



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 10/10/2024

File ID: TMP-4688

Department: Legal

Subject:

Type of Action: Approval/Action

Resolution authorizing the acquisition and/or condemnation of certain property for non-motorized vehicle and pedestrian easements for the Holmes Avenue Streetscape and Corridor Improvements Phase 2 Project.

Resolution No.

Finance Information:

Account Number: TBD

City Cost Amount: TBD

Total Cost: TBD

Special Circumstances:

Grant Funded: NA

Grant Title - CFDA or granting Agency: NA

Resolution #: NA

Location: (list below)

Address:

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

Additional Comments:

Holmes Avenue Streetscape and Corridor Improvements Phase 2 Project

RESOLUTION NO. 24- _____

BE IT RESOLVED by the City Council of the City of Huntsville, a municipal corporation within the State of Alabama, as follows:

1. That, in the judgment and opinion of the City Council of the City of Huntsville, it is in the public interest and necessary and expedient that the City of Huntsville acquire and/or condemn certain non-motorized vehicle and pedestrian easements on, over, under, across and upon the following described parcels of land, to include any and all revisions or amendments to the acquisitions under the project plans, viz:

See Exhibits “A” through “FF” which are attached hereto and incorporated herein, a copy of each being permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama. A corresponding drawing depicting each parcel follows the parcel description(s) for each respective tract.

2. That the obtainment of the foregoing easements is necessary for the Holmes Avenue Streetscape and Corridor Improvements Phase 2 Project, which is in the best interests of the citizens of the City of Huntsville in that the same will contribute to the health and general welfare of the citizens of Huntsville.

3. That the Mayor of the City of Huntsville be, and he is hereby, authorized, empowered and directed to cause the above-described parcels to be appraised in accordance with Section 18-1A-21 of the Code of Alabama, as amended, to determine the amount that would constitute just compensation for their respective taking.

4. That the Mayor of the City of Huntsville be, and he is further, authorized, empowered and directed to attempt to acquire the above-described easements for the City for the aforesaid purpose at a fair and reasonable price in accordance with Section 18-1A-22 of the Code of Alabama, as amended.

5. That in case of failure to acquire any of the said easements for the purpose aforesaid by voluntary conveyance from the owner or owners thereof, the Mayor is hereby authorized to engage Samuel H. Givhan, Attorney at Law, and the law firm of Lanier Ford Shaver & Payne P.C., to file a condemnation action and conduct condemnation proceedings on behalf of the City of Huntsville for the acquisition of said easements by the exercise of the right of eminent domain.

6. Any prior acts taken by the administration toward the acquisition of the easements pursuant to the eminent domain code are hereby ratified and affirmed.

ADOPTED this the 10th day of October, 2024.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 10th day of October, 2024.

Tommy Battle
Mayor of the City of Huntsville, Alabama

EXHIBIT "A"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #17

A parcel of land situated in Lot 20 of Block 3 of Green Acres Subdivision (Plat Book 1 Page 274) and in the Northeast Quarter of Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the northwest corner of Lot 20, Block 3 of Green Acres Subdivision (Plat Book 1 Page 274), also being the intersection of the east right of way of Greenacres Drive NW and the south right of way of Holmes Avenue NW; thence run South 81 degrees 16 minutes 58 seconds East 113.91 feet along the south right of way of said Holmes Avenue NW; thence run North 88 degrees 07 minutes 57 seconds West 49.42 feet; thence run North 83 degrees 35 minutes 04 seconds West 63.83 feet to the east right of way of said Greenacres Drive NW; thence run North 01 degrees 32 minutes 25 seconds East 8.53 feet along the east right of say of said Greenacres Drive NW back to the Point of Beginning.

Said parcel contains 0.014 acres (607 square feet) more or less.

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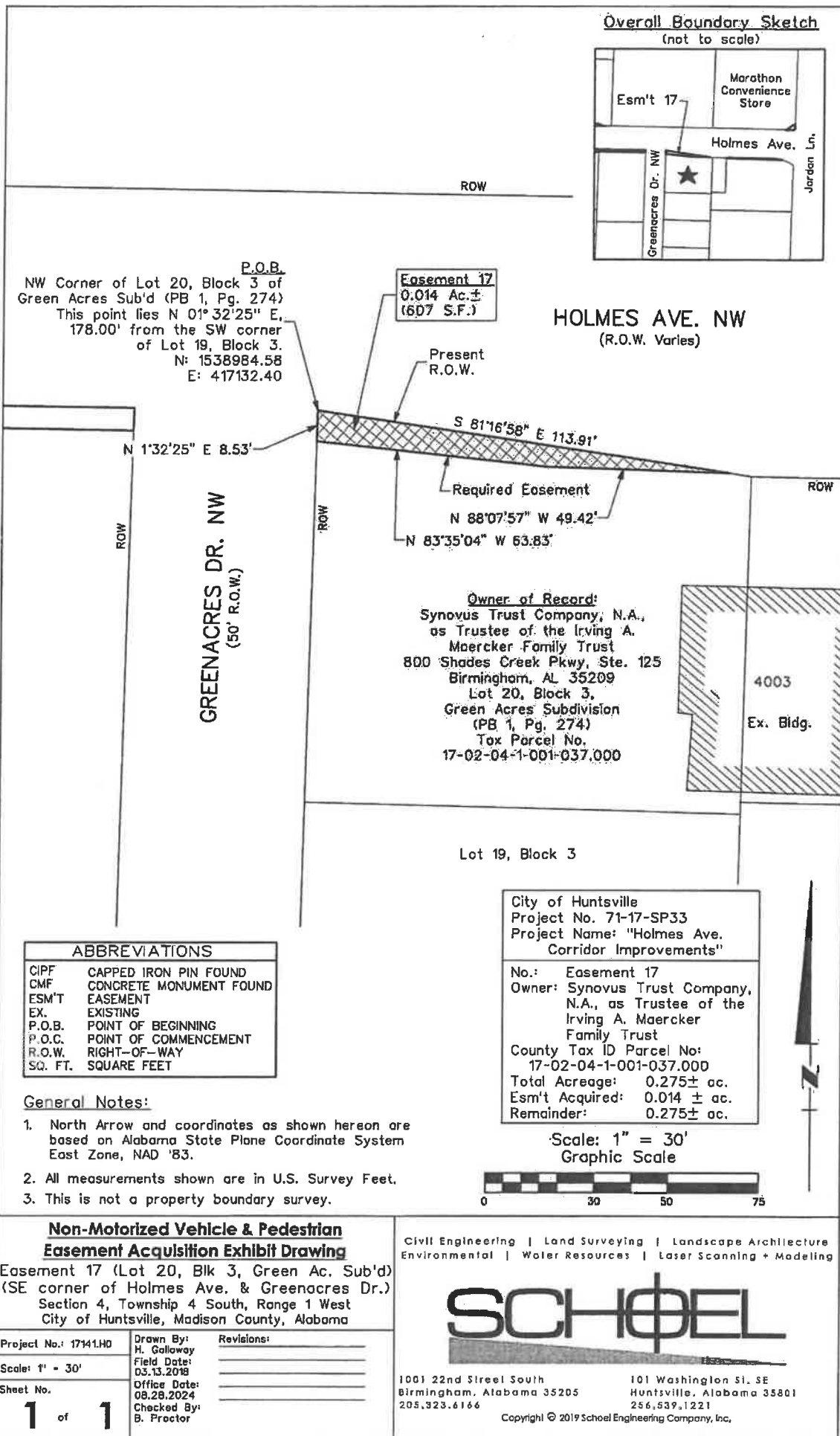


EXHIBIT "B"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #18

A parcel of land situated in Lot 5, Block 2 of Green Acres Subdivision (Plat Book 1 Page 274) and in the Northeast Quarter of Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the northeast corner of Lot 5, Block 2 of Green Acres Subdivision (Plat Book 1 Page 274), also being the intersection of the west right of way of Greenacres Drive NW and the south right of way of Holmes Avenue NW; thence run South 01 degrees 32 minutes 25 seconds West 6.25 feet along the west right of way of said Greenacres Drive NW; thence run North 88 degrees 58 minutes 49 seconds West 119.19 feet to the west line of said Lot 5; thence run North 01 degrees 32 minutes 25 seconds East 5.73 feet along the west line of said Lot 5 to the south right of way of said Holmes Avenue NW; thence run South 89 degrees 13 minutes 47 seconds East 119.20 feet along the south right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.016 acres (714 square feet) more or less.

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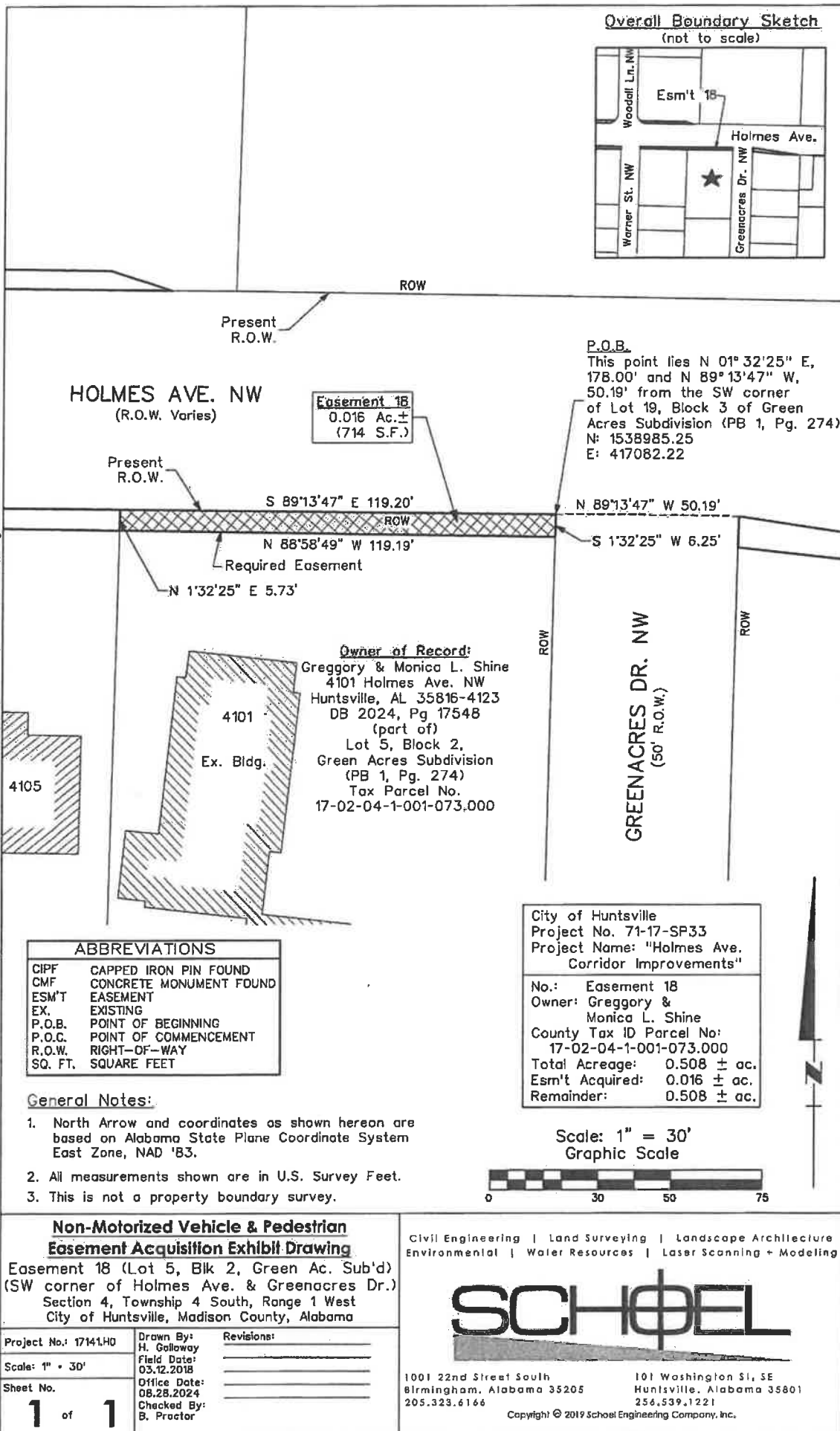


EXHIBIT "C"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #19

A parcel of land situated in Lot 1, Block 1, McThornmor Acres (Plat Book 1 Page 297) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the Southeast corner of said Lot 1, Block 1, McThornmor Acres (Plat Book 1 Page 297) (N-1539047.35, E-416994.21); thence run North 89 degrees 16 minutes 26 seconds West 17.50 feet to the north right of way of Holmes Avenue NW and the Point of Beginning; thence run North 89 degrees 16 minutes 26 seconds West 117.21 feet along the north right of way of said Holmes Avenue NW to the intersection of the north right of way of said Holmes Avenue NW and the east right of way of Woodall Lane NW; thence run 17.49 feet along the north right of way of said Holmes Avenue NW and the east right of way of Woodall Lane NW having a radius of 25.00 feet, a delta angle of 40 degrees 04 minutes 45 seconds, and a chord bearing and distance of North 69 degrees 14 minutes 03 seconds West 17.13 feet; thence run South 88 degrees 56 minutes 08 seconds East 116.86 feet; thence run South 71 degrees 47 minutes 16 seconds East 17.24 feet back to the Point of Beginning.

Said parcel contains 0.015 acres (659 square feet) more or less.

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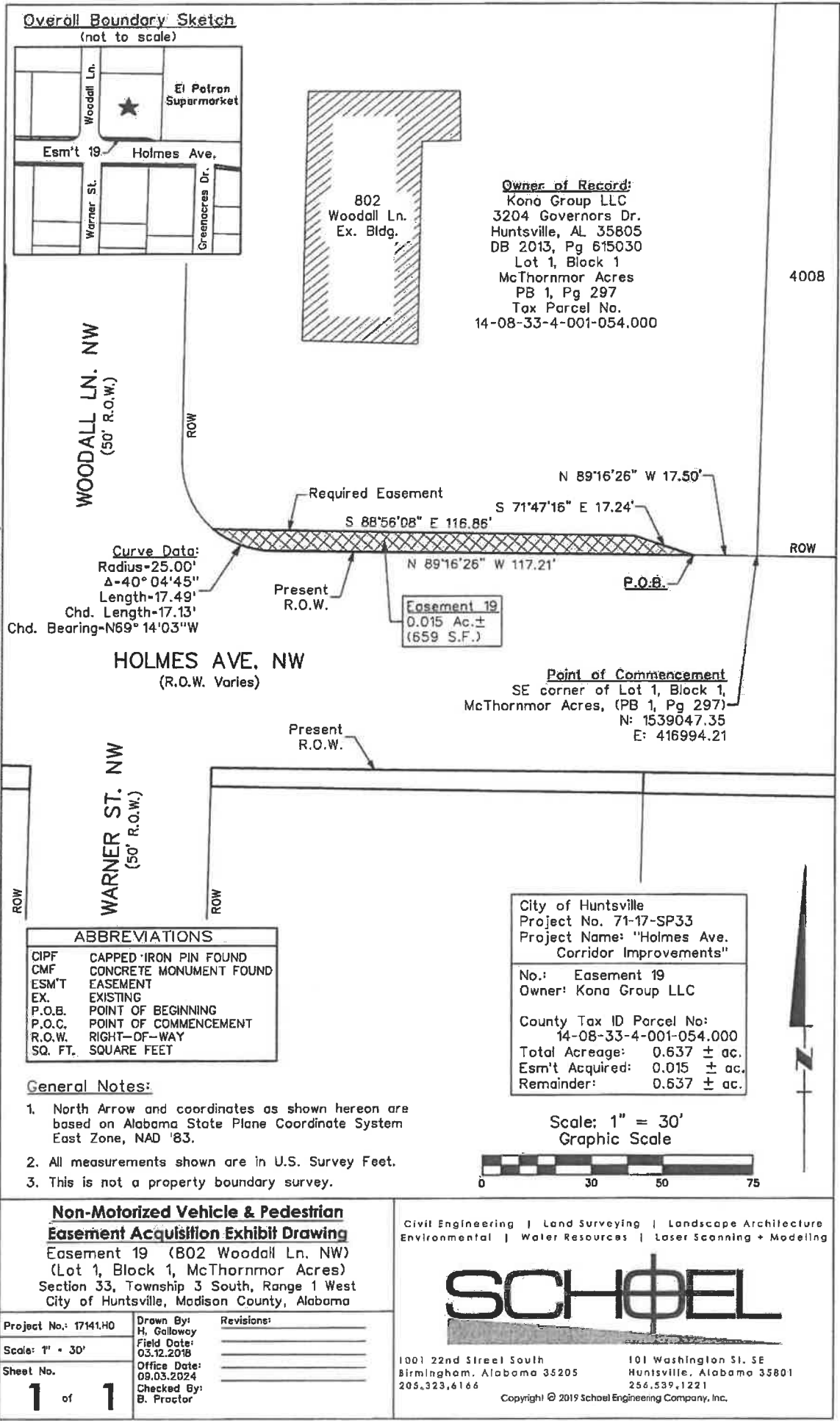


EXHIBIT "D"

STATE OF ALABAMA)

COUNTY OF MADISON)

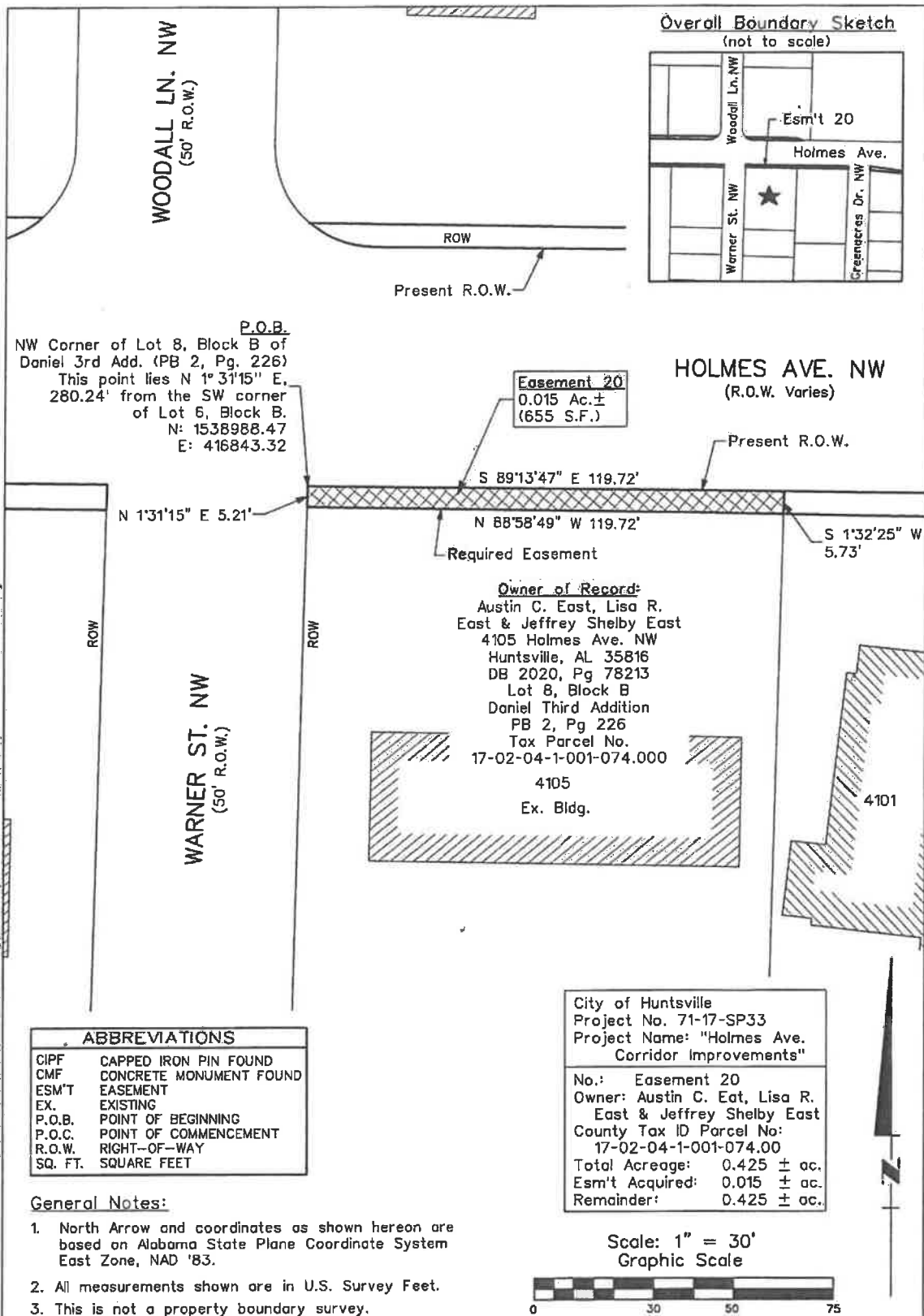
Easement #20

A parcel of land situated in Lot 8, Block B of Daniel Third Addition (Plat Book 2 Page 226) and in the Northeast Quarter of Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the northeast corner of Lot 8, Block B of Daniel Third Addition (Plat Book 2 Page 226), also being the intersection of the east right of way of Warner Street NW and the south right of way of Holmes Avenue NW (N-1538988.47, E-416843.32); thence run South 89 degrees 13 minutes 47 seconds East 119.72 feet along the south right of way of said Holmes Avenue NW to the east line of said Lot 8; thence run South 01 degrees 32 minutes 25 seconds West 5.73 feet along the east line of said Lot 8; thence run North 88 degrees 58 minutes 49 seconds West 119.72 feet to the east right of way of said Warner Street NW; thence run North 01 degrees 31 minutes 15 seconds East 5.21 feet along the east right of way of said Warner Street NW back to the Point of Beginning.

