



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 10/23/2025

File ID: TMP-6152

Department: Urban Development

Subject:

Type of Action: Approval/Action

Resolution authorizing the City of Huntsville to acquire and/or condemn certain parcels of property, easements and temporary construction easements, for the Swancott Road Improvements Project.

Resolution No.

Finance Information:

Account Number: TBD

City Cost Amount: NA

Total Cost: NA

Special Circumstances:

Grant Funded: NA

Grant Title - CFDA or granting Agency: NA

Resolution #: NA

Location: (list below)

Address: Swancott Road

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

Additional Comments:

RESOLUTION NO. 25- _____

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 fee simple parcels, permanent easements, and temporary construction 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-1” through “H-2” 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 Swancott Road Improvements 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 23rd day of October, 2025.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 23rd day of October, 2025.

Tommy Battle
Mayor of the City of Huntsville, Alabama

EXHIBIT "A-1"

TRACT NO. 1**RIGHT OF WAY**STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF COMMON AREA 1 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE, NORTH 07 DEGREES 53 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 19.15 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 88 DEGREES 41 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 988.20 FEET TO A POINT; THENCE, NORTH 46 DEGREES 37 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 14.22 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 979.25 FEET TO A POINT; THENCE SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST A DISTANCE OF 10.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.23 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT #1STATE OF ALABAMA)
LIMESTONE COUNTY)**TEMPORARY CONSTRUCTION EASEMENT #1**

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF COMMON AREA 1 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE, SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 8.82 FEET TO A POINT; THENCE NORTH 88 DEGREES 41 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 100.35 FEET TO A POINT; THENCE, NORTH 01 DEGREE 18 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 8.96 FEET TO A POINT; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 901.85 FEET TO A POINT; SOUTH 46 DEGREES 37 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 44.17 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 01 DEGREE 39 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 63.66 FEET TO A POINT; THENCE, NORTH 88 DEGREES 20 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 16.98 FEET TO A POINT; THENCE, NORTH 01 DEGREE 41 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 46.68 FEET TO A CMF (BUSTED); THENCE NORTH 46 DEGREES 37 MINUTES 10 SECONDS EAST A DISTANCE OF 23.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT #2STATE OF ALABAMA)
LIMESTONE COUNTY)**TEMPORARY CONSTRUCTION EASEMENT #2**

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 2 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE, SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 8.82 FEET TO A POINT; THENCE, NORTH 88 DEGREES 41 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 100.35 FEET TO A POINT; THENCE, NORTH 01 DEGREES 18 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 8.96 FEET TO A POINT; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 901.85 FEET TO A POINT; THENCE, NORTH 46 DEGREES 37 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 24.18 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 988.20 FEET TO A POINT; THENCE SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST A DISTANCE OF 19.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.43 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION

I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 2 THE POINT INCORPORATED HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

18TH DAY OF FEBRUARY, 2025



ANTHONY SCOTT MANARY PLS #35345

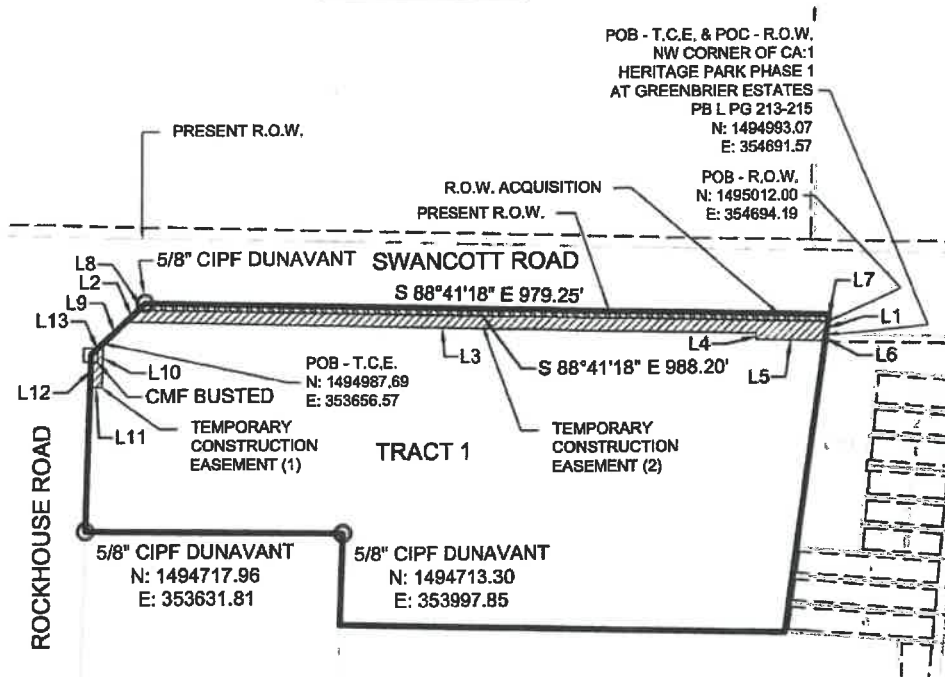
REVISED: 08.29.25



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		

EXHIBIT "A-2"

TRACT NO. 1



THIS DOCUMENT WAS PREPARED FROM PLAN MEASUREMENTS AND CALCULATIONS USING TAX MAPS, SOURCE DEEDS, MONUMENTATION AND OTHER AVAILABLE DATA FOR THE PURPOSE OF PROPERTY ACQUISITION. NO BOUNDARY SURVEY WAS PERFORMED ON INDIVIDUAL GRANTOR'S PROPERTIES.

LEGEND

- PROPERTY CORNER FOUND
- CONCRETE MONUMENT FOUND
- ADJONER PROPERTY LINE
- SUBJECT PROPERTY LINE
- PUBLIC UTILITY & DRAINAGE ESMNT

ABBREVIATIONS

- CIPF CAPPED IRON PIN FOUND
- IPF IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT

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 TO U.S. STANDARDS.
3. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

HATCH LEGEND

- ACQUIRED RIGHT-OF-WAY
- ACQUIRED TEMPORARY CONSTRUCTION EASEMENT

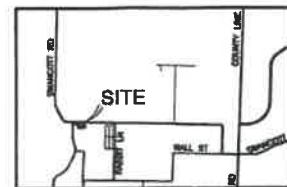
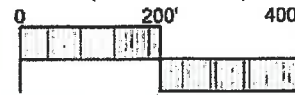
SWANCOTT ROAD ACQUISITION

TRACT NUMBER: 1
OWNER: ROBERT E. HARGRAVE FAMILY TRUST C/O TAMMY MANNING AND JEFFREY RANDOLPH, TRUSTEES
PARCEL NO: 18 05 15 0 000 006.000

