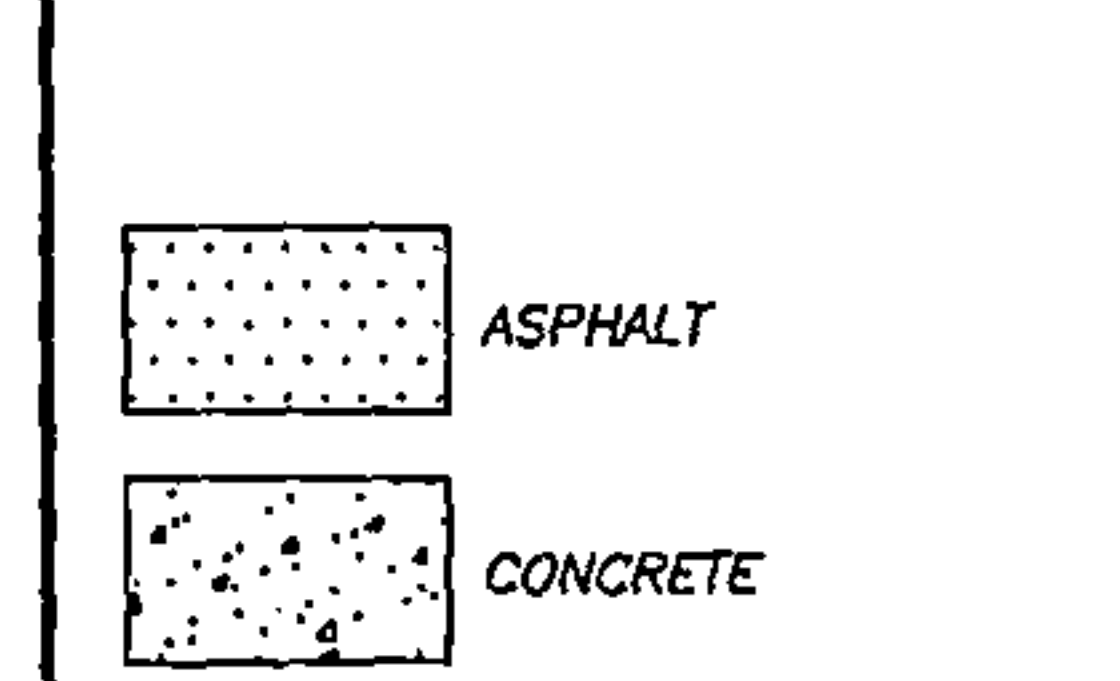


AL WEST STATE PLANE
GRID NORTH
GRID TO TRUE NORTH
CONVERGENCE
0°19'47.08"
TRUE NORTH TO MAGNETIC
DECLINATION
3°51' W
COMBINED SCALE FACTOR
0.999954882

- LEGEND**
- = 5/8" REBAR SET
 - = FOUND PROPERTY MARKER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
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 - ⊞ = WATER VALVE
 - ⊞ = GAS METER



FLOOD NOTE
By graphic plotting only, a portion of the subject property appears to lie in Zone "X Shaded" of the Flood Insurance Rate Map Panel No. 01117C0194F, which bears an effective date of September 24, 2021 and is in a special flood hazard area.

ON POINT SURVEYING, LLC
4011 Virginia Lane
Helena, Alabama 35080
Ph: 205-706-9508 onpointsurveying.pro
Alabama CA# 1171-LS expires 12/31/2025

PROPERTY EXHIBIT
DIETZ & DOVER
228 & 240 MOSS BEND DRIVE
HELENA, AL 35080

DRAWN BY: JP
CHECKED BY: JP
FIELD CREW: JP
APPROVED BY: JP
DATE: 10/21/2025
SCALE: 1" = 100'
Page 1 OF 2

NO.	REVISION	DATE	BY

MOSS BEND / ENVIRON'S
NW 1/4, SEC. 30, T-20-S, R-3-W
NE 1/4, SEC. 25, T-20-S, R-4-W
SHELBY COUNTY, ALABAMA

PARCEL 12 7 25 0 000 001.000 DESCRIPTION (INSTRUMENT: 20241002000307330)

PARCEL I:

Lot 1, according to the Survey of Environ's Park Subdivision, as recorded in Map Book 14, Page 6, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH rights in those certain easements recorded in Real 58, page 326, Real 279, page 295, Instrument 20051013000, Instrument 20060110000018530, Instrument 20070110000014980 and as shown in Map Book 35, page 138, in the Probate Office of Shelby County, Alabama.