Said parcel contains 0.015 acres (655 square feet) more or less.

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**Non-Motorized Vehicle & Pedestrian
Easement Acquisition Exhibit Drawing**

Easement 20 (Lot 8, Blk B, Daniel Third Add.)
(SE corner of Holmes Ave. & Warner St.)
Section 4, Township 4 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.HO	Drawn By: H. Galloway	Revisions:
Scale: 1" = 30'	Field Date: 03.12.2018	
Sheet No.	Office Date: 08.28.2024	
1 of 1	Checked By: B. Proctor	

Civil Engineering | Land Surveying | Landscape Architecture
Environmental | Water Resources | Laser Scanning + Modeling

SCHOFEL

1001 22nd Street South
Birmingham, Alabama 35205
205.323.6166

101 Washington St. SE
Huntsville, Alabama 35801
256.539.1221

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EXHIBIT "E"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #21

A parcel of land situated in Lot 8, Block A of Daniel Third Addition (Plat Book 2 Page 226) and in the Northeast Quarter of Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the northeast corner of Lot 8, Block A of Daniel Third Addition (Plat Book 2 Page 226), also being the intersection of the west right of way of Warner Street NW and the south right of way of Holmes Avenue NW (N-1538989.14, E-416793.28); thence run South 01 degrees 31 minutes 15 seconds West 6.39 feet along the west right of way of said Warner Street NW; thence run North 89 degrees 01 minutes 41 seconds West 124.92 feet to the west line of said Lot 8; thence run North 00 degrees 52 minutes 27 seconds East 5.95 feet along the west line of said Lot 8 to the south right of way of said Holmes Avenue NW; thence run South 89 degrees 13 minutes 47 seconds East 124.99 feet back to the Point of Beginning.

Said parcel contains 0.017 acres (771 square feet) more or less.

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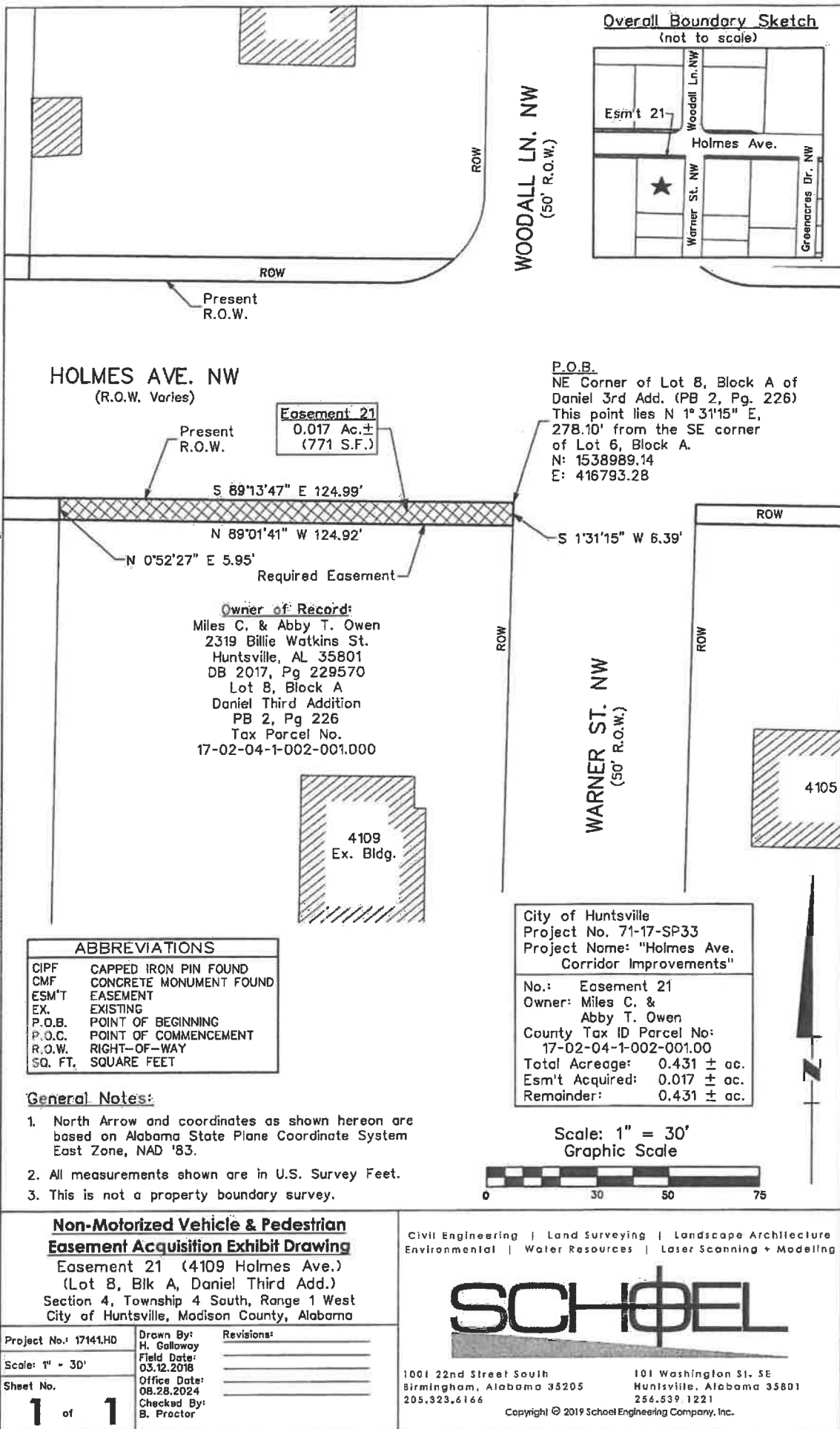


EXHIBIT "F"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #22

A parcel of land situated in Lot 4, Block 5, McThornmor Acres (Plat Book 1 Page 297) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southwest corner of Lot 4, Block 5, McThornmor Acres (Plat Book 1 Page 297) being on the north right of way of Holmes Avenue NW (N-1539051.59, E-416659.62); thence run North 00 degrees 54 minutes 50 seconds East 6.68 feet along the west line of said Lot 4; thence run South 89 degrees 14 minutes 27 seconds East 116.95 feet to the north right of way of said Holmes Avenue NW and the west right of way of Woodall Lane NW; thence run 18.61 feet along the north right of way of said Holmes Avenue NW and the west right of way of said Woodall Lane NW and a curve to the right having a radius of 25.00 feet, a delta angle of 42 degrees 38 minutes 25 seconds, and a chord bearing and distance of South 69 degrees 24 minutes 22 seconds West 18.18 feet; thence run North 89 degrees 16 minutes 26 seconds West 100.04 feet along the north right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.017 acres (742 square feet) more or less.

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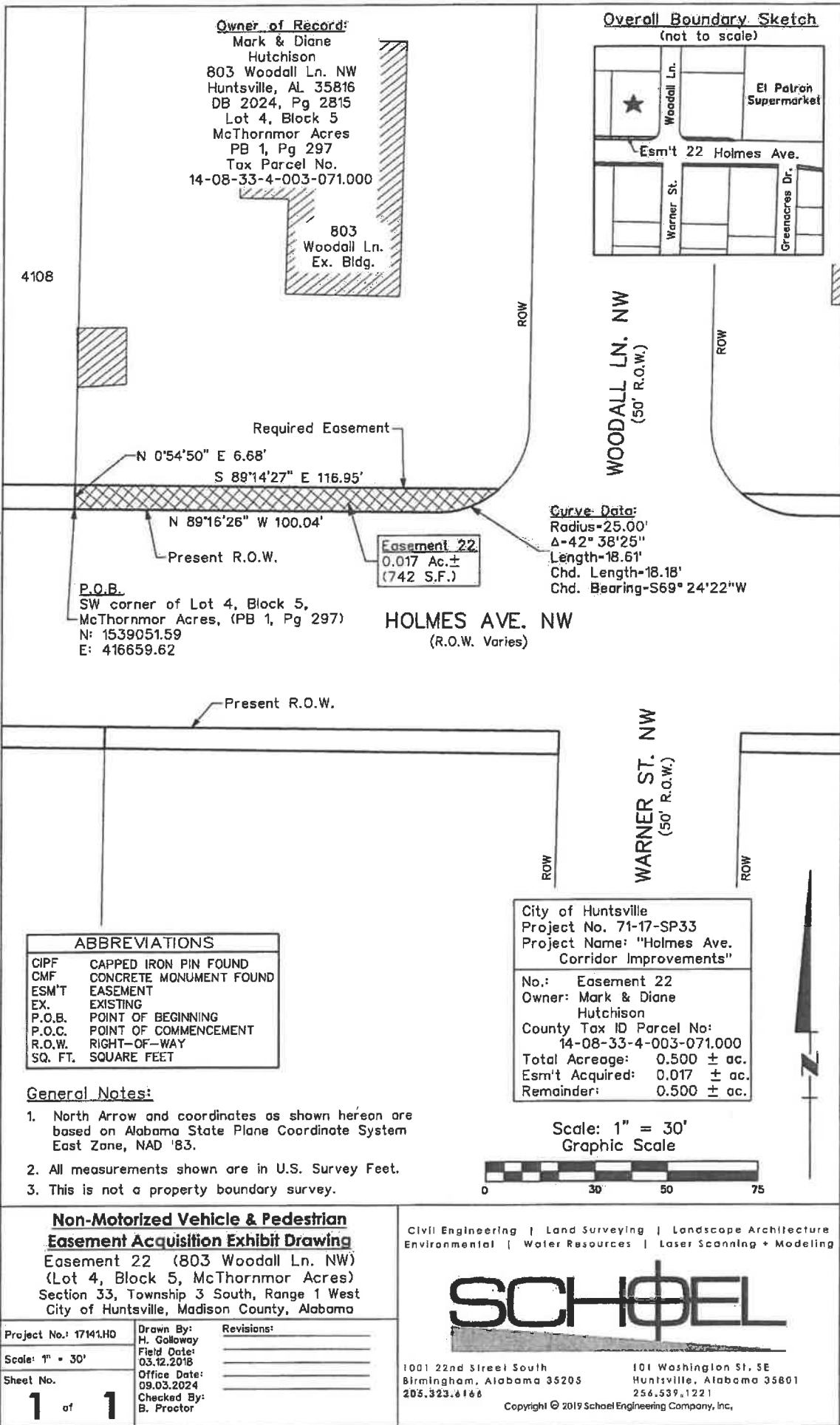


EXHIBIT "G"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #23

A parcel of land situated in Lot 5, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and in the Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

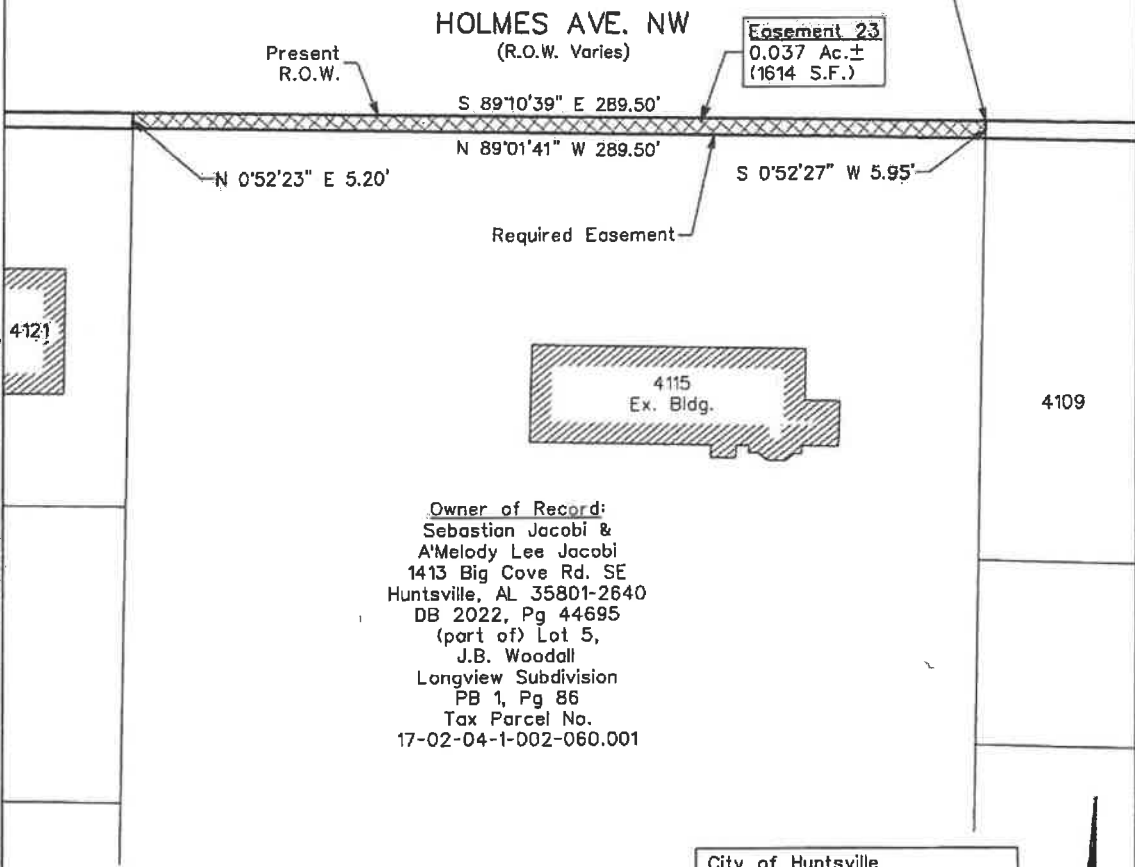
Beginning at the northeast corner of Lot 5, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86), also being on the south right of way of Holmes Avenue NW (N-1538990.82, E-416668.30); thence run South 00 degrees 52 minutes 27 seconds West 5.95 feet along the east line of said Lot 5; thence run North 89 degrees 01 minutes 41 seconds West 289.50 feet to the west line of said Lot 5; thence run North 00 degrees 52 minutes 23 seconds East 5.20 feet along the west line of said Lot 5 to the south right of way of said Holmes Avenue NW; thence run South 89 degrees 10 minutes 39 seconds East 289.50 feet along the south right of way of said Holmes Avenue NW back to the Point of Beginning:

Said parcel contains 0.037 acres (1614 square feet) more or less.

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P.O.B.
NE Corner of Lot 5,
J.B. Woodall Longview Sub'd (PB 1, Pg. 86)
This point lies N 1°31'15" E, 278.10' and
N 89°13'47" W, 124.99' from the SE corner of
Lot 6, Block A, Daniel Third Add., PB 2, Pg 226.
N: 1538990.82
E: 416668.30



Owner of Record:
Sebastian Jacobi &
A'Melody Lee Jacobi
1413 Big Cove Rd. SE
Huntsville, AL 35801-2640
DB 2022, Pg 44695
(part of) Lot 5,
J.B. Woodall
Longview Subdivision
PB 1, Pg 86
Tax Parcel No.
17-02-04-1-002-060.001

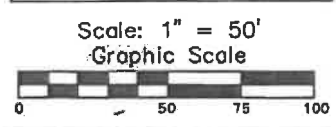
ABBREVIATIONS	
GIPF	CAPPED IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
ESM'T	EASEMENT
EX.	EXISTING
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

City of Huntsville
Project No. 71-17-SP33
Project Name: "Holmes Ave.
Corridor Improvements"

No.: Easement 23
Owner: Sebastian Jacobi &
A'Melody Lee Jacobi
County Tax ID Parcel No:
17-02-04-1-002-060.001
Total Acreage: 3.466 ± ac.
Esm't Acquired: 0.037 ± ac.
Remainder: 3.466 ± ac.

General Notes:

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83.
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.



**Non-Motorized Vehicle & Pedestrian
Easement Acquisition Exhibit Drawing**
Easement 23 (4115 Holmes Ave. NW)
(Part of Lot 5, J.B. Woodall Longview Sub'd.)
Section 4, Township 4 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.H0	Drawn By: H. Galloway	Revisions:
Scale: 1" = 50'	Field Date: 03.12.2018	
Sheet No.	Office Date: 08.29.2024	
1 of 1	Checked By: B. Proctor	

Civil Engineering | Land Surveying | Landscape Architecture
Environmental | Water Resources | Laser Scanning + Modeling

SCHOFEL

1001 22nd Street South
Birmingham, Alabama 35205
205.323.6166

101 Washington St, SE
Huntsville, Alabama 35801
256.539.1221

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EXHIBIT "H"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #24

A parcel of land situated in Lot 3, Block 5, McThornmor Acres (Plat Book 1 Page 297) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southwest corner of Lot 3, Block 5, McThornmor Acres (Plat Book 1 Page 297) being on the north right of way of Holmes Avenue NW (N-1539052.98, E-416549.63); thence run North 00 degrees 54 minutes 49 seconds East 6.74 feet along the west line of said Lot 3; thence run South 89 degrees 14 minutes 27 seconds East 110.00 feet to the east line of said Lot 3; thence run South 00 degrees 54 minutes 50 seconds West 6.68 feet along the east line of said Lot 3 to the north right of way of said Holmes Avenue NW; thence run North 89 degrees 16 minutes 26 seconds West 110.00 feet along the north right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.017 acres (738 square feet) more or less.