TOTAL AC±	APPROXIMATE 9.62 AC±
R.O.W. ACQUIRED:	(9,837 SQ. FT.) 0.23 AC±
T.C.E. ACQUIRED (#1):	(936 SQ. FT.) 0.02 AC±
T.C.E. ACQUIRED (#2):	(18,820 SQ. FT.) 0.43 AC±
REMAINDER:	APPROXIMATE 9.39 AC±

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S 7°53'30" W	19.11'
L2	N 46°37'10" E	24.18'
L3	N 88°34'32" W	901.85'
L4	N 1°18'28" E	8.96'
L5	N 88°41'27" W	100.35'
L6	S 7°53'30" W	8.82'
L7	S 7°53'30" W	10.07'
L8	N 46°37'10" E	14.22'
L9	S 46°37'10" W	44.17'
L10	N 1°39'22" E	63.86'
L11	S 88°20'38" E	16.98'
L12	S 1°41'23" W	46.68'
L13	S 46°37'10" W	23.99'

VICINITY MAP
(NOT TO SCALE)

REVISED: 08.29.25

DRAWN BY: ANB

FIELD CREW: BJ

FIELD DATE: 10.31.24

OFFICE DATE: 2.18.25

CHECKED BY: ASM

SHEET: 2 OF 2

JOB NO: 23-022

ACQUISITION EXHIBIT

SWANCOTT ROAD WIDENING

SWANCOTT ROAD IMPROVEMENTS

BETWEEN ROCKHOUSE RD AND RABBIT LN

SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST



EXHIBIT "B-1"

TRACT NO. 2RIGHT OF WAY #1

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF COMMON AREA 2 OF THE FINAL PLAT OF MAPLE GROVE PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 251 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE, NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 30.12 FEET TO A POINT; THENCE NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST A DISTANCE OF 25.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES, MORE OR LESS.

RIGHT OF WAY #2

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF COMMON AREA 2 OF THE FINAL PLAT OF MAPLE GROVE PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 251 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A POINT; THENCE SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE SOUTH 88 DEGREES 39 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 122.33 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE SOUTH 88 DEGREES 33 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 380.15 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT) AND THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 88 DEGREES 29 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 113.00 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, SOUTH 01 DEGREES 27 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 29.88 FEET TO A POINT; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 112.93 FEET TO A POINT; THENCE NORTH 01 DEGREES 19 MINUTES 49 SECONDS EAST A DISTANCE OF 30.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION

I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 2 THE POINT INCORPORATED HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

18TH DAY OF FEBRUARY, 2025



ANTHONY SCOTT MANARY PLS #35345

REVISED: 08.18.25



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 4		
JOB NO: 23-022		

EXHIBIT "B-2"**TRACT NO. 2****TEMPORARY CONSTRUCTION EASEMENT #1**

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT #1

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TEMPORARY CONSTRUCTION EASEMENT #2

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT #2

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, FROM THE POINT OF BEGINNING, SOUTH 88 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 112.93 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 27 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 19.99 FEET TO A POINT; THENCE, NORTH 88 DEGREES 33 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 112.88 FEET TO A POINT; THENCE NORTH 01 DEGREES 19 MINUTES 49 SECONDS EAST A DISTANCE OF 19.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION

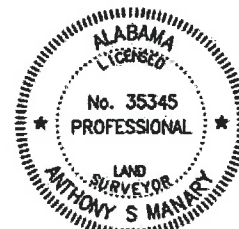
I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 2 THE POINT INCORPORATED HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

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ANTHONY SCOTT MANARY PLS #35345

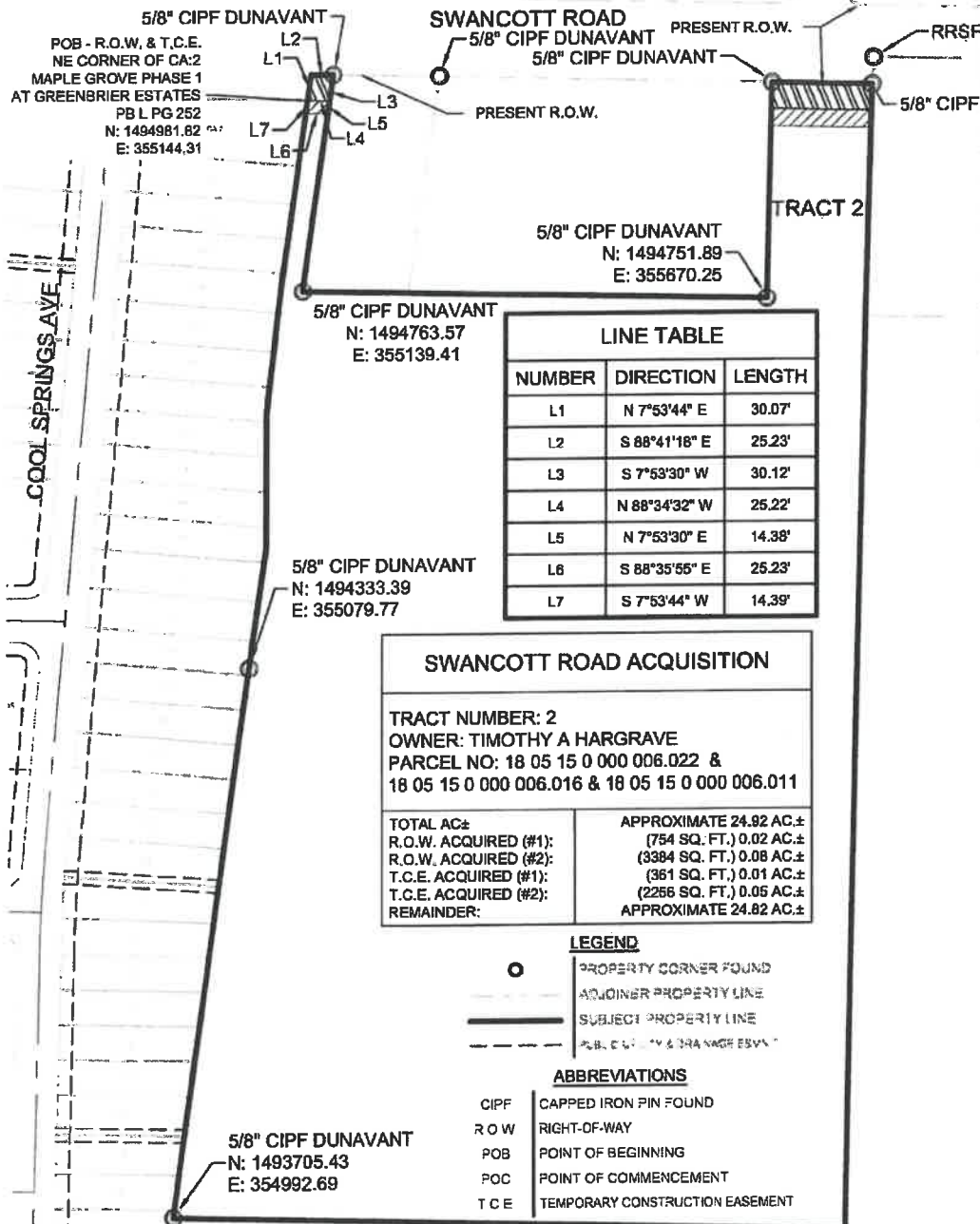


REVISED: 08.18.25

DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 2 OF 4		
JOB NO: 23-022		

EXHIBIT "B-3"

