

# ALTA SURVEY

**HAGER COMPANY INC.**  
**KARL HAGER, L.S.**  
**1825-D 12TH AVENUE**  
**BESSEMER, AL 35020**  
**(205) 424-4235**

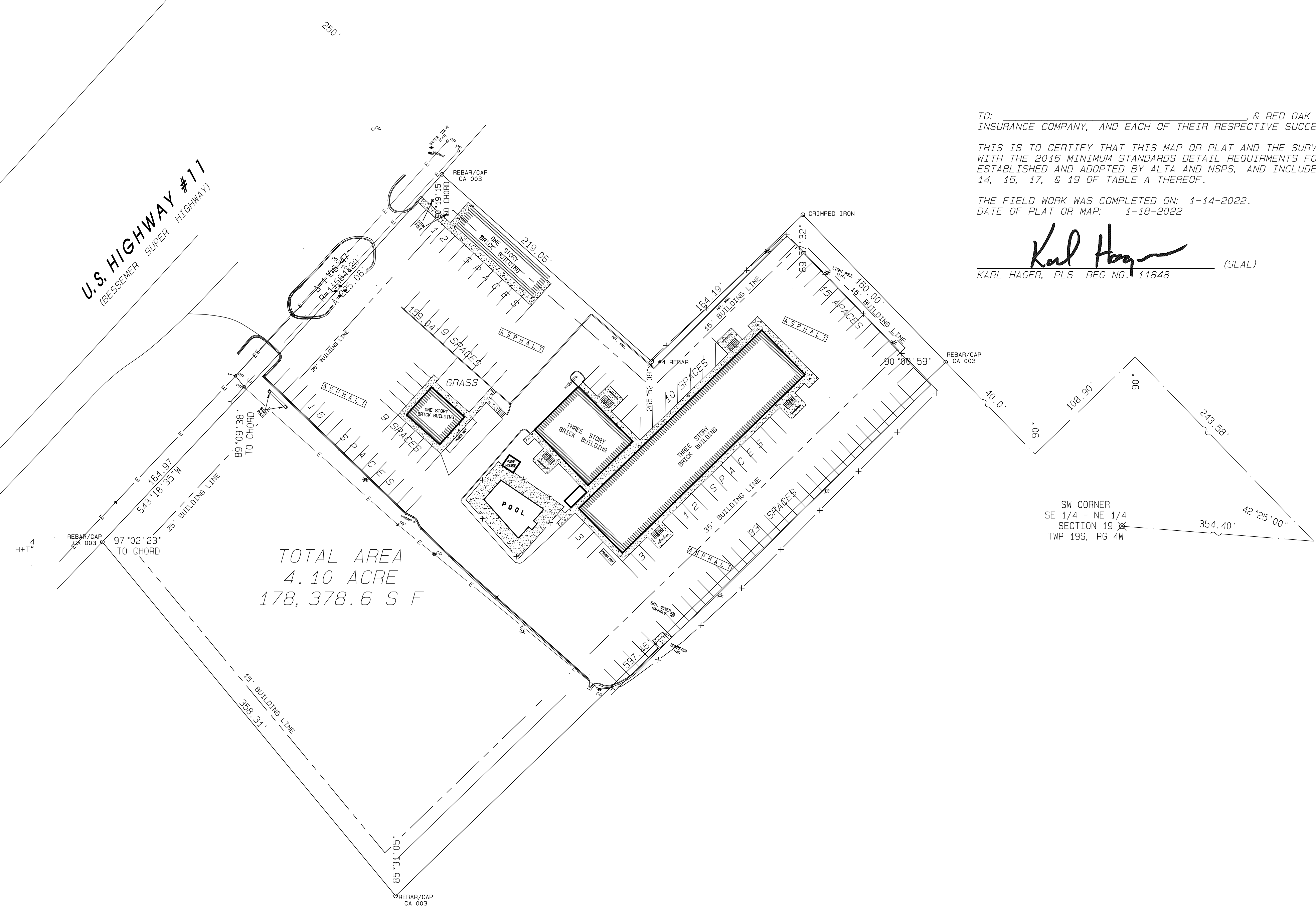
DRAWN BY: KLH CHECKED BY: KLH  
 COMPUTER: 03094/ALLJOBS  
 JOB NO. 03094  
 DATE: Tue, Jan 18, 2022  
 REVISIONS:

TO: \_\_\_\_\_, & RED OAK CAPITAL AND FIDELITY NATIONAL TITLE  
 INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

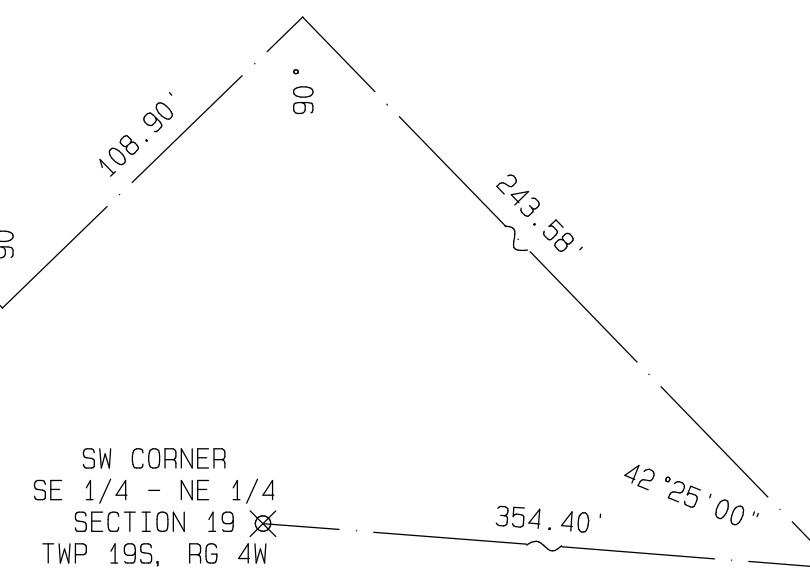
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, & 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: 1-14-2022.  
 DATE OF PLAT OR MAP: 1-18-2022

