

BEGIN AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 1 EAST; THENCE RUN N00°41'55"W FOR A DISTANCE OF 971.39'; THENCE RUN N73°24'15"E FOR A DISTANCE OF 486.88' TO THE WESTERLY RIGHT OF WAY OF HIGHWAY #47; THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS S13°55'38"E FOR A DISTANCE OF 47.91' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5040.75'. A DELTA OF 5°23'39" THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 474.57'; THENCE RUN S18°43'15"E TANGENT TO SAID CURVE FOR A DISTANCE OF 774.86' TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2959.25' AND A DELTA OF 10°18'40", THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 532.56'; THENCE LEAVING SAID #47 RIGHT OF WAY RUN S88°33'20"W FOR A DISTANCE OF 964.65'; THENCE RUN N00°29'34"W FOR A DISTANCE OF 668.01' TO THE POINT OF BEGINNING, CONTAINING 28.68 ACRE, MORE OR LESS

TOGETHER WITH AND SUBJECT TO A 30.0' WIDE EASEMENT CENTERED ALONG THE SOUTH LINE OF THE PROPERTY HEREIN DESCRIBED

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: DB 239 / P 742

DATE: 11-15-2024

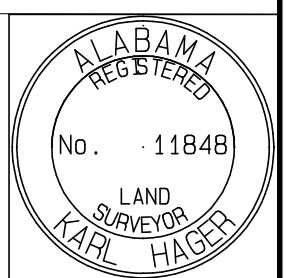
TYPE OF SURVEY
BOUNDARY

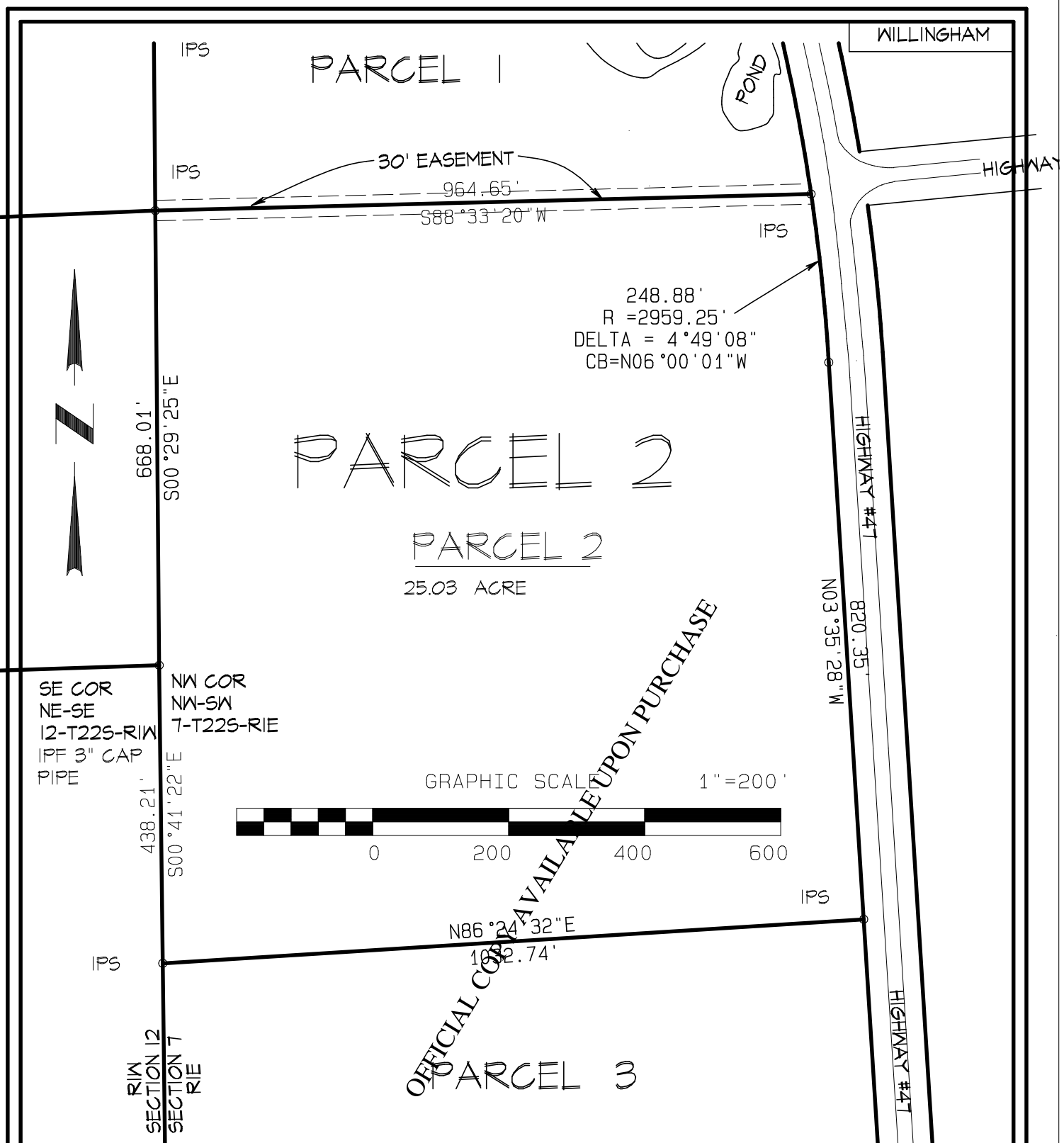
HAGER COMPANY, INC.
1825-D 12th AVE
BESSEMER, AL 35020
(205) 424-4235