TRACT NO. 2

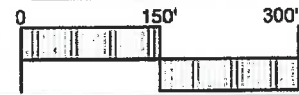


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GENERAL NOTES:

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 TO U.S. STANDARDS
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REVISED: 08.18.25



DRAWN BY: ANB
FIELD CREW: BJ
FIELD DATE: 10.31.24
OFFICE DATE: 2.18.25
CHECKED BY: ASM
SHEET: 3 OF 4
JOB NO: 23-022

ACQUISITION EXHIBIT
SWANCOTT ROAD WIDENING
SWANCOTT ROAD IMPROVEMENTS
BETWEEN ROCKHOUSE RD AND RABBIT LN
SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST

2nd POINT INCORPORATED

EXHIBIT "B-4"

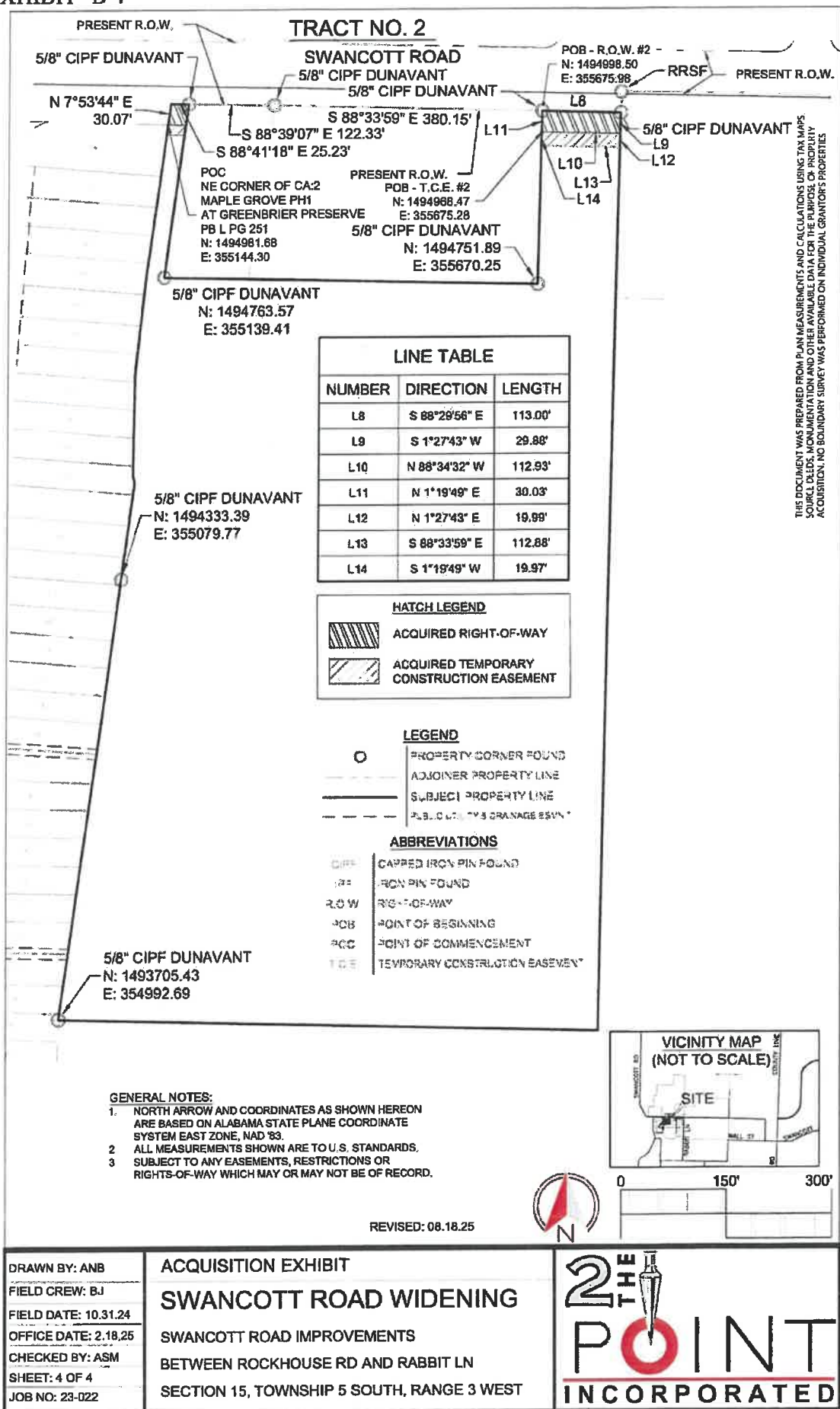


EXHIBIT "C-1"

TRACT NO. 3RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, FROM THE POINT OF BEGINNING, THENCE, SOUTH 88 DEGREES 39 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 122.33 FEET TO A TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, SOUTH 08 DEGREES 15 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 30.31 FEET TO A POINT; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 122.12 FEET TO A POINT; THENCE NORTH 07 DEGREES 53 MINUTES 30 SECONDS EAST A DISTANCE OF 30.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, FROM THE POINT OF BEGINNING, SOUTH 88 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 122.12 FEET TO A POINT; THENCE, SOUTH 08 DEGREES 15 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 14.34 FEET TO A POINT; THENCE, NORTH 88 DEGREES 35 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 122.03 FEET TO A POINT; THENCE NORTH 07 DEGREES 53 MINUTES 30 SECONDS EAST A DISTANCE OF 14.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION

I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 2 THE POINT INCORPORATED HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

