUNCTION BOX RIM=12.45 INV(SE) 12"RCP=6.65 INV(SW) 21"RCP=6.59 INV(NW) 21"RCP=6.67 INV(N) 12"RCP=6.67 INV(NE) 24"RCP=6.52	SD#71 GRATE/CURB INLET RIM=11.68 INV(BOX) =9.82
SD#7 CURB INLET RIM=11.96 THROAT=11.20 INV(S) 18"RCP=5.44 INV(W) 27"RCP=3.97 INV(N) 15"RCP=5.52 INV(BOX) =6.12 INV(E) 27"RCP=3.97	SD#19 GRATE/CURB INLET RIM=12.77 @TOP OF CURB RIM=12.22 @GUTTER RIM=12.38 @EDGE OF ASPHALT INV(NE) 18"RCP=10.22 INV(SW) 12"RCP=9.42	SD#31 GRATE INLET RIM=12.18 INV(NE) 6"VPC=9.91 INV(SE) 18"RCP=9.38 INV(SW) 18"RCP=9.28 INV(NW) 24"RCP=9.34	SD#44 CURB INLET RIM=11.94 INV(SE) 15"RCP=9.20	SD#59 GRATE INLET RIM=12.20 INV(S) 10"RCP=6.87 INV(SW) 24"RCP=6.65 INV(NW) 18"RCP=9.11 INV(NE) 24"RCP=5.73	SD#72 JUNCTION BOX RIM=12.99 INV(E) 15"RCP=6.81
SD#8 GRATE INLET RIM=12.77 INV(S) 15"RCP=7.74	SD#20 MEDIAN INLET RIM=12.81 @ONE CORNER OF STRUCTURE INV(NW) 8"STEEL=10.74 INV(SE) 8"STEEL=11.06 INV(SW) 18"RCP=10.76	SD#32 GRATE INLET RIM=12.95 INV(SE) 8"VPC=9.55 INV(SW) 6"VPC=9.66 INV(NW) 18"RCP=9.42	SD#45 GRATE INLET RIM=11.70 INV(SE) 12"RCP=6.78 INV(S) 10"RCP=6.87 INV(SW) 24"RCP=6.65 INV(NW) 18"RCP=9.11 INV(NE) 24"RCP=5.73	SD#60 GRATE INLET RIM=12.81 UNDER WATER	SD#73 JUNCTION BOX RIM=13.34 INV(S) 6"VPC=7.49
SD#9 CURB INLET RIM=12.63 THROAT=11.73 INV(W) 27"RCP=4.37 INV(NE) 15"RCP=8.68 INV(E) 27"RCP=4.37	SD#21 JUNCTION BOX RIM=12.51 INV(NE) 12"RCP=8.44 INV(SE) 12"RCP=7.86 INV(SW) 12"RCP=7.81 INV(NW) 12"RCP=8.01	SD#33 CURB INLET RIM=13.19 INV(N) 15"RCP=7.05 INV(SE) 18"RCP=7.10	SD#46 GRATE INLET RIM=12.14 INV(W) 15"RCP=10.09 INV(E) 15"RCP=10.10 INV(SE) 18"RCP=9.83	SD#61 GRATE INLET RIM=12.38 INV(NE)12"RCP=8.61	SD#74 POSSIBLE JUNCTION BOX NOT RECOVERED
SD#10 GRATE INLET RIM=12.00 INV(SW) 15"RCP=9.19	SD#22 GRATE/CURB INLET RIM=12.05 INV(SW) 12"RCP=9.18	SD#34 JUNCTION BOX RIM=13.33 INV(S) 15"RCP=6.97 INV(SW) 24"RCP=3.88 INV(NW) 18"RCP=6.83 INV(SE) 24"RCP=3.89	SD#47 GRATE INLET RIM=12.50 INV(NW) 2x8"PVC=10.45 INV(E) 18"RCP=9.86	SD#62 JUNCTION BOX RIM=12.79 FILLED WITH WATER	SD#75 CURB INLET RIM=13.43 INV(SW) 15"RCP=11.02
SD#11 JUNCTION BOX RIM=12.40 INV(S) 15"RCP=5.85 INV(N) 15"RCP=6.56	SD#23 JUNCTION BOX RIM=12.81 INV(SW) 18"RCP=7.46 INV(NW) 24"RCP=6.73	SD#35 GRATE INLET RIM=13.06 INV(SE) 12"RCP=10.98 INV(NW) 12"VPC=8.63	SD#48 GRATE INLET RIM=12.73 INV(SE) 2x8"PVC=10.64	SD#63 GRATE INLET RIM=12.37 INV(SE) 12"RCP=8.99	SD#76 CURB INLET RIM=13.60 INV(NE) 15"RCP=10.77 INV(SW) 15"RCP=11.03
SD#12 JUNCTION BOX RIM=12.35 INV(S) 15"RCP=6.72 INV(NW) 15"RCP=6.77 INV(NE) 12"RCP=6.81	SD#24 JUNCTION BOX RIM=12.60 INV(NE) 12"RCP=9.84 INV(SE) 12"RCP=6.57 INV(SW) 12"RCP=8.02 INV(NW) 14"PVC=6.65	SD#36 CURB INLET RIM=13.08 INV(NW) 12"RCP=11.42	SD#49 GRATE INLET RIM=12.41 INV(SE) 18"RCP=7.95 INV(SW) 24"RCP=6.33 INV(NW) 12"RCP=8.86 INV(N) 21"RCP=8.98 INV(NE) 24"RCP=6.35	SD#64 GRATE INLET RIM=12.38 INV(NE) 12"RCP=9.18 INV(SE) 18"RCP=8.74	SD#77 CURB INLET RIM=12.87 INV(SE) 12"RCP=11.20

SANITARY SEWER STRUCTURE TABLE

SS#1 RIM=14.23 SEWER VALVE TOP OF PIPE=8.88	SS#107 RIM=13.63 INV(SW)=8.66 INV(W)=8.53 INV(NW)=4.45 INV(NE)=4.40
SS#2 RIM=12.56 INV(W)=8.08 APPEARS ABANDONED	SS#108 RIM=12.96 INV(SW)=5.28 INV(NW)=5.17 INV(SE)=5.41
SS#3 RIM=12.66 INV(NW)=5.75 INV(SW)=6.86 APPEARS ABANDONED	SS#109 RIM=12.93 INV(W)=10.05 INV(NE)=5.11 INV(SE)=5.43
SS#4 RIM=12.95 APPEARS ABANDONED	SS#110 RIM=13.50 INV(NW)=5.24 INV(S)=8.53 INV(SW)=5.25
SS#9 RIM=11.75 INV(NE)=-0.26 INV(SE)=-0.38	SS#162 RIM=12.90 INV(NW)=2.73 INV(SW)=2.80
SS#10 RIM=12.27 INV(NE)=0.38 INV(SW)=0.40	SS#163 RIM=12.33 INV(NW)=5.09 INV(SE)=3.56
SS#101 RIM=13.28 INV(NE)=1.14 INV(SW)=1.02	SS#164 RIM=12.17 INV(SW)=5.55 INV(NE)=5.87 INV(SE)=5.31
SS#102 RIM=12.49 INV(SW)=2.14 INV(NE)=2.18 INV(SW)=1.81	SS#168 RIM=12.92 INV(NW)=5.89 INV(NE)=6.13
SS#103 RIM=11.92 INV(SE)=4.52 INV(S)=2.89 INV(SW)=2.42 INV(NE)=2.45	SS#169 RIM=13.22 INV(S)=8.27 INV(SW)=5.92 INV(SE)=5.99
SS#104 RIM=12.69 INV(SE)=3.32 INV(SW)=3.52 INV(NW)=10.29 INV(NW)=5.57 INV(NW)=9.29 INV(NE)=3.05	SS#170 RIM=13.33 INV(SW)=5.86 INV(NW)=6.66 INV(NE)=6.00
SS#106 RIM=13.11 INV(SW)=3.87 INV(NW)=6.74 INV(N)=9.06 INV(NE)=3.90	SS#170A RIM=13.87 INV(SE)=7.30 INV(SW)=6.43 INV(NE)=6.46
	SS#176 RIM=14.21 INV(NW)=7.41 INV(NE)=6.81

USACE MOBILE, AL
FDS MOBILE AL, LLC

LEGAL DESCRIPTIONS

PARCEL 1

STATE OF ALABAMA
COUNTY OF MOBILE

COMMENCING AT A NAIL & DISK (WATTIER) IN THE CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 13 AS SHOWN ON THE LAND DISPOSAL MAP, EAST CHURCH STREET AREA, FIRST ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 108, AS REVISED AND RE-RECORDED IN MAP BOOK 19, PAGE 133, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 81°-57'-11" EAST ALONG THE RIGHT-OF-WAY LINE OF SOUTH LAWRENCE STREET A DISTANCE OF 6.17 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTHEASTWARDLY ALONG THE NORTH RIGHT-OF-WAY LINE OF CANAL STREET (VARIABLE R/W) AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 72°-24'-17", A RADIUS OF 72.12 FEET, A CHORD BEARING OF SOUTH 55°-58'-32" EAST, AND A CHORD LENGTH OF 85.19 FEET) AN ARC DISTANCE OF 91.13 FEET TO A CAPPED REBAR; THENCE RUN EASTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 05°-27'-42", A RADIUS OF 613.16 FEET, A CHORD BEARING OF NORTH 85°-05'-29" EAST, AND A CHORD LENGTH OF 58.43 FEET) AN ARC DISTANCE OF 58.45 FEET TO A CAPPED REBAR (WATTIER) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 99°-24'-30", A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 47°-56'-08" WEST, AND A CHORD LENGTH OF 38.14 FEET) AN ARC DISTANCE OF 43.38 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 01°-46'-07" EAST A DISTANCE OF 225.18 FEET TO A NAIL & DISK (WATTIER) IN ASPHALT; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 90°-00'-00", A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 46°-46'-07" EAST, AND A CHORD LENGTH OF 35.36 FEET) AN ARC DISTANCE OF 39.27 FEET TO A NAIL & DISK (WATTIER) IN ASPHALT; THENCE RUN SOUTH 88°-13'-55" EAST A DISTANCE OF 393.14 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 01°-46'-07" WEST A DISTANCE OF 12.40 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 88°-13'-53" EAST A DISTANCE OF 28.49 FEET TO A NAIL & DISK (WATTIER) IN CONCRETE ON THE WEST RIGHT-OF-WAY LINE OF SOUTH CLAIBORNE STREET (VARIABLE R/W); THENCE RUN SOUTH 06°-05'-45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 7.62 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 05°-46'-27" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 229.94 FEET TO A NAIL & DISK (WATTIER) IN CONCRETE; THENCE RUN NORTH 88°-13'-53" WEST A DISTANCE OF 226.90 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN WESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 11°-39'-19", A RADIUS OF 472.69 FEET, A CHORD BEARING OF SOUTH 85°-56'-28" WEST, AND A CHORD LENGTH OF 95.99 FEET) AN ARC DISTANCE OF 96.15 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF CANAL STREET (VARIABLE R/W); THENCE RUN WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 03°-31'-15", A RADIUS OF 654.32 FEET, A CHORD BEARING OF SOUTH 80°-23'-37" WEST, AND A CHORD LENGTH OF 40.20 FEET) AN ARC DISTANCE OF 40.21 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 03°-43'-38", A RADIUS OF 613.16 FEET, A CHORD BEARING OF SOUTH 80°-29'-49" WEST, AND A CHORD LENGTH OF 39.88 FEET) AN ARC DISTANCE OF 39.89 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT "A", MOBILE CIVIC CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INST. # 2023010709 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. THE DESCRIBED PARCEL CONTAINS 2.55 ACRES (111,226 SQUARE FEET), MORE OR LESS.

SUBJECT TO THE FOLLOWING AREA RESERVED TO GRANTOR (DESCRIBING A PORTION OF THE CANAL STREET ACCESS EASEMENT):

COMMENCING AT A NAIL & DISK (WATTIER) IN THE CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 13 AS SHOWN ON THE LAND DISPOSAL MAP, EAST CHURCH STREET AREA, FIRST ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 108, AS REVISED AND RE-RECORDED IN MAP BOOK 19, PAGE 133, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 81°-57'-11" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF CANAL STREET (VARIABLE R/W) A DISTANCE OF 6.17 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTHEASTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 72°-24'-17", A RADIUS OF 72.12 FEET, A CHORD BEARING OF SOUTH 55°-58'-32" EAST, AND A CHORD LENGTH OF 85.19 FEET) AN ARC DISTANCE OF 91.13 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN EASTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 05°-27'-42", A RADIUS OF 613.16 FEET, A CHORD BEARING OF NORTH 85°-05'-29" EAST, AND A CHORD LENGTH OF 58.43 FEET) AN ARC DISTANCE OF 58.45 FEET TO A CAPPED REBAR (WATTIER) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 99°-24'-30", A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 47°-56'-08" WEST, AND A CHORD LENGTH OF 38.14 FEET) AN ARC DISTANCE OF 43.38 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 01°-46'-07" EAST A DISTANCE OF 225.18 FEET TO A NAIL & DISK (WATTIER) IN ASPHALT; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 90°-00'-00", A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 46°-46'-07" EAST, AND A CHORD LENGTH OF 35.36 FEET) AN ARC DISTANCE OF 39.27 FEET TO A NAIL & DISK (WATTIER) IN ASPHALT; THENCE RUN SOUTH 00°-55'-01" WEST A DISTANCE OF 248.56 FEET; THENCE RUN SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 50°-32'-03", A RADIUS OF 31.70 FEET, A CHORD BEARING OF SOUTH 24°-21'-01" EAST, AND A CHORD LENGTH OF 27.06 FEET) AN ARC DISTANCE OF 27.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CANAL STREET; THENCE RUN WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 01°-05'-35", A RADIUS OF 613.16 FEET, A CHORD BEARING OF SOUTH 81°-48'-50" WEST, AND A CHORD LENGTH OF 11.70 FEET) AN ARC DISTANCE OF 11.70 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.17 ACRE (7,271 SQUARE FEET), MORE OR LESS.