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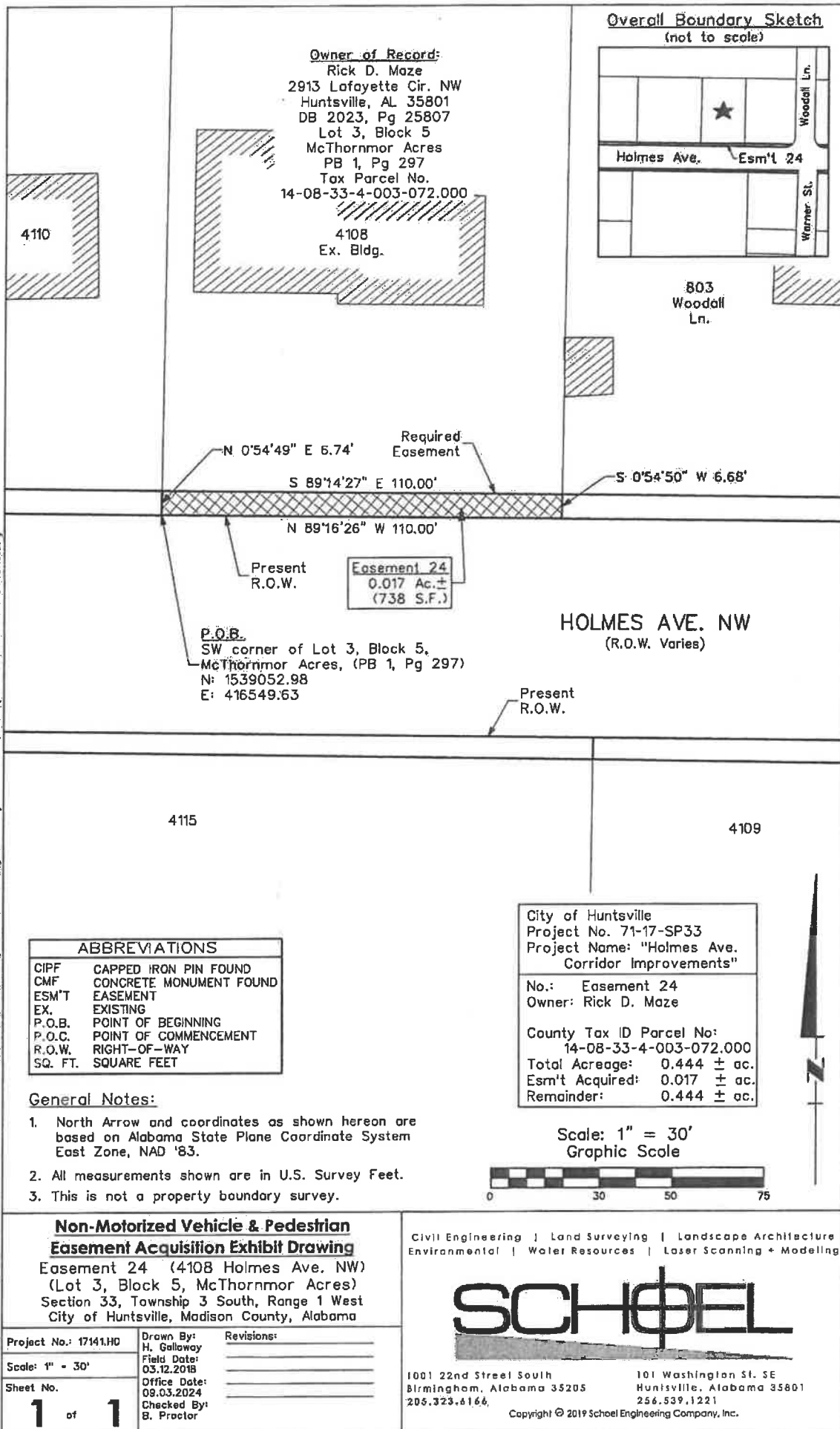


EXHIBIT "I"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #25

A parcel of land situated in Lot 2, Block 5, McThornmor Acres (Plat Book 1 Page 297) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southeast corner of Lot 2, Block 5, McThornnor Acres (Plat Book 1 Page 297) being on the north right of way of Holmes Avenue NW (N-1539052.98, E-416549.63); thence run North 89 degrees 01 minutes 08 seconds West 160.26 feet along the north right of way of said Holmes Avenue NW to the west line of said Lot 2; thence run North 00 degrees 59 minutes 49 seconds East 6.61 feet along the west line of said Lot 2; thence run South 89 degrees 03 minutes 50 seconds East 160.25 feet to the east line of said Lot 2; thence run South 00 degrees 54 minutes 49 seconds West 6.74 feet back to the Point of Beginning.

Said parcel contains 0.025 acres (1070 square feet) more or less.

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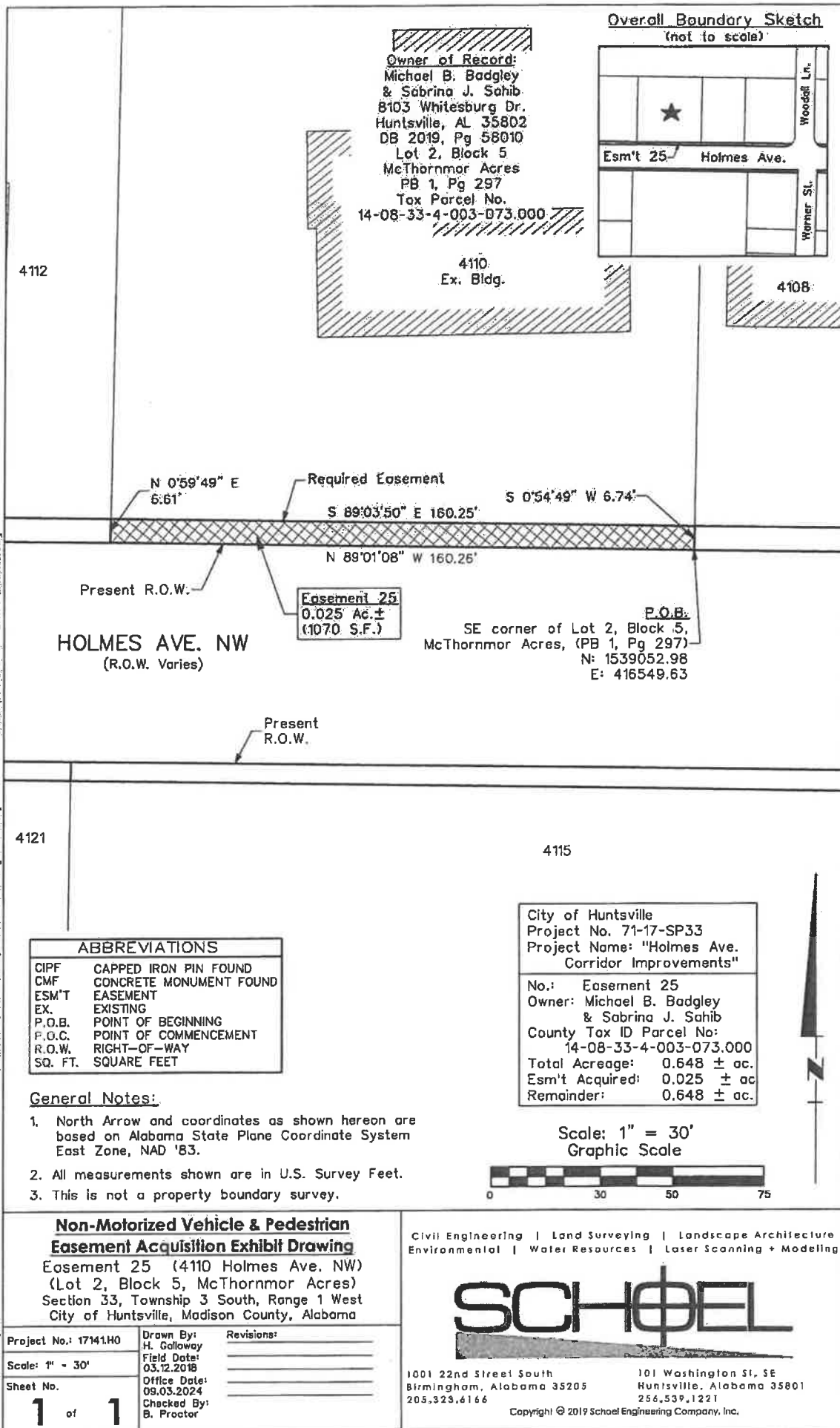


EXHIBIT "J"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #26

A parcel of land situated in Lot 1, Block 5, McThornmor Acres (Plat Book 1 Page 297) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southwest corner of Lot 1, Block 5, McThornnor Acres (Plat Book 1 Page 297) being on the north right of way of Holmes Avenue NW (N-1539057.78, E-416269.22); thence run North 01 degrees 03 minutes 34 seconds East 6.52 feet along the west line of said Lot 1; thence run South 89 degrees 03 minutes 50 seconds East 120.18 feet to the east line of said Lot 1; thence run South 00 degrees 59 minutes 49 seconds West 6.61 feet along the east line of said Lot 1 to the north right of way of said Holmes Avenue NW; thence run North 89 degrees 01 minutes 08 seconds West 120.19 feet along the north right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.018 acres (789 square feet) more or less.

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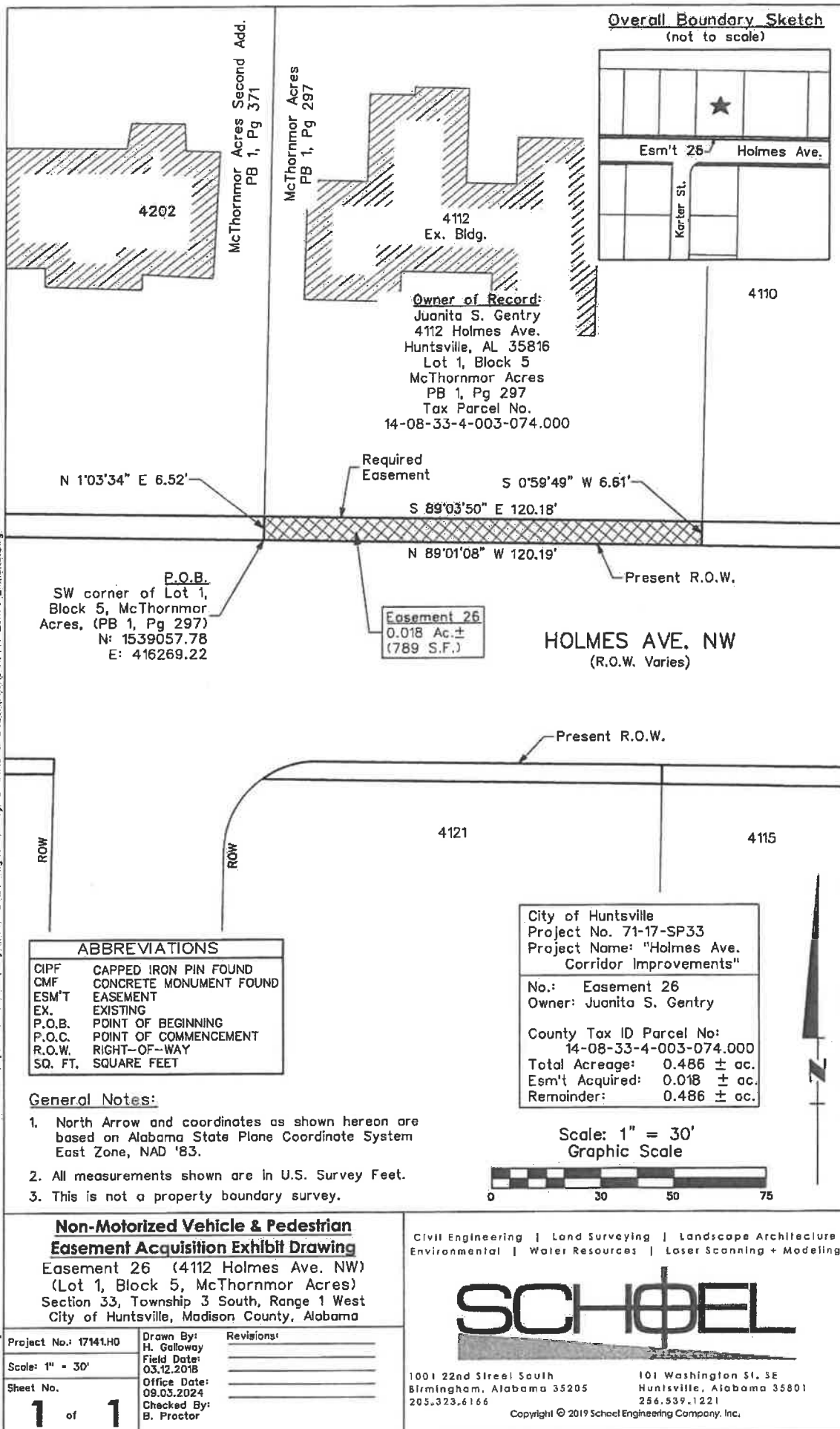


EXHIBIT "K"

STATE OF ALABAMA)

COUNTY OF MADISON)

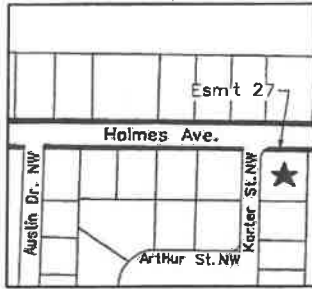
Easement #27

A parcel of land situated in Lot 6, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and in the Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the northeast corner of Lot 6, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86), also being on the south right of way of Holmes Avenue NW (N-1538994.97, E-416378.83); thence run South 00 degrees 52 minutes 23 seconds West 5.20 feet along the east line of said Lot 6; thence run North 89 degrees 01 minutes 41 seconds West 109.90 feet to the east right of way Karter Street NW and the south right of way of said Holmes Avenue NW; thence run 15.94 feet along the east right of way of said Karter Street NW and the south right of way of said Holmes Avenue NW having a radius of 25.00 feet, a delta angle of 36 degrees 31 minutes 28 seconds, and a chord bearing and distance of North 72 degrees 33 minutes 37 seconds East to the south right of way of said Holmes Avenue NW; thence run South 89 degrees 10 minutes 39 seconds East 95.02 feet along the south right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.012 acres (532 square feet) more or less.

Overall Boundary Sketch
(not to scale)



HOLMES AVE. NW
(R.O.W. Varies)

Curve Data:
Radius=25.00'
Δ=36° 31'28"
Length=15.94'
Chd. Length=15.67'
Chd. Bearing=N72° 33'37"E

Present
R.O.W.

Easement 27
0.012 Ac.±
(532 S.F.)

S 89°10'39" E 95.02'

N 89°01'41" W 109.90'

S 0°52'23" W 5.20'

Required Easement

Owner of Record:

Jean D. Edwards
4121 Holmes Ave. NW
Huntsville, AL 35816
DB 614, Pg 1095
(part of) Lot 6,
J.B. Woodall
Longview Subdivision
PB 1, Pg 86
Tax Parcel No.
17-02-04-1-002-060.000

4115

4121
Ex. Bldg.

Lot 23, Block 6
Daniel Second Add.
PB 1, Pg 306

ABBREVIATIONS

CIPF	CAPPED IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
ESM'T	EASEMENT
EX.	EXISTING
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

General Notes:

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83.
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

City of Huntsville
Project No. 71-17-SP33
Project Name: "Holmes Ave.
Corridor Improvements"

No.: Easement 27
Owner: Jean D. Edwards

County Tax ID Parcel No:
17-02-04-1-002-060.000

Total Acreage: 0.369 ± ac.
Esm't Acquired: 0.012 ± ac.
Remainder: 0.369 ± ac.

Scale: 1" = 30'
Graphic Scale



**Non-Motorized Vehicle & Pedestrian
Easement Acquisition Exhibit Drawing**

Easement 27 (4121 Holmes Ave.)
(part of Lot 6, J.B. Woodall Longview Sub'd.)
Section 4, Township 4 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.HQ

Scale: 1" = 30'

Sheet No.

1 of **1**

Drawn By:

H. Galloway

Field Date:

03.12.2018

Office Date:

08.29.2024

Checked By:

B. Proctor

Revisions:

Civil Engineering | Land Surveying | Landscape Architecture
Environmental | Water Resources | Laser Scanning + Modeling

SCHOFEL

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205.323.6166

101 Washington St. SE
Huntsville, Alabama 35801
256.539.1221

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EXHIBIT "L"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #28

A parcel of land situated in Lot 29, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southwest corner of Lot 29, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) being on the north right of way of Holmes Avenue NW (N-1539059.33, E-416179.09); thence run North 01 degrees 06 minutes 23 seconds East 6.33 feet along the west line of said Lot 29; thence run South 89 degrees 08 minutes 12 seconds East 90.14 feet to the east line of said Lot 29; thence run South 01 degrees 03 minutes 34 seconds West 6.52 feet along the east line of said Lot 29 to the north right of way of said Holmes Avenue NW; thence run North 89 degrees 01 minutes 08 seconds West 90.14 feet along the north right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.013 acres (579 square feet) more or less.

H:\Client Files\City of Huntsville\17-141 Holmes Avenue Corridor Improvements\Survey\Data\2024 Right-of-Way Exhibits & Descriptions\17141 Esm't Exhibits.dwg

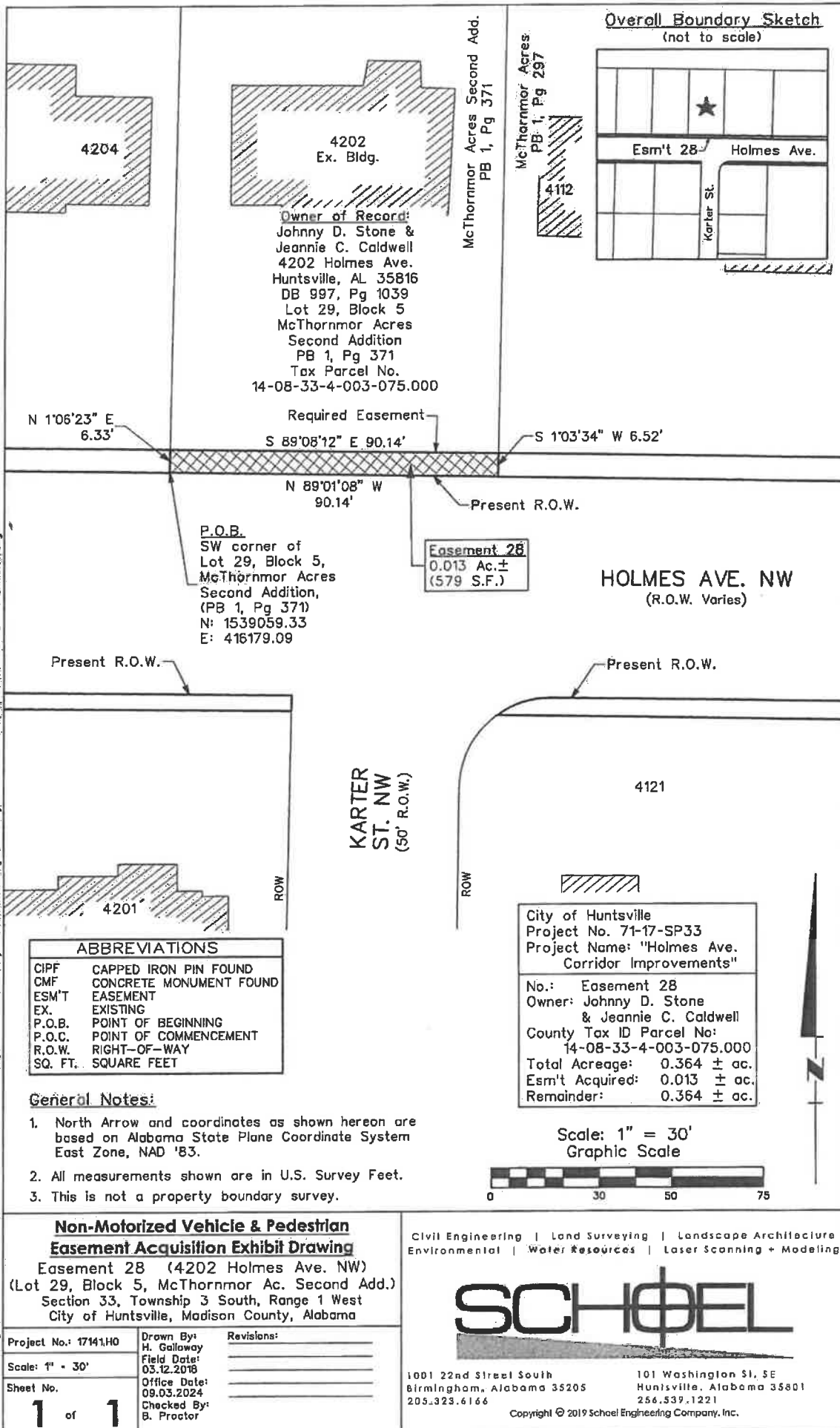


EXHIBIT "M"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #29

A parcel of land situated in Lot 6, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and in the Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the Northeast corner of Lot 19, Block 1 of Daniel Second Addition (Plat Book 1 Page 306); thence run North 01 degrees 16 minutes 33 seconds East 134.93 feet to the Point of Beginning, also being on the west right of way of Karter Street NW and the south right of way of Holmes Avenue NW (N-1538997.36, E-416212.34); thence run South 01 degrees 16 minutes 33 seconds West 4.21 feet along the west right of way of said Karter Street NW; thence run North 89 degrees 18 minutes 34 seconds West 114.85 feet; thence run North 01 degrees 16 minutes 33 seconds East 4.48 to the south right of way of said Holmes Avenue NW; thence run South 89 degrees 10 minutes 39 seconds East 114.85 feet along the south right of way of said Holmes Avenue NW back to the back to the Point of Beginning.

