



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 8/8/2024

File ID: TMP-4451

Department: Legal

Subject:

Type of Action: Approval/Action

Resolution authorizing the City of Huntsville to acquire and/or condemn certain non-motorized vehicle and pedestrian easements on, over, under, across and upon certain parcels of land for the Holmes Avenue Streetscape and Corridor Improvements Project.

Resolution No.

Finance Information:

Account Number: NA

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: Holmes Avenue and

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

Additional Comments:

Holmes Avenue Streetscape and Corridor Improvements 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 “P” 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 Project, Project No. 71-17-SP33, 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 8th day of August, 2024.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 8th day of August, 2024.

Tommy Battle
Mayor of the City of Huntsville, Alabama

EXHIBIT "A"

STATE OF ALABAMA)
COUNTY OF MADISON)

Easement #1

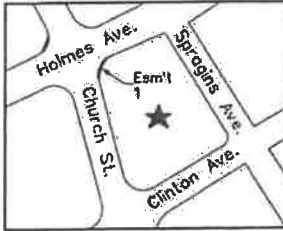
A parcel of land situated in Block 294 of the Quigley Map and in the Southwest Quarter Section 36, Township 3 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northeast corner of Block 294 of said Quigley Map, further described as being the intersection of the south right of way of Holmes Avenue NW and the west right of way of Spragins Street NW (N-1540349.76, E-429326.00); thence run South 66 degrees 53 minutes 14 seconds West 140.62 feet along the south right of way of said Holmes Avenue NW; thence run 12.61 feet along the south right of way of said Holmes Avenue NW and a curve to the left having a radius of 49.90 feet, a delta angle of 14 degrees 28 minutes 54 seconds, and a chord bearing and distance of South 59 degrees 39 minutes 03 seconds West 12.58 feet to the Point of Beginning; thence run South 37 degrees 17 minutes 58 seconds West 11.36 feet; thence run South 21 degrees 08 minutes 26 seconds West 30.32 feet; thence run South 05 degrees 03 minutes 36 seconds West 10.60 feet to the east right of way of Church Street NW; thence run 54.03 feet along the east right of way of said Church Street NW and a curve to the right having a radius of 49.90 feet, a delta angle of 62 degrees 01 minutes 57 seconds, and a chord bearing and

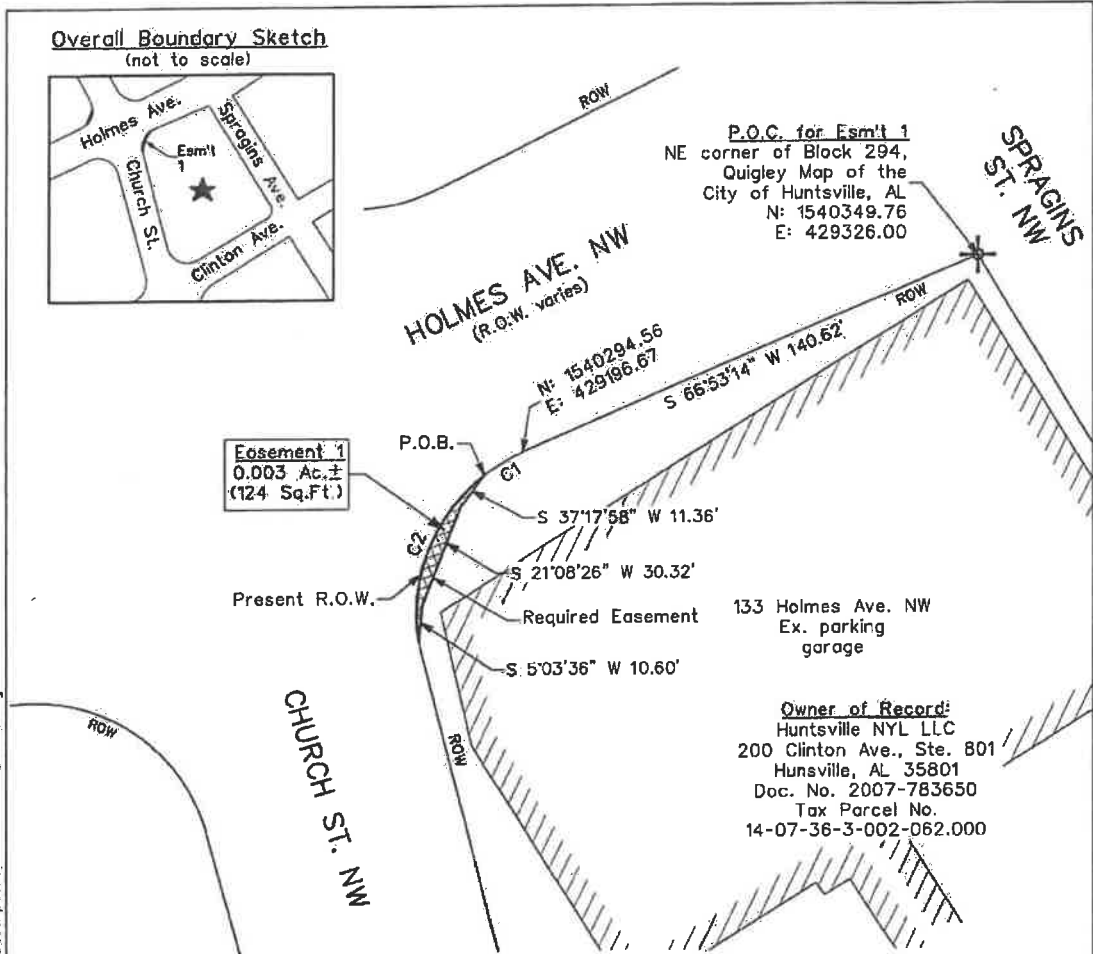
distance of North 21 degrees 23 minutes 37 seconds East 51.43 feet back to the Point of Beginning.

Said parcel contains 0.003 acres (124 square feet) more or less.

Overall Boundary Sketch
(not to scale)



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



Easement 1
0.003 Ac.±
(124 Sq.Ft.)

P.O.C. for Esm't 1
NE corner of Block 294,
Quigley Map of the
City of Huntsville, AL
N: 1540349.76
E: 429326.00

Owner of Record:
Huntsville NYL LLC
200 Clinton Ave., Ste. 801
Huntsville, AL 35801
Doc. No. 2007-783650
Tax Parcel No.
14-07-36-3-002-062.000

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	49.90'	12.61'	14° 28' 54"	S 59° 39' 03" W	12.58'
C2	49.90'	54.03'	62° 01' 57"	N 21° 23' 37" E	51.43'

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:

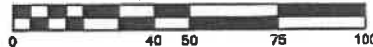
1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83.
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

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

No.: Easement 1
Owner: Huntsville NYL LLC

County Tax ID Parcel No:
14-07-39-3-002-062.000
Total Acreage: 1.70 ± ac.
Esm't Acquired: 0.003± ac.
Remainder: 1.70 ± ac.

Scale: 1" = 40'
Graphic Scale



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

Easement 1 (133 Holmes Ave. NW)
Section 36, Township 3 South, Range 1 West
City of Huntsville, Madison County, Alabama

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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Project No.: 17141.HO

Drawn By:
H. Galloway
Field Date:
03.12.2018

Revisions:
07.22.2024 Per City comments

Scale: 1" = 40'

Office Date:
07.08.2024
Checked By:
B. Proctor

Sheet No.
1 of 1

EXHIBIT "B"

STATE OF ALABAMA)

COUNTY OF MADISON)

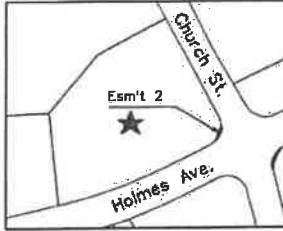
Easement #2

A parcel of land situated in Block No. 298 of the Quigley Map, and in Parcel No. 14-2 according to the Huntsville Housing Authority Map of Project No. Ala. R-46, and in the Southwest Quarter Section 36, Township 03 South, Range 01 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 Block 294 of said Quigley Map (N-1540349.76, E-429326.00); thence run South 87 degrees 59 minutes 13 seconds West 281.98 feet to the northwest right of ways of Holmes Avenue NW and Church Street NW and the Point of Beginning; thence run 31.93 feet along the northwest right of ways of said Holmes Avenue NW and Church Street NW having a radius of 50.00 feet, a delta angle of 36 degrees 35 minutes 24 seconds, and a chord bearing and distance of South 20 degrees 49 minutes 28 seconds West 31.39 feet; thence run North 20 degrees 49 minutes 28 seconds East 31.39 feet back to the Point of Beginning.

Said parcel contains 0.001 acres (53 square feet) more or less.

Overall Boundary Sketch
(not to scale)



CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C3	50.00'	31.93'	36° 35' 24"	S 20° 49' 28" W	31.39'

200 Holmes Ave. NW
(Ex. building,
WHNT News 19)

Required Easement
N 20°49'28" E 31.39'

Easement 2
0.001 Ac.±
(53 Sq.Ft.)