18TH DAY OF FEBRUARY, 2025



ANTHONY SCOTT MANARY PLS #35345

REVISED: 08.18.25

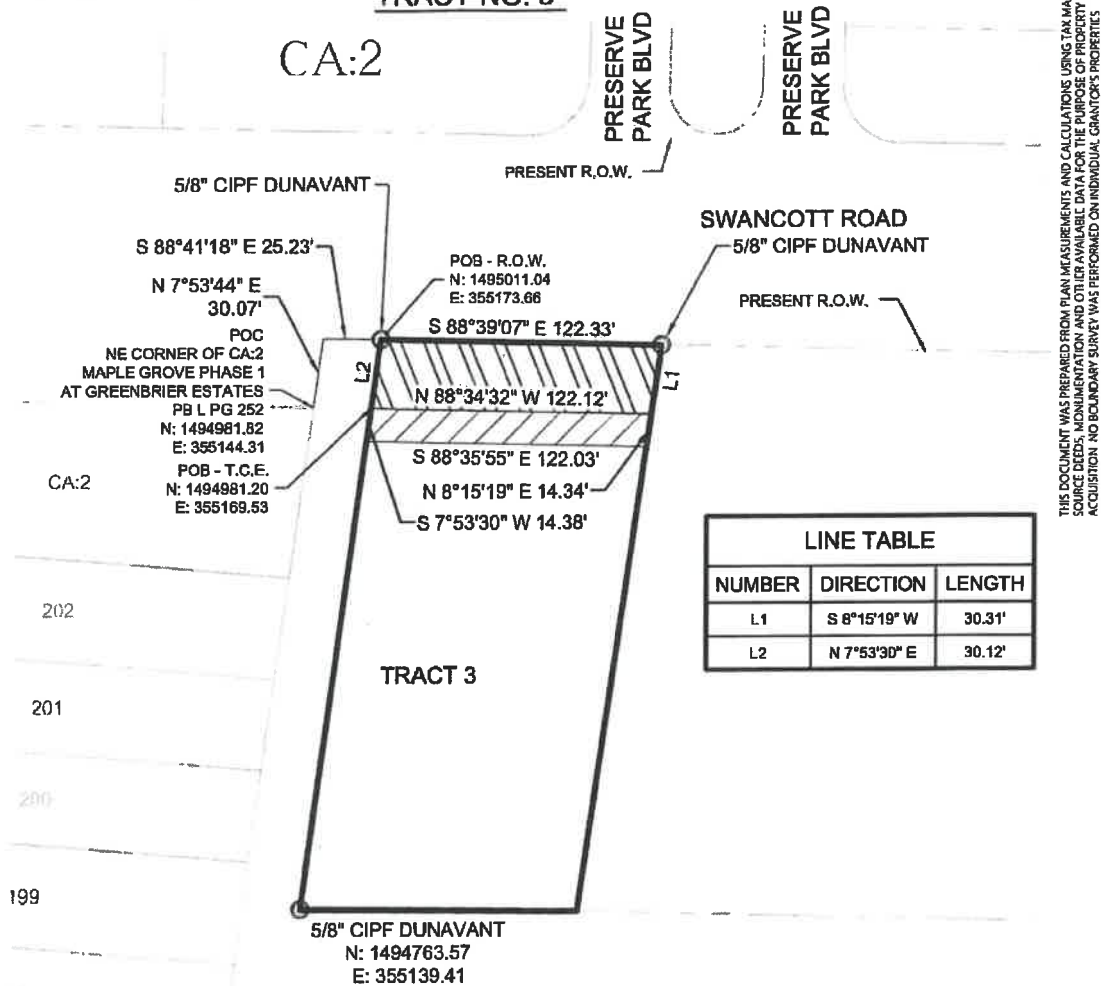


DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		

EXHIBIT "C-2"

TRACT NO. 3

CA:2



THIS DOCUMENT WAS PREPARED FROM PLAN MEASUREMENTS AND CALCULATIONS USING TAX MAPS, SOURCE DEEDS, MONUMENTATION AND OTHER AVAILABLE DATA FOR THE PURPOSE OF PROPERTY ACQUISITION. NO BOUNDARY SURVEY WAS PERFORMED ON INDIVIDUAL GRANTEE'S PROPERTIES.

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 TO U.S. STANDARDS.
- 3 SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

HATCH LEGEND



ACQUIRED RIGHT-OF-WAY

ACQUIRED TEMPORARY CONSTRUCTION EASEMENT

LEGEND

- PROPERTY CORNER FOUND
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- PUBLIC UTILITY & DRAINAGE EASMENT

ABBREVIATIONS

- CIPF CAPPED IRON PIN FOUND
- IPF IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT

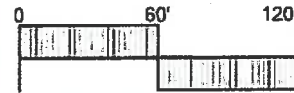
VICINITY MAP
(NOT TO SCALE)

SWANCOTT ROAD ACQUISITION

TRACT NUMBER: 3
OWNER: SHARON DALY
PARCEL NO: 18 05 15 0 000 006.012

TOTAL AC±	APPROXIMATE 2.10 AC±
R.O.W. ACQUIRED:	(3668 SQ. FT.) 0.08 AC±
T.C.E. ACQUIRED:	(1742 SQ. FT.) 0.04 AC±
REMAINDER:	APPROXIMATE 2.02 AC±

REVISED: 08.18.25



DRAWN BY: ANB
FIELD CREW: BJ
FIELD DATE: 10.31.24
OFFICE DATE: 2.18.25
CHECKED BY: ASM
SHEET: 2 OF 2
JOB NO: 23-022

ACQUISITION EXHIBIT

SWANCOTT ROAD WIDENING

SWANCOTT ROAD IMPROVEMENTS
BETWEEN ROCKHOUSE RD AND RABBIT LN
SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST



EXHIBIT "D-1"**TRACT NO. 4****RIGHT OF WAY**STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO A POINT; SOUTH 88 DEGREES 39 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 122.33 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT) AND THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 88 DEGREES 33 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 380.15 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, SOUTH 01 DEGREES 19 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 30.03 FEET TO A POINT; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 383.80 FEET TO A POINT; THENCE NORTH 08 DEGREES 15 MINUTES 19 SECONDS EAST A DISTANCE OF 30.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENTSTATE OF ALABAMA)
LIMESTONE COUNTY)**TEMPORARY CONSTRUCTION EASEMENT**

A LOT OR PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO A POINT; SOUTH 88 DEGREES 39 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 122.33 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE SOUTH 08 DEGREES 15 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 30.31 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 88 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 383.80 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 19 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 19.97 FEET TO A POINT; THENCE, NORTH 88 DEGREES 33 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 227.10 FEET TO A POINT; THENCE, NORTH 01 DEGREES 26 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 5.76 FEET TO A POINT; THENCE, NORTH 88 DEGREES 35 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 158.44 FEET TO A POINT; THENCE NORTH 08 DEGREES 15 MINUTES 19 SECONDS EAST A DISTANCE OF 14.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.16 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION

I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 2 THE POINT INCORPORATED HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

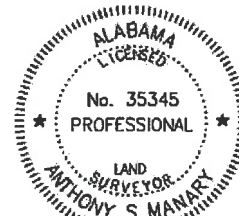
ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

18TH DAY OF FEBRUARY, 2025

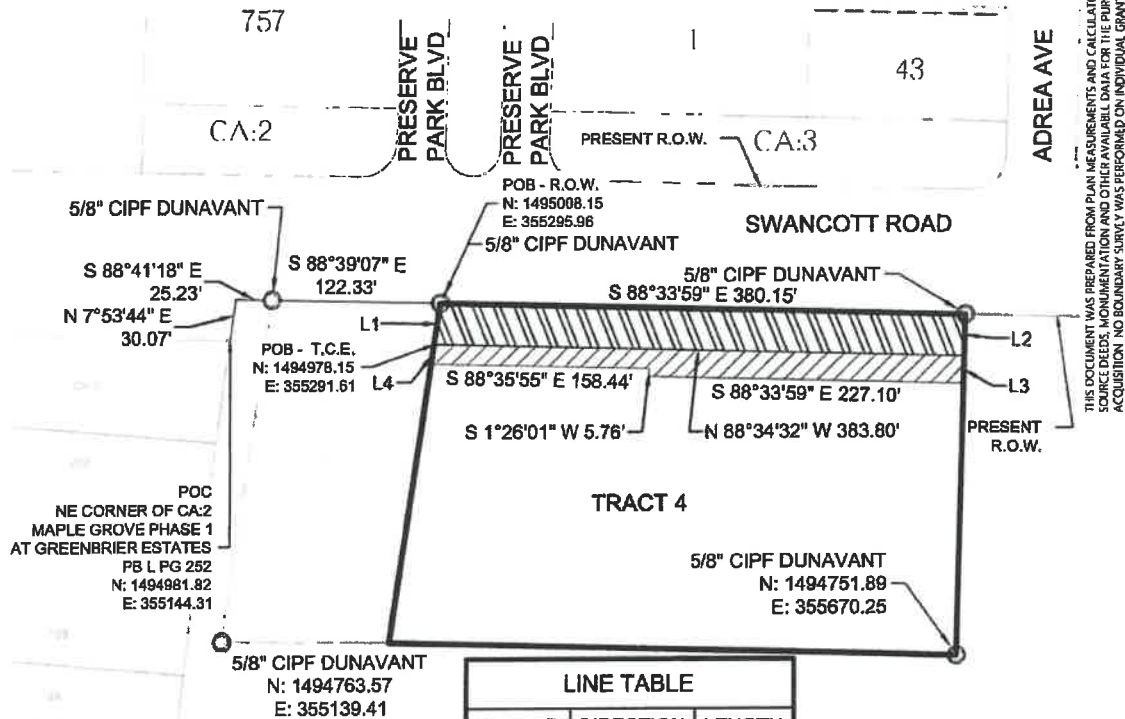


ANTHONY SCOTT MANARY PLS #35345

REVISED: 08.18.25



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		



THIS DOCUMENT WAS PREPARED FROM PLAN MEASUREMENTS AND CALCULATIONS USING TAX MAPS, SOURCE DEEDS, MONUMENTATION AND OTHER AVAILABLE DATA FOR THE PURPOSE OF PROPERTY ACQUISITION. NO BOUNDARY SURVEY WAS PERFORMED ON INDIVIDUAL GRANTOR'S PROPERTIES.

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N 8°15'19" E	30.31'
L2	S 1°19'49" W	30.03'
L3	N 1°19'49" E	19.97'
L4	S 8°15'19" W	14.34'

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 TO U.S. STANDARDS.
3. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

HATCH LEGEND

- ACQUIRED RIGHT-OF-WAY
- ACQUIRED TEMPORARY CONSTRUCTION EASEMENT

SWANCOTT ROAD ACQUISITION

TRACT NUMBER: 4
OWNER: GREENBRIER PRESERVE, LLC
PARCEL NO: 18 05 15 0 000 006.023

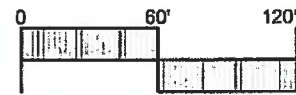
TOTAL AC± APPROXIMATE 2.24 AC±
R.O.W. ACQUIRED: (11482 SQ. FT.) 0.26 AC±
T.C.E. ACQUIRED: (6770 SQ. FT.) 0.16 AC±
REMAINDER: APPROXIMATE 1.98 AC±

LEGEND

- PROPERTY CORNER FOUND
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- PUBLIC UTILITY & DRAINAGE SYSTEM

ABBREVIATIONS

- CIPF CAPPED IRON PIN FOUND
- IPF IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT

VICINITY MAP
(NOT TO SCALE)

REVISED: 08.18.25

DRAWN BY: ANB

FIELD CREW: BJ

FIELD DATE: 10.31.24

OFFICE DATE: 2.18.25

CHECKED BY: ASM

SHEET: 2 OF 2

JOB NO: 23-022

ACQUISITION EXHIBIT

SWANCOTT ROAD WIDENING

SWANCOTT ROAD IMPROVEMENTS

BETWEEN ROCKHOUSE RD AND RABBIT LN

SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST

2nd POINT
INCORPORATED

EXHIBIT "E-1"

TRACT NO. 5RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF CA:3 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 295.38 FEET TO A POINT; THENCE, NORTH 01 DEGREES 27 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 29.88 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, SOUTH 88 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 295.31 FEET TO A POINT; THENCE SOUTH 01 DEGREES 19 MINUTES 31 SECONDS WEST A DISTANCE OF 29.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES MORE OR LESS.

