

GUSTER DEVELOPMENT, LLC

SURVEYOR'S CERTIFICATION

To: GUSTER DEVELOPMENT, LLC AND CANOPY TITLE, LLC.

This is certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 1997, and includes items 1, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11(b-d) and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Suburban survey. I further state that all parts of this survey and drawing have been completed in accordance with the Standards for the Practice of Land Surveying in the State of Alabama.

Date: 6-28-2023



Karl L. Hager, PLS Reg. No. 11848

PROJECT NOTES

Notes:

- Dates of fieldwork: MAY, 2023
- All evidence of easements and/or rights of way visible on the surface have been shown hereon. Other easements, rights of way, or matters affecting title may exist.
- According to the Flood Insurance Rate Map (FIRM) as published by the Federal Emergency Management Agency for CITY OF BESSEMER (panel 01073C0537H, effective date of 9-3-10 this site lies entirely within Zone "X", known as: area of minimal flooding, not within a special flood hazard area.
- All utilities visible on the surface have been shown hereon. Other subsurface utilities may exist.
- All bearings shown hereon are assumed.

Surveyor's Comments on exceptions to title as listed in Schedule B, Section 2 of a commitment for title insurance provided by CANOPY TITLE, LLC Insurance Company, Commitment Number CT-2300524, effective on APRIL 27 2023 at 8:00 AM:

ITEM 1, 2, 3, 4, 5, 6, 7, 8, Cannot be addressed by a surveyor.

ITEM 9 - AS SHOWN ON SURVEY NON LYING WITHING DEEDED PROPERTY

ITEM 10 - NOT ADDRESSED BY THIS SURVEYOR

ITEM 8 - NOT ADDRESSED BY THIS SURVEYOR

ITEM 9 - OMITTED

ITEM 10 - DOES EFFECT THIS PROPERTY

ITEM 11 - DOES APPLY

ITEM 12- DOES APPLY AS SHOWN

LEGAL DESCRIPTION: (FROM DEED LR 201360; PG 6979)

ALL THAT PART OF BLOCK 580, ACCORDING TO THE SURVEY OF THE CITY OF BESSEMER, AS RECORDED IN MAP BOOK 2, PAGE 14, IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA, LESS AND EXCEPT LOT 20 OF SAID BLOCK AND LESS AND EXCEPT ALL THAT PART OF SAID BLOCK LYING IN THE RIGHT OF WAY OF INTERSTATE HIGHWAY # 20 - # 59.

SOURCE : INSTRUMENT 9961/3498

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 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: 4-26-2023

TYPE OF SURVEY
ALTA

HAGER COMPANY, INC.
1825-D 12TH AVE
BESSEMER, AL 35020
(205) 424-4235
205-365-2056

C/L = CENTERLINE
IPS = 5/8" REBAR WITH CAP
IPF = 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
H = POINT CALC
Δ = POINT NOT SET
X = FENCE LINE
--- = EASEMENT LINE
E = OVER HEAD POWER/TELE


KARL HAGER, PLS.

GRAPHIC SCALE

1"=50'