P.O.B.
This point lies S 87°59'13" W, 281.98'
from the NE corner of Block 294,
Quigley Map of the City of Huntsville,
AL, also being on the south R.O.W.
of Holmes Ave. and the west R.O.W.
of Spragins St.
N: 1540339.85
E: 429044.19

Owner of Record:
AL-Huntsville-
200 Holmes Avenue, LLC
917 W Washington MS 281
Chicago, IL 60607
Doc. No. 2014-193490
Tax Parcel No.
14-07-36-3-002-053.000

HOLMES AVE. NW
(60' 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

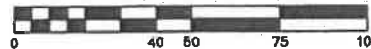
City of Huntsville
Project No. 71-17-SP33
Project Name: "Holmes Ave.
Corridor Improvements"

No.: Easement 2
Owner: AL-Huntsville-
200 Holmes Avenue LLC
County Tax ID Parcel No:
14-07-36-3-002-053.000
Total Acreage: 2.64 ± ac.
Esm't Acquired: 0.001± ac.
Remainder: 2.64 ± 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.

Scale: 1" = 40'
Graphic Scale



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

Easement 2 (200 Holmes Ave. NW)
Section 35, Township 3 South, Range 1 West
City of Huntsville, Madison County, Alabama

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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Project No.: 17141.H0

Drawn By:
H. Galloway
Field Date:
03.12.2018
Office Date:
07.08.2024
Checked By:
B. Proctor

Revisions:
07.22.2024 Per City comments

Scale: 1" = 40'

Sheet No.

1 of 1

EXHIBIT "C"

STATE OF ALABAMA)

COUNTY OF MADISON)

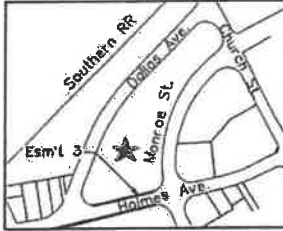
Easement #3

A parcel of land situated in Block No. 295 of the Quigley Map and in the Southeast Quarter Section 35, Township 03 South, Range 01 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 2 of Front Row (Plat Book 2022 Page 479) (N-1539828.03, E-427587.15); thence run North 63 degrees 40 minutes 13 seconds East 355.19 feet to the north right of way of Holmes Avenue NW and the Point of Beginning; thence run North 76 degrees 56 minutes 10 seconds East 380.86 feet to the north right of way of said Holmes Avenue NW; thence run 21.49 feet along the north right of way of said Holmes Avenue NW and a curve to the right having a radius of 95.00 feet, a delta angle of 12 degrees 57 minutes 48 seconds, and a chord bearing and distance of South 70 degrees 22 minutes 33 seconds West 21.45 feet; thence run South 77 degrees 00 minutes 38 seconds West 342.42 feet along the north right of way of said Holmes Avenue NW; thence run 17.29 feet along the north right of way of said Holmes Avenue NW and a curve to the right having a radius of 75.00 feet, a delta angle of 13 degrees 12 minutes 28 seconds, and a chord bearing and distance of South 83 degrees 36 minutes 52 seconds West 17.25 feet back to the Point of Beginning.

Said parcel contains 0.019 acres (821 square feet) more or less.

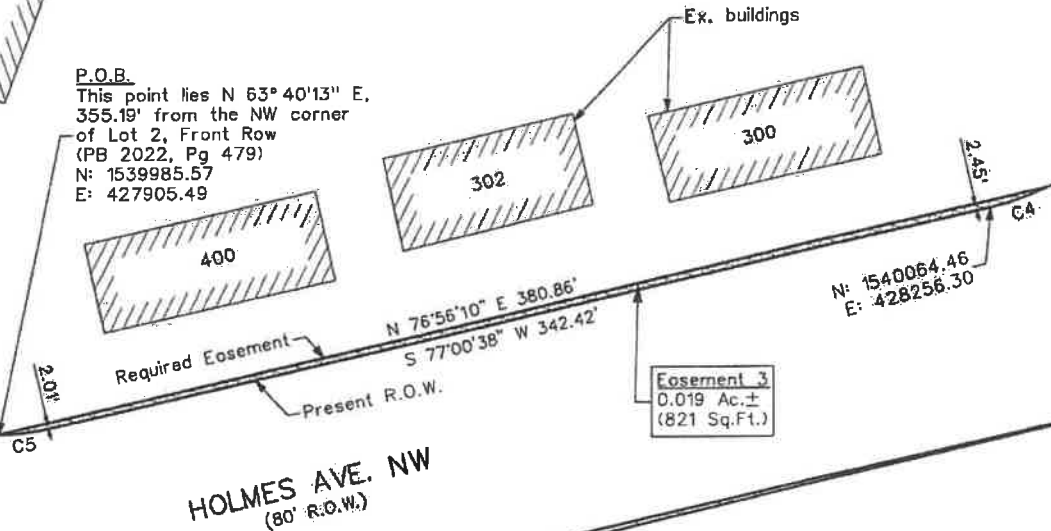
Overall Boundary Sketch
(not to scale)



CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C4	95.00'	21.49'	12° 57' 48"	S 70° 22' 33" W	21.45'
C5	75.00'	17.29'	13° 12' 28"	S 83° 36' 52" W	17.25'

Owner of Record:
Housing Authority of
the City of Huntsville
200 Washington St.
Huntsville, AL 35801
Tax Parcel No.
14-07-35-4-000-045.000

P.O.B.
This point lies N 63° 40' 13" E,
355.19' from the NW corner
of Lot 2, Front Row
(PB 2022, Pg 479)
N: 1539985.57
E: 427905.49



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 3
Owner: Housing Authority of
the City of Huntsville
County Tax ID Parcel No:
14-07-35-4-000-045.000
Total Acreage: 8.588± ac
Esm't Acquired: 0.019± ac
Remainder: 8.588± 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.

Scale: 1" = 50'
Graphic Scale



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

Easement 3
(300, 302, & 400 Holmes Ave. NW)
Section 35, Township 3 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.HO	Drawn By: H. Galloway	Revisions: 07.22.2024 Per City comments
Scale: 1" = 50'	Field Date: 03.12.2018	
Sheet No.	Office Date: 07.08.2024	
1 of 1	Checked By: S. Proctor	

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



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Birmingham, Alabama 35205
205.329.6166
101 Washington St. SE
Huntsville, Alabama 35801
256.539.1221
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H:\Client_Files\City of Huntsville\71-17-141 Holmes Avenue Corridor Improvements\Survey\Drawings\2024 Right-of-Way Exhibits & Descriptions\17141 Esm't Exhibit.dwg

EXHIBIT "D"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #4

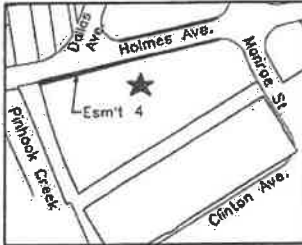
A parcel of land situated in Lot 2 of Front Row (Plat Book 2022 Page 479) and in the Southeast Quarter Section 35, Township 03 South, Range 01 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the northwest corner of Lot 2 of Front Row (Plat Book 2022 Page 479)(N-1539828.03, E-427587.15), further described as being at the intersection of the south right of way of Holmes Avenue NW and a public right of way described in Deed Book 2022 Page 57314 as shown on the Front Row final plat; thence run North 76 degrees 59 minutes 33 seconds East 18.77 feet along the south right of way of said Holmes Avenue NW; thence run North 77 degrees 01 minutes 28 seconds East 409.42 feet along the south right of way of said Holmes Avenue NW; thence run North 77 degrees 00 minutes 10 seconds East 129.98 feet along the south right of way of said Holmes Avenue NW; thence run North 77 degrees 04 minutes 43 seconds East 148.05 feet along the south right of way of said Holmes Avenue NW; thence run 10.25 feet along the south right of way of said Holmes Avenue NW and a curve to the right having a radius of 95.00 feet, a delta angle of 06 degrees 10 minutes 50 seconds, and a chord bearing and distance of North 80 degrees 02 minutes 04 seconds East 10.24 feet; thence run South 76 degrees

38 minutes 21 seconds West 287.77 feet; thence run South 75 degrees 46 minutes 53 seconds West 321.62 feet; thence run 106.71 feet along a curve to the right having a radius of 2014.87 feet, a delta angle of 03 degrees 02 minutes 04 seconds, and a chord bearing and distance of South 75 degrees 59 minutes 00 seconds West 106.70 feet to the west line of said Lot 2; thence run North 15 degrees 15 minutes 16 seconds East 11.48 feet along the west line of said Lot 2 back to the Point of Beginning.