Said parcel contains 0.011 acres (499 square feet) more or less.

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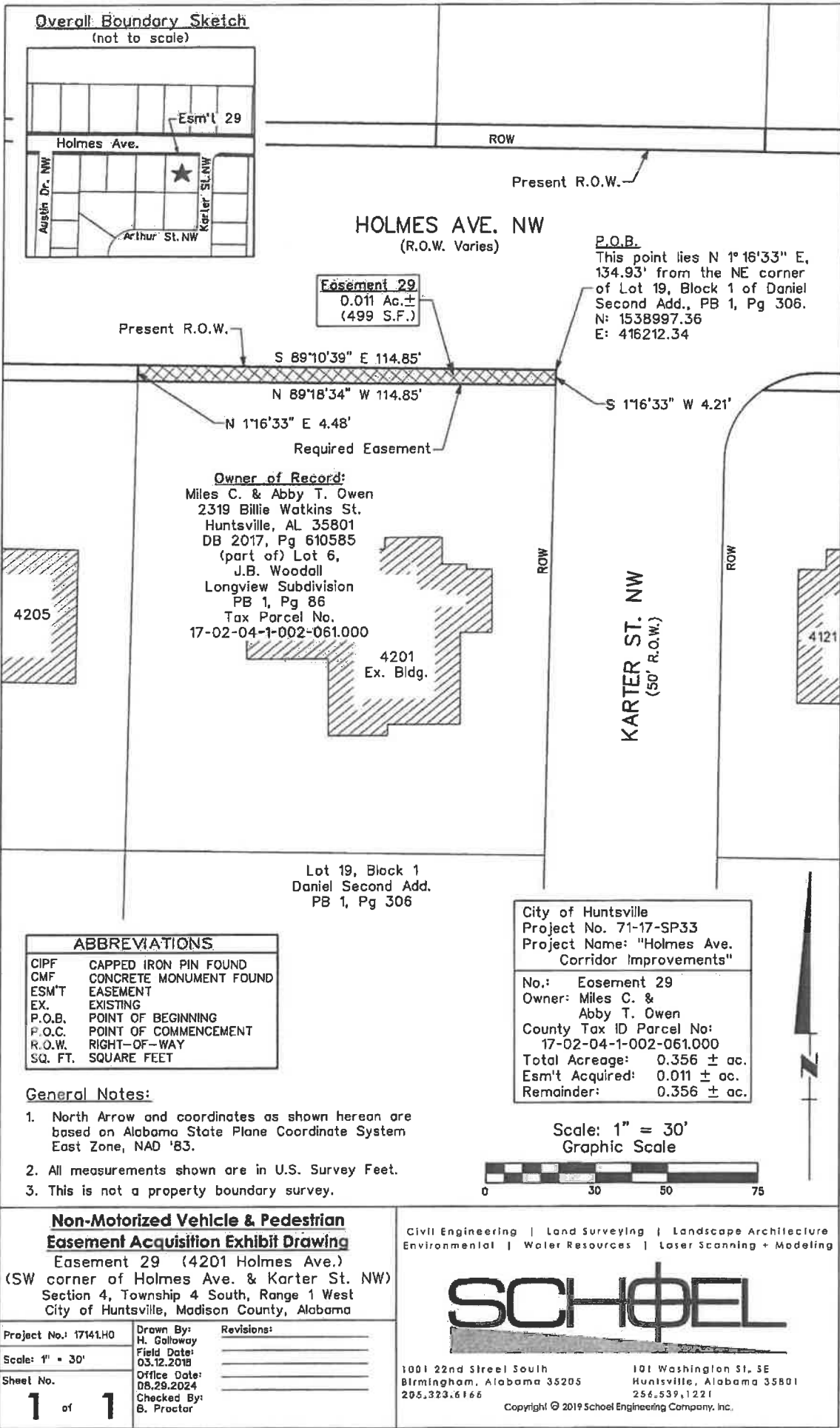


EXHIBIT "N"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #30

A parcel of land situated in Lot 28, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southeast corner of Lot 28, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) being on the north right of way of Holmes Avenue NW (N-1539059.33, E-416179.09); thence run North 89 degrees 01 minutes 08 seconds West 90.21 feet along the north right of way of said Holmes Avenue NW to the west line of said Lot 28; thence run North 01 degrees 10 minutes 34 seconds East 6.15 feet along the west line of said Lot 28; thence run South 89 degrees 08 minutes 12 seconds East 90.21 feet to the east line of said Lot 28; thence run South 01 degrees 06 minutes 23 seconds West 6.33 feet along the east line of said Lot 28 back to the Point of Beginning.

Said parcel contains 0.013 acres (563 square feet) more or less.

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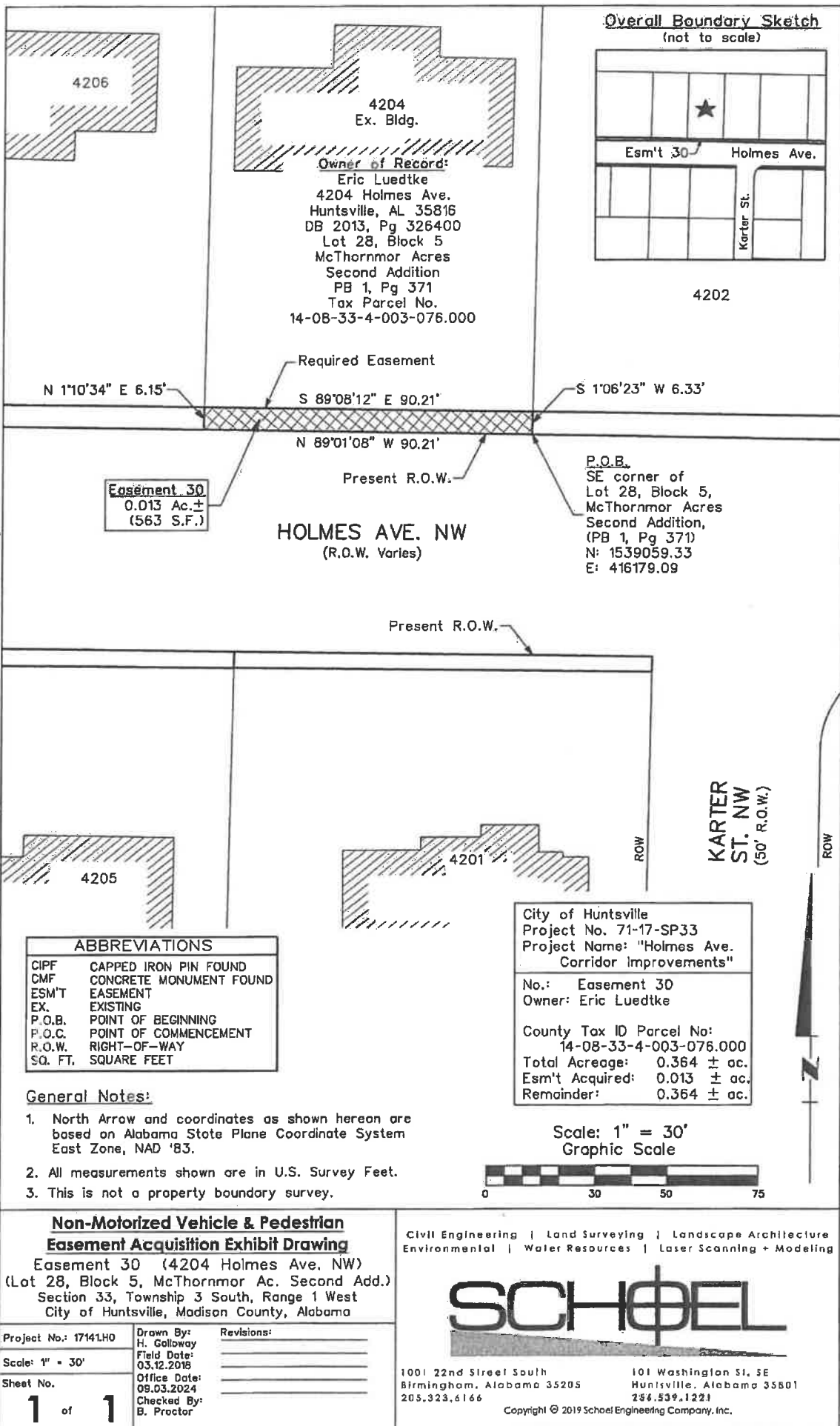


EXHIBIT "O"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #31

A parcel of land situated in Lot 6 and 7, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and in the Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the Northeast corner of Lot 19, Block 1 of Daniel Second Addition (Plat Book 1 Page 306); thence run North 01 degrees 16 minutes 33 seconds East 134.93 feet; thence run North 89 degrees 10 minutes 39 seconds West 114.85 feet to the Point of Beginning, also being on the south right of way of Holmes Avenue NW (N-153899.01, E-416097.50); thence run South 01 degrees 16 minutes 33 seconds West 4.48 feet; thence run North 89 degrees 18 minutes 34 seconds West 99.97 feet; thence run North 01 degrees 16 minutes 33 seconds East 4.71 feet to the south right of way of said Holmes Avenue NW; thence run South 89 degrees 10 minutes 39 seconds East 99.87 feet along the south right of way of said Holmes Avenue NW back to the back to the Point of Beginning.

Said parcel contains 0.011 acres (458 square feet) more or less.

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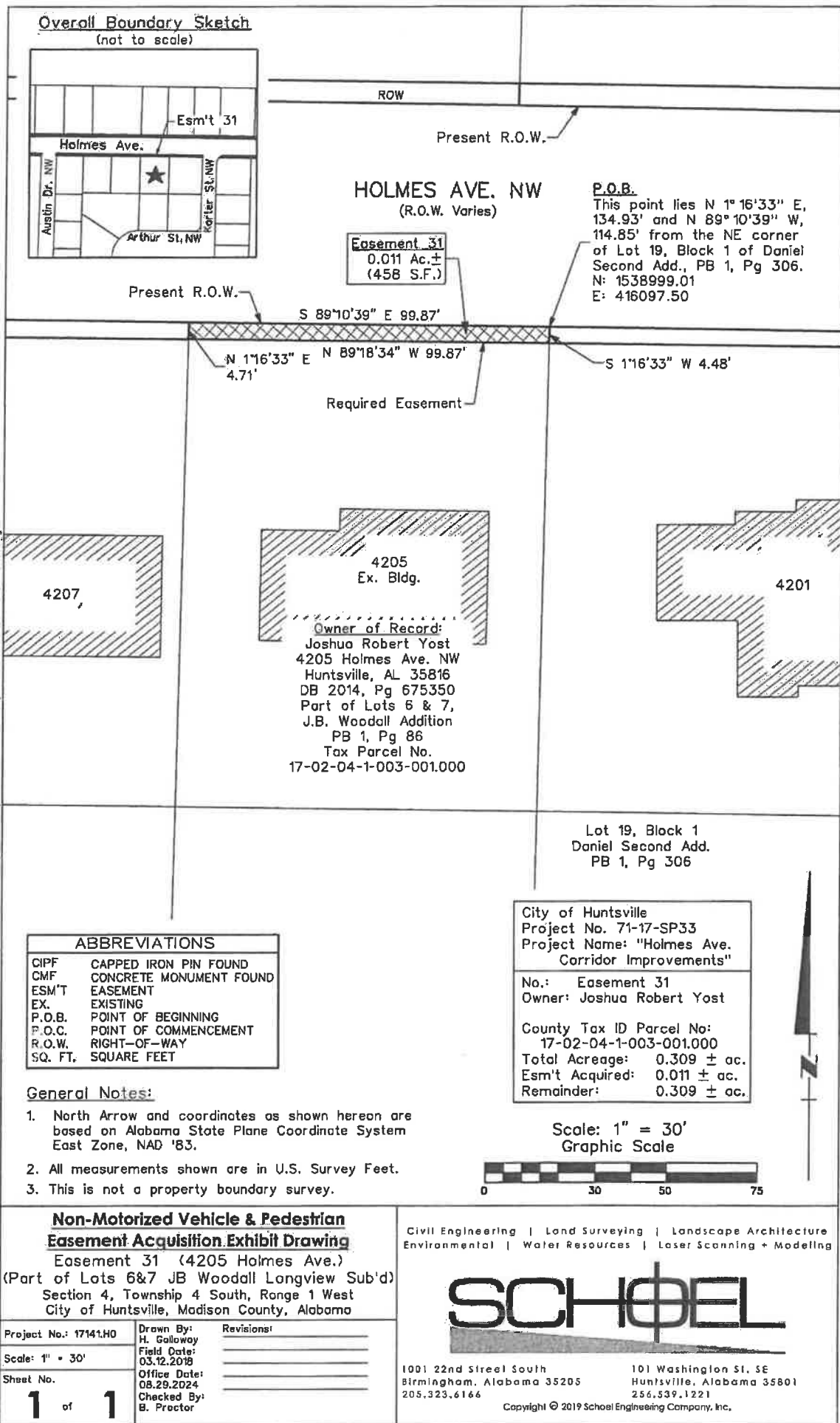


EXHIBIT "P"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #32

A parcel of land situated in Lot 27, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southwest corner of Lot 27, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) being on the north right of way of Holmes Avenue NW (N-1539062.41, E-415998.93); thence run North 01 degrees 10 minutes 06 seconds East 5.96 feet along the west line of said Lot 27; thence run South 89 degrees 08 minutes 12 seconds East 89.98 feet to the east line of said Lot 27; thence run South 01 degrees 10 minutes 34 seconds West 6.15 feet along the east line of said Lot 27 to the north right of said Holmes Avenue NW; thence run North 89 degrees 01 minutes 08 seconds West 89.98 feet along the north right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.013 acres (545 square feet) more or less.

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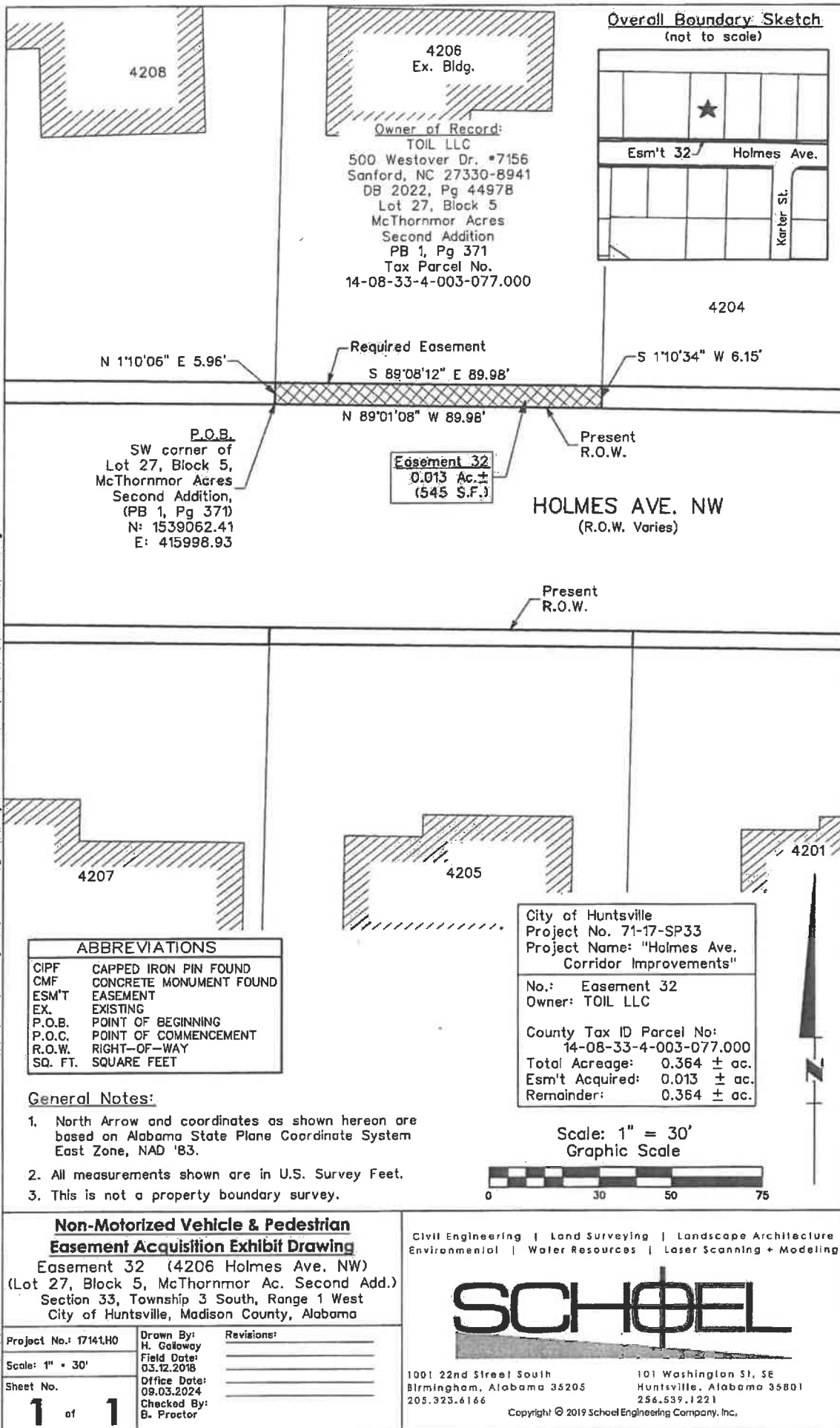


EXHIBIT "Q"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #33

A parcel of land situated in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southwest corner of Lot 27, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) further described as being South 89 degrees 15 minutes West 1826.6 feet and North 00 degrees 15 minutes West 30.0 feet from the southeast corner of Section 33 (ref. doc. 20050929000664930) and being on the north right of way of Holmes Avenue NW (N-1539062.41, E-415998.93); thence run North 89 degrees 27 minutes 30 seconds West 165.99 feet along the north right of way of said Holmes Avenue NW to the east line of Lot 26; thence run North 00 degrees 07 minutes 55 seconds West 6.37 feet along the east line of said Lot 26; thence run South 89 degrees 19 minutes 09 seconds East 166.13 feet to the west line of said Lot 27; thence run South 01 degrees 10 minutes 06 seconds West 5.96 feet along the west line of said Lot 27 back to the Point of Beginning.

