



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 3/13/2025

File ID: TMP-5291

Department: Engineering

Subject:

Type of Action: Approval/Action

Resolution authorizing the acquisition and/or condemnation of certain property for public access and utility and drainage easements, on, over, under, across, and upon certain parcels of land for PARC Project, Project No. RAISE-NAE-4523.

Resolution No.

Finance Information:

Account Number: N/A

City Cost Amount: N/A

Total Cost: N/A

Special Circumstances:

Grant Funded: N/A

Grant Title - CFDA or granting Agency: N/A

Resolution #: N/A

Location: (list below)

Address:

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 public access and utility & drainage 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 “E-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 Pedestrian Access and Redevelopment Corridor – PARC Project, Project No. RAISE-NAE-4523, 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 13th day of March, 2025.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 13th day of March, 2025.

Tommy Battle
Mayor of the City of Huntsville, Alabama

EXHIBIT "A-1"



5125A Research Drive NW
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STATE OF ALABAMA MADISON COUNTY

Surveyor's Description for Pedestrian Access and Redevelopment Easement – City of Huntsville, PARC Corridor – Tract 1 Reference: Drawing Number 1.

A tract of land lying and being situated in Section 2, Township 4 South, Range 1 West of the Huntsville Meridian in Madison County, Alabama.

Said tract being all of the property conveyed to Constellation, LLC Deed Book 2007, Page 60170 (TRACT C), as recorded in the Office of the Judge of Probate for Madison County, Alabama and being more particularly described as follows:

Commencing at a #5 rebar with a cap stamped "GARVER LLC CA-445-LS" (typical) set at the northeast corner of Lot 2 of Constellation Subdivision as recorded in Plat Book 2008, Page 75680 in the Office of the Judge of Probate for Madison County, Alabama, said point marking the south right-of-way of Heart of Huntsville Drive; thence along said right-of-way North 47 Degrees 17 Minutes 00 Seconds West a distance of 198.93 feet to a #5 rebar set; thence leaving said right-of-way South 67 Degrees 33 Minutes 02 Seconds East a distance of 188.00 feet to at a #5 rebar set marking the south right-of-way of Heart of Huntsville Drive and the northwest corner of a tract of land conveyed to Constellation LLC in Deed Book 2007, Page 60170, said point, being the Point of Beginning for the herein described tract having established grid coordinates of (N) 1537848.90 (E) 428160.05 the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83);

Thence along said right-of-way and the north boundary of said Constellation tract South 48 Degrees 47 Minutes 41 Seconds East a distance of 51.22 feet to a #5 rebar set marking the east boundary of said Constellation tract ; thence leaving said right-of-way and north boundary and along the east boundary of said Constellation tract South 21 Degrees 26 Minutes 03 Seconds West a distance of 611.81 feet to a #5 rebar set marking the south right-of-way of Williams Avenue and the point of curvature of a curve to the right having a radius of 50.00 feet, the chord of which is North 24 Degrees 06 Minutes 01 Seconds West for a distance of 70.70 feet; thence leaving said east boundary and along said right-of-way an arc distance of 78.53 feet to a #4 rebar found marking the east right-of-way of Williams Avenue; thence leaving said south right-of-way and along the east right-of-way of Williams Avenue North 22 Degrees 21 Minutes 38 Seconds East a distance of 382.85 feet to a #5 rebar set; thence North 22 Degrees 42 Minutes 26 Seconds East a distance of 126.24 feet to a #5 rebar set marking the point of curvature of a curve to the left, having a radius of 441.70 feet, the chord of which is North 15 Degrees 59 Minutes 09 Seconds East for a distance of 70.95 feet; thence along the arc of said curve 71.03 feet to the POINT OF BEGINNING.

The above-described tract contains 0.65 acres (28184.40 sq. ft.), more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