*Karl Hager* (SEAL)  
 KARL HAGER, PLS REG NO. 11848



TOTAL AREA  
 4.10 ACRE  
 178,378.6 S F



COMMENTS ON SCHEDULE B, PART II OF FIDELITY NATIONAL TITLE  
 INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE:  
 COMMITMENT NUMBER: AL252106113V; 211664ATL  
 DATED: JUNE 22, 2021; 8:00 A.M.

1. - 5. --: NOT ADDRESSED BY THIS SURVEYOR
6. AS SHOWN HEREIN
7. NON VISIBLE AS SHOWN
8. MY CALCULATED ACREAGE IS AS SHOWN
9. NOT ADDRESSED BY THIS SURVEYOR
10. NOT ADDRESSED BY THIS SURVEYOR
11. NOT ADDRESSED BY THIS SURVEYOR
12. NONE VISIBLE ON THE SURFACE
13. REAL 58 / 62: DOES ALLPY TO TOTAL PROPERTY
14. 1003 / 533:
15. 9862/3305 & 9862/3306: DOES ALLPY TO TOTAL PROPERTY
16. 9909/2753: DOES ALLPY TO TOTAL PROPERTY
17. 9862/9438: DOES ALLPY TO TOTAL PROPERTY

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 4 WEST

TAX ID: 38-00-19-04-000-004.00  
 38-00-19-01-007-003.000

JEFFERSON COUNTY, ALABAMA  
 CITY OF BESSEMER

AUGUST 2021

OWNER:  
 1113 9th AVENUE S.W.  
 BESSEMER, ALABAMA 35020

102 PARKING SPACES

## LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE E 1/2 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 4 WEST  
 JEFFERSON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 4 WEST AND RUN EAST ALONG THE SOUTH LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 354.40' TO A POINT; THENCE 138°35' TO THE LEFT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 108.90' TO A POINT; THENCE 90°00' TO THE RIGHT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 40.0' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST STATED COURSE A DISTANCE OF 160.00' TO A POINT; THENCE 90°00'54" TO THE LEFT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 164.28' TO A POINT; THENCE 85°51'33" TO THE RIGHT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 219.27' TO A POINT OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY # 11, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11,584.20' AND A CENTRAL ANGLE OF 112°55'47"; THENCE 90°00'00" TO THE LEFT (ANGLE MEASURED TO TANGENT) IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY # 11 A DISTANCE OF 390.13' TO A POINT; THENCE B312718°50" TO THE LEFT (ANGLE MEASURED TO TANGENT) IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 358.28' TO A POINT; THENCE 94°29'19" TO THE LEFT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 597.59' TO THE POINT OF BEGINNING.

SITUATED IN JEFFERSON COUNTY, ALABAMA, BESSEMER DIVISION

FOR THE ABOVE DESCRIBED PROPERTY, I, KARL HAGER, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SOURCE OF TITLE: DEED

DATE: AUGUST 16, 2021

TYPE OF SURVEY

MORTGAGE

HAGER COMPANY, INC.

1825-D 12th AVE

BESSEMER, AL 35020

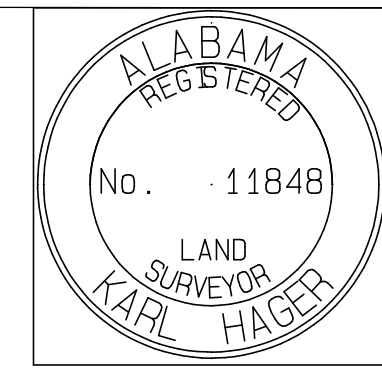
(205) 424-4235

FAX: 425-6310

C/L = CENTERLINE  
 IPS = 5/8" REBAR WITH CAP  
 IPP = IRON PIN FOUND  
 CALC. = CALCULATED  
 MEAS. = MEASURED  
 ROW = RIGHT OF WAY  
 CONC. = CONCRETE  
 PP = POWER POLE  
 FC = FENCE POST/CORNER  
 MTL = METAL  
 BM = BENCH MARK FOUND  
 TBM = BENCH MARK SET  
 ANC = POWER POLE ANCHOR

N = NORTH  
 S = SOUTH  
 W = WEST  
 E = EAST  
 POC = POINT OF COMMENCEMENT  
 POB = POINT OF BEGINNING  
 O = #5 REBAR SET  
 Ø = POINT EXISTING  
 X = POINT CALC  
 Δ = POINT NOT SET  
 ---x--- = FENCE LINE  
 --- --- = EASEMENT LINE  
 --- --- = OVER HEAD POWER/TELE

*Karl Hager*  
 KARL HAGER, PLS.



RECORD MAP

SHEET 1 OF 1