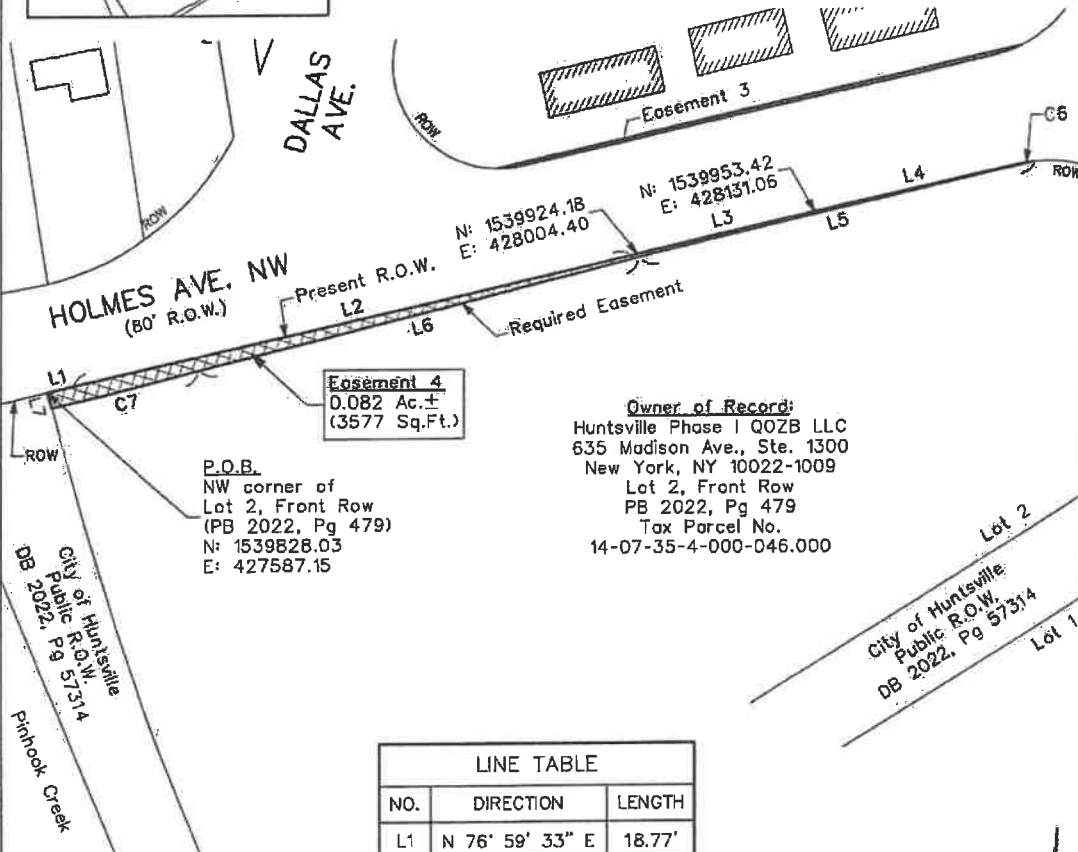
Said parcel contains 0.082 acres (3577 square feet) more or less.

Overall Boundary Sketch
(not to scale)



CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C6	95.00'	10.25'	6° 10' 50"	N 80° 02' 04" E	10.24'
C7	2014.87'	106.71'	3° 02' 04"	S 75° 59' 00" W	106.70'



Owner of Record:
Huntsville Phase I QOZB LLC
635 Madison Ave., Ste. 1300
New York, NY 10022-1009
Lot 2, Front Row
PB 2022, Pg 479
Tax Parcel No.
14-07-35-4-000-046.000

P.O.B.
NW corner of
Lot 2, Front Row
(PB 2022, Pg 479)
N: 1539828.03
E: 427587.15

Easement 4
0.082 Ac.±
(3577 Sq.Ft.)

LINE TABLE

NO.	DIRECTION	LENGTH
L1	N 76° 59' 33" E	18.77'
L2	N 77° 01' 28" E	409.42'
L3	N 77° 00' 10" E	129.98'
L4	N 77° 04' 43" E	148.05'
L5	S 76° 38' 21" W	287.77'
L6	S 75° 46' 53" W	321.62'
L7	N 15° 15' 16" W	11.48'

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.

Scale: 1" = 100'
Graphic Scale



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

Easement 4 (Lot 2, Front Row)
Section 35, Township 3 South, Range 1 West
City of Huntsville, Madison County, Alabama

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



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Birmingham, Alabama 35205
205.323.6166

101 Washington St, SE
Huntsville, Alabama 35801
256.539.1221

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Project No.: 17141.HD

Drawn By:
H. Galloway
Field Date:
03.12.2018
Office Date:
07.08.2024
Checked By:
B. Proctor

Revisions:
07.22.2024 Per City comments

Scale: 1" = 100'

Sheet No.

1 of 1

EXHIBIT "E"

STATE OF ALABAMA)

COUNTY OF MADISON)

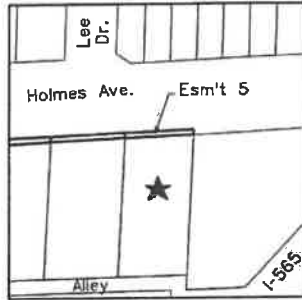
Easement #5

A parcel of land situated in Lot 19 and other lands, Block 264, of the Quigley Map and in the Southeast Quarter Section 35, 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 1 of Duncan's Subdivision (Plat Book 1 Page 6) (1539738.07, E-425037.22); thence run South 02 degrees 41 minutes 06 seconds West 16.24 feet along the west line of said Lot 1 to the south right of way of Holmes Avenue NW and the Point of Beginning; thence run South 02 degrees 29 minutes 33 seconds West 4.94 feet along the west line of said Lot 1; thence run South 87 degrees 20 minutes 12 seconds West 65.16 feet to the east line of said Lot 19; thence run North 02 degrees 46 minutes 32 Seconds East 5.13 feet to the south right of way of said Holmes Avenue NW; thence run North 87 degrees 29 minutes 50 seconds East 65.12 feet back to the Point of Beginning.

Said parcel contains 0.008 acres (327 square feet) more or less.

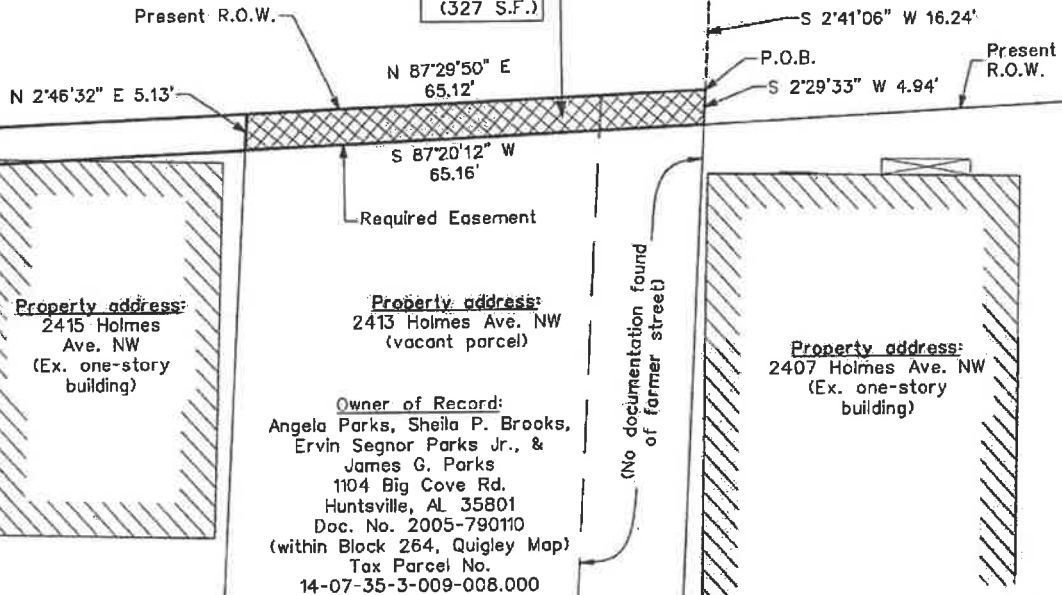
Overall Boundary Sketch
(not to scale)



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

Easement 5
0.008 Ac.±
(327 S.F.)

P.O.C. for Esm't 5
NW corner of Lot 1 of
Duncan's Subdivision
(PB 1, Pg 6)
N: 1539738.07
E: 425037.22



Property address:
2415 Holmes
Ave. NW
(Ex. one-story
building)

Property address:
2413 Holmes Ave. NW
(vacant parcel)

Owner of Record:
Angela Parks, Sheila P. Brooks,
Ervin Segnor Parks Jr., &
James G. Parks
1104 Big Cove Rd.
Huntsville, AL 35801
Doc. No. 2005-790110
(within Block 264, Quigley Map)
Tax Parcel No.
14-07-35-3-009-008.000

Property address:
2407 Holmes Ave. NW
(Ex. one-story
building)

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 5
Owner: Angela Parks, Sheila
P. Brooks, Ervin Segnor
Parks Jr., & James G. Parks
County Tax ID Parcel No:
14-07-35-3-009-008.000
Total Acreage: 0.208± ac.
Esm't Acquired: 0.008± ac.
Remainder: 0.208± ac.

Scale: 1" = 20'
Graphic Scale



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

Easement 5 (2413 Holmes Ave. NW)
Section 35, Township 3 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.H0

Scale: 1" = 20'

Sheet No.

1 of **1**

Drawn By:
H. Galloway
Field Date:
03.12.2018
Office Date:
07.10.2024
Checked By:
B. Proctor

Revisions:
07.22.2024 Per City comments

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



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EXHIBIT "F"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #6

A parcel of land situated in Lot 20, Block 264, of the Quigley Map and in the Southeast Quarter Section 35, 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 1 of Duncan's Subdivision (Plat Book 1 Page 6) (N-15397358.07, E-425037.22); thence run South 02 degrees 41 minutes 06 seconds West 16.24 feet to the south right of way of Holmes Avenue NW; thence run South 87 degrees 29 minutes 50 seconds West 65.12 feet along the south right of way of said Holmes Avenue NW to the east line of said Lot 20 and the Point of Beginning; thence run South 02 degrees 46 minutes 32 seconds West 5.13 feet along the east line of said Lot 20; thence run South 87 degrees 20 minutes 12 seconds West 71.97 feet; thence run North 02 degrees 47 minutes 34 seconds East 5.33 feet to the south right of way of Holmes Avenue NW; thence run North 87 degrees 29 minutes 50 seconds East 71.94 feet along the south line of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.009 acres (375 square feet) more or less.

H:\Client Files\City of Huntsville\17-141 Holmes Avenue Corridor Improvements\Survey\Drawings\17141 Esm't Exhibit.dwg

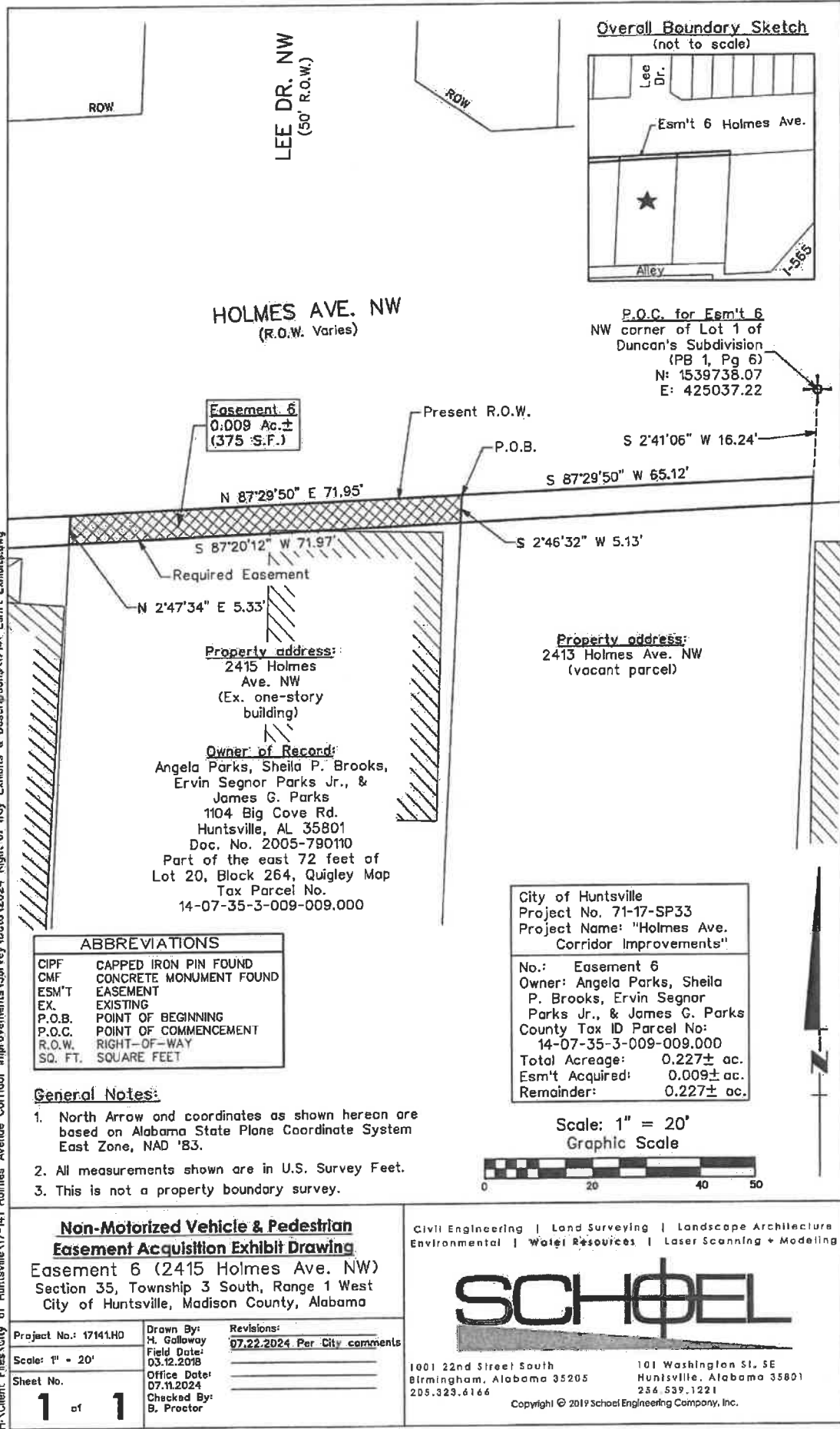


EXHIBIT "G"

STATE OF ALABAMA)

COUNTY OF MADISON)

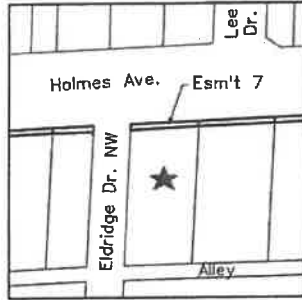
Easement #7

A parcel of land situated in Lot 20, Block 264, of the Quigley Map and in the Southwest Quarter Section 35, 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 1 of Duncan's Subdivision (Plat Book 1 Page 6); thence run South 02 degrees 41 minutes 06 seconds West 16.24 feet; thence run South 87 degrees 29 minutes 50 seconds West 137.07 feet to the south right of way of Holmes Avenue NW and the Point of Beginning (N-1539715.87, E-424899.52); thence run South 02 degrees 47 minutes 34 seconds West 5.33 feet; thence run South 87 degrees 20 minutes 12 seconds West 63.51 feet to the west line of said Lot 20 and the east right of way of Eldridge Drive NW; thence run North 02 degrees 48 minutes 56 seconds East 5.51 feet along the west line of said Lot 20 and the east right of way of said Eldridge Drive NW to the south right of way of said Holmes Avenue NW; thence run North 87 degrees 29 minutes 50 seconds East 63.49 feet along the south right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.008 acres (343 square feet) more or less.

Overall Boundary Sketch
(not to scale)



LEE DR. NW
(50' R.O.W.)

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

P.O.B.
This point lies S 02° 41' 06" W,
16.24' and S 87° 29' 50" W, 137.07'
from the NW corner of Lot 1 of
Duncan's Subdivision (PB 1, Pg 6)
N: 1539715.87
E: 424899.52

Easement 7
0.008 Ac.±
(343 S.F.)

Present R.O.W.

N 2° 48' 56" E
5.51'

N 87° 29' 50" E 63.49'

S 87° 20' 12" W 63.51'

Covered
stoop

S 2° 47' 34" W 5.33'

ELDRIDGE DR. NW
(35' R.O.W.)

2417 Holmes
Ave. NW

Ex. one-story
building

2415 Holmes
Ave. NW

Owner of Record:
Michael Jennings
P.O. Box 17611
Huntsville, AL 35816
DB 1018, Pg 697
Part of Lot 20,
Block 264, Quigley Map
Tax Parcel No.
14-07-35-3-009-0010.000

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 7
Owner: Michael Jennings

County Tax ID Parcel No:
14-07-35-3-009-0010.000
Total Acreage: 0.199 ± ac.
Esm't Acquired: 0.008 ± ac.
Remainder: 0.199 ± 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.

Scale: 1" = 20'
Graphic Scale



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

Easement 7 (2417 Holmes Ave. NW)
Section 35, Township 3 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17M1.H0

Scale: 1" = 20'

Sheet No.

1 of **1**

Drawn By:
H. Galloway
Field Date:
03.12.2018
Office Date:
07.11.2024
Checked By:
B. Practor

Revisions:
07.22.2024 Per City comments

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

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205.325.6166

101 Washington St. SE
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256.539.1221

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

EXHIBIT "H"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #8

A parcel of land situated in Lot 21, Block 264, of the Quigley Map and in the Southwest Quarter Section 35, 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 southwest corner of Lot 8, Block 1 of West End Addition to Huntsville (Plat Book 1 Page 121); thence run North 03 degrees 04 minutes 47 seconds East 131.02 feet; thence run North 87 degrees 30 minutes 35 seconds East 199.93 feet; thence run North 03 degrees 05 minutes 17 seconds East 4.94 feet; thence run North 87 degrees 30 minutes 35 seconds East 128.33 feet to the south line of Holmes Avenue NW and the Point of Beginning (N-1539709.86, E-424761.81); thence run North 87 degrees 30 minutes 35 seconds East 39.20 feet along the south right of way of said Holmes Avenue NW to the west right of way of Eldridge Drive NW; thence run South 02 degrees 48 minutes 54 seconds West 8.31 feet along the west right of way of said Eldridge Drive NW; thence run North 32 degrees 25 minutes 50 seconds West 3.00 feet; thence run South 88 degrees 06 minutes 52 seconds West 28.94 feet; thence run North 88 degrees 33 minutes 11 seconds West 8.46 feet; thence run North 02 degrees 48 minutes 03 seconds East 4.81 feet back to the Point of Beginning.

Said parcel contains 0.005 acres (215 square feet) more or less.