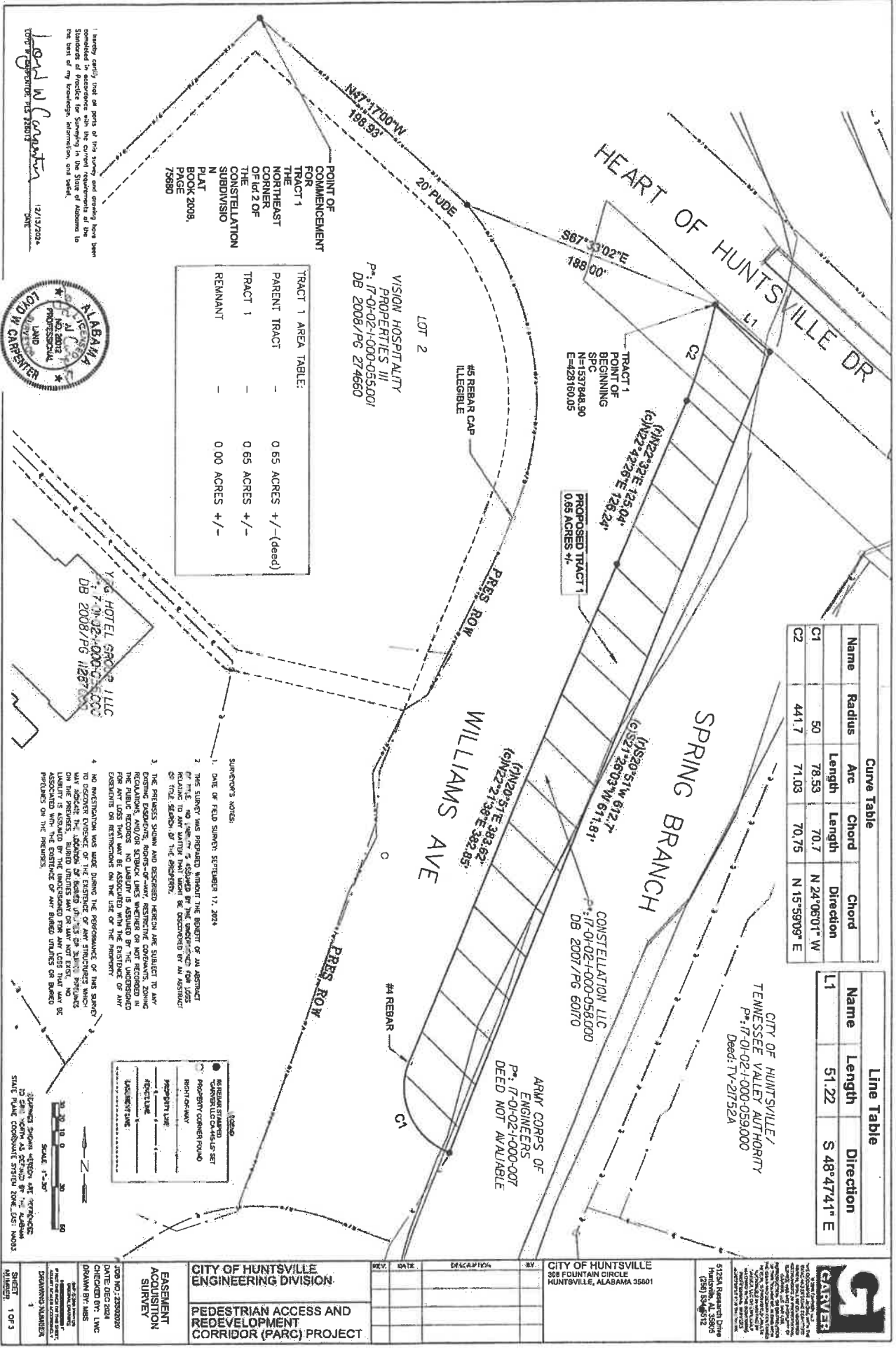
All according to my survey this the 13th day of December 2024.

Loyd W Carpenter
Loyd W. Carpenter, PLS
Alabama License No.26012



EXHIBIT "A-2"

18/10/2024 9:38:43 AM
 C:\Users\MSA\Desktop\PARC Corridor - City\BridgetLewney\GAD\2020 V-ESMT 1.dgn



Curve Table				
Name	Radius	Arc Length	Chord Length	Chord Direction
C1	50	76.53	70.7	N 24° 06' 01" W
C2	441.7	71.03	70.75	N 15° 59' 09" E

Line Table		
Name	Length	Direction
L1	51.22	S 48° 47' 41" E

I, Harold Carter, Civil Engineer, No. 12172, State of Alabama, do hereby certify that on points of this survey and starting from shown completed in accordance with the current requirements of the Statutes of this State, and as shown on the accompanying map of the same of my own design, the same, on this day of 12/19/2024.

Harold M. Carter
 CIVIL ENGINEER
 NO. 12172
 STATE OF ALABAMA



POINT OF COMMENCEMENT FOR TRACT 1 THE NORTHEAST CORNER OF LOT 2 OF THE CONSTELLATION SUBDIVISION N 1/4 PLAT BOOK 2008, PAGE 73980

TRACT 1 AREA TABLE:		
PARENT TRACT	-	0.65 ACRES +/- (dead)
TRACT 1	-	0.65 ACRES +/-
REMANANT	-	0.00 ACRES +/-

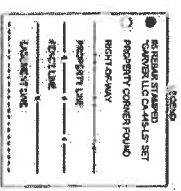
VISION HOSPITALITY PROPERTIES III
 P: 17-01-02-1-000-055,001
 DB 2008/Pg 274660

ARMY CORPS OF ENGINEERS
 P: 17-01-02-1-000-058,000
 DEED NOT AVAILABLE

CITY OF HUNTSVILLE/
 TENNESSEE VALLEY AUTHORITY
 P: 17-01-02-1-000-059,000
 Deed: TV-217524

CONSTELLATION LLC
 P: 17-01-02-1-000-058,000
 DB 2007/Pg 60170

- SURVEYOR'S NOTES:
- DATE OF FIELD SURVEY: SEPTEMBER 12, 2024
 - THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT FOR TITLE. THE SURVEY IS ASSUMED BY THE SURVEYOR TO BE CORRECT FOR THE LOTS AND BLOCKS OF THE PROPERTY.
 - THE PRELIMINARY AND DESCRIBED AREAS ARE SUBJECT TO ANY RECORDS, DEEDS, AND ENCUMBRANCES OF RECORD, THE RECORDS OF THE PUBLIC RECORDS, AND LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY ENCUMBRANCES OR RESTRICTIONS ON THE USE OF THE PROPERTY.
 - NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DISCOVER THE EXISTENCE OF ANY STRUCTURES WHICH MAY AFFECT THE LOCATION OF BOUNDARIES OR SURVEY POINTS. LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BARRIERS OR BUILDINGS ON THE PREMISES.



SCALE 1"=30'
 NORTH
 1/2"=10'
 1/4"=5'
 1/8"=2.5'

CITY OF HUNTSVILLE ENGINEERING DIVISION
 PEDESTRIAN ACCESS AND REDEVELOPMENT CORRIDOR (PARC) PROJECT
 DATE: DEC 2024
 CHECKED BY: LMC
 DRAWN BY: MBS

CITY OF HUNTSVILLE
 308 FOUNTAIN CIRCLE
 HUNTSVILLE, ALABAMA 35801



DATE: DEC 2024
 CHECKED BY: LMC
 DRAWN BY: MBS
 SHEET 1 OF 3

EXHIBIT "B-1"



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**STATE OF ALABAMA
MADISON COUNTY**

**Surveyor's Description for Pedestrian Access and Redevelopment Easement – City of
Huntsville, PARC Corridor – Tract 2**

Reference: Drawing Number 2.

A tract of land lying and being situated in a Sections 1 and 2, Township 4 South, Range 1 West and Section 2, Township 4 South, Range 1 West of the Huntsville Meridian in Madison County, Alabama.

Said tract being a portion of the property conveyed to the Health Care Authority of the City of Huntsville in Deed Book 804, Page 137 and Document 20140710000363380, as recorded in the Office of the Judge of Probate for Madison County, Alabama and being more particularly described as follows:

Commencing at a #4 rebar cap stamped "Johnson CA0193LS" found marking the west right-of-way of Monroe Street, said point being located North 1 Degrees 18 Minutes 00 Seconds East a distance of 70.00 feet, North 89 Degrees 44 Minutes 00 Seconds West a distance of 25.00 feet, North 2 Degrees 15 Minutes 00 Seconds East a distance of 413.33 feet, North 11 Degrees 56 Minutes 40 Seconds East a distance of 135.41 feet and North 17 Degrees 24 Minutes 13 Seconds East a distance of 179.45 feet from the center of the east boundary of Section 2, Township 4 South, Range 1 West of the Huntsville Meridian, said point is further described as marking the southeast corner of a tract of land conveyed to Health Care Authority of the City of Huntsville as recorded in Document 20140710000363380 in the Office of the Judge of Probate for Madison County, Alabama; thence along the west right-of-way of Monroe Street and the east boundary of said Health Care tract North 15 Degrees 11 Minutes 10 Seconds East a distance of 34.76 feet to a #4 rebar cap stamped "Johnson CA0193LS" found marking the northeast corner of said Health Care tract, said point being the Point of Beginning for the herein described tract having established grid coordinates of (N) 1,537,012.64 (E) 428,514.45 the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83);

Thence South 15 Degrees 11 Minutes 10 Seconds West a distance of 18.65 feet to a #5 rebar with a cap stamped "GARVER LLC CA-445-LS" (typical) set; thence leaving said right-of-way and east boundary South 82 Degrees 08 Minutes 41 Seconds West a distance of 47.97 feet to a #5 rebar set; thence North 71 Degrees 45 Minutes 35 Seconds West a distance of 206.25 feet to a #5 rebar set; thence North 12 Degrees 41 Minutes 27 Seconds West a distance of 43.38 feet to a #5 rebar set; thence North 70 Degrees 15 Minutes 27 Seconds West a distance of 112.00 feet to a #5 rebar set marking the north boundary of a tract of land conveyed to the Health Care Authority of the City of Huntsville in Document 20140710000363380, as recorded in the Office of the Judge of Probate for Madison County, Alabama; thence along the north boundary of said Health Care tract South 71 Degrees 41 Minutes 49 Seconds East a distance of 138.27 feet to a #5 rebar set; thence leaving said north boundary South 12 Degrees 41 Minutes 27 Seconds East a distance of 16.64 feet to a #5 rebar set; thence South 71 Degrees 19 Minutes 20 Seconds East a distance of 176.37 feet to a #5 rebar set marking the point of curvature of a curve to the left, having a radius of 50.00 feet, the chord of

which is South 83 Degrees 53 Minutes 50 Seconds East for a distance of 21.79 feet; thence along the arc of said curve 21.97 feet to a #5 rebar set; thence North 82 Degrees 49 Minutes 26 Seconds East a distance of 25.26 feet to #5 rebar set marking said centerline; thence along said centerline South 71 Degrees 41 Minutes 51 Seconds East a distance of 15.52 feet to the POINT OF BEGINNING.

The above-described tract contains 0.16 acres (7011.87 sq. ft.) more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

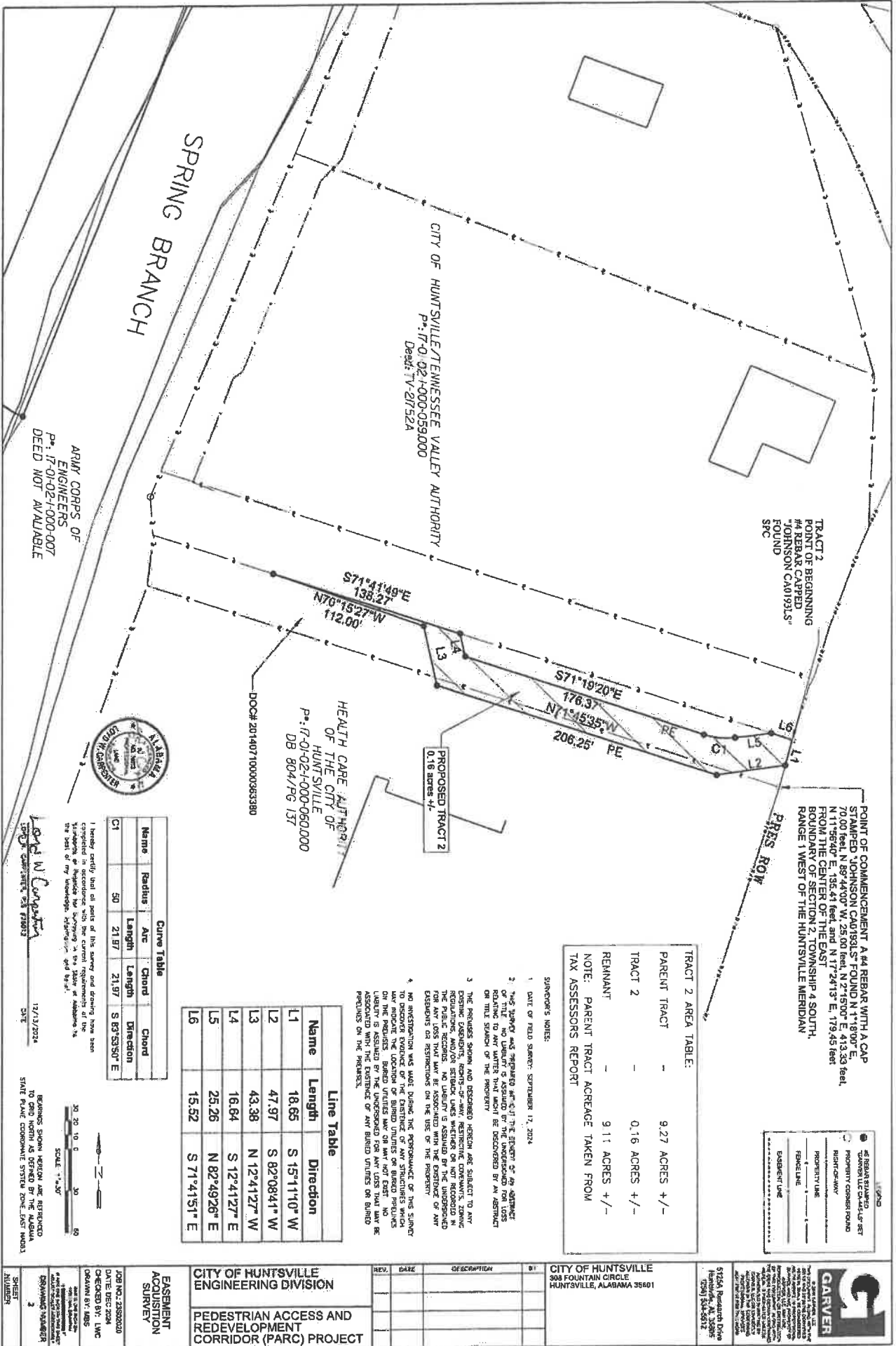
All according to my survey this the 13th day of December 2024.

Loyd W Carpenter

Loyd W. Carpenter, PLS
Alabama License No.26012



EXHIBIT "B-2"



ARMY CORPS OF ENGINEERS
 P: 17-01-02-1-000-007
 DEED NOT AVAILABLE

CITY OF HUNTSVILLE/TENNESSEE VALLEY AUTHORITY
 P: 17-01-02-1-000-059,000
 DEED: TV-217524

TRACT 2
 POINT OF BEGINNING
 #4 BEBAR CAPRED
 "JOHNSON CA10193LS"
 FOUND
 SPC

HEALTH CARE AUTHORITY
 OF THE CITY OF
 HUNTSVILLE
 P: 17-01-02-1-000-060,000
 DB 804/76 137

PROPOSED TRACT 2
 0.16 acres +/-

POINT OF COMMENCEMENT A#4 BEBAR WITH A CAP
 STATIONED CORNER BEARS FOR MON 11111
 70.00 feet N 89°44'00" W, 25.00 feet N 27°15'00" E, 413.33 feet,
 N 11°38'40" E, 136.43 feet, and N 17°24'13" E, 179.45 feet
 FROM THE CENTER OF THE EAST
 BOUNDARY OF SECTION 2, TOWNSHIP 4 SOUTH,
 RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN



1. I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice for Surveying in the State of Alabama.

Curve Table

Name	Radius	Arc	Chord	Chord Direction
C1	50	21.97	21.97	S 83°53'50" E

12/13/2024
 DVE

BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH AS DERIVED BY THE ALABAMA STATE PLANE COORDINATE SYSTEM ZONE 1688 MODEL



Line Table

Name	Length	Direction
L1	18.65	S 15°11'10" W
L2	47.97	S 82°08'41" W
L3	43.38	N 12°41'27" W
L4	16.84	S 12°41'27" E
L5	25.26	N 82°49'26" E
L6	15.52	S 71°41'51" E

- SURVEYOR'S NOTES:**
- DATE OF FIELD SURVEY: SEPTEMBER 17, 2024
 - THIS SURVEY WAS PERFORMED AS A "FIELD SURVEY" OR AN "ADJUSTED SURVEY" AND DOES NOT CONSTITUTE A "RECORD SURVEY" OR "TITLE SURVEY" AS DEFINED BY THE ALABAMA SURVEYING ACT. THE PUBLIC RECORDS, AND/OR SETBACK LINES WHETHER OR NOT REFERENCED IN THIS SURVEY, ARE ASSUMED TO BE CORRECT UNLESS OTHERWISE INDICATED BY THIS SURVEY.
 - THE PRELIMINARY SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY CHANGES THAT MAY BE NECESSARY TO COMPLY WITH ANY REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT REFERENCED IN THIS SURVEY. NO LIABILITY IS ASSUMED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE USE OF THIS SURVEY.
 - NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DETERMINE THE EXISTENCE OF ANY STRUCTURES WHICH MAY BE LOCATED ON THE PRELIMINARY SHOWN AND DESCRIBED HEREON. NO LIABILITY IS ASSUMED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PRELINES ON THE PRELIMINARY SHOWN AND DESCRIBED HEREON.

TRACT 2 AREA TABLE:

PARENT TRACT	TRACT 2	REMANANT
-	9.27 ACRES +/-	0.16 ACRES +/-
-	-	9.11 ACRES +/-

NOTE: PARENT TRACT ACREAGE TAKEN FROM TAX ASSESSORS REPORT

GARVER
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EXHIBIT "C-1"



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**STATE OF ALABAMA
MADISON COUNTY**

**Surveyor's Description for Pedestrian Access and Redevelopment Easement – City of
Huntsville, PARC Corridor – Tract 3A
Reference: Drawing Number 3.**

A tract of land lying and being situated in Section 2, Township 4 South, Range 1 West of the Huntsville Meridian in Madison County, Alabama.

Said tract being a portion of the property conveyed to the Housing Authority of the City of Huntsville no deed reference found and being more particularly described as follows:

Commencing at an angle iron found marking the southeast corner of Block 171 of the Lowe Corporation Addition as recorded in the Office of the Judge of Probate for Madison County, Alabama in Plat Book 1, Page 166, said point marking the north right-of-way of 8th Avenue and the south boundary of a tract of land conveyed to Housing Authority of the City of Huntsville, no deed reference found; thence along said right-of-way and said south boundary South 88 Degrees 50 Minutes 04 Seconds East a distance of 46.69 feet to #5 rebar found marking the southwest corner of Block 179 of said Lowe Corporation Addition; thence South 89 Degrees 05 Minutes 41 Seconds East a distance of 205.84 feet to an angle iron found; thence South 89 Degrees 05 Minutes 41 Seconds East a distance of 201.24 feet to a #5 rebar with a cap stamped "GARVER LLC CA-445-LS" (typical) set, said point being the Point of Beginning for the herein described tract having established grid coordinates of (N) 1535019.09, (E) 427348.27 of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83);

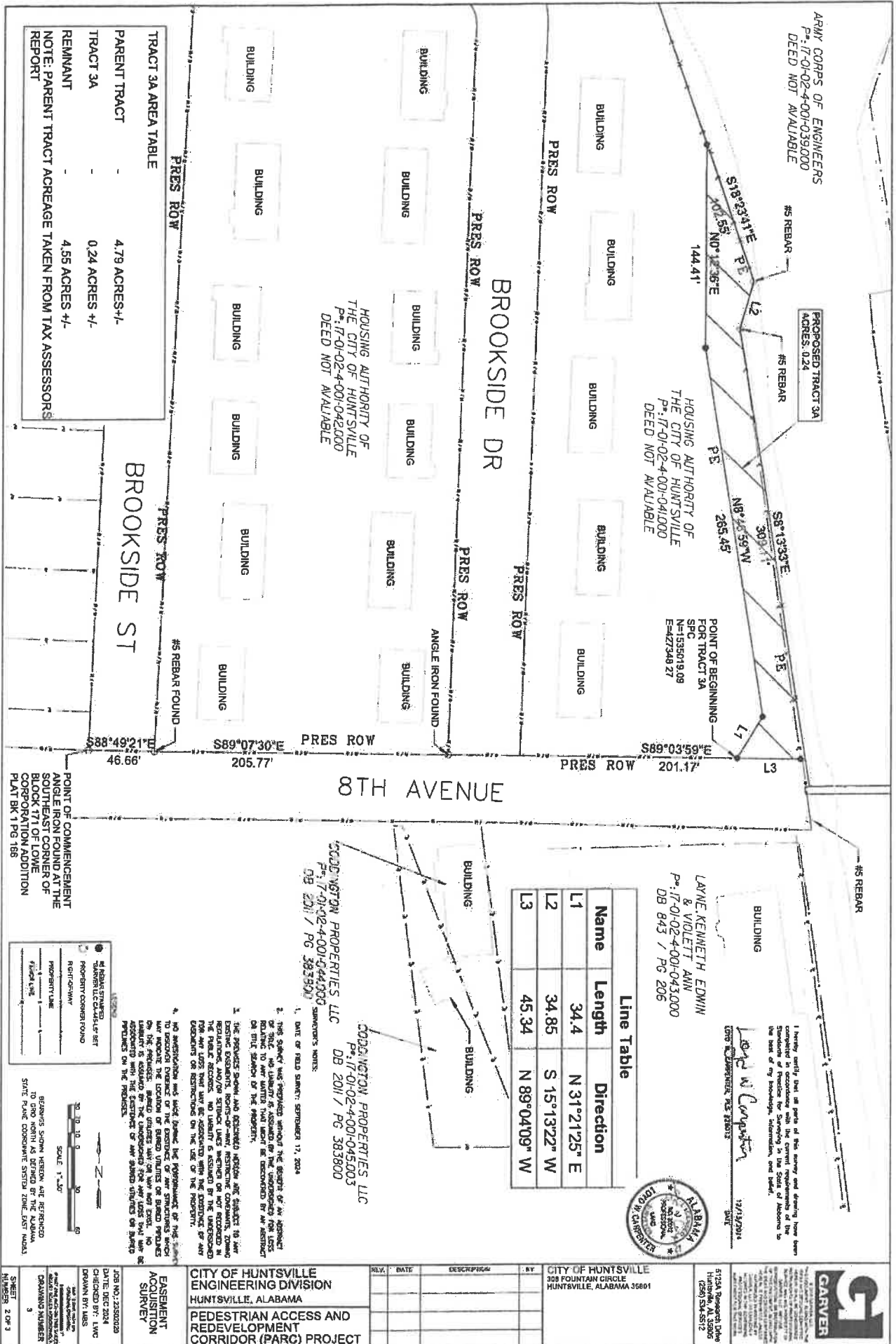
Thence leaving said right-of-way and south boundary North 31 Degrees 21 Minutes 25 Seconds East a distance of 34.40 feet to a #5 rebar set; thence North 8 Degrees 46 Minutes 59 Seconds West a distance of 265.45 feet to #5 rebar set; thence North 0 Degrees 12 Minutes 36 Seconds East a distance of 144.41 feet to a #5 rebar set marking the east boundary of said Housing Authority tract; thence along said east boundary South 18 Degrees 23 Minutes 41 Seconds East a distance of 102.55 feet to a #5 rebar found; thence South 15 Degrees 13 Minutes 22 Seconds West a distance of 34.85 feet to a #5 rebar found; thence South 8 Degrees 13 Minutes 33 Seconds East a distance of 309.11 feet to a #5 rebar set marking the north right-of-way of said 8th Avenue; thence leaving said east boundary and along said right-of-way North 89 Degrees 04 Minutes 09 Seconds West a distance of 45.34 feet to the Point of Beginning.

The above-described tract contains 0.24 acres (10289.35 sq. ft.) more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

All according to my survey this the 13th day of December 2024.

Lloyd W Carpenter
Lloyd W. Carpenter, PLS
Alabama License No.26012





<p>CITY OF HUNTSVILLE ENGINEERING DIVISION HUNTSVILLE, ALABAMA</p> <p>PEDESTRIAN ACCESS AND REDEVELOPMENT CORRIDOR (PARC) PROJECT</p>	<p>DATE: 12/19/2024</p> <p>BY: [Signature]</p> <p>DESCRIPTION:</p>	<p>PROJECT NUMBER: 1770-02-4-001-045003</p> <p>DATE: 12/19/2024</p> <p>BY: [Signature]</p> <p>DESCRIPTION:</p>
<p>DATE: 12/19/2024</p> <p>BY: [Signature]</p> <p>DESCRIPTION:</p>	<p>DATE: 12/19/2024</p> <p>BY: [Signature]</p> <p>DESCRIPTION:</p>	<p>DATE: 12/19/2024</p> <p>BY: [Signature]</p> <p>DESCRIPTION:</p>

EXHIBIT "D-1"



5125A Research Drive NW
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**STATE OF ALABAMA
MADISON COUNTY**

**Surveyor's Description for Pedestrian Access and Redevelopment Easement – City of
Huntsville, PARC Corridor – Tract 3B.
Reference: Drawing Number 3B.**

A tract of land lying and being situated in Section 2, Township 4 South, Range 1 West of the Huntsville Meridian in Madison County, Alabama.

Said tract being a portion of the property conveyed to the Housing Authority of the City of Huntsville as shown on Plat Book 26, Page 22 as Open Space and an Existing Utility, Drainage, Maintenance, and Pedestrian Access Easement, as recorded in the Office of the Judge of Probate for Madison County, Alabama and being more particularly described as follows:


Beginning at a #5 rebar with a cap stamped "GARVER LLC CA-445-LS" (typical) set marking the northwest corner of Lot 4, Block 1 of L.R. Patton Apartments and the easterly boundary of an Existing Utility, Drainage, Maintenance, and Pedestrian Access Easement, as recorded in the Office of the Judge of Probate for Madison County, Alabama in Plat Book 26, Page 22, having established grid coordinates of (N) 1536691.07 (E) 426923.32 of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83);

Thence along the easterly boundary of said existing easement South 42 Degrees 08 Minutes 06 Seconds East a distance of 251.69 feet to a #5 rebar set; thence South 22 Degrees 16 Minutes 52 Seconds East a distance of 258.06 feet to a #5 rebar set marking the north right-of-way of Governors Drive; thence leaving said easterly boundary and along said right-of-way North 87 Degrees 01 Minutes 32 Seconds West a distance of 54.21 feet to a #5 rebar set marking the southwest corner of said existing easement; thence leaving said right-of-way and along the westerly boundary of said existing easement North 20 Degrees 07 Minutes 59 Seconds West a distance of 118.17 feet to 3/8" iron rod found marking the point of curvature to a curve to the left, having a radius of 434.00 feet, the chord of which is North 37 Degrees 27 Minutes 59 Seconds West for a distance of 259.04 feet; thence along the arc of said curve 263.05 feet to a #5 rebar set at the point of tangency of said curve; thence North 54 Degrees 49 Minutes 26 Seconds West a distance of 227.26 feet to a concrete monument found; thence North 53 Degrees 04 Minutes 18 Seconds West a distance of 90.30 feet to a concrete monument found; thence North 51 Degrees 19 Minutes 22 Seconds West a distance of 152.70 feet to a concrete monument found; thence North 55 Degrees 54 Minutes 17 Seconds West a distance of 151.71 feet to a #5 rebar set marking the east right-of-way of Seminole Drive; thence leaving said westerly boundary and along said right-of-way North 2 Degrees 15 Minutes 36 Seconds East a distance of 10.36 feet to a #5 rebar set marking the south right-of-way of Binford Drive; thence leaving said right-of-way of Seminole Drive and along the south right-of-way of said Binford Drive South 72 Degrees 35 Minutes 53 Seconds East a distance of 119.18 feet to a #5 rebar found marking the point of curvature of a curve to the right, having a radius of 225.00 feet, the chord of which is South 60 Degrees 13 Minutes 39 Seconds East for a distance of 95.80 feet; thence along the arc of

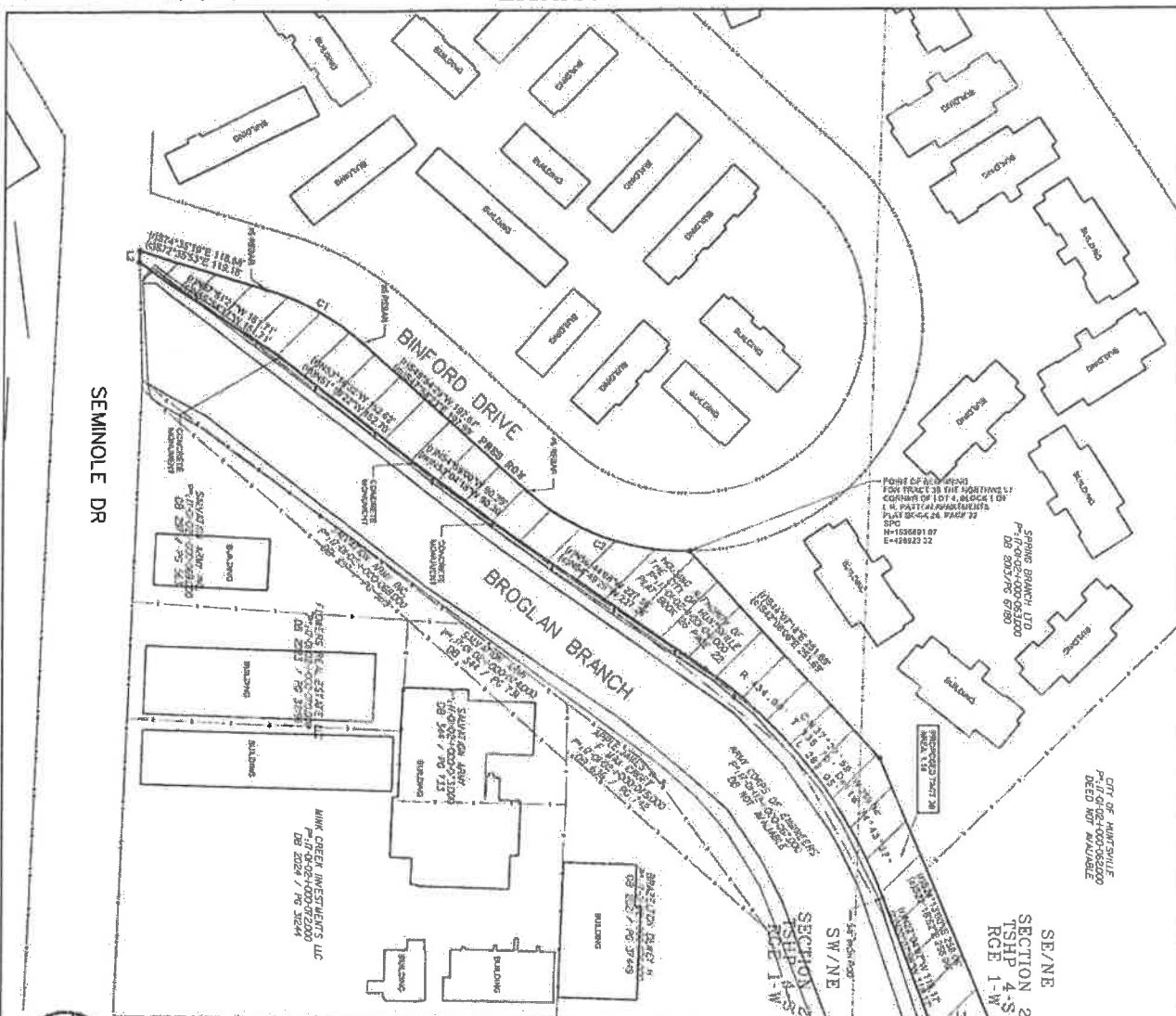
said curve 96.54 feet to a #5 rebar found marking the point of tangency of said curve; thence South 47 Degrees 58 Minutes 23 Seconds East a distance of 197.99 feet to #5 rebar found marking the point of curvature of a curve to the left, having a radius of 205.00 feet, the chord of which is South 69 Degrees 24 Minutes 03 Seconds East for a distance of 153.95 feet; thence along an arc of said curve 157.82 feet to the POINT OF BEGINNING.

The above-described tract contains 1.14 acres (49751.75 sq. ft.), more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

All according to my survey this the 13th day of December 2024.


Loyd W. Carpenter, PLS
Alabama License No. 26012





Station	Area	Curve 1 Data	Station	Area	Station	Area	Station	Area
1+00	1.50	40.00	1+50	2.25	2+00	3.00	2+50	3.75
3+00	4.50	5.00	3+50	5.25	4+00	6.00	4+50	6.75

Name	Length	Direction
1	34.21	N 87°03'32" W
2	10.36	N 27°15'08" E

Area	Value
PARENT	1.15 ACRES - 4-
TRACT 2B	1.14 ACRES - 4-
REMAIN	0.10 ACRES - 4-

NOTE: PARENT TRACT ACQUIRED THROUGH RECORD DEED FROM RECORDED PLAT

SURVEYOR'S NOTES:

- DATE OF FIELD SURVEY: SEPTEMBER 17, 2024
- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF ALABAMA, TITLE 13, CHAPTER 3, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
- THE PRESENCE OF ANY ADJACENT PROPERTY, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS, NO LIABILITY IS ASSUMED BY THE UNDERSIGNED SURVEYOR FOR ANY VIOLATION OF SUCH REQUIREMENTS OR RESTRICTIONS ON THE PROPERTY.
- NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DETERMINE THE EXISTENCE OF ANY ADJACENT PROPERTY, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF SUCH REQUIREMENTS OR RESTRICTIONS ON THE PROPERTY.
- NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DETERMINE THE EXISTENCE OF ANY ADJACENT PROPERTY, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF SUCH REQUIREMENTS OR RESTRICTIONS ON THE PROPERTY.

CITY OF HUNTSVILLE
 ENGINEERING DIVISION
 HUNTSVILLE, ALABAMA

PEDESTRIAN ACCESS AND REDEVELOPMENT CORRIDOR (PARC) PROJECT

JOB NO: 23000200
 DATE: DEC 2024
 DRAWN BY: LWC
 CHECKED BY: LWC

DRAWING NUMBER: 3B
 SHEET NUMBER: 3 OF 3

GARVER

5754 Research Drive
 Huntsville, AL 35895
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CITY OF HUNTSVILLE
 308 FOUNTAIN CIRCLE
 HUNTSVILLE, ALABAMA 35894-3500

DATE: 12/11/2024
 BY: [Signature]
 TITLE: SURVEYOR

EXHIBIT "E-1"



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**STATE OF ALABAMA
MADISON COUNTY**

**Surveyor's Description for Pedestrian Access and Redevelopment Easement – City of
Huntsville, PARC Corridor – Tract 4
Reference: Drawing Number 4.**

A tract of land lying and being situated in Section 2, Township 4 South, Range 1 West of the Huntsville Meridian in Madison County, Alabama.

Said tract being a portion of the property conveyed to the Successus, LLC in Deed Book 2014, Page 446870 as recorded in the Office of the Judge of Probate for Madison County, Alabama and being more particularly described as follows:

Commencing at concrete monument found marking the northeast corner of Block 170 Lot 1 of the Lowe Corporation Addition as recorded in Plat Book 1, Page 166, said point marking the south right-of-way of Governors Drive; thence along said right-of-way North 89 Degrees 56 Minutes 12 Seconds East a distance of 220.16 feet to a #5 rebar with a cap stamped "GARVER LLC CA-445-LS" (typical) set marking the northwest corner of a tract of land conveyed to Successus, LLC in Deed Book 2014, Page 446870 as recorded in the Office of the Judge of Probate for Madison County, Alabama; thence along the north boundary of said Successus tract North 89 Degrees 56 Minutes 12 Seconds East a distance of 10.00 feet to a #5 rebar with a defaced cap found; thence North 89 Degrees 56 Minutes 12 Seconds East a distance of 107.21 feet to a #5 rebar set and said point being the Point of Beginning for the herein described tract having established grid coordinates of (N) 1536104.05, (E) 427278.88;

Thence North 89 Degrees 56 Minutes 12 Seconds East a distance of 44.11 feet to a #5 rebar set marking the point of curvature of a curve to the right, having a radius of 316.50 feet, the chord of which is South 20 Degrees 13 Minutes 15 Seconds West for a distance of 91.84 feet; thence leaving said right-of-way and said north boundary along the arc of said curve 92.17 feet to a #5 rebar set marking the point of curvature of a curve to the left, having a radius of 133.50 feet, the chord of which is South 4 Degrees 08 Minutes 32 Seconds East for a distance of 144.27 feet; thence along the arc of said curve 152.41 feet to a #5 rebar set; thence South 57 Degrees 26 Minutes 53 Seconds West a distance of 5.47 feet to a #5 rebar set marking the point of curvature of a curve to the right, having a radius of 305.12 feet, the chord of which is South 18 Degrees 10 Minutes 26 Seconds East for a distance of 249.39 feet; thence along the arc of said curve 256.91 feet to a #5 rebar set; thence South 5 Degrees 56 Minutes 53 Seconds West a distance of 49.03 feet to a #5 rebar set marking the south boundary of said Successus tract; thence along said south boundary North 89 Degrees 24 Minutes 29 Seconds West a distance of 26.16 feet to a #5 rebar set marking the west boundary of said Successus tract; thence leaving said south boundary and along the west boundary of said Successus tract North 3 Degrees 19 Minutes 50 Seconds West a distance of 95.80 feet to a #5 rebar set marking the point of curvature of a curve to the left, having a radius of 267.12 feet, the chord of which is North

21 Degrees 56 Minutes 05 Seconds West for a distance of 170.44 feet; thence along the arc of said curve 173.47 feet to a #5 rebar set marking the point of curvature of a curve to the right, having a radius of 176.50 feet, the chord of which is North 36 Degrees 32 Minutes 44 Seconds West for a distance of 24.58 feet; thence along the arc of said curve 24.60 feet to a #5 rebar set marking the point of curvature of a curve to the right, having a radius of 176.50 feet, the chord of which is North 1 Degrees 59 Minutes 40 Seconds West for a distance of 179.47 feet; thence along the arc of said curve 188.27 feet to a #5 rebar set marking the point of curvature of a curve to the left, having a radius of 273.50 feet, the chord of which is North 21 Degrees 10 Minutes 37 Seconds East for a distance of 70.32 feet; thence along the arc of said curve 70.52 feet to the Point of Beginning.

The above-described tract contains 0.50 acres (21785.62 sq. ft.) more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

All according to my survey this the 13th day of December 2024.

Lloyd W Carpenter

Lloyd W. Carpenter, PLS
Alabama License No.26012