Said parcel contains 0.024 acres (1024 square feet) more or less.

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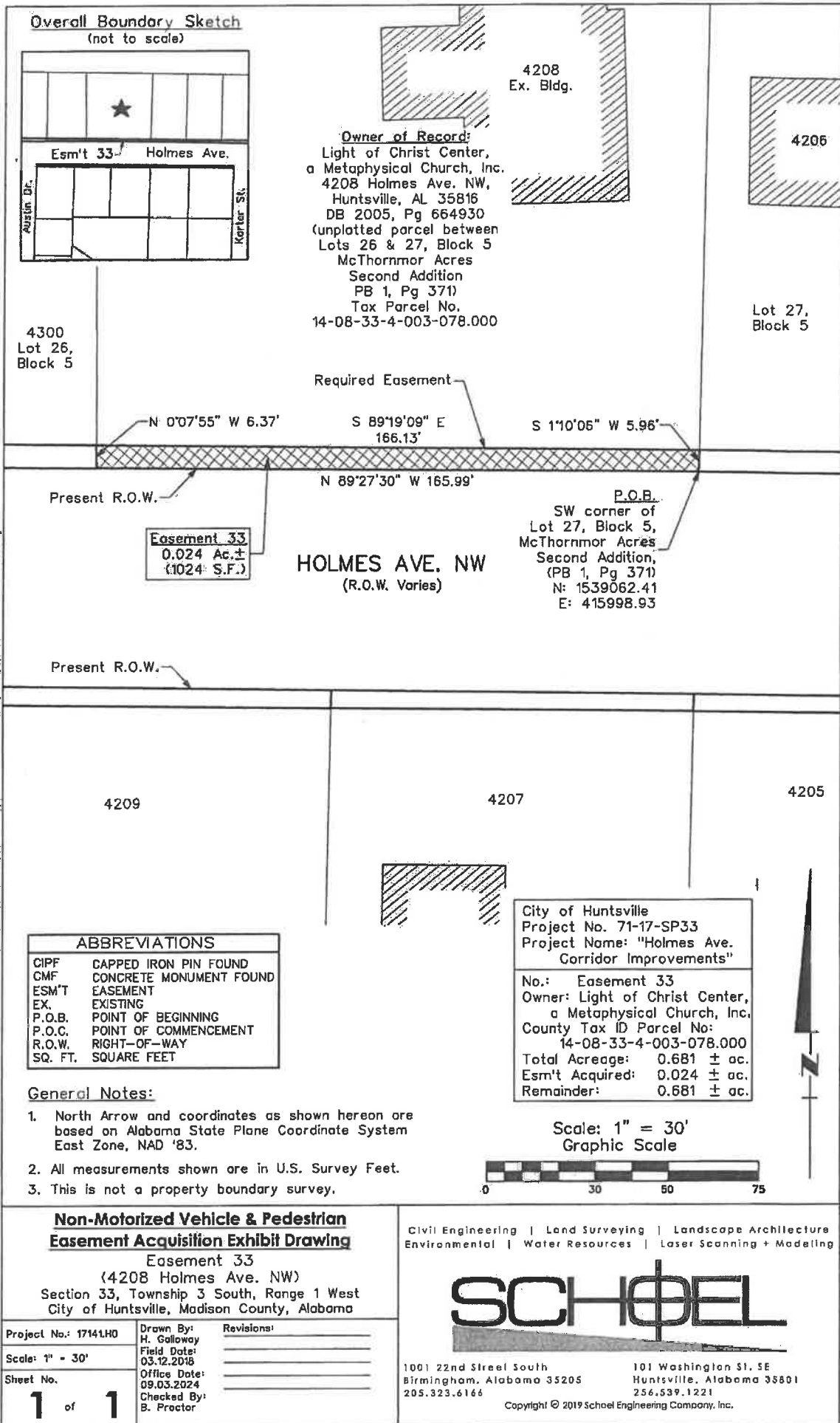


EXHIBIT "R"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #34

A parcel of land situated in Lot 7, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and in the Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the Northeast corner of Lot 19, Block 1 of Daniel Second Addition (Plat Book 1 Page 306); thence run North 01 degrees 16 minutes 33 seconds East 134.93 feet; thence run North 89 degrees 10 minutes 39 seconds West 214.72 feet to the Point of Beginning, also being on the south right of way of Holmes Avenue NW (N-1539000.45, E-415997.64); thence run South 01 degrees 16 minutes 33 seconds West 4.71 feet; thence run North 89 degrees 18 minutes 34 seconds West 99.87 feet; thence run North 01 degrees 16 minutes 33 seconds East 4.94 feet to the south right of way of said Holmes Avenue NW; thence run South 89 degrees 10 minutes 39 seconds East 99.87 feet along the south right of way of said Holmes Avenue NW back to the back to the Point of Beginning.

Said parcel contains 0.011 acres (481 square feet) more or less.

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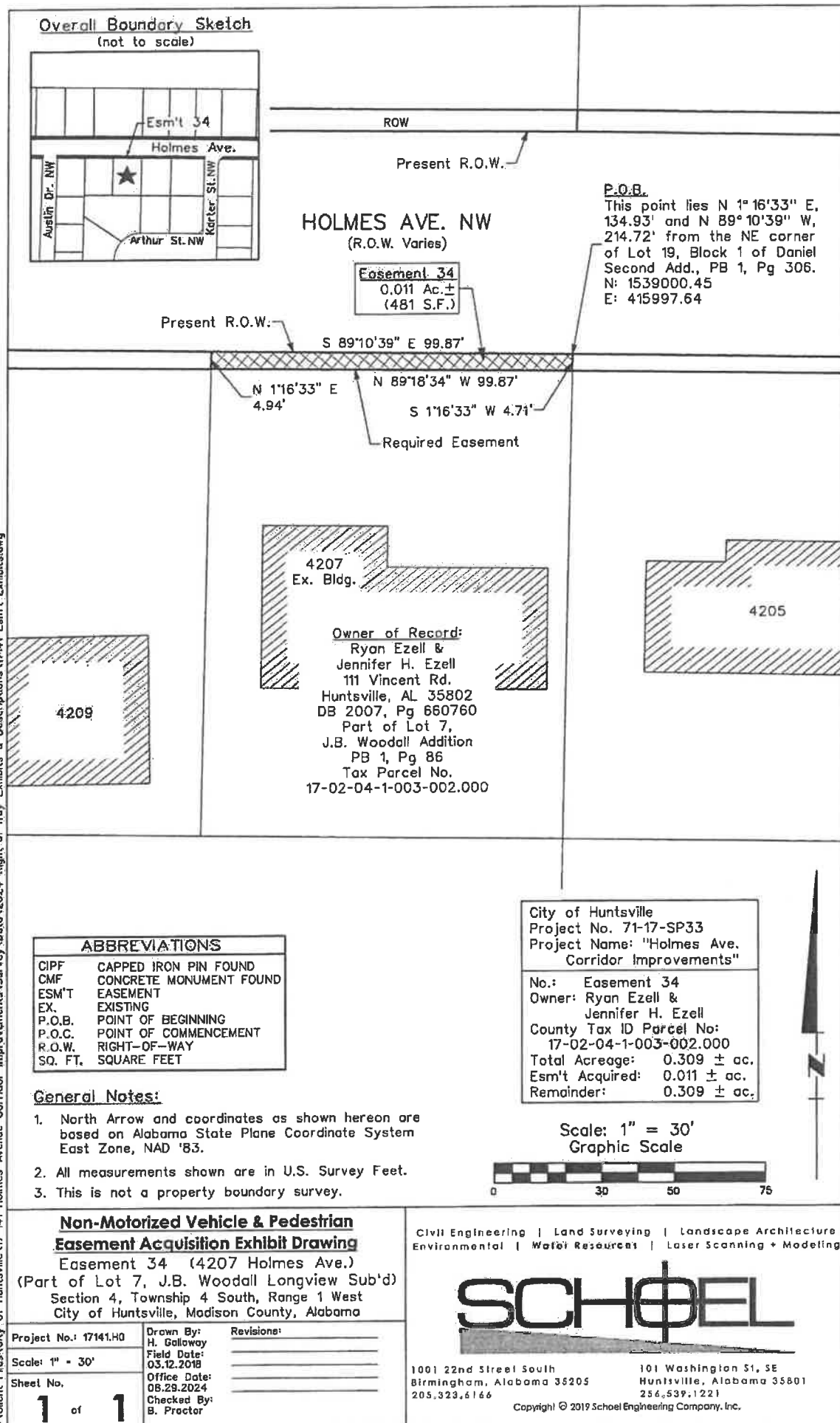


EXHIBIT "S"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #35

A parcel of land situated in Lot 7, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and in the Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northwest corner of said Lot 1, Block 1 of Flowers Subdivision (Plat Book 2 Page 154); thence run North 01 degrees 24 minutes 18 seconds East 140.00 feet; thence run South 89 degrees 10 minutes 39 seconds East 94.88 feet to the northwest corner of said Lot 7, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and the Point of Beginning, also being on the south right of way of Holmes Street NW (N-1539003.23, E-415803.41); thence run South 89 degrees 10 minutes 39 seconds East 94.39 feet along the south right of way of said Holmes Avenue NW; thence run South 01 degrees 16 minutes 33 seconds West 4.94 feet; thence run North 89 degrees 18 minutes 34 seconds West 94.40 feet to the west line of said Lot 7; thence run North 01 degrees 24 minutes 18 seconds East 5.15 feet back to the back to the Point of Beginning.

Said parcel contains 0.011 acres (476 square feet) more or less.

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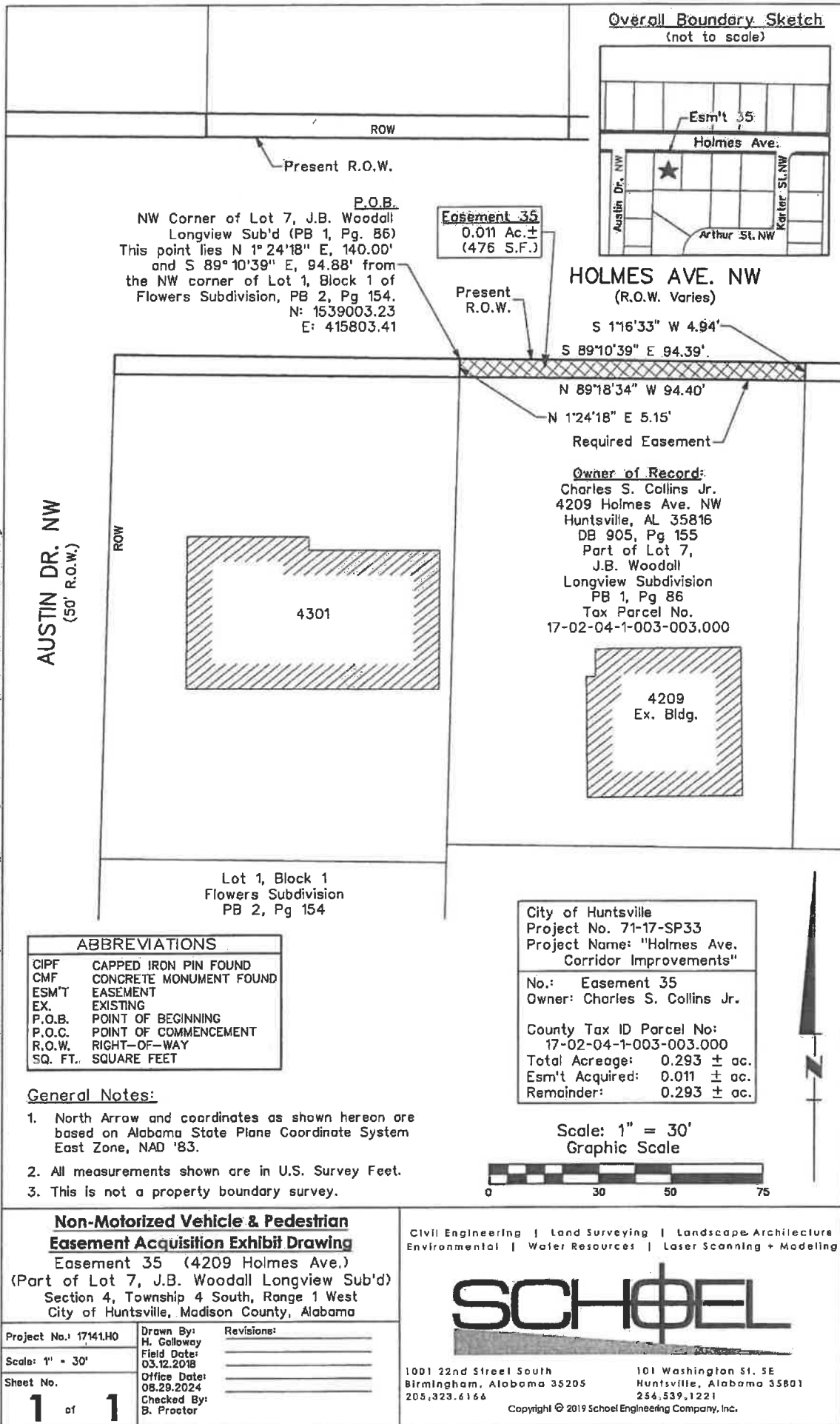


EXHIBIT "T"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #36

A parcel of land situated in Lot 26, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southwest corner of Lot 26, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and being on the north right of way of Holmes Avenue NW (N-1539064.92, E-415733.12); thence run North 00 degrees 27 minutes 39 seconds East 6.61 feet along the west line of said Lot 26; thence run South 89 degrees 19 minutes 09 seconds East 99.76 feet to the east line of said Lot 26; thence run South 00 degrees 07 minutes 55 seconds East 6.37 feet along the east line of said Lot 26 to the north right of way of said Holmes Avenue NW; thence run North 89 degrees 27 minutes 30 seconds West 99.83 feet along the north right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.015 acres (648 square feet) more or less.

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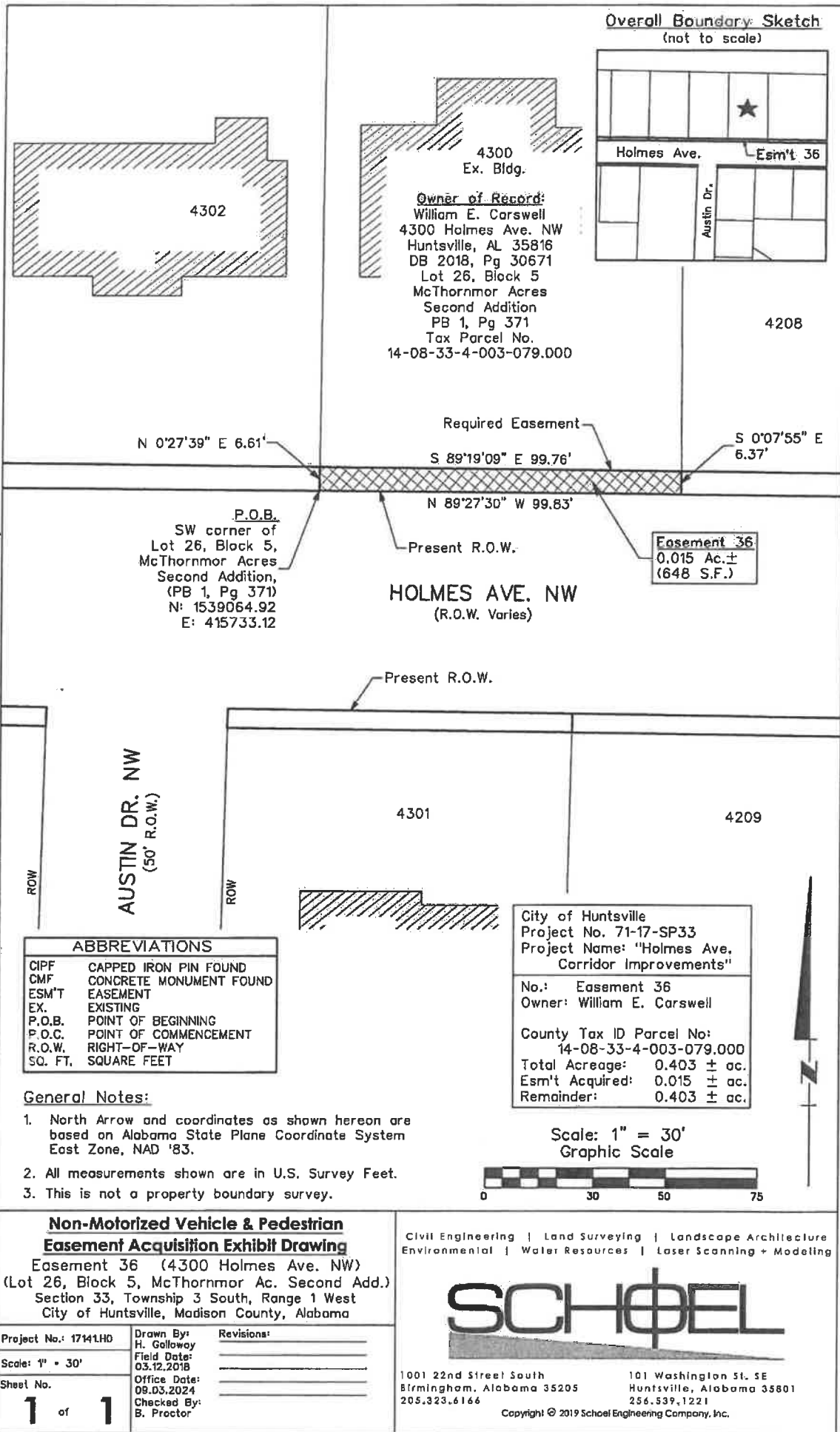


EXHIBIT "U"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #37

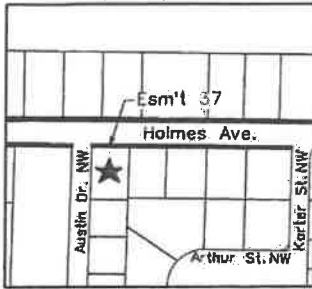
A parcel of land situated in Lot 8, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and in the Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the northeast corner of said Lot 8, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86), also being at the intersection of the east right of way of Austin Drive NW and the south right of way of Holmes Avenue NW (N-1539004.60, E-415708.53); thence run South 89 degrees 10 minutes 39 seconds East 94.88 feet along the south right of way of said Holmes Avenue NW; thence run South 01 degrees 24 minutes 18 seconds West 5.15 feet; thence run North 89 degrees 18 minutes 34 seconds West 94.88 feet to the east right of way of said Austin Drive NW; thence run North 01 degrees 24 minutes 18 seconds East 5.37 feet along the east right of way of said Austin Drive NW back to the back to the Point of Beginning.