PRESCRIPTIVE RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED IRON PIN (2 THE POINT) MARKING THE NORTHWEST CORNER OF CA:3 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 01 DEGREE 19 MINUTES 31 SECONDS EAST A DISTANCE OF 19.88 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 295.31 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, NORTH 01 DEGREES 27 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A RAILROAD SPIKE; THENCE, SOUTH 88 DEGREES 35 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 295.24 FEET TO A POINT; THENCE SOUTH 01 DEGREES 19 MINUTES 31 SECONDS WEST A DISTANCE OF 30.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SURVEYOR CERTIFICATION

I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 2 THE POINT INCORPORATED HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

18TH DAY OF FEBRUARY, 2025



ANTHONY SCOTT MANARY PLS #35345

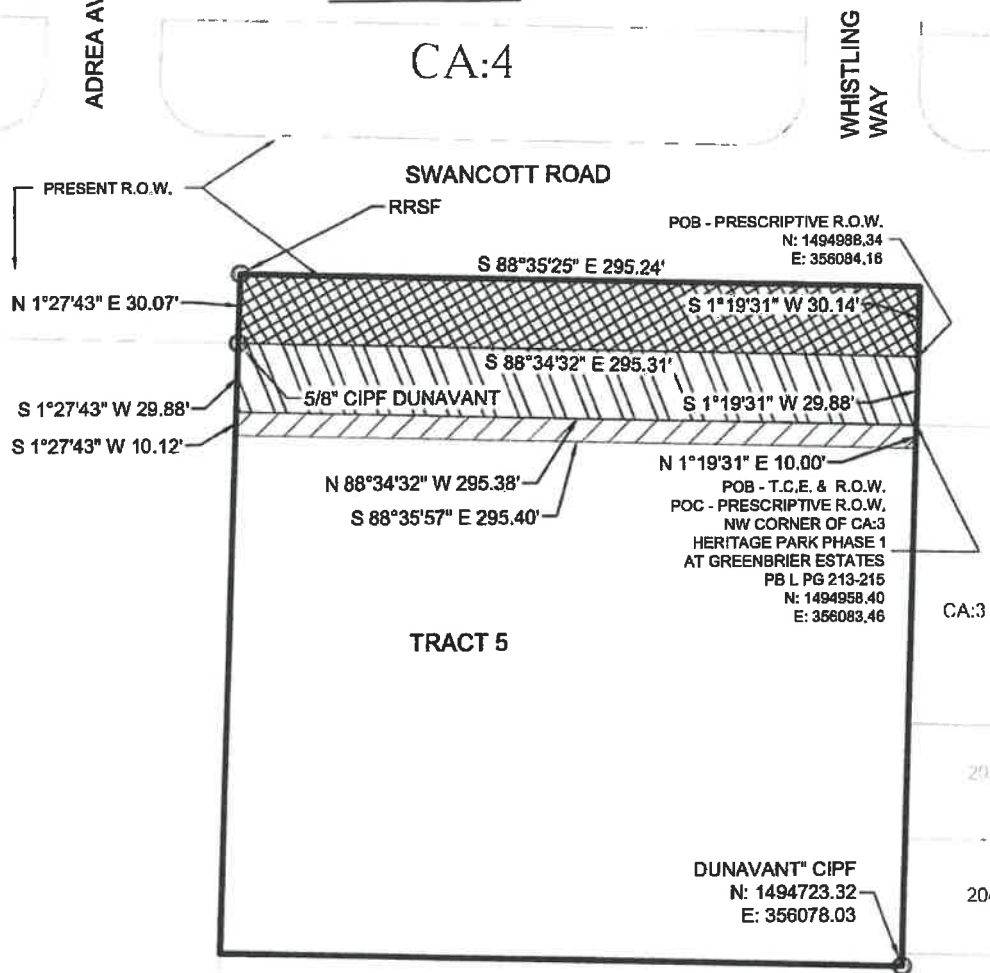
REVISED: 08.18.25



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		

EXHIBIT "E-2"

TRACT NO. 5



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HATCH LEGEND	
	ACQUIRED RIGHT-OF-WAY
	PREScriptive RIGHT-OF-WAY
	ACQUIRED TEMPORARY CONSTRUCTION EASEMENT

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 TO U.S. STANDARDS.
- 3 SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

LEGEND	
	PROPERTY CORNER FOUND
	ADJOINER PROPERTY LINE
	SUBJECT PROPERTY LINE
	PUBLIC UTILITY & DRAINAGE ESMNT

ABBREVIATIONS

CIPF	CAPPED IRON PIN FOUND
IPF	IRON PIN FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT

VICINITY MAP
(NOT TO SCALE)

SWANCOTT ROAD ACQUISITION	
TRACT NUMBER: 5	
OWNER: TIMOTHY A & MARGARET HARGRAVE	
PARCEL NO: 18 05 15 0 000 006.008	
TOTAL AC±	APPROXIMATE 2.00 AC±
PREScriptive R.O.W.:	(8,889 SQ. FT.) 0.20 AC±
R.O.W. ACQUIRED:	(8,822 SQ. FT.) 0.20 AC±
T.C.E. ACQUIRED:	(2,972 SQ. FT.) 0.07 AC±
REMAINDER:	APPROXIMATE 1.60 AC±

REVISED: 08.18.25



DRAWN BY: ANB
FIELD CREW: BJ
FIELD DATE: 10.31.24
OFFICE DATE: 2.18.25
CHECKED BY: ASM
SHEET: 2 OF 2
JOB NO: 23-022

ACQUISITION EXHIBIT

SWANCOTT ROAD WIDENING

SWANCOTT ROAD IMPROVEMENTS

BETWEEN ROCKHOUSE RD AND RABBIT LN

SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST



EXHIBIT "F-1"

TRACT NO. 6PRESCRIPTIVE RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL (FOUND) MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, THENCE SOUTH 88 DEGREES 30 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 423.68 FEET TO A POINT; THENCE, SOUTH 01 DEGREE 25 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE, NORTH 88 DEGREES 30 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 370.91 FEET TO A POINT; THENCE, SOUTH 48 DEGREES 01 MINUTE 03 SECONDS WEST FOR A DISTANCE OF 38.09 FEET TO A POINT; THENCE, SOUTH 01 DEGREE 19 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 37.89 FEET TO A POINT; THENCE, NORTH 88 DEGREES 40 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 01 DEGREE 19 MINUTES 03 SECONDS EAST A DISTANCE OF 94.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.34 ACRES MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL (FOUND) MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, THENCE SOUTH 01 DEGREE 19 MINUTES 03 SECONDS WEST A DISTANCE OF 94.16 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 40 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 25.00 FEET TO A POINT; THENCE, NORTH 01 DEGREE 19 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 24.15 FEET THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 01 DEGREE 19 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 13.74 FEET TO A POINT; THENCE, NORTH 48 DEGREES 01 MINUTE 03 SECONDS EAST FOR A DISTANCE OF 38.09 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 30 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 370.91 FEET TO A POINT; THENCE, SOUTH 01 DEGREE 25 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 9.55 FEET TO A POINT; THENCE, NORTH 88 DEGREES 34 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 366.87 FEET TO A POINT; THENCE SOUTH 48 DEGREES 01 MINUTE 03 SECONDS WEST A DISTANCE OF 43.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.09 ACRES MORE OR LESS.