C/L = CENTERLINE
IPS = 5/8" REBAR WITH CAP
IPF = IRON PIN FOUND
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Karl Hager
KARL HAGER, PLS.





BEGIN AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH' RANGE 1 EAST; THENCE 500°41'22"E ALONG THE WEST LINE THEREOF FOR 438.21'; THENCE N86°24'32"E FOR 1032.74' TO THE WESTERLY RIGHT OF WAY OF HIGHWAY #47; THENCE ALONG SAID RIGHT OF WAY N03°35'28"W FOR 620.35' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2959.25., A DELTA OF 4°49'08", THENCE RUN ALONG THE ARC AND SAID RIGHT OF WAY A DISTANCE OF 248.88'; THENCE LEAVING SAID RIGHT OF WAY RUN 588°33'20"W FOR A DISTANCE OF 965.65'; THENCE RUN 500°29'25"E FOR A DISTANCE OF 668.01' TO THE POINT OF BEGINNING.

CONTAINING 25.03 ACRE, MORE OR LESS
 TOGETHER WITH AND SUBJECT TO A 30.0' WIDE EASEMENT CENTERED ALONG THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED

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.

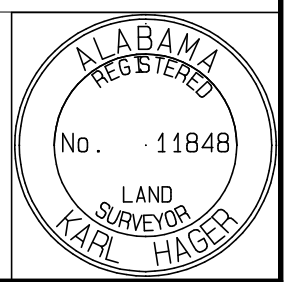
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WILLINGHAM

PARCEL 2

25.03 ACRE

PARCEL 3

22.05 ACRE

SE COR
NE-SE
12-T22S-R1W
IPF 3" CAP
PIPE

NW COR
NW-SW
7-T22S-R1E

438.21'
S00°41'22"E

IPS

1032.74'
S86°24'32"W

IPS

R1W
SECTION 12
SECTION 7
R1E

HIGHWAY #47



870.52'
S00°41'22"E

940.91'
N03°35'28"W

PARCEL 3

22.05 ACRE

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S88°36'57"E
87.49'

N86°03'16"E
231.69'

IPF CAP
RB

FC

FC

IPS

IPF
FC

POOL ROAD

S87°59'17"E
261.28'

N87°01'08"E
238.97'

S85°29'11"E
261.60'

GRAPHIC SCALE

1"=200'



COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH; RANGE 1 EAST; THENCE RUN S00°41'22"E ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 438.21' FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°41'22"E FOR 870.52' TO THE NORTHERLY RIGHT OF WAY LINE OF POOL ROAD; THEN CE THE FOLLOWING CALLS ALONG SAID NORTH RIGHT OF WAY LINE S87°59'17"E FOR 251.28' TO A FOUND CAP REBAR; THENCE N87°01'08"E FOR 238.97'; THENCE S88°36'57"E FOR 87.49'; THENCE S85°29'11"E FOR 261.60'; THENCE N86°03'16"E FOR 231.69' TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF HIGHWAY #47; THENCE LEAVING SAID POOL ROAD RUN N03°35'28"W ALONG THE WESTERLY RIGHT OF WAY OF SAID HIGHWAY #47 FOR 940.91'; THENCE RUN S86°24'32"W FOR 1032.74' TO THE POINT OF BEGINNING. CONTAINING 22.05 ACRE, MORE OR LESS

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.

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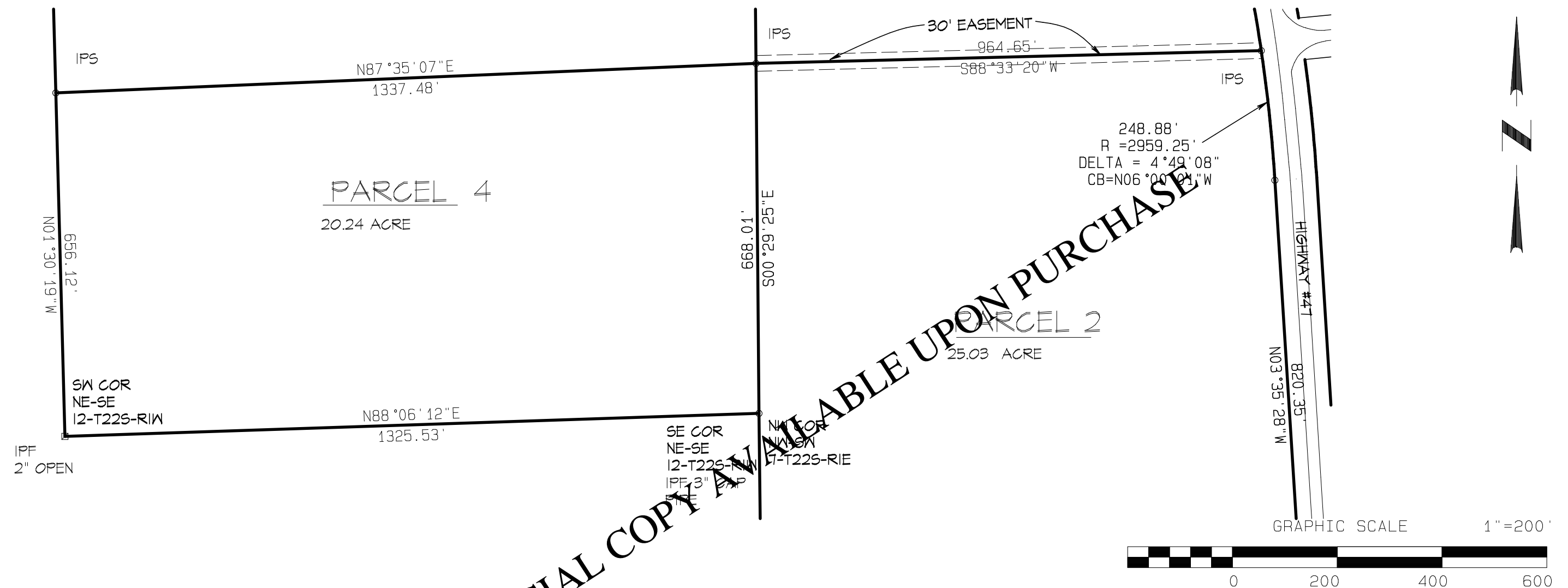
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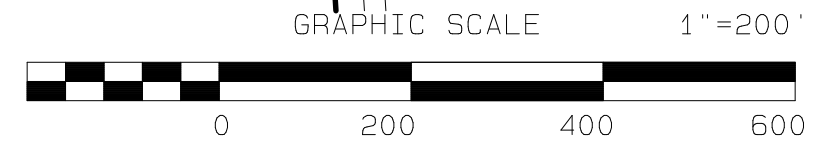
Karl Hager
KARL HAGER, PLS.



PARCEL 4



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THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12
 TOWNSHIP 22 SOUTH, RANGE 1 WEST
 CONTAINING 20.24 ACRES MORE OR LESS

TOGETHER WITH A 30.0' WIDE EASEMENT FOR ACCESS AND EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12 TOWNSHIP 22 SOUTH; RANGE 1 WEST, SAID POINT BEING THE CENTERLINE OF A 30.0' WIDE EASEMENT LYING 15.0' ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE RUN N88°33'20"E FOR A DISTANCE OF 964.65' TO THE WESTERLY RIGHT OF WAY OF HIGHWAY #47 AND THE END OF SAID EASEMENT

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.

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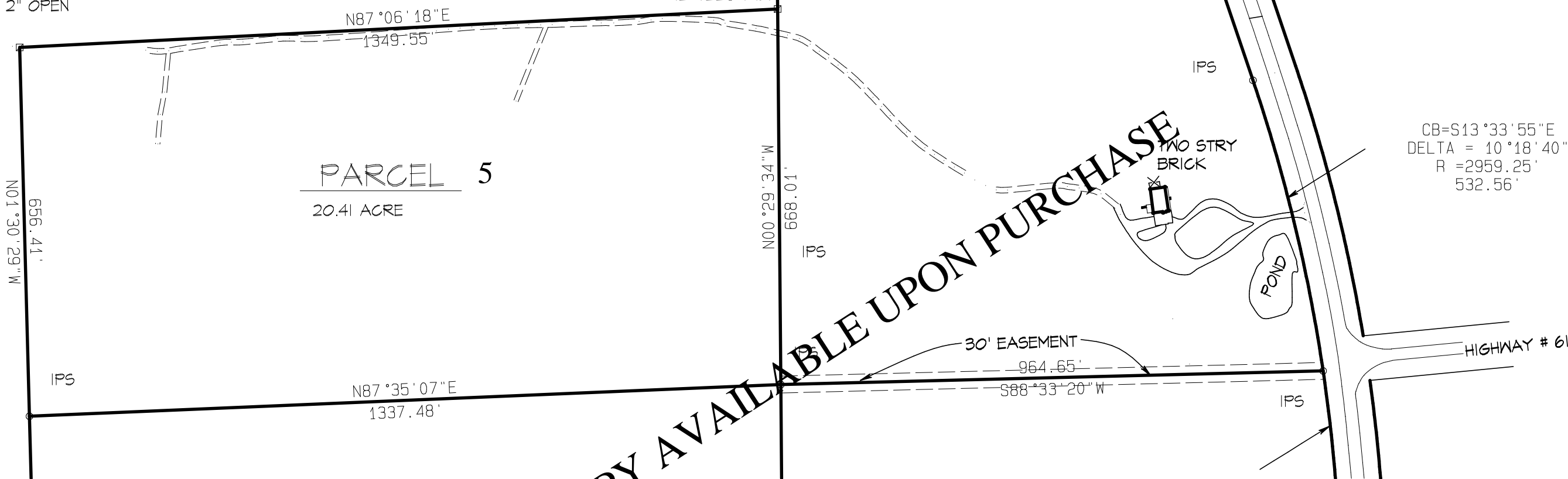


PARCEL 5



NW COR
NE-SE
12-T22S-R1W
IPF
2" OPEN

IPF
OPEN
NE COR
NE-SE
12-T22S-R1W



THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 1 WEST CONTAINING 20.24 ACRES MORE OR LESS

TOGETHER WITH A 30.0' WIDE EASEMENT FOR ACCESS AND EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

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