Said parcel contains 0.011 acres (499 square feet) more or less.

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Overall Boundary Sketch
(not to scale)



Present R.O.W.

HOLMES AVE. NW
(R.O.W. Varies)

P.O.B.
NE Corner of Lot 8, J.B. Woodall Longview Sub'd (PB 1, Pg 86). This point lies N 1° 24' 18" E, 140.00' and S 89° 10' 39" E, 94.88' from the NW corner of Lot 1, Block 1 of Flowers Subdivision, PB 2, Pg 154.
N: 1539003.23
E: 415803.41

Easement 37
0.011 Ac. ±
(499 S.F.)

Present R.O.W.

S 89° 10' 39" E 94.88'

N 1° 24' 18" E 5.37'

N 89° 18' 34" W 94.88'

S 1° 24' 18" W 5.15'

Required Easement

Owner of Record:
Frances D. Hollifield &
Danna Holladay-Hollifield
10013 Strong Dr. SE
Huntsville, AL 35803-1041
DB 2022, Pg 28548
Part of Lot 8,
J.B. Woodall
Longview Subdivision
PB 1, Pg 86
Tax Parcel No.
17-02-04-1-003-004.000

4301
Ex. Bldg.

4209

Lot 1, Block 1
Flowers Subdivision
PB 2, Pg 154

ABBREVIATIONS

CIPF	CAPPED IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
ESM'T	EASEMENT
EX.	EXISTING
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

General Notes:

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83.
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

City of Huntsville
Project No. 71-17-SP33
Project Name: "Holmes Ave.
Corridor Improvements"

No.: Easement 37
Owner: Frances D. Hollifield &
Danna Holladay-Hollifield
County Tax ID Parcel No:
17-02-04-1-003-004.000
Total Acreage: 0.305 ± ac.
Esm't Acquired: 0.011 ± ac.
Remainder: 0.305 ± ac.

Scale: 1" = 30'
Graphic Scale



**Non-Motorized Vehicle & Pedestrian
Easement Acquisition Exhibit Drawing**

Easement 37 (4301 Holmes Ave.)
(Part of Lot 8, J.B. Woodall Longview Sub'd)
Section 4, Township 4 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.H0

Scale: 1" = 30'

Sheet No.

1 of **1**

Drawn By:

H. Galloway

Field Date:

03.12.2018

Office Date:

08.29.2024

Checked By:

B. Proctor

Revisions:

Civil Engineering | Land Surveying | Landscape Architecture
Environmental | Water Resources | Laser Scanning + Modeling

SCHOFEL

1001 22nd Street South
Birmingham, Alabama 35205
205.323.6166

101 Washington St. SE
Huntsville, Alabama 35801
256.539.1221

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EXHIBIT "V"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #38

A parcel of land situated in Lot 25, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southeast corner of Lot 25, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and being on the north right of way of Holmes Avenue NW (N-1539064.92, E-415733.12); thence run North 89 degrees 27 minutes 30 seconds West 98.22 feet along the north right of way of said Holmes Avenue NW to the west line of said Lot 25; thence run North 00 degrees 31 minutes 53 seconds East 6.85 feet along the west line of said Lot 25; thence run South 89 degrees 19 minutes 09 seconds East 98.21 feet to the east line of said Lot 25; thence run South 00 degrees 27 minutes 39 seconds West 6.61 feet along the east line of said Lot 25 back to the Point of Beginning.

Said parcel contains 0.015 acres (661 square feet) more or less.

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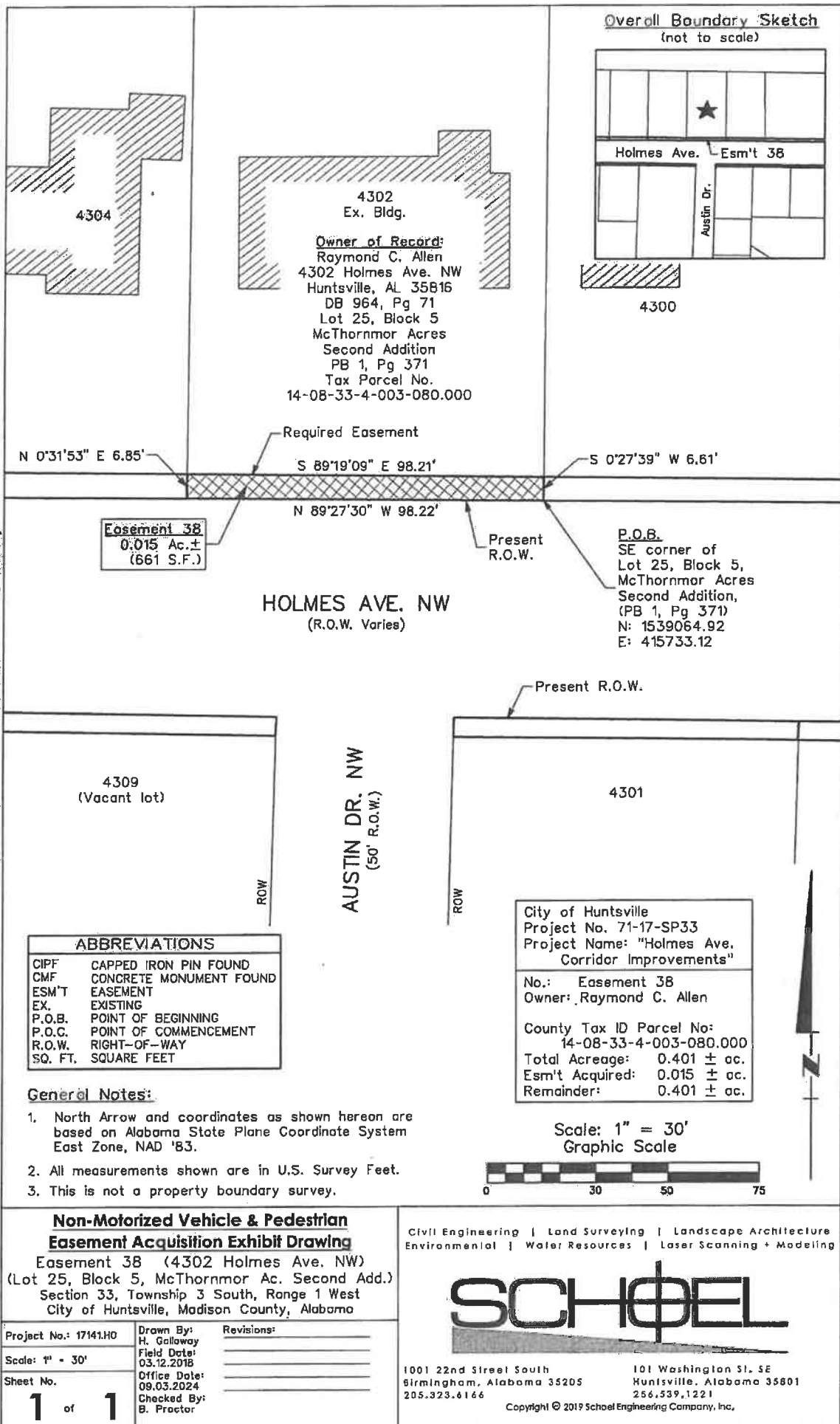


EXHIBIT "W"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #39

A parcel of land situated in Lot 8, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and in the Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the northwest corner of said Lot 8, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86), also being on the south right of way of Holmes Avenue NW (N-1539007.87, E-415514.66); thence run South 88 degrees 50 minutes 55 seconds East 144.16 feet along the south right of way of said Holmes Avenue NW to the west right of way of Austin Drive NW; thence run South 01 degrees 35 minutes 42 seconds West 5.17 feet along the west right of way of said Austin Drive NW; thence run North 88 degrees 51 minutes 34 seconds West 144.16 feet to the west line of said Lot 8; thence run North 01 degrees 33 minutes 24 seconds East 5.19 feet back to the Point of Beginning.

Said parcel contains 0.017 acres (748 square feet) more or less.

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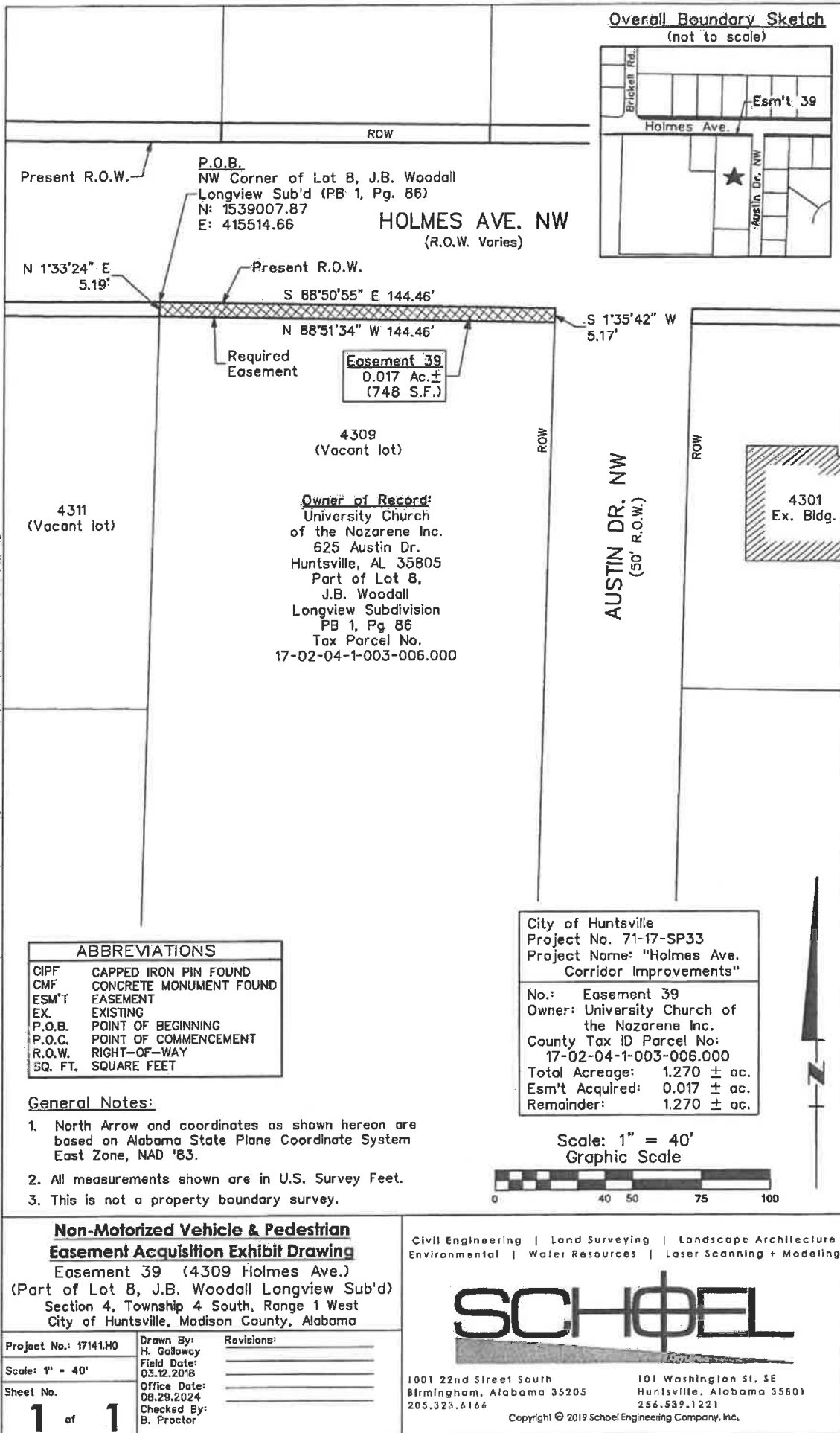


EXHIBIT "X"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #40

A parcel of land situated in Lot 24, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southwest corner of Lot 24, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and being on the north right of way of Holmes Avenue NW (N-1539066.78, E-415536.70); thence run North 00 degrees 36 minutes 05 seconds East 7.09 feet along the west line of said Lot 24; thence run South 89 degrees 19 minutes 09 seconds East 98.21 feet to the east line of said Lot 24; thence run South 00 degrees 31 minutes 53 seconds West 6.85 feet along the east line of said Lot 24 to the north right of way of said Holmes Avenue NW; thence run North 89 degrees 27 minutes 30 seconds West 98.22 feet along the north right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.016 acres (684 square feet) more or less.

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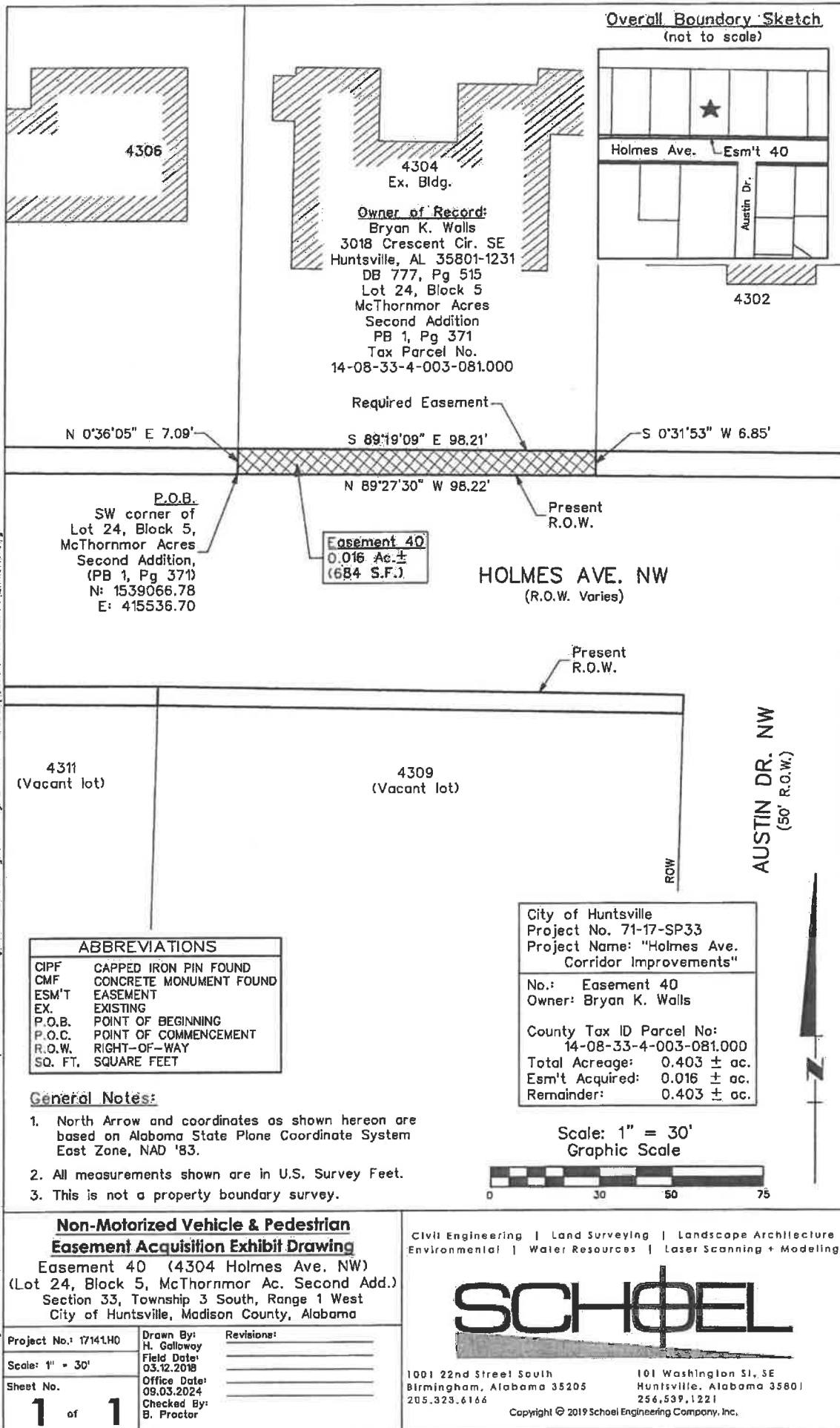


EXHIBIT "Y"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #41

A parcel of land situated in Lot 23, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southwest corner of Lot 23, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and being on the north right of way of Holmes Avenue NW (N-1539067.71, E-415438.28); thence run North 00 degrees 44 minutes 09 seconds East 7.33 feet along the west line of said Lot 23; thence run South 89 degrees 19 minutes 09 seconds East 98.40 feet to the east line of said Lot 23; thence run South 00 degrees 36 minutes 05 seconds West 7.09 feet along the east line of said Lot 23 to the north right of way said Holmes Avenue NW; thence run North 89 degrees 27 minutes 30 seconds West 98.42 feet back to the Point of Beginning.

Said parcel contains 0.016 acres (709 square feet) more or less.

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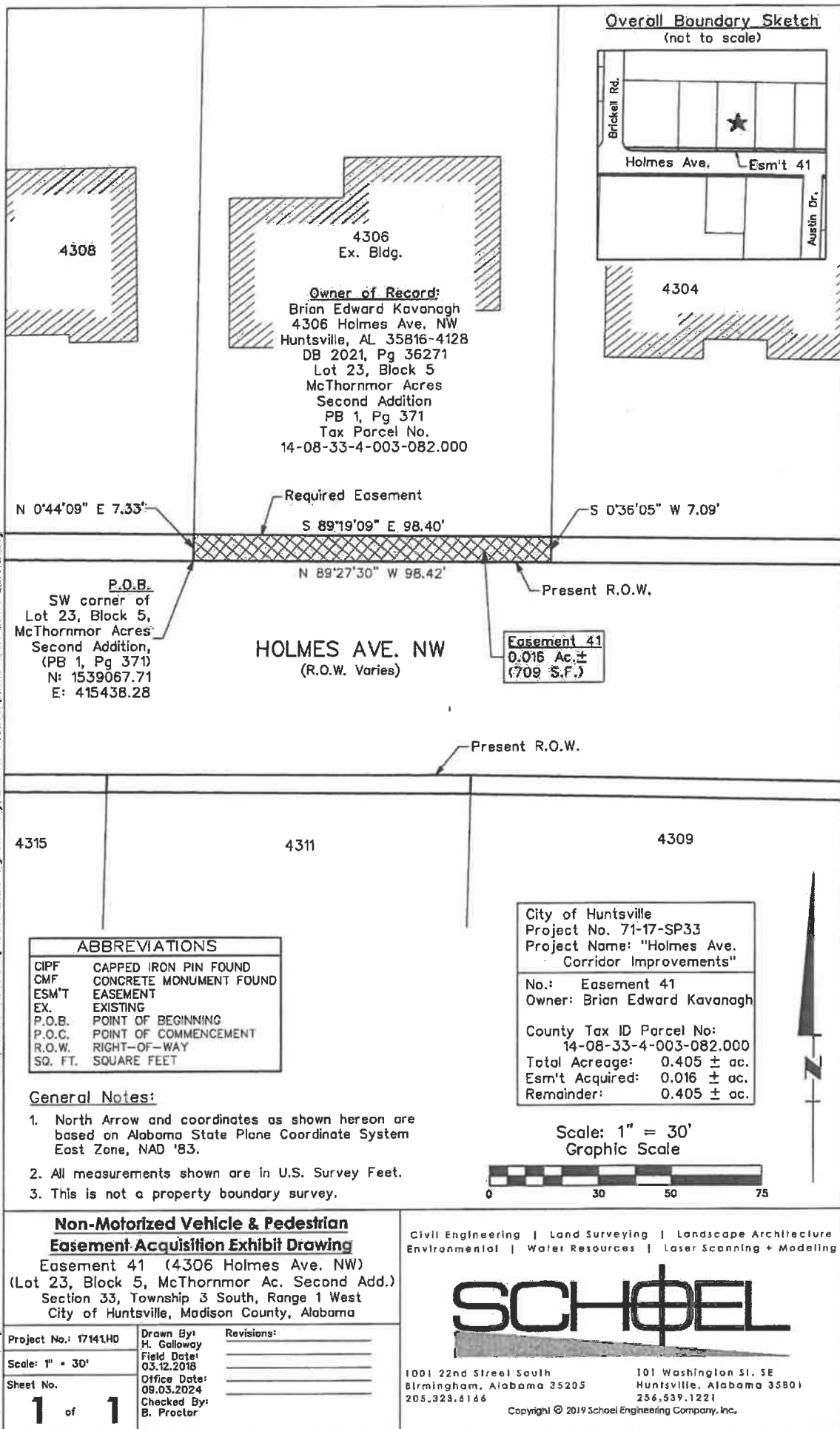


EXHIBIT "Z"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #42

A parcel of land situated in Lot 9, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and in the Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the northeast corner of said Lot 9, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86), also being on the south right of way of Holmes Avenue NW (N-1539007.87, E-415514.66); thence run South 01 degrees 33 minutes 24 seconds West 5.19 feet along the east line of said Lot 9; thence run North 89 degrees 28 minutes 10 seconds West 99.98 feet; thence run North 01 degrees 27 minutes 07 seconds East 4.89 feet to the south right of way of said Holmes Avenue NW; thence run South 89 degrees 39 minutes 31 seconds East 100.00 feet along the south right of way of said Holmes Avenue NW back to the back to the Point of Beginning.

Said parcel contains 0.012 acres (503 square feet) more or less.

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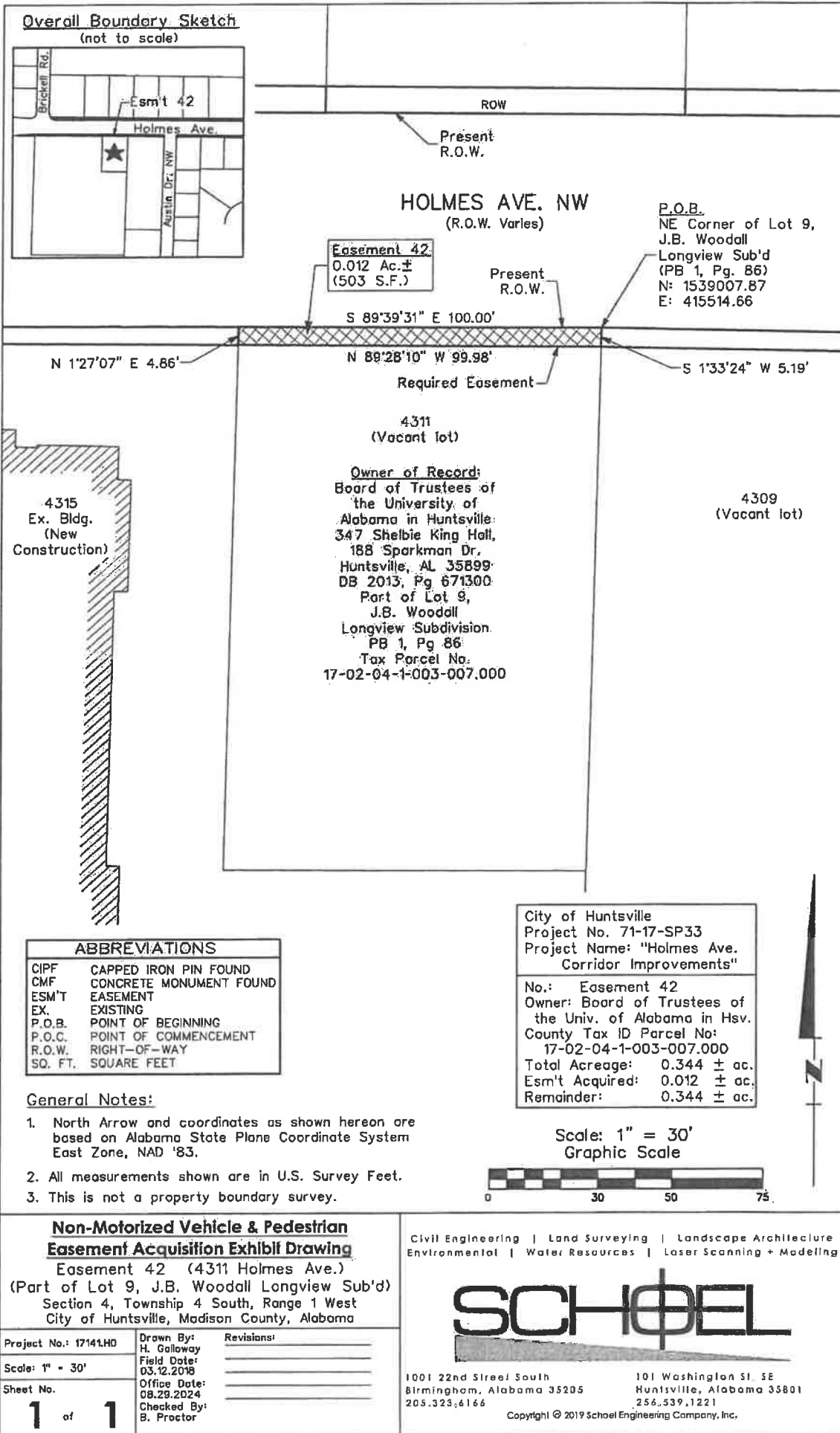


EXHIBIT "AA"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #43

A parcel of land situated in Lot 22, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and in the Southeast Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southeast corner of Lot 22, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and being on the north right of way of Holmes Avenue NW (N-1539067.71, E-415438.28); thence run North 89 degrees 27 minutes 30 seconds West 98.00 feet along the north right of way of said Holmes Avenue NW to the west line of said Lot 22; thence run North 00 degrees 44 minutes 09 seconds East 7.56 feet along the west line of said Lot 22; thence run South 89 degrees 19 minutes 09 seconds East 98.00 feet to the east line of said Lot 22; thence run South 00 degrees 44 minutes 09 seconds West 7.33 feet along the east line of said Lot 22 back to the Point of Beginning.

Said parcel contains 0.017 acres (730 square feet) more or less.

\\City of Huntsville\City of Huntsville\17-141 Holmes Avenue Corridor Improvements\Survey\Data\2024 Right-of-Way Exhibits & Descriptions\17141 Esm't Exhibits.dwg

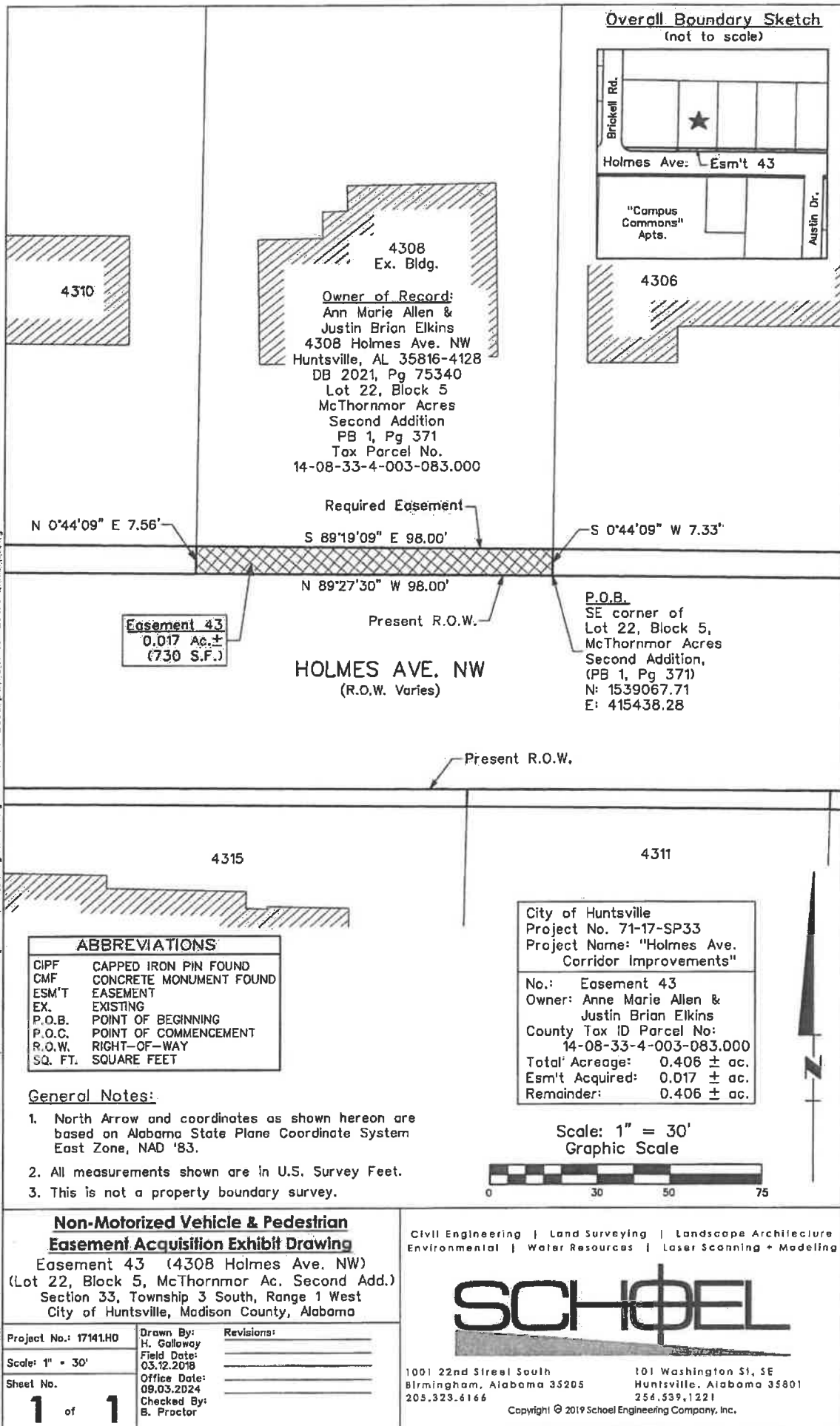


EXHIBIT "BB"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #44

A parcel of land situated in Lot 9 and Lot 10, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and in the Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northeast corner of said Lot 9, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86); thence run North 89 degrees 39 minutes 31 seconds West 100.00 feet to the south right of way of Holmes Avenue NW and the Point of Beginning (N-1539008.46, E-415414.67); thence run South 01 degrees 27 minutes 07 seconds West 4.86 feet; thence run North 89 degrees 28 minutes 10 seconds West 270.31 feet; thence run North 01 degrees 30 minutes 21 seconds East 3.97 feet to the south right of way of said Holmes Avenue; thence run South 89 degrees 39 minutes 31 seconds East 270.33 feet along the south right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.027 acres (1194 square feet) more or less.

H:\Client Files\City of Huntsville\17-141 Holmes Avenue Corridor Improvements\Survey\Date\2024 Right-of-Way Exhibits & Descriptions\17141 Esm't Exhibit.dwg

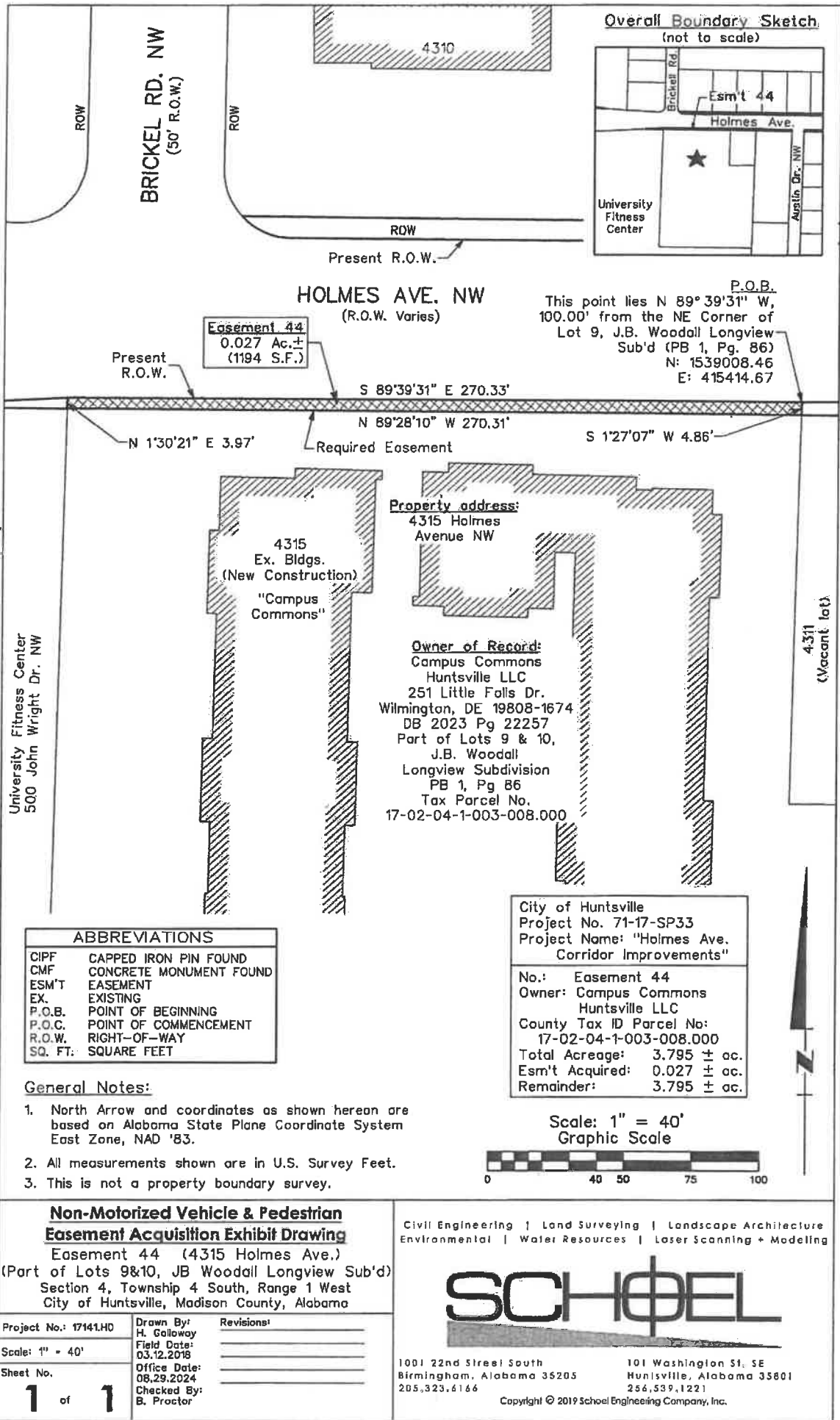


EXHIBIT "CC"

STATE OF ALABAMA)

COUNTY OF MADISON)

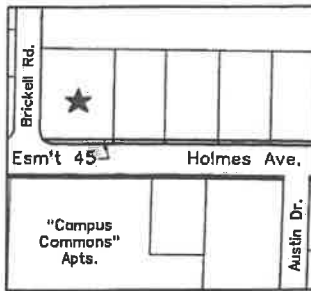
Easement #45

A parcel of land situated in Lot 21, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and in the South Half of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

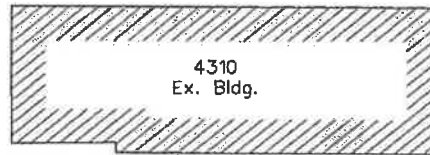
Beginning at the southeast corner of Lot 21, Block 5, McThornmor Acres Second Addition (Plat Book 1 Page 371) and being on the north right of way of Holmes Avenue NW (N-1539068.64, E-415340.28); thence run North 89 degrees 27 minutes 30 seconds West 114.53 feet along the north right of way of said Holmes Avenue NW; thence run 20.42 feet along the north right of way of said Holmes Avenue NW and the east right of way of Brickel Road NW and a curve to the right having a radius of 25.00 feet, a delta angle of 46 degrees 47 minutes 53 seconds, and a chord bearing and distance of North 66 degrees 03 minutes 33 seconds West 19.86 feet; thence run South 89 degrees 19 minutes 09 seconds East 132.78 feet to the east line of said Lot 21; thence run South 00 degrees 44 minutes 09 seconds West 7.56 feet along the east line of said Lot 21 back to the Point of Beginning.

Said parcel contains 0.023 acres (981 square feet) more or less.

Overall Boundary Sketch
(not to scale)



Owner of Record:
Most Reverend Steven J.
Raica, Bishop of
Birmingham in Alabama
2121 3rd Ave. N
Birmingham, AL 35203-3314
DB 2021, Pg 68717
Lot 21, Block 5
McThornmor Acres
Second Addition
PB 1, Pg 371
Tax Parcel No.
14-08-33-4-003-084.000



801
Brickell

BRICKELL RD. NW
(50' R.O.W.)

4308

Curve Data:
Radius=25.00'
 $\Delta=46^{\circ}47'53''$
Length=20.42'
Chd. Length=19.86'
Chd. Bearing=N66°03'33"W

Easement 45
0.023 Ac.±
(981 S.F.)

HOLMES AVE. NW
(R.O.W. Varies)

P.O.B.
SE corner of
Lot 21, Block 5,
McThornmor Acres
Second Addition,
(PB 1, Pg 371)
N: 1539068.64
E: 415340.28

Present R.O.W.

ABBREVIATIONS

CIPF	CAPPED IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
ESM'T	EASEMENT
EX.	EXISTING
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

General Notes:

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83.
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

City of Huntsville
Project No. 71-17-SP33
Project Name: "Holmes Ave.
Corridor Improvements"

No.: Easement 45
Owner: Most Reverend Steven J.
Raica, Bishop of B'ham in AL
County Tax ID Parcel No:
14-08-33-4-003-084.000
Total Acreage: 0.577 ± ac.
Esm't Acquired: 0.023 ± ac.
Remainder: 0.577 ± ac.