SURVEYOR CERTIFICATION

I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 2 THE POINT INCORPORATED HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

18TH DAY OF FEBRUARY, 2025



ANTHONY SCOTT MANARY PLS #35345



REVISED: 07.08.25

DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		

EXHIBIT "F-2"



VICINITY MAP
(NOT TO SCALE)



TRACT NO. 6

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 TO U.S. STANDARDS.
3. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

LEGEND

- O PROPERTY CORNER FOUND
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- PUBLIC UTILITY & DRAINAGE EASMENT

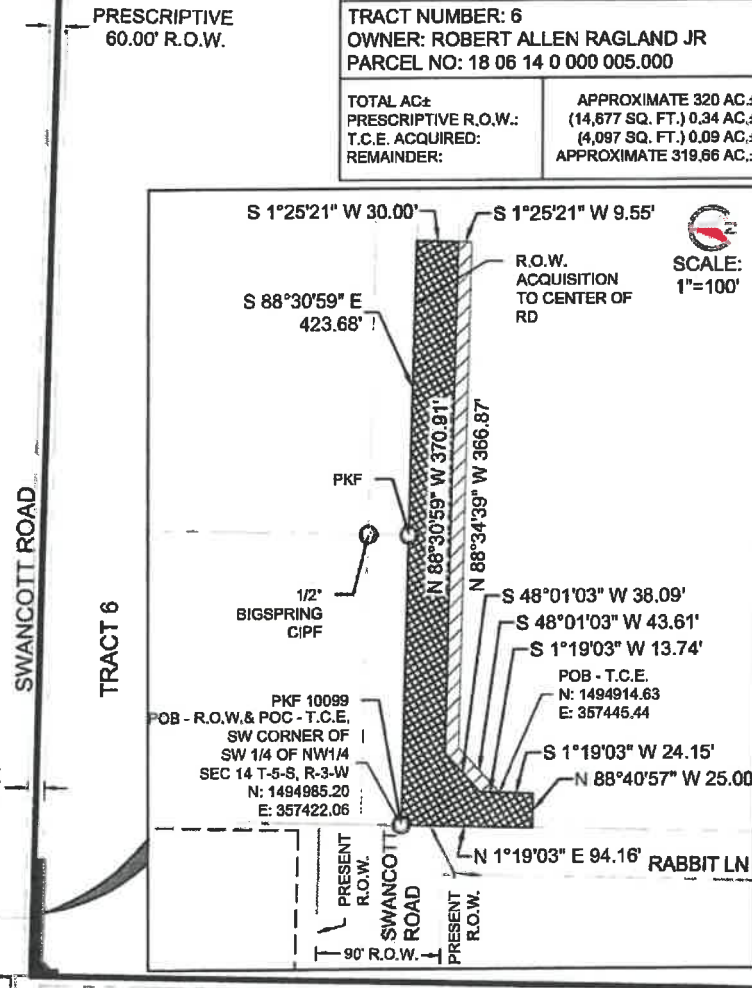
ABBREVIATIONS

- CIPF CAPPED IRON PIN FOUND
- IPF IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT

SWANCOTT ROAD ACQUISITION

TRACT NUMBER: 6
OWNER: ROBERT ALLEN RAGLAND JR
PARCEL NO: 18 06 14 0 000 005.000

TOTAL AC±	APPROXIMATE 320 AC±
PREScriptive R.O.W.±	(14,677 SQ. FT.) 0.34 AC±
T.C.E. ACQUIRED:	(4,097 SQ. FT.) 0.09 AC±
REMAINDER:	APPROXIMATE 319.66 AC±



SCALE:
1"=100'

REVISED: 07.08.25

DRAWN BY: ANB
FIELD CREW: BJ
FIELD DATE: 10.31.24
OFFICE DATE: 2.18.25
CHECKED BY: ASM
SHEET: 2 OF 2
JOB NO: 23-022

ACQUISITION EXHIBIT
SWANCOTT ROAD WIDENING
SWANCOTT ROAD IMPROVEMENTS
BETWEEN ROCKHOUSE RD AND RABBIT LN
SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST



THIS DOCUMENT WAS PREPARED FROM PLAN MEASUREMENTS AND CALCULATIONS USING TAX MAPS, SOURCE: DLOS, MONUMENTATION AND OTHER AVAILABLE DATA FOR THE PURPOSE OF PROPERTY ACQUISITION. NO BOUNDARY SURVEY WAS PERFORMED ON INDIVIDUAL GRANTOR'S PROPERTIES.

EXHIBIT "G-1"**TRACT NO. 7**PREScriptive RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL (FOUND) MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, THENCE, NORTH 01 DEGREES 18 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 30 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 213.68 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 25 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 213.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.15 ACRES MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT

A LOT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL (FOUND) MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, THENCE, NORTH 01 DEGREE 18 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 01 DEGREES 18 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 11.10 FEET TO A POINT;
THENCE, SOUTH 88 DEGREES 34 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 213.71 FEET TO A POINT;
THENCE, SOUTH 01 DEGREES 25 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 11.33 FEET TO A POINT;
THENCE NORTH 88 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 213.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES MORE OR LESS.

SURVEYOR CERTIFICATION

I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 2 THE POINT INCORPORATED HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

