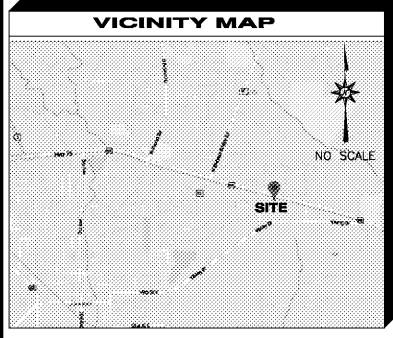
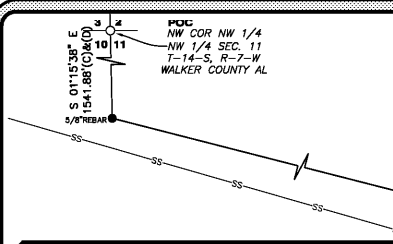
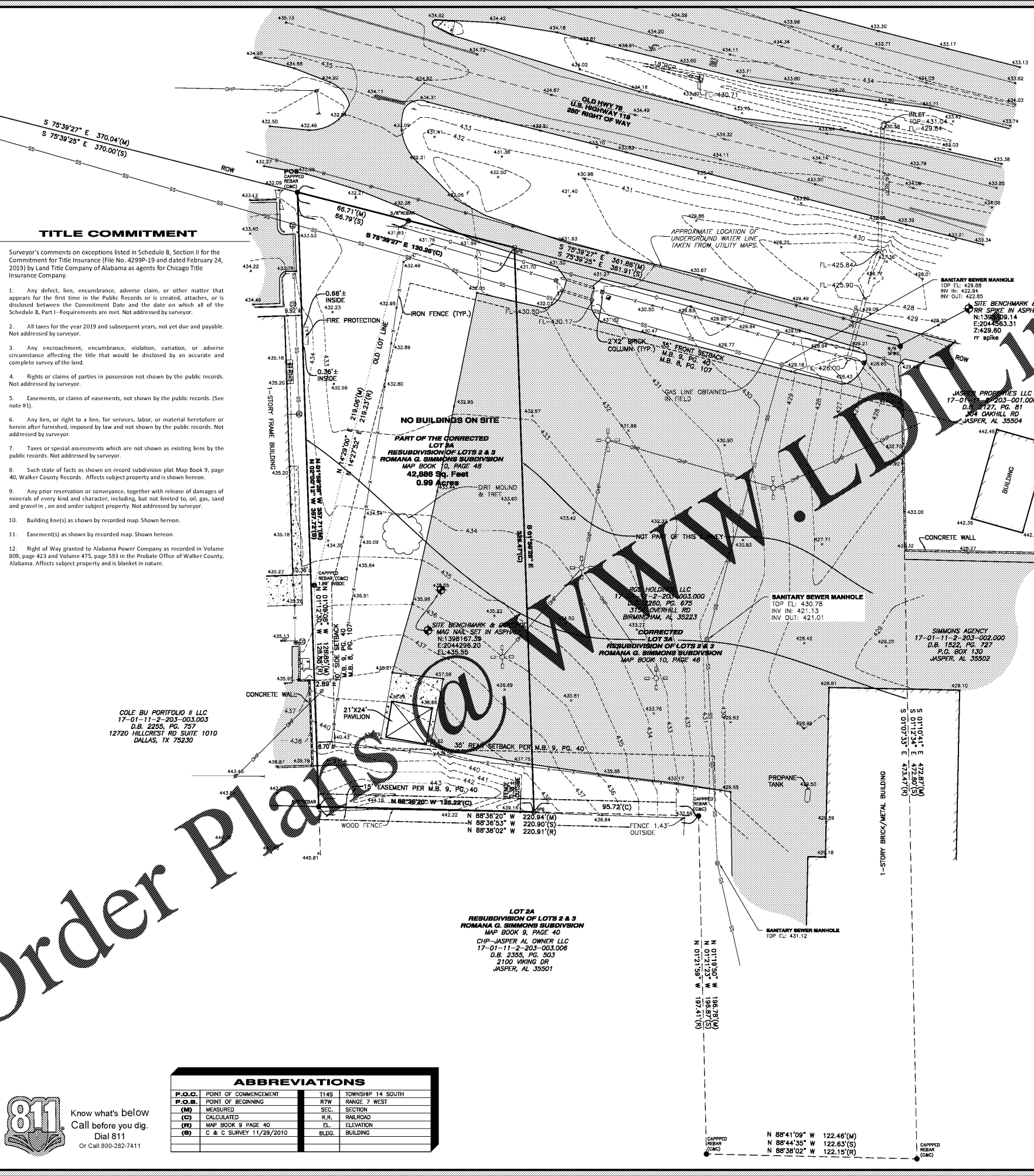


