

N:\2022 Projects\Bates Early LLC\22-0424 9115 & 9119 Parkway East\SURVEY\22-0424.dwg Sep 29, 2022 - 10:04 am

LEGEND	
●	IRON PIN FOUND
●	IRON PIN SET (5/8" REBAR w/CAP)
■	CONCRETE MONUMENT FOUND
+	CROSS FOUND
○	CALCULATED POINT
—	UTILITY POLE w/GUY
—	OVERHEAD POWER LINE
—	OVERHEAD TELEPHONE LINE
•	SPOT ELEVATION
—	SANITARY SEWER LINE
—	UNDERGROUND WATER LINE
—	UNDERGROUND GAS LINE
—	UNDERGROUND COMMUNICATION LINE
—	RIGHT OF WAY
▲	WATER VALVE
■	WATER METER
■	GAS REGULATOR
—	FENCE
—	ASPHALT SURFACE
—	CONCRETE SURFACE
⊙	STORM SEWER MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	POWER METER
⊙	SANITARY SEWER CLEANOUT
⊙	ELECTRIC BOX
⊙	AIR CONDITIONER
⊙	POWER BOX
⊙	LIGHT STANDARD
⊙	FIRE HYDRATE
⊙	PARKING COUNT
B.	BOLLARD

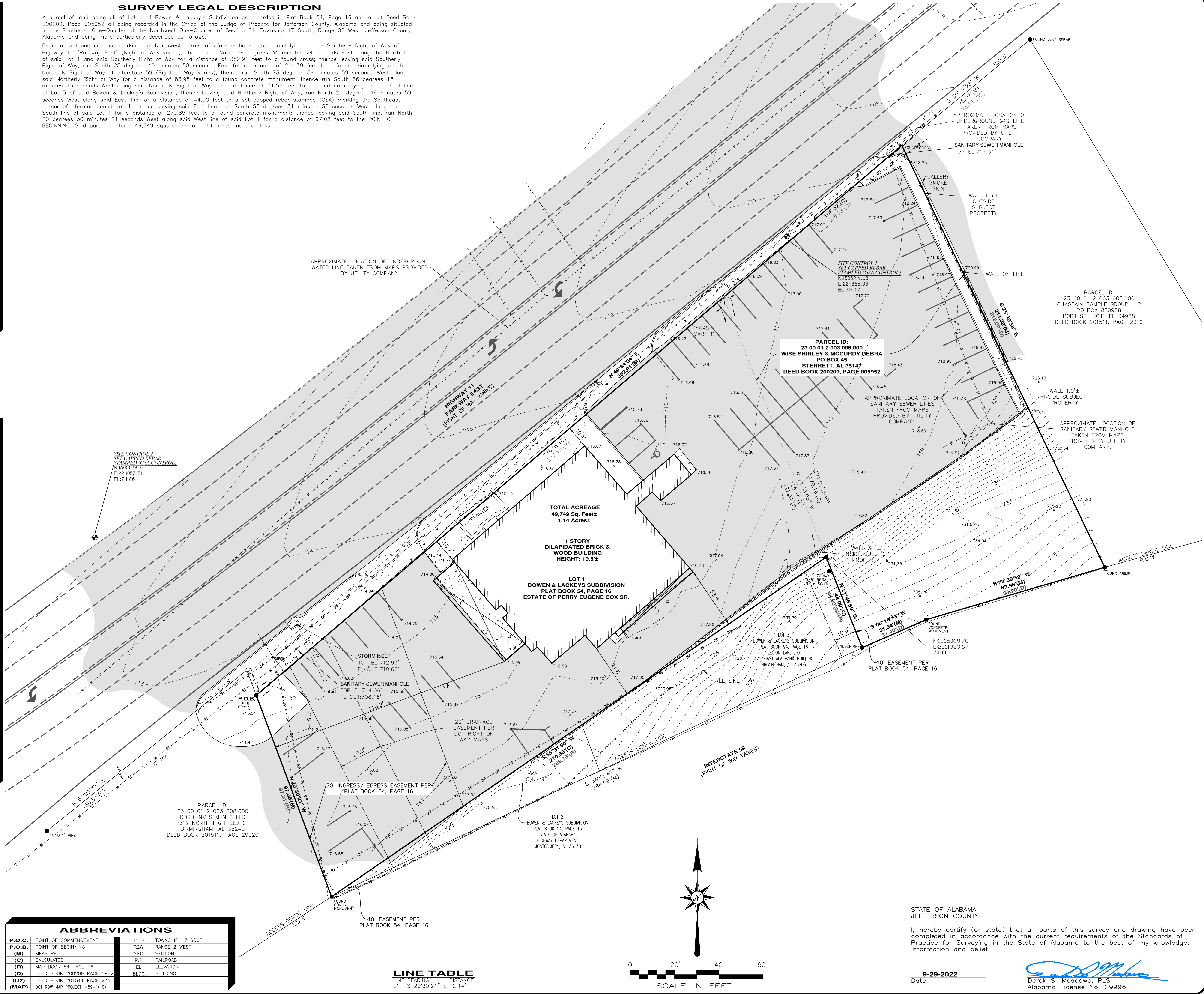
NOTES

- 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. No Title Commitment performed, certified to or supplied by client. Without said Title Commitment no guarantee can be made by the surveyor as to the location of easements.
- 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 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere). 811 confirmation number is 221742501. Note to the client, insurer, and lender- With regard to underground utilities, information from the sources above will be combined with observed evidence of utilities to develop a view of the underground facilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdiction, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor accepts no responsibility for the location of utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 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 (NAVD 88) and derived by using the RTK GPS ALDOT Network (IMAX).
- According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel number 01073C 0404 H, dated March 21, 2019), 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 Positioning System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).

SURVEY LEGAL DESCRIPTION

A parcel of land being all of Lot 1 of Bowen & Lackey's Subdivision as recorded in Plat Book 54, Page 16 and all of Deed Book 200209, Page 005952 all being recorded in the Office of the Judge of Probate for Jefferson County, Alabama and being situated in the Southeast One-Quarter of the Northwest One-Quarter of Section 01, Township 17 South, Range 02 West, Jefferson County, Alabama and being more particularly described as follows:

Begin at a found crimp marking the Northwest corner of aforementioned Lot 1 and lying on the Southerly Right of Way of Highway 11 (Parkway East) (Right of Way varies); thence run North 49 degrees 34 minutes 24 seconds East along the North line of said Lot 1 and said Southerly Right of Way for a distance of 382.91 feet to a found cross; thence leaving said Southerly Right of Way, run South 25 degrees 40 minutes 40 seconds East for a distance of 211.39 feet to a found crimp lying on the Northerly Right of Way of Interstate 59 (Right of Way Varies); thence run South 73 degrees 39 minutes 59 seconds West along said Northerly Right of Way for a distance of 83.98 feet to a found concrete monument; thence run South 66 degrees 18 minutes 13 seconds West along said Northerly Right of Way for a distance of 31.54 feet to a found crimp lying on the East line of Lot 3 of said Bowen & Lackey's Subdivision; thence leaving said Northerly Right of Way, run North 21 degrees 46 minutes 59 seconds West along said East line for a distance of 44.00 feet to a set capped rebar stamped (GSA) marking the Southeast corner of aforementioned Lot 1; thence leaving said East line, run South 55 degrees 31 minutes 50 seconds West along the South line of said Lot 1 for a distance of 270.85 feet to a found concrete monument; thence leaving said South line, run North 20 degrees 30 minutes 21 seconds West along said West line of said Lot 1 for a distance of 97.08 feet to the POINT OF BEGINNING. Said parcel contains 49,749 square feet or 1.14 acres more or less.



NO.	REVISIONS	DATE
	DESCRIPTION	

QUARTER - SECTION
SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER

SECTION 01
TOWNSHIP 17 SOUTH
RANGE 02 WEST

BETTER EARLY LLC

FOR

CJ'S SPORTS BAR & GRILL
9115 & 9119 PARKWAY EAST
BIRMINGHAM, AL 35206

PARCEL ID:
23 00 01 2 003 006.000
CHASTAIN SAMPLE GROUP LLC
PO BOX 880908
PORT ST LUCIE, FL 34988
DEED BOOK 201511, PAGE 2310

CD. BY: D.S.M.
G.H.P.
FIELD BOOK/PAGE: 7-5-2022
COORDINATE FILE: 7-5-2022

BOUNDARY & TOPOGRAPHIC SURVEY

GONZALEZ - STRENGTH & ASSOCIATES, INC.

STRENGTH & ASSOCIATES, INC.
1550 WOODS OF RIVERCHASE DRIVE, SUITE 200
HOOPER, ALABAMA 35244
PHONE: (205) 942-2486
FAX: (205) 942-3010
www.Gonzalez-Strength.com

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STATE OF ALABAMA
JEFFERSON COUNTY

I, hereby certify (or state) 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.

9-29-2022
Date:

Derek S. Meadows, PLS
Alabama License No. 29996

DWG. NO.
S1 - R0
PROJECT
22-0424

811 Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(M)	MEASURED
(C)	CALCULATED
(R)	MAP BOOK 54 PAGE 16
(D)	DEED BOOK 200209 PAGE 5952
(D2)	DEED BOOK 201511 PAGE 2310
(MAP)	DOT ROW MAP PROJECT I-59-1(10)
T17S	TOWNSHIP 17 SOUTH
R2W	RANGE 2 WEST
SEC.	SECTION
R.R.	RAILROAD
EL.	ELEVATION
BLDG.	BUILDING

LINE TABLE		
LINE	BEARING	DISTANCE
LT	S 20°30'21" E	12.14'