Scale: 1" = 30'
Graphic Scale



**Non-Motorized Vehicle & Pedestrian
Easement Acquisition Exhibit Drawing**

Easement 45 (4310 Holmes Ave. NW)
(Lot 21, Block 5, McThornmor Ac. Second Add.)
Section 33, Township 3 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.H0	Drawn By: H. Galloway	Revisions:
Scale: 1" = 30'	Field Date: 03.12.2018	
Sheet No.	Office Date: 09.03.2024	
1 of 1	Checked By: B. Practor	

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1001 22nd Street South
Birmingham, Alabama 35205
205.323.6166

101 Washington St. SE
Huntsville, Alabama 35801
256.539.1221

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EXHIBIT "DD"

STATE OF ALABAMA)

COUNTY OF MADISON)

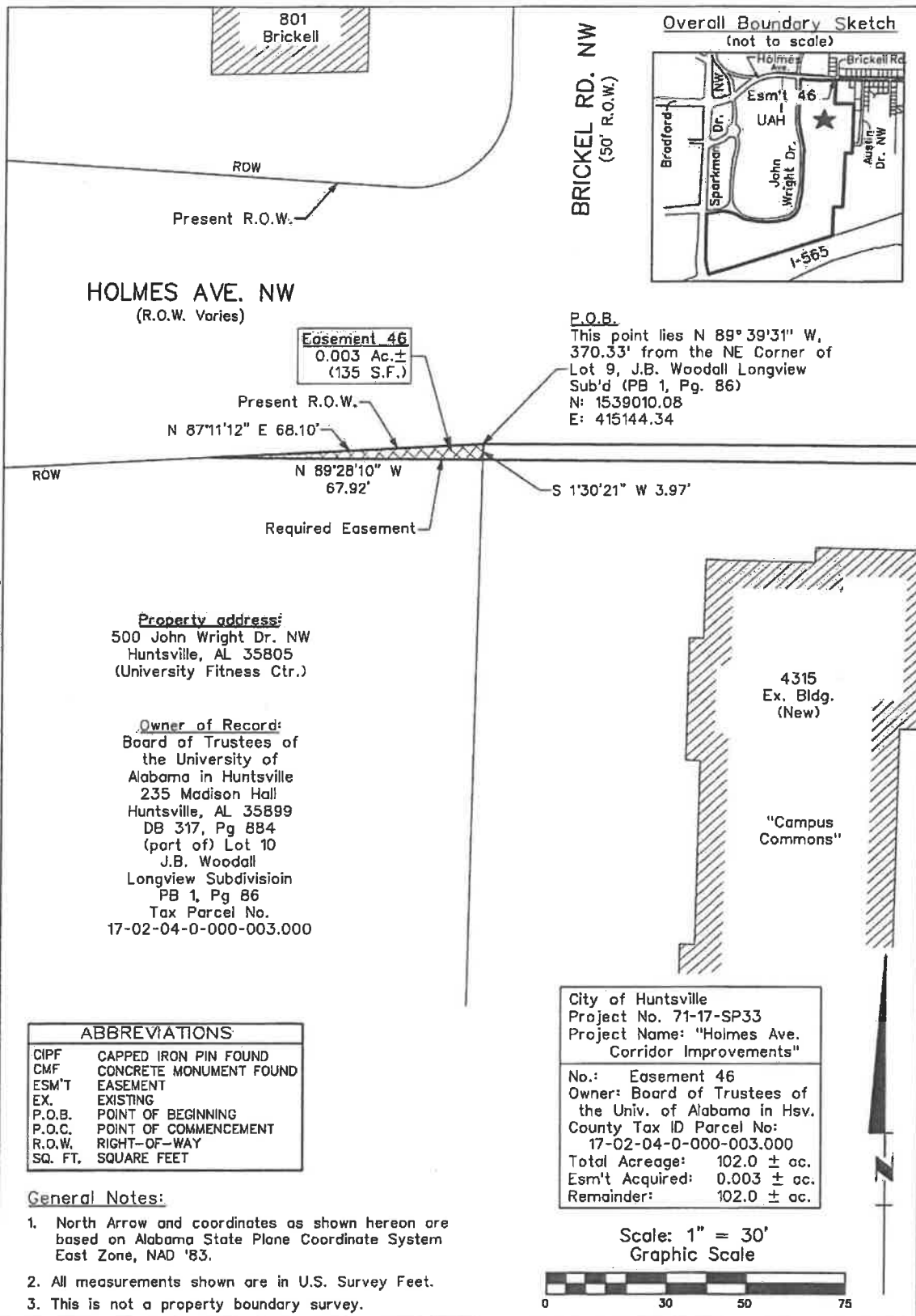
Easement #46

A parcel of land situated in Lot 10, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86) and in the Northeast Quarter of Section 4, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northeast corner of said Lot 9, J.B. Woodall Longview Subdivision (Plat Book 1 Page 86); thence run N89 degrees 39 minutes 31 seconds West 370.33 feet to the south right of way of Holmes Avenue NW and the Point of Beginning (N-1539010.08, E-415144.34); thence run South 01 degree 30 minutes 21 seconds West 3.97 feet; thence run North 89 degrees 28 minutes 10 seconds West 67.92 feet to the south right of way of Holmes Avenue NW; thence run North 87 degrees 11 minutes 12 seconds East 68.10 feet along the south right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.003 acres (135 square feet) more or less.

H:\Client Files\City of Huntsville\17-141 Holmes Avenue Corridor Improvements\Survey\Date\2024 Right-of-Way Exhibits & Descriptions\17141 Esm't Exhibits.dwg



Property address:
500 John Wright Dr. NW
Huntsville, AL 35805
(University Fitness Ctr.)

Owner of Record:
Board of Trustees of
the University of
Alabama in Huntsville
235 Madison Hall
Huntsville, AL 35899
DB 317, Pg 884
(part of) Lot 10
J.B. Woodall
Longview Subdivision
PB 1, Pg 86
Tax Parcel No.
17-02-04-0-000-003.000

ABBREVIATIONS	
CIPF	CAPPED IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
ESM'T	EASEMENT
EX.	EXISTING
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

General Notes:

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83.
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

City of Huntsville	
Project No. 71-17-SP33	
Project Name: "Holmes Ave. Corridor Improvements"	
No.:	Easement 46
Owner:	Board of Trustees of the Univ. of Alabama in Hsv.
County Tax ID Parcel No:	17-02-04-0-000-003.000
Total Acreage:	102.0 ± ac.
Esm't Acquired:	0.003 ± ac.
Remainder:	102.0 ± ac.

Scale: 1" = 30'
Graphic Scale



**Non-Motorized Vehicle & Pedestrian
Easement Acquisition Exhibit Drawing**
Easement 46 (500 John Wright Dr. NW.)
(Part of Lot 10, J.B. Woodall Longview Sub'd)
Section 4, Township 4 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.H0	Drawn By: H. Galloway	Revisions:
Scale: 1" = 30'	Field Date: 03.12.2018	
Sheet No.	Office Date: 08.29.2024	
1 of 1	Checked By: B. Proctor	

Civil Engineering | Land Surveying | Landscape Architecture
Environmental | Water Resources | Laser Scanning + Modeling



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205.323.6166
101 Washington St., SE
Huntsville, Alabama 35801
256.539.1221

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EXHIBIT "EE"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #47

A parcel of land in the South Half of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northwest corner of Lot 3, Block 7, McThornmor Acres Second Addition (Plat Book 1 Page 371); thence run South 00 degrees 58 minutes 22 seconds West 294.95 feet; thence run North 85 degrees 53 minutes 20 seconds West 86.61 feet to the north right of way of Holmes Avenue NW and the Point of Beginning (N-1539090.22, E-414913.31); thence run North 89 degrees 53 minutes 20 seconds West 48.27 feet along the north right of way of said Holmes Avenue NW; thence run North 89 degrees 43 minutes 58 seconds West 16.84 feet along the north right of way of said Holmes Avenue NW; thence run 245.63 feet along the north right of way of said Holmes Avenue NW and a curve to the right having a radius of 2939.13 feet, a delta angle of 04 degrees 47 minutes 18 seconds, and a chord bearing and distance of North 87 degrees 14 minutes 27 seconds West 245.56 feet; thence run North 84 degrees 50 minutes 48 seconds West 181.42 feet along the north right of way of said Holmes Avenue NW to the east right of way of Ben Graves Drive NW; thence run North 03 degrees 51 minutes 14 seconds East 14.34 feet along the east right of way of said Ben Graves Drive NW;

thence run South 86 degrees 08 minutes 46 seconds East 7.50 feet; thence run South 03 degrees 51 minutes 14 seconds West 6.04 feet; thence run South 84 degrees 04 minutes 35 seconds East 192.25 feet; thence run South 86 degrees 00 minutes 12 seconds East 119.62 feet; thence run South 87 degrees 47 minutes 50 seconds East 132.83 feet; thence run South 81 degrees 10 minutes 41 seconds East 40.10 feet back to the Point of Beginning.

Said parcel contains 0.065 acres (2836 square feet) more or less.

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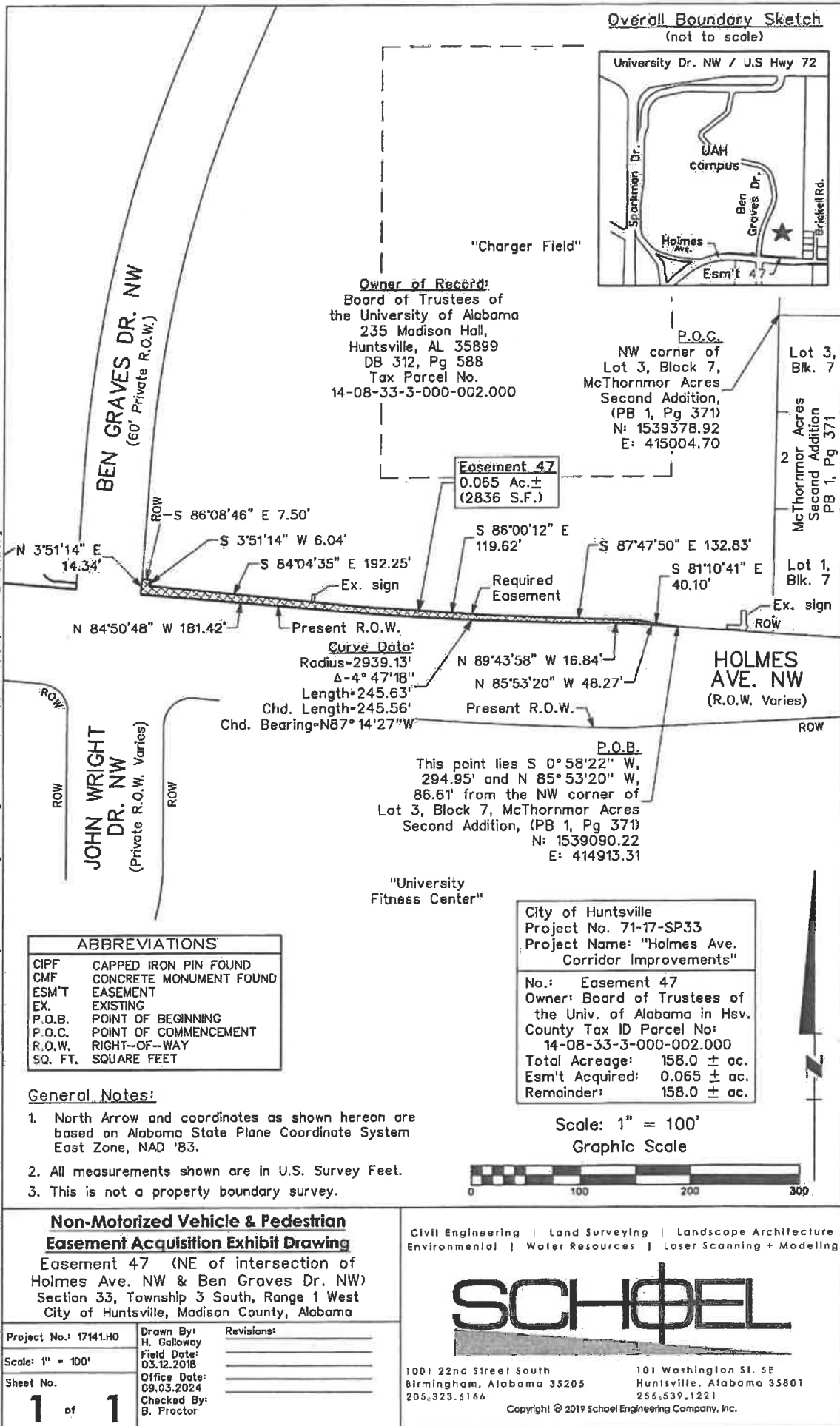


EXHIBIT "FF"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #48

A parcel of land in the Southwest Quarter of Section 33, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northwest corner of Lot 3, Block 7, McThornmor Acres Second Addition (Plat Book 1 Page 371); thence run South 00 degrees 58 minutes 22 seconds West 294.95 feet; thence run North 85 degrees 53 minutes 20 seconds West 134.88 feet; thence run North 89 degrees 43 minutes 58 seconds West 16.84 feet; thence run North 87 degrees 14 minutes 27 seconds West 245.56 feet; thence run North 84 degrees 50 minutes 48 seconds West 241.44 feet to the intersection of the north right of way of Holmes Avenue NW and the west right of way of Ben Graves Drive SW and the Point of Beginning (N-1539127.27, E-414362.59); thence run North 84 degrees 50 minutes 48 seconds West 267.20 feet along the north right of way of said Holmes Avenue NW; thence run 156.86 feet along the north right of way of said Holmes Avenue NW and a curve to the left having a radius of 1062.74 feet, a delta angle of 08 degrees 27 minutes 25 seconds, and a chord bearing and distance of North 87 degrees 48 minutes 47 seconds West 156.72 feet; thence run North 02 degrees 02 minutes 29 seconds West 4.00 feet; thence run 157.41 feet along a curve to the right having a radius of 1066.74 feet, a delta angle of

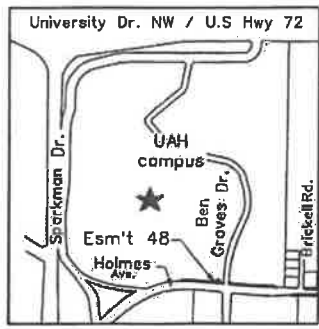
08 degrees 27 minutes 16 seconds, and a chord bearing and distance of South 87 degrees 48 minutes 51 seconds East 157.27 feet; thence run South 84 degrees 50 minutes 48 seconds East 129.11 feet; thence run 77.31 feet along a curve to the left having a radius of 120.00 feet, a delta angle of 36 degrees 54 minutes 43 seconds, and a chord bearing and distance of North 76 degrees 41 minutes 50 seconds East 75.98 feet; thence run North 58 degrees 14 minutes 28 seconds East 18.51 feet; thence run South 31 degrees 45 minutes 32 seconds East 34.62 feet; thence run 13.90 feet along a curve to the left having a radius of 15.00 feet, a delta angle of 53 degrees 05 minutes 16 seconds, and a chord bearing and distance of South 58 degrees 18 minutes 10 seconds East 13.41 feet; thence run South 84 degrees 50 minutes 48 seconds East 18.27 feet to the west right of way of said Ben Graves Drive NW; thence run South 03 degrees 51 minutes 14 seconds West 5.50 feet along the west right of way of said Ben Graves Drive back to the Point of Beginning.

Said parcel contains 0.073 acres (square feet) more or less.

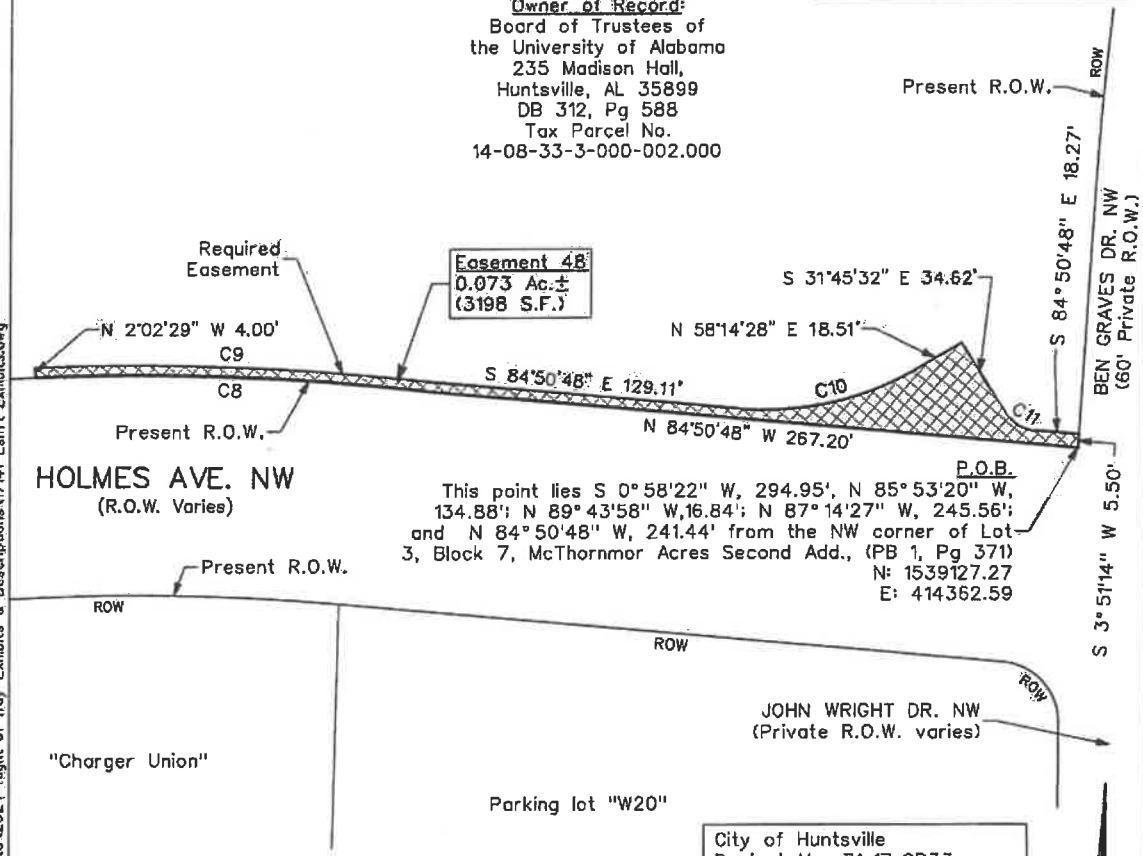
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CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C8	1062.74'	156.86'	8° 27' 25"	N 87° 48' 47" W	156.72'
C9	1066.74'	157.41'	8° 27' 16"	S 87° 48' 51" E	157.27'
C10	120.00'	77.31'	36° 54' 43"	N 76° 41' 50" E	75.98'
C11	15.00'	13.90'	53° 05' 16"	S 58° 18' 10" E	13.41'

Overall Boundary Sketch
(not to scale)



Owner of Record:
Board of Trustees of
the University of Alabama
235 Madison Hall,
Huntsville, AL 35899
DB 312, Pg 588
Tax Parcel No.
14-08-33-3-000-002.000



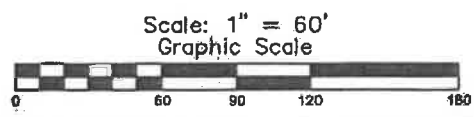
ABBREVIATIONS	
CIPF	CAPPED IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
ESM'T	EASEMENT
EX.	EXISTING
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

City of Huntsville
Project No. 71-17-SP33
Project Name: "Holmes Ave.
Corridor Improvements"

No.: Easement 48
Owner: Board of Trustees of
the Univ. of Alabama in Hsv.
County Tax ID Parcel No:
14-08-33-3-000-002.000
Total Acreage: 158.0 ± ac.
Esm't Acquired: 0.073 ± ac.
Remainder: 158.0 ± ac.

General Notes:

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83.
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

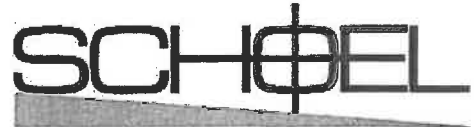


**Non-Motorized Vehicle & Pedestrian
Easement Acquisition Exhibit Drawing**

Easement 48 (NW of intersection of
Holmes Ave. NW & Ben Graves Dr. NW)
Section 33, Township 3 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.HQ	Drawn By: H. Galloway	Revisions:
Scale: 1" = 60'	Field Date: 03.12.2018	
Sheet No.	Office Date: 09.03.2024	
1 of 1	Checked By: B. Proctor	

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