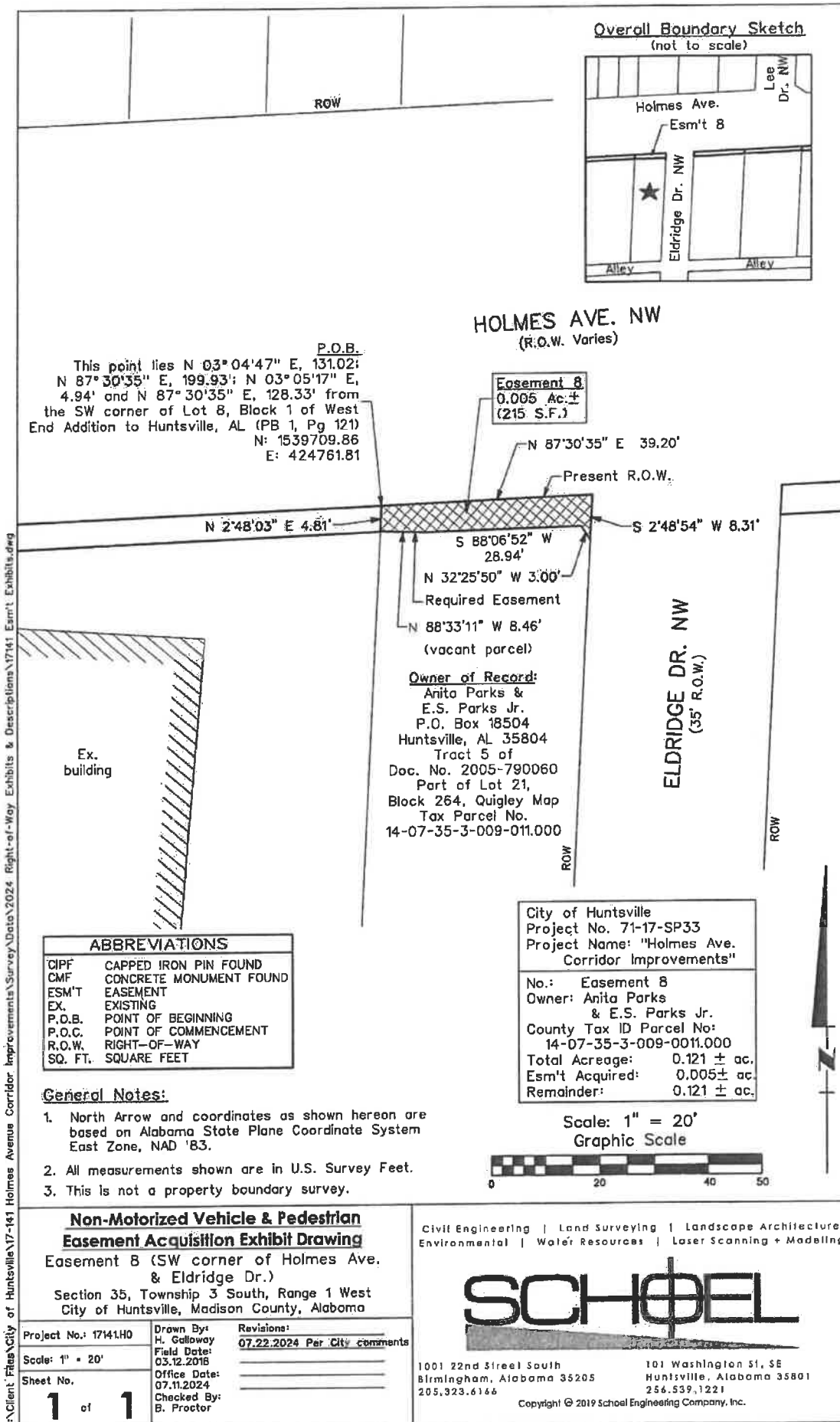


EXHIBIT "T"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #9

A parcel of land situated in Lot 21, Block 264, of the Quigley Map and in the Southwest Quarter Section 35, 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 southwest corner of Lot 8, Block 1 of West End Addition to Huntsville (Plat Book 1 Page 121); thence run North 03 degrees 04 minutes 47 seconds East 131.02 feet; thence run North 87 degrees 30 minutes 35 seconds East 199.93 feet; thence run North 03 degrees 05 minutes 17 seconds East 4.94 feet; thence run North 87 degrees 30 minutes 35 seconds East 38.89 feet to the south right of way of Holmes Avenue NW and the Point of Beginning (N-1539705.98, E-424672.45); thence run North 87 degrees 30 minutes 35 seconds East 89.44 feet along the south line of said Holmes Avenue NW; thence run South 02 degrees 48 minutes 03 seconds West 4.81 feet; thence run South 87 degrees 27 minutes 04 seconds West 89.47 feet; thence run North 03 degrees 01 minutes 29 seconds East 4.90 feet back to the Point of Beginning.

Said parcel contains 0.010 acres (433 square feet) more or less.

H:\Client_Files\City of Huntsville\17-141 Holmes Avenue Corridor Improvements\Survey\Drawings\17141 Esm't Exhibit.dwg

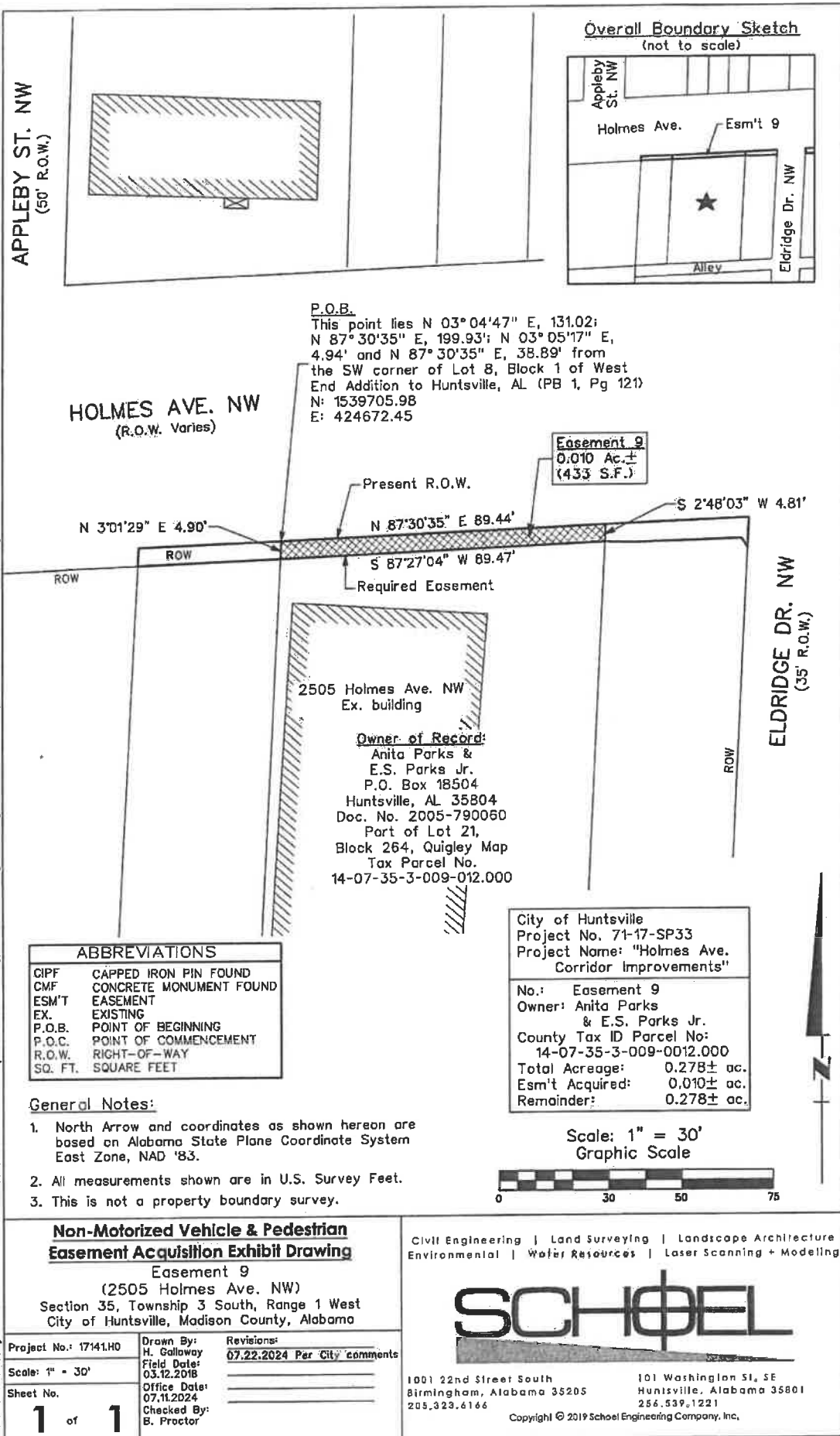


EXHIBIT "J"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #10

A parcel of land situated in Lot 21, Block 264, of the Quigley Map and in the Southwest Quarter Section 35, 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 southwest corner of Lot 8, Block 1 of West End Addition to Huntsville (Plat Book 1 Page 121); thence run North 03 degrees 04 minutes 47 seconds East 131.02 feet; thence run North 87 degrees 30 minutes 35 seconds East 199.93 feet to the south right of way (transition) of Holmes Avenue NW and the Point of Beginning (N-1539699.35, E-424633.33); thence run North 03 degrees 05 minutes 17 seconds East 4.94 feet along the south right of way of said Holmes Avenue NW; thence run North 87 degrees 30 minutes 35 seconds East 38.89 feet along the south right of way of said Holmes Avenue NW; thence run South 03 degrees 01 minutes 29 seconds West 4.90 feet; thence run South 87 degrees 27 minutes 04 seconds West 38.90 feet back to the Point of Beginning.