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- NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
  - All utilities of which the surveyor has knowledge are shown hereon. Routings of underground utilities were drawn based on utility maps provided by respective utility companies which should be considered approximate and should be marked on the ground by the utility companies prior to construction. The telephone numbers for the Alabama Line Location Center (MISSALL) are 255-4444 (Birmingham area) and (800) 292-8525 (elsewhere). MISSALL confirmation number is 180031665.
  - No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
  - Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAD 83). Bench Mark PID J92226 and elevation of 586.98.
  - According to the Flood Insurance Rate Map (FIRM) for City of Jasper, Alabama (community-panel number 01127C 0328 E, dated 10/02/2014), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
  - North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by static observation. Using Base Station: Designation: AL 30 CORS ARP, PID J92226 Combined Factor: 0.99995426 Convergence Factor: +0 21 25.9
  - At the time of the field survey there was no observable evidence of current earth moving work, building addition or construction, changes in street right of way lines, street or sidewalk repair or construction, use of the site as a solid waste dump, sump, or sanitary landfill.
  - There was no observable evidence or evidence provided to the surveyor of potential wetlands on the subject property.
  - All utilities appear to enter the subject property from a public Right of Way.
  - Access to the subject property is by Highway 78 (Old U.S. Highway 78).
  - The property surveyed and shown hereon is the same property as described in Title Commitment No. 4299P-19, dated February 24, 2019, and prepared by Land Title Company of Alabama as agents for Chicago Title Insurance Company.
  - The boundary lines of the subject property are contiguous with the boundary lines of all adjoining streets, highways, rights of ways and easements, public or private, as described in their most recent respective legal descriptions of record.
  - No encroachments from improvements located on the property onto any adjacent properties and/or easements or right-of-way were observed at the time of the Survey, nor were any projections from improvements located on any adjacent properties and/or easements or rights-of-way onto the property observed at the time of the survey.



**LEGEND**

- IRON PIN
- IRON PIN SET (5/8" REBAR w/CAP)
- △ CALCULATED POINT
- UTILITY POLE w/GUY
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND POWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- RIGHT OF WAY
- LIGHT STANDARDS
- BOLLARD
- SIGN
- AIR CONDITIONER UNIT
- CLEAN-OUT
- SANITARY MANHOLE
- WATER METER
- FENCE
- ASPHALT SURFACE
- CONCRETE SURFACE

**ZONE: B2**  
COMMUNITY SERVICE DISTRICT

BUILDING SETBACK LINE  
FRONT: 35'  
SIDE: 10'  
REAR: 35'  
MAX BUILDING HEIGHT: 50'

**AS SURVEYED LEGAL DESCRIPTION**

A parcel of land being a portion of the corrected Lot 3-A according to the Resubdivision of Lots 2 and 3, Romana G. Simmons Subdivision as recorded in Map Book 10, Page 48 in the Office of the Judge of Probate, Walker County, Alabama, lying in the Southwest quarter of the Northwest quarter of Section 11, Township 14 South, Range 7 West Walker County, Alabama all being more particularly described as follows:

Commence at the Northwest corner of said Section 11; thence run South 01 degree 15 minutes 38 seconds East along the West line thereof for a distance of 1541.88 feet to a found 5/8 inch rebar lying on the Southern-most right of way of US Highway 118 (AKA Old Highway 78); thence leaving said West line run South 75 degrees 39 minutes 27 seconds East along said right of way for a distance of 370.04 feet to a found capped rebar stamped C & C marking the POINT OF BEGINNING of the property herein described; thence continue South 75 Degrees 39 minutes 27 seconds East along said right of way for a distance of 130.26 feet to a set nail in asphalt; thence leaving said right of way, run South 01 Degree 59 minutes 28 seconds East for a distance of 328.47 feet to a set capped rebar stamped C-560LS on the North line of Lot 2-A of said subdivision; thence run North 88 Degrees 36 minutes 20 seconds West along said North line for a distance of 125.22 feet to a found 5/8" rebar marking the Southwest corner of said Lot 3-A; thence run North 01 Degree 59 minutes 28 seconds West along the West line of said Lot 3-A for a distance of 357.71 feet to the Point of Beginning. Said parcel contains 42,886 square feet or 0.99 acres more or less.

**TITLE COMMITMENT LEGAL DESCRIPTION**

Corrected Lot 3A, according to the corrected survey and Plat of Lot 3A, of the Resubdivision of Lots 2 and 3 of Romana G. Simmons Subdivision as recorded in Plat Book 10, page 48 in the Office of the Judge of Probate of Walker, County, Alabama described as follows:

Commence at the Northwest corner of said Section 11; thence South 01°15'36" East, along the West boundary of said Section 11, 1541.88 feet to the South Right-of-Way of Highway #78; thence South 75°39'25" East, along said South Right-of-Way, 370.00 feet to the Point of Beginning; thence continue South 75°39'25" East, along said South Right-of-Way, 361.91 feet to the Northeast corner of said Lot 3A; thence South 01°12' 34" East, 472.80 feet to the Southeast corner of said Lot 3A; thence North 88°44'35" West, 122.63 feet; thence North 01°21'23" West, 196.87 feet; thence North 88°36'53" West, 220.90 feet to the Southwest corner of said Lot 3A; thence North 02°00'12" West, 357.72 feet to the Point of Beginning.

Certified to: Huddle House, RGS Holdings, LLC, Land Title Company of Alabama and Chicago 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6-7(a), (7)(b)(1), (7)(c), 8, 9, 11, 13-16, 18-16 of Table A thereof.

The field work was completed on June 6, 2019.

Date: 6/13/2019  
Derek S. Meadows, Registration No. 29996  
dmeadows@gonzalez-strength.com

Order Plans @ [www.LDTitle.com](http://www.LDTitle.com)

**ABBREVIATIONS**

P.O.C.	POINT OF COMMENCEMENT	T14S	TOWNSHIP 14 SOUTH
P.O.B.	POINT OF BEGINNING	R7W	RANGE 7 WEST
(M)	MEASURED	SEC.	SECTION
(C)	CALCULATED	R.R.	RAILROAD
(F)	MAP BOOK 9 PAGE 40	EL.	ELEVATION
(S)	C & C SURVEY 11/29/2010	BLDG.	BUILDING

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.

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REVISIONS

NO.	DATE	DESCRIPTION

QUARTER - SECTION  
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER  
TOWNSHIP 14 SOUTH  
RANGE 7 WEST

**ALTA/NSPS LAND TITLE SURVEY**  
**HIGHWAY 78 JASPER RETAIL**  
u.s. HWY 78, JASPER, AL  
**FOR HUDDLE HOUSE**

SCALE: 1" = 30'  
DWG. NAME: 19-0256.DWG  
FIELD BOOK/PAGE: 1  
DWN. BY: BIC  
CREW CHIEF: TB

LAST FIELD SURVEY DATE: 6/6/19  
COORDINATE FILE: 19-0256.CRD

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION  
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ALABAMA LICENSED PROFESSIONAL SURVEYOR  
Derek S. Meadows  
No. 29996

DWG. NO. S1 - R0  
PROJECT 19-0256