18TH DAY OF FEBRUARY, 2025



ANTHONY SCOTT MANARY PLS #35345

REVISED: 07.08.25



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		

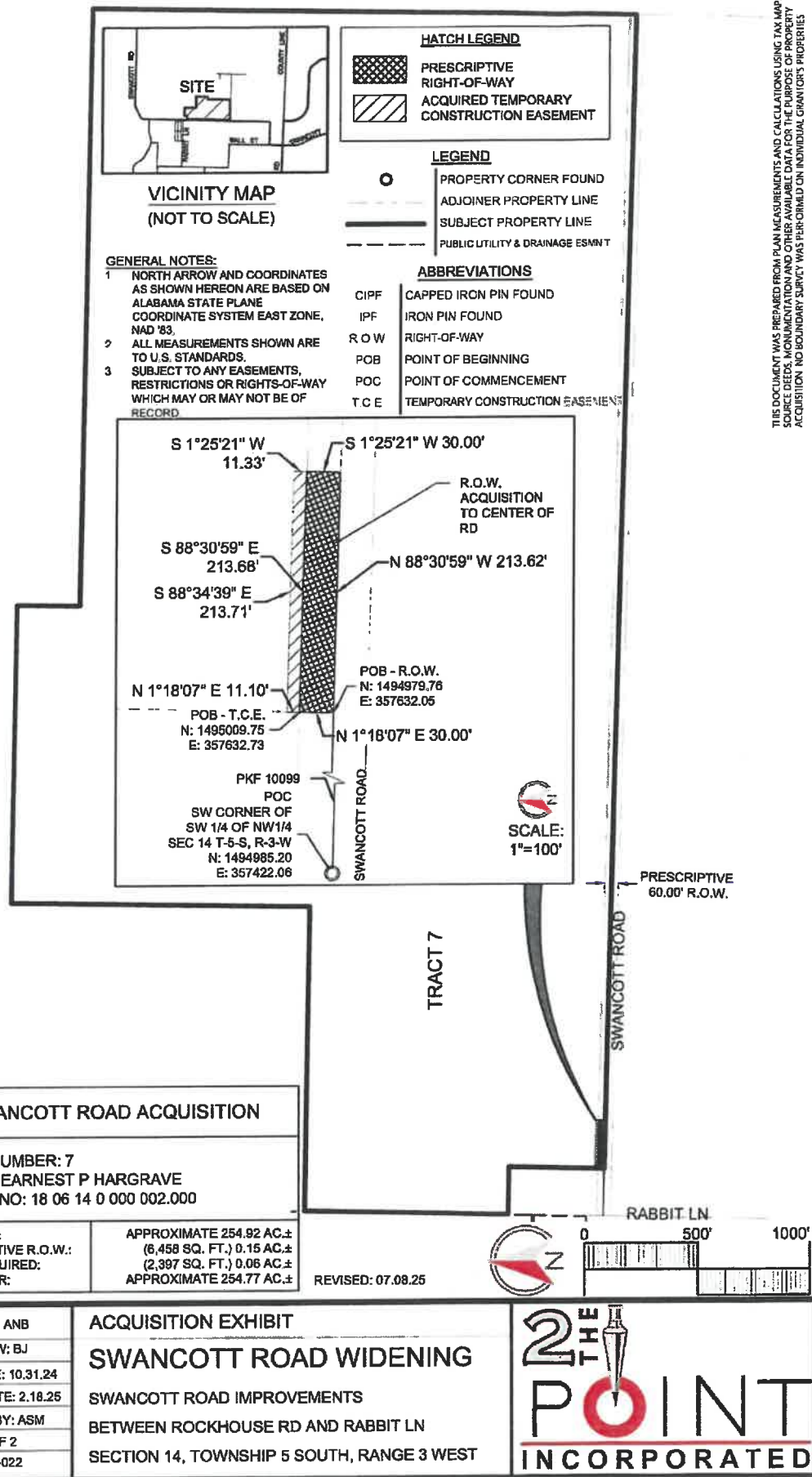


EXHIBIT "H-1"

TRACT NO. 8PRESCRIPTIVE RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL (FOUND) MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, THENCE, NORTH 01 DEGREE 18 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 30 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 210.06 FEET TO A 1/2" CAPPED IRON PIN (BIG SPRING); THENCE, SOUTH 01 DEGREE 18 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 30.00 FEET TO A PK NAIL (FOUND); THENCE NORTH 88 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 210.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT

A LOT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL (FOUND) MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, THENCE, NORTH 01 DEGREE 18 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 01 DEGREE 18 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 25.43 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 34 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 167.39 FEET TO A POINT; THENCE, SOUTH 01 DEGREE 25 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 14.55 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 34 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 42.70 FEET TO A POINT; THENCE, SOUTH 01 DEGREE 18 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 11.10 FEET TO A POINT; THENCE NORTH 88 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 210.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.11 ACRES MORE OR LESS.

SURVEYOR CERTIFICATION

I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 2 THE POINT INCORPORATED HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

18TH DAY OF FEBRUARY, 2025

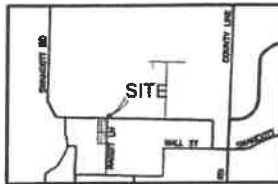
ANTHONY SCOTT MANARY PLS #35345

REVISED: 07.08.25



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.16.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		

EXHIBIT "H-2"



VICINITY MAP
(NOT TO SCALE)

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 TO U.S. STANDARDS.
3. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

LEGEND

- PROPERTY CORNER FOUND
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- - - PUBLIC UTILITY & ORANGE ESMAT

ABBREVIATIONS

- CIPF CAPPED IRON PIN FOUND
- IPF IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT

HATCH LEGEND

- PRESCRIPTIVE RIGHT-OF-WAY
- ACQUIRED TEMPORARY CONSTRUCTION EASEMENT

TRACT NO. 8

1/2" IPF
N: 1495405.22
E: 357431.81

TRACT 8

THIS DOCUMENT WAS PREPARED FROM PLAN MEASUREMENTS AND CALCULATIONS USING TAX MAPS, SOURCE DEEDS, MONUMENTATION AND OTHER AVAILABLE DATA FOR THE PURPOSE OF PROPERTY ACQUISITION. NO BOUNDARY SURVEY WAS PERFORMED ON INDIVIDUAL GRANTOR'S PROPERTIES.

POB - T.C.E.
N: 1495015.19
E: 357422.74

PRESENT
R.O.W.

SWANCOTT
ROAD

PRESENT
R.O.W.

RABBIT LN

PKF 10089 N 88°30'59" W 210.06'
POB - R.O.W. & POC - T.C.E.
SW CORNER OF
SW 1/4 OF NW1/4
SEC 14 T-5-S, R-3-W
N: 1494885.20
E: 357422.06

S 88°34'39" E 42.70'

S 1°25'21" W 14.55'

S 1°18'07" W
11.10'

S 88°34'39" E 167.39'

N 1°18'03" E 25.43'

S 88°30'59" E 210.06'

N 1°18'03" E 30.00'

S 1°18'07" W 30.00'

1/2" BIGSPRING
CIPF

PKF
PRESCRIPTIVE
60.00' R.O.W.

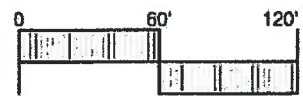
R.O.W.
ACQUISITION
TO CENTER OF
RD

SWANCOTT ROAD ACQUISITION

TRACT NUMBER: 8
OWNER: MATTHEW GLEN & LYNNE G JACKSON
PARCEL NO: 18 06 14 0 000 002.001 &
18 06 14 0 000 002.002

TOTAL AC±	APPROXIMATE 2.00 AC±
PRESCRIPTIVE R.O.W.:	(8,302 SQ. FT.) 0.14 AC±
T.C.E. ACQUIRED:	(4,720 SQ. FT.) 0.11 AC±
REMAINDER:	APPROXIMATE 1.66 AC±

REVISED: 07.08.25



DRAWN BY: ANB
FIELD CREW: BJ
FIELD DATE: 10.31.24
OFFICE DATE: 2.18.25
CHECKED BY: ASM
SHEET: 2 OF 2
JOB NO: 23-022

ACQUISITION EXHIBIT

SWANCOTT ROAD WIDENING

SWANCOTT ROAD IMPROVEMENTS
BETWEEN ROCKHOUSE RD AND RABBIT LN
SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST