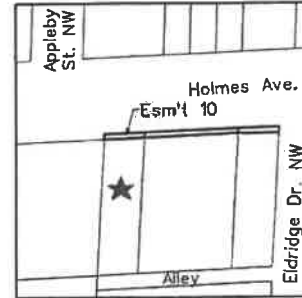
Said parcel contains 0.004 acres (191 square feet) more or less.

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

APPLEBY
ST. NW
(50' R.O.W.)

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

Overall Boundary Sketch
(not to scale)



Easement 10
0.004 Ac.±
(191 S.F.)

Present R.O.W.
N 3°05'17" E 4.94'
N 87°30'35" E 38.89'
S 3°01'29" W 4.90'
S 87°27'04" W 38.90'
ROW

P.O.B.
This point lies N 03°04'47" E, 131.02
and N 87°30'35" E, 199.93' from the
SW corner of Lot 8, Block 1 of West End
Addition to Huntsville, AL (PB 1, Pg 121)
N: 1539699.35
E: 424633.33

Property address:
2509 Holmes Ave. NW
(vacant parcel)

Owner of Record:
Property Liaison
Services, LLC
4106 9th Ave. SW
Huntsville, AL 35805
DB 2021, Pg 4020
Part of Lot 21,
Block 264, Quigley Map
Tax Parcel No.
14-07-35-3-009-014.000

2505 Holmes
Ave. NW
Ex.
building

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 10
Owner: Property Liaison
Services, LLC
County Tax ID Parcel No:
14-07-35-3-009-0014.000
Total Acreage: 0.121± ac.
Esm't Acquired: 0.004± ac.
Remainder: 0.121± 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.

Scale: 1" = 20'
Graphic Scale



Non-Motorized Vehicle & Pedestrian Easement Acquisition Exhibit Drawing

Easement 10
(2509 Holmes Ave. NW)
Section 35, Township 3 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.H0	Drawn By: H. Calloway	Revisions:
Scale: 1" = 20'	Field Date: 03.12.2018	07.22.2024 Per City comments
Sheet No.	Office Date: 07.11.2024	
1 of 1	Checked By: B. Proctor	

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

SCHOFEL

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205.323.6166

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EXHIBIT "K"

STATE OF ALABAMA)

COUNTY OF MADISON)

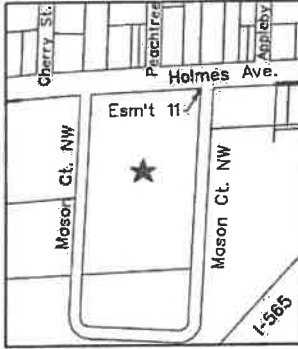
Easement #11

A parcel of land situated in Lot 1, Block 2 of West End Addition to Huntsville (Plat Book 1 Page 121) and in the Southwest Quarter of Section 35, 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 southwest corner of Lot 8, Block 1 of said West End Addition to Huntsville (Plat Book 1 Page 121); thence run North 03 degrees 04 minutes 47 seconds East 131.02 feet; thence run South 87 degrees 30 minutes 40 seconds West 40.19 feet to the east line of said Lot 1, the intersection of the south right of way of Holmes Avenue NW and the west right of way of Mason Court NW, and the Point of Beginning (N-1539688.92, E-424393.44); thence run South 87 degrees 25 minutes 28 seconds West 6.47 feet along the south right of way of said Holmes Avenue NW; thence run South 01 degrees 54 minutes 33 seconds East 14.23 feet; thence run South 88 degrees 49 minutes 22 seconds East 5.47 feet to the east line of said Lot 1 and the west right of way of said Mason Court NW; thence run North 03 degrees 04 minutes 47 seconds East 14.65 feet along the west right of way of said Mason Court NW back to the Point of Beginning.

Said parcel contains 0.002 acres (88 square feet) more or less.

Overall Boundary Sketch
(not to scale)



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

P.O.B.

This point lies N 03° 04' 47" E, 131.02
and S 87° 30' 40" W, 40.19' from the
SW corner of Lot 8, Block 1 of West End
Addition to Huntsville, AL (PB 1, Pg 121)
N: 1539688.92
E: 424393.44

Easement 11
0.002 Ac.±
(88 S.F.)

Present R.O.W.

ROW

S 1° 54' 33" E 14.23'

Required Easement

N 3° 04' 47" E 14.65'

S 88° 49' 22" E 5.47'

(vacant parcel)

Owner of Record:
Housing Authority of
the City of Huntsville
200 Washington St.
Huntsville, AL 35801
Part of Lots 1-50 of
West End Addition
to Huntsville, AL
(PB 1, Pg 121)
Tax Parcel No.
14-07-35-3-009-023.000

MASON CT. NW
(40' R.O.W.)

Lot 8, Block 1
of West End
Addition to
Huntsville, AL
(PB 1, Pg 121)

ABBREVIATIONS

CIPF	CAPPED IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
ESMT	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 11
Owner: Housing Authority of
the City of Huntsville
County Tax ID Parcel No:
14-07-35-3-009-023.000
Total Acreage: 4.662± ac.
Esm't Acquired: 0.002± ac.
Remainder: 4.662± ac

Scale: 1" = 20'
Graphic Scale



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

Easement 11 (SW corner of Holmes Ave.
& (east) Mason Ct. NW)
Section 35, Township 3 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.H0

Scale: 1" = 20'

Sheet No.

1 of **1**

Drawn By:
H. Galloway
Field Date:
03.12.2018
Office Date:
07.09.2024
Checked By:
B. Proctor

Revisions:
07.22.2024 Per City comments

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



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EXHIBIT "L"

STATE OF ALABAMA)

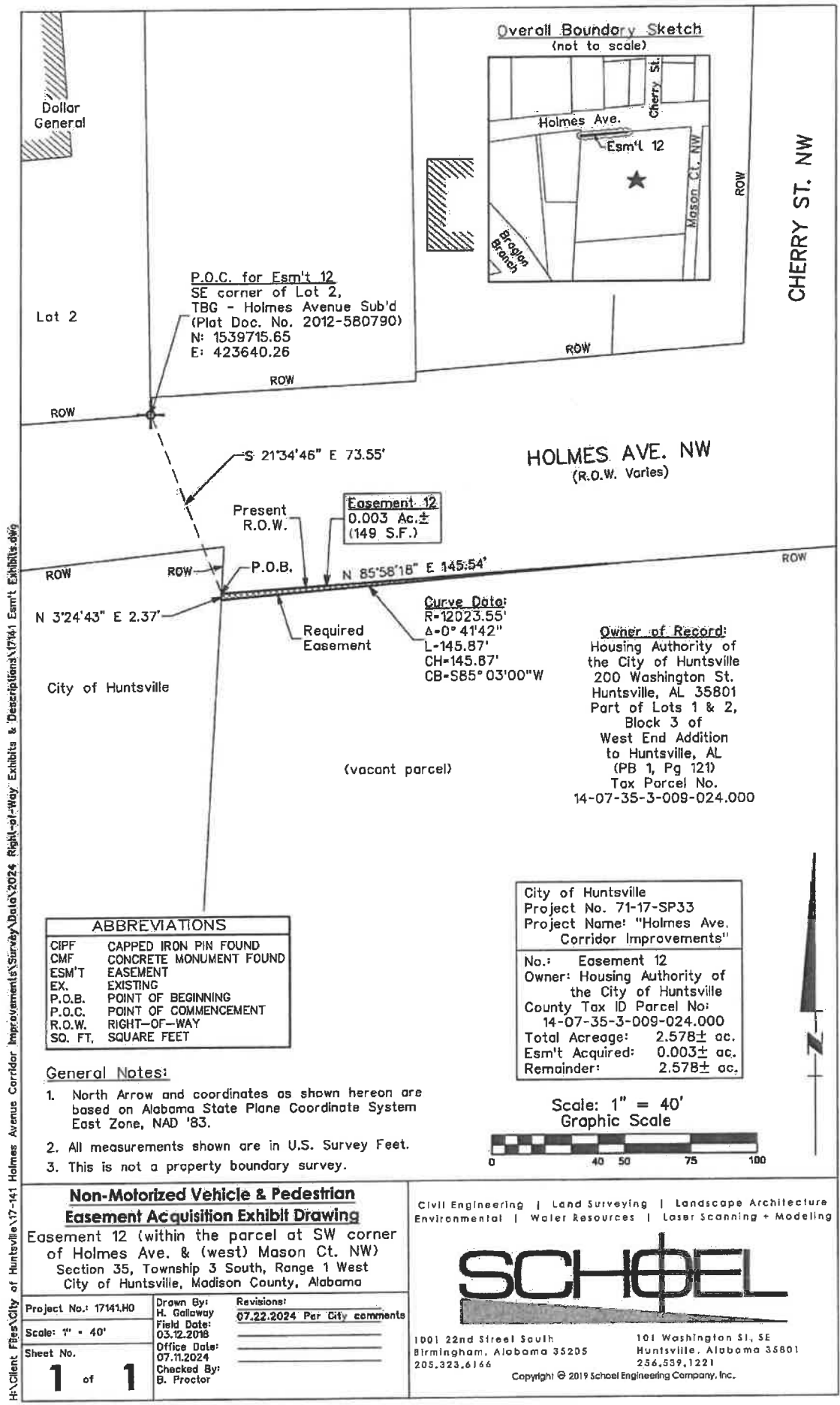
COUNTY OF MADISON)

Easement #12

A parcel of land situated in Lot 2, Block 3 of West End Addition to Huntsville (Plat Book 1 Page 121) and in the Southwest Quarter of Section 35, 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 Lot 2 of the TBG-Holmes Avenue Subdivision (Document Number 20210911000580709)(N-1539715.65, E-423640.26); thence run South 21 degrees 34 minutes 46 seconds East 73.55 feet to the south right of way of Holmes Avenue NW and the Point of Beginning; thence run North 85 degrees 58 minutes 18 seconds East 145.54 feet along the south right of way of said Holmes Avenue NW; thence run 145.87 feet along a curve to the left having a radius of 12023.55 feet, a delta angle of 00 degrees 41 seconds 42 minutes, and a chord bearing and distance of South 85 degrees 03 minutes 00 seconds West 145.87 feet to the west line of said Lot 2; thence run North 03 degrees 24 minutes 43 seconds East 2.37 feet along the west line of said Lot 2 back to the Point of Beginning.