PARCEL 13 9 30 0 000 001.002 DESCRIPTION (INSTRUMENT: 20241002000307330)

PARCEL II

A parcel situated in the Northwest quarter of the Northwest quarter of Section 30, Township 20 South, Range 3 West, being more particularly described as follows:

Begin at the Northwest corner of Said Section 30, thence run East along the North line of said quarter-quarter section a distance of 100.00 feet to a point thence run South and parallel to the West line of said quarter-quarter section for a distance of 390.00 feet to a point; thence run East and parallel to the North line of said quarter-quarter section for a distance of 150.00 feet to a point; thence run South and parallel to the West line of said quarter-quarter section for a distance of 410.00 feet to a point; thence run West and parallel to the North line of said quarter-quarter section for a distance of 250.00 feet to a point on the West line of said quarter-quarter section; thence run North along the West line of said quarter-quarter section for a distance of 800.00 feet to the Point of Beginning.

PARCEL 13 9 30 0 000 001.003 DESCRIPTION (INSTRUMENT: 19981104000435591)

Lot 1, according to the Survey of Moss Bend, as recorded in Map Book 14 page 67 A, B & C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL 13 9 30 0 000 001.004 DESCRIPTION (INSTRUMENT: 20241209000377110)

Lot 2, according to the Survey of Moss Bend, as recorded in Map Book 14, page 67, in the Probate Office of Shelby County, Alabama;

ANGLIN TO DIETZ DESCRIPTION (AS-SURVEYED)

A portion of the Anglin tract described in Shelby County Probate Instrument 20241002000307330, being situated in the Northwest quarter of the Northwest quarter of Section 30, Township 20 South, Range 3 West and the Northeast quarter of the Northeast quarter of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

Beginning at a 3" capped pipe marking the Northwest corner of Section 30, Township 20 South, Range 3 West thence N 89°47'40" E a distance of 99.96 feet to a 5/8" rebar; thence S 00°34'42" W a distance of 390.32 feet to a 3/4" rebar; thence N 89°45'58" E a distance of 149.89 feet to a 5/8" rebar; thence S 67°01'22" W a distance of 272.77 feet to a calculated point in a lake located on the West line of said Section 30; thence N 00°36'10" E a distance of 211.88 feet to a point on the shoreline of the lake; thence along the shoreline of the lake with a meander line of 364.90 feet subtended by a tie line with a chord bearing of N 00°36'10" E and a distance of 237.20 feet to a point on the shoreline; thence leaving the shoreline N 00°36'10" E a distance of 46.75 feet to the Point of Beginning, Said tract having an area of 68639.45 square feet, 1.576 acres

ANGLIN TO DOVER DESCRIPTION (AS-SURVEYED)

A portion of the Anglin tract described in Shelby County Probate Instrument 20241002000307330, being situated in the Northwest quarter of the Northwest quarter of Section 30, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

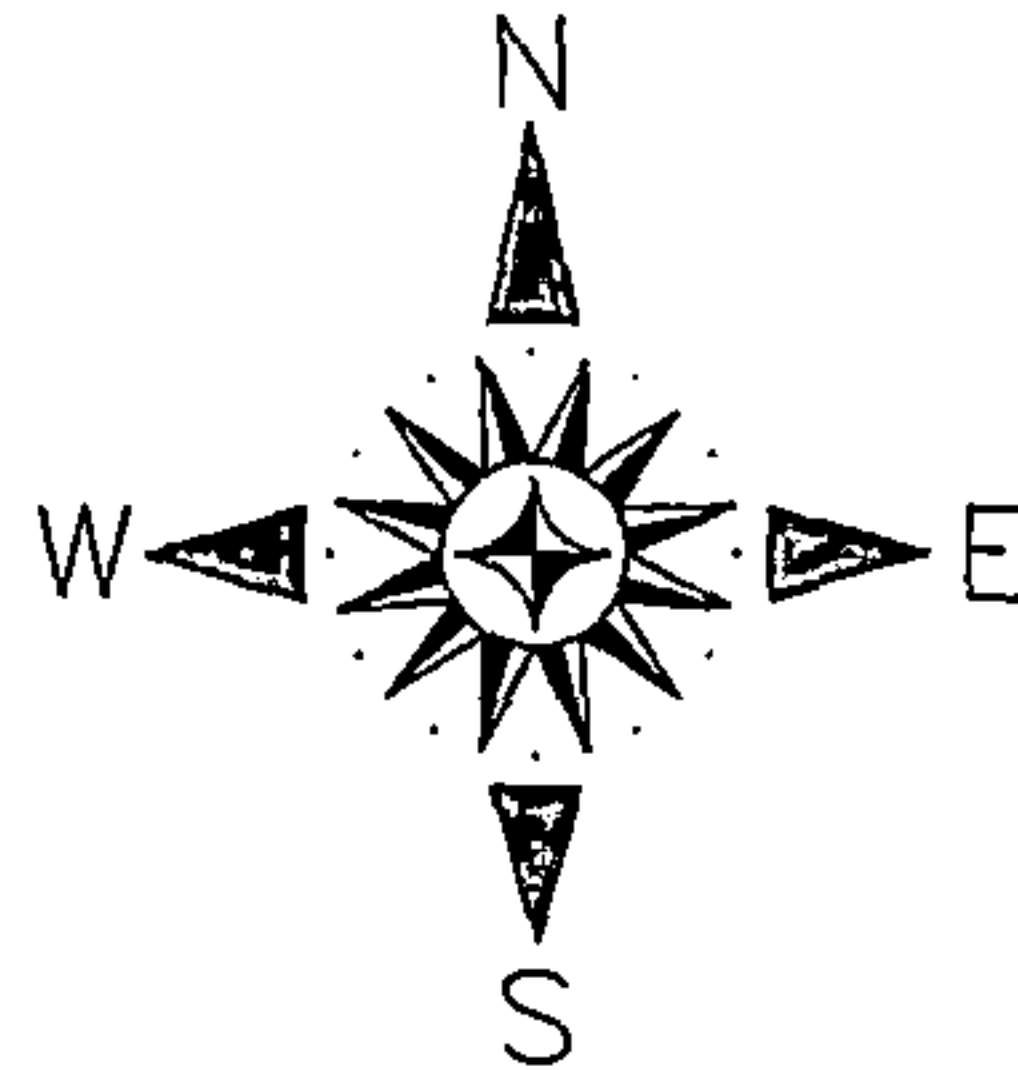
Commencing at a 3" capped pipe marking the Northwest corner of Section 30, Township 20 South, Range 3 West; thence S 00°36'10" W a distance of 495.83' to a calculated point in a lake located on the West line of said Section 30 and the Point of Beginning; thence continues S 00°36'10" W a distance of 303.90' to a 2" open pipe; thence N 89°53'01" E a distance of 249.94' to a 1/2" rebar; thence N 00°36'47" E a distance of 409.88' to a 5/8" rebar; thence S 67°01'22" W a distance of 272.77' to the Point of Beginning, Said tract having an area of 89203.57 square feet, 2.048 acres

SURVEYOR'S NOTES

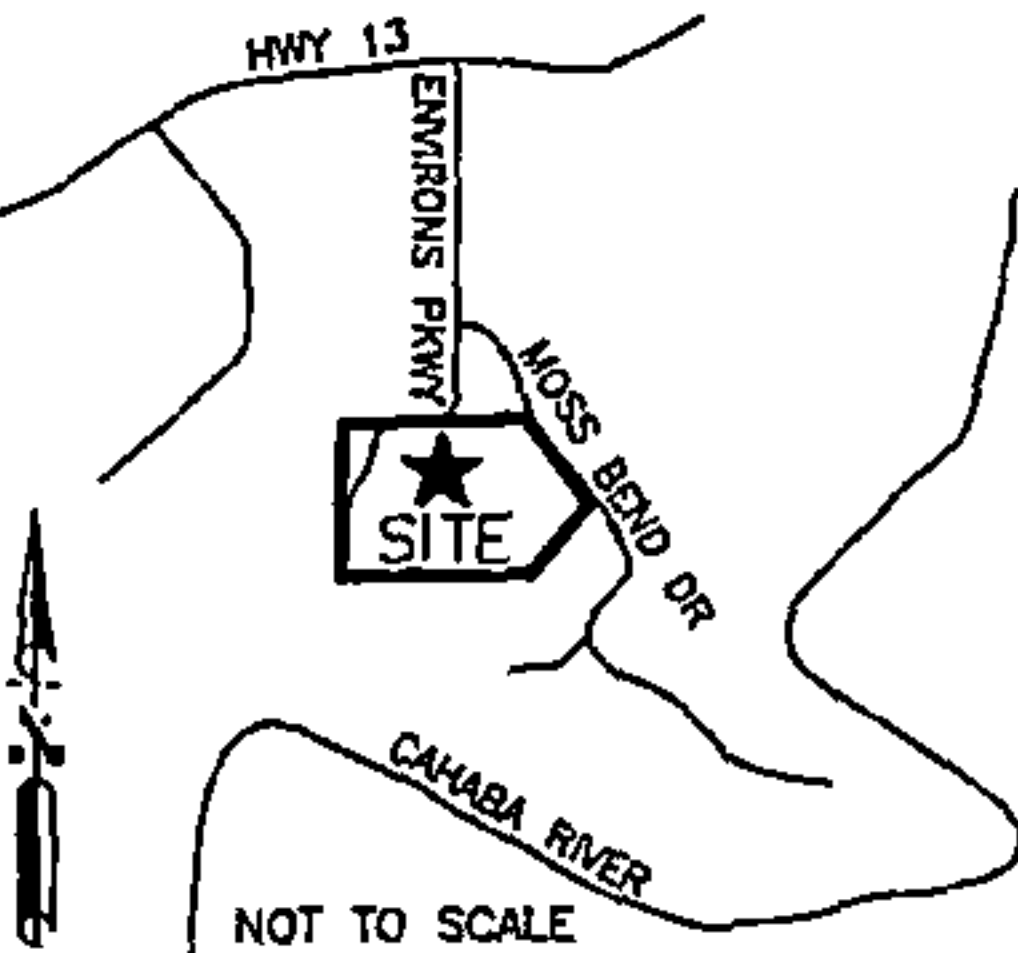
1. This is a Property Exhibit, made on the ground under the supervision of a Alabama Registered Land Surveyor. Date of field survey is October 2nd 2025. The intent of this map is to show the areas to be transferred to match Record Map submitted to the City of Helena, AL for approval.
2. The following instruments were used during the field visit: Topcon GT Series Robotic Total Station, and Topcon Hiper SR GPS receiver.
3. Bearings are based on Alabama West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
6. This Survey was conducted without the benefit of an Abstract Title Search.
7. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 10,000 feet (1':10,000') and an angular error that does not exceed 15 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
8. This survey is not valid without the original signature and the original seal of a state licensed surveyor.



20251212000381490 2/2 \$28.00
Shelby Cnty Judge of Probate, AL
12/12/2025 12:40:01 PM FILED/CERT



VICINITY MAP

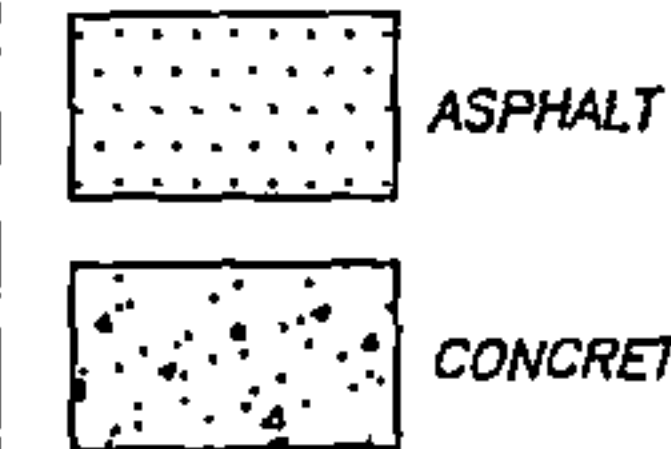


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SURVEYOR'S CERTIFICATION

I 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.

John M. Perez
John M Perez
Alabama License No. 30354



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PROPERTY EXHIBIT

FOR:

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228 & 240 MOSS BEND DRIVE
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DRAWN BY: JP
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Page 2 OF 2

PROJECT NO.
25-0054

NO.	REVISION	DATE	BY

MOSS BEND / ENVIRON'S
NW 1/4, SEC. 30, T-20-S, R-3-W
NE 1/4, SEC. 25, T-20-S, R-4-W
SHELBY COUNTY, ALABAMA