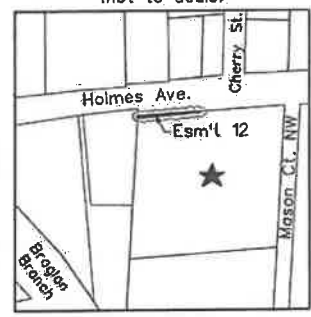
Said parcel contains 0.003 acres (149 square feet) more or less.



H:\Client Files\City of Huntsville\17-141 Holmes Avenue Corridor Improvements\Survey Data\2024 Right-of-Way Exhibits & Descriptions\1741 Esm't Exhibits.dwg

P.O.C. for Esm't 12
SE corner of Lot 2,
TBG - Holmes Avenue Sub'd
(Plat Doc. No. 2012-580790)
N: 1539715.65
E: 423640.26

Overall Boundary Sketch
(not to scale)



CHERRY ST. NW

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

Easement 12
0.003 Ac.±
(149 S.F.)

Curve Data:
R=12023.55'
Δ=0° 41'42"
L=145.87'
CH=145.87'
CB=S85° 03'00"W

Owner of Record:
Housing Authority of
the City of Huntsville
200 Washington St.
Huntsville, AL 35801
Part of Lots 1 & 2,
Block 3 of
West End Addition
to Huntsville, AL
(PB 1, Pg 121)
Tax Parcel No.
14-07-35-3-009-024.000

ABBREVIATIONS	
CIFF	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

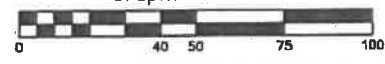
City of Huntsville
Project No. 71-17-SP33
Project Name: "Holmes Ave.
Corridor Improvements"

No.: Easement 12
Owner: Housing Authority of
the City of Huntsville
County Tax ID Parcel No:
14-07-35-3-009-024.000
Total Acreage: 2.578± ac.
Esm't Acquired: 0.003± ac.
Remainder: 2.578± 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.

Scale: 1" = 40'
Graphic Scale

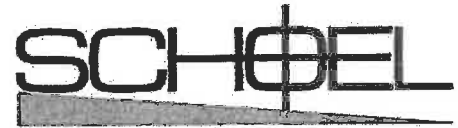


**Non-Motorized Vehicle & Pedestrian
Easement Acquisition Exhibit Drawing**

Easement 12 (within the parcel at SW corner
of Holmes Ave. & (west) Mason Ct. NW)
Section 35, Township 3 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.H0	Drawn By: H. Galloway	Revisions: 07.22.2024 Per City comments
Scale: 1" = 40'	Field Date: 03.12.2018	
Sheet No.	Office Date: 07.11.2024	
1 of 1	Checked By: B. Proctor	

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Environmental | Water Resources | Laser Scanning + Modeling



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EXHIBIT "M"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #13

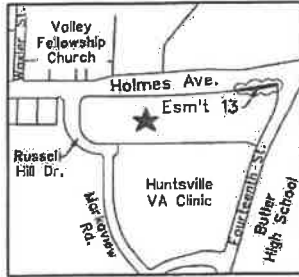
A parcel of land situated Lot 3B of CCI/Martin Medical Complex (Document 20121031000705080) and in the Northwest Quarter Section 3, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the northeast corner of said Lot 3B, being the intersection of the south right of way of Holmes Avenue NW and the west right of way of Fourteenth Street (N-1538994.33, E-420175.94); thence run 3.34 feet along the east line of said Lot 3B and the west right of way said Fourteenth Street and a curve to the right having a radius of 256.48 feet, a delta angle of 00 degrees 44 minutes 49 seconds, and a chord bearing and distance of South 09 degrees 27 minutes 14 seconds East 3.34 feet; thence run South 78 degrees 50 minutes 39 seconds West 95.03 feet; thence run South 86 degrees 48 minutes 29 seconds West 93.68 feet to the north line of said Lot 3B and the south right of way of said Holmes Avenue NW; thence run 129.54 feet along the north line of said Lot 3B and the south right of way of said Holmes Avenue NW having a radius of 3564.78 feet, a delta angle of 02 degrees 04 minutes 55 seconds, and a chord bearing and distance of North 82 degrees 06 minutes 16 seconds East 129.53 feet; thence run North 81

degrees 03 minutes 48 seconds East 58.63 feet along the north line of said Lot 3B and the south right of way of said Holmes Avenue NW back to the Point of Beginning.

Said parcel contains 0.019 acres (811 square feet) more or less.

Overall Boundary Sketch
(not to scale)



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

P.O.B.
NE corner of Lot 3B,
CCI/Martin Medical
Complex Phase 2
(Plot Doc. No.
2012-705080)
N: 1538994.33
E: 420175.94

Curve Data:
R=3564.78'
Δ=2° 04' 55"
L=129.54'
CH=129.53'
CB=N82° 06' 16"E

Present
R.O.W.

Easement 13
0.019 Ac.±
(811 S.F.)

Curve Data:
R=256.48'
Δ=0° 44' 49"
L=3.34'
CH=3.34'
CB=S09° 27' 14"E

(vacant
wooded
lot)

Owner of Record:
Russell Hill Properties LLC
P.O. Box 18428
Huntsville, AL 35804
Lot 3B of CCI/Martin
Medical Complex Ph. 2
(Plot Doc. 2012-705080)
Tax Parcel No.
17-02-03-2-001-008.003

FOURTEENTH ST.
(R.O.W. Varies)

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 13
Owner: Russell Hill Properties
LLC
County Tax ID Parcel No:
17-02-03-2-001-008.003
Total Acreage: 5.47 ± ac.
Esm't Acquired: 0.019± ac.
Remainder: 5.47 ± 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.

Scale: 1" = 40'
Graphic Scale



**Non-Motorized Vehicle & Pedestrian
Easement Acquisition Exhibit Drawing**
Easement 13 - Lot 3B of CCI/Martin
Medical Complex Ph 2 (Doc. No. 2012-705080)
Section 3, Township 4 South, Range 1 West
City of Huntsville, Madison County, Alabama

Project No.: 17141.H0	Drawn By: H. Galloway	Revisions: 07.22.2024 Per City comments
Scale: 1" = 40'	Field Date: 03.12.2018	
Sheet No.	Office Date: 07.13.2024	
1 of 1	Checked By: B. Procter	

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



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EXHIBIT "N"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #14

A parcel of land situated in Lot 1 of 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 Lot 1, Block 1, University Meadows Subdivision (Plat Book 3 Page 126)(N-1538961.07, E-417831.23); thence run South 01 degrees 34 minutes 42 seconds West 11.64 feet; thence run North 89 degrees 18 minutes 13 seconds West 56.99 feet to the Point of Beginning; thence run North 89 degrees 18 minutes 13 seconds West 150.38 feet to the east right of way of Jordan Lane NW; thence run North 01 degrees 29 minutes 10 seconds East 3.28 feet along the east right of way of said Jordan Lane NW to the intersection of the east right of way of said Jordan Lane NW and the south right of way of Holmes Avenue NW; thence run South 89 degrees 18 minutes 13 seconds East 150.38 feet along the south right of way of said Holmes Avenue NW; thence run South 01 degrees 29 minutes 10 seconds West 3.28 feet back to the Point of Beginning.

Said parcel containing 0.011 acres (494 square feet) more or less.

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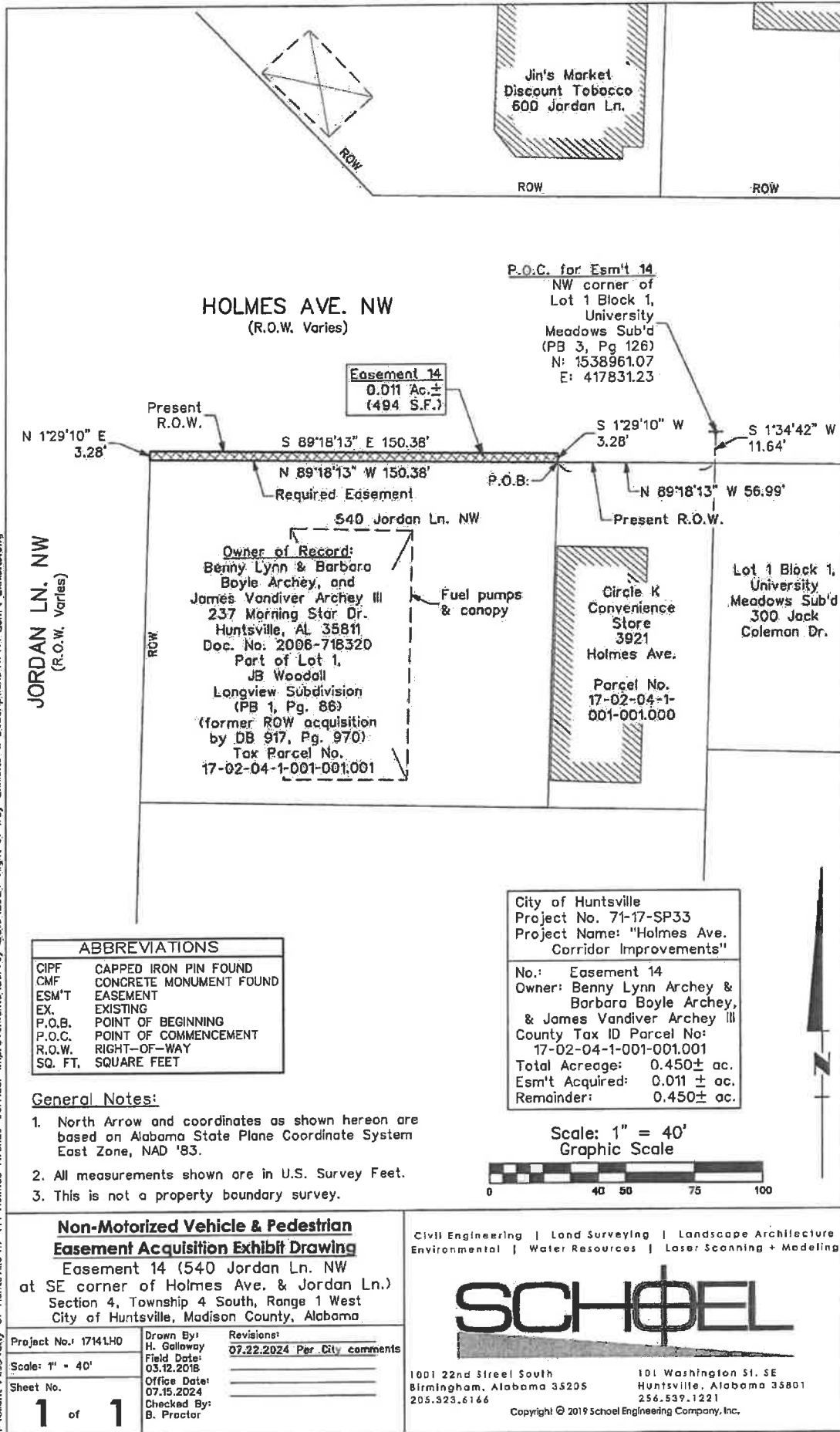


EXHIBIT "O"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #15

A parcel of land situated in Lot 1, Block 1 of Fanning Heights (Plat Book 1 Page 285) 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 northeast corner of the south half of Lot 3, Block 1 of said Fanning Heights (Plat Book 1 Page 285); thence run South 01 degrees 34 minutes 42 seconds West 521.40 feet to the west right of way of Jordan Lane NW and the Point of Beginning (N-1539055.06, E-417461.56); thence run South 01 degrees 34 minutes 42 seconds West 16.39 feet along the west right of way of said Jordan Lane NW to the intersection of the west right of way of said Jordan Lane NW and the north right of way of Holmes Avenue NW; thence run North 88 degrees 56 minutes 12 seconds West 22.83 feet along the north right of way of said Holmes Avenue NW; thence run North 55 degrees 34 minutes 07 seconds East 28.22 feet back to the Point of Beginning.

Said parcel contains 0.004 acres (87 square feet) more or less.

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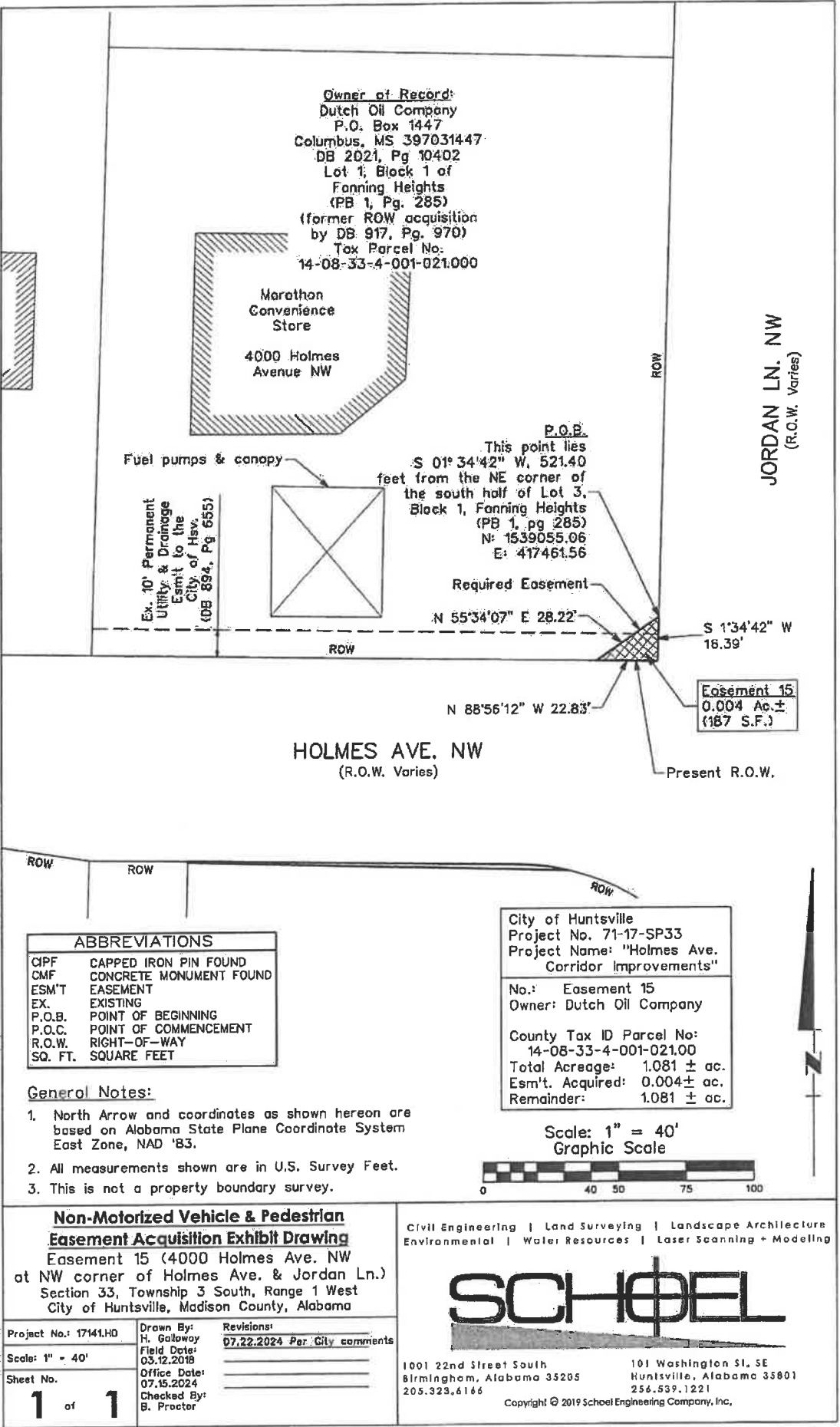


EXHIBIT "P"

STATE OF ALABAMA)

COUNTY OF MADISON)

Easement #16

A parcel of land situated in Lot 2 of J.B. Woodard Longview Subdivision (Plat Book 1 Page 86) and in the Southwest Quarter of the Southwest 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 southwest corner of Lot 19, Block 3 of Green Acres Subdivision (Plat Book 1 Page 274); thence run North 01 degrees 32 minutes 25 seconds East 178.00; thence run South 81 degrees 16 minutes 58 seconds East 120.14 feet; thence run South 88 degrees 59 minutes 57 seconds East 36.00 feet to the south right of way of Holmes Avenue NW and the Point of Beginning (N-1538965.74, E-417287.15); thence run South 88 degrees 57 minutes 38 seconds East 123.35 feet along the south right of way of said Holmes Avenue NW; thence run 17.61 feet along the south right of way of said Holmes Avenue NW and a curve to the right having a radius of 85.00 feet, a delta angle of 11 degrees 52 minutes 18 seconds, and a chord bearing and distance of South 82 degrees 50 minutes 54 seconds East 17.58 feet; thence run North 88 degrees 22 minutes 39 seconds West 140.85 feet; thence run North 01 degrees 32 minutes 25 seconds East 0.44 feet back to the Point of Beginning.

Said parcel contains 0.003 acres (152 square feet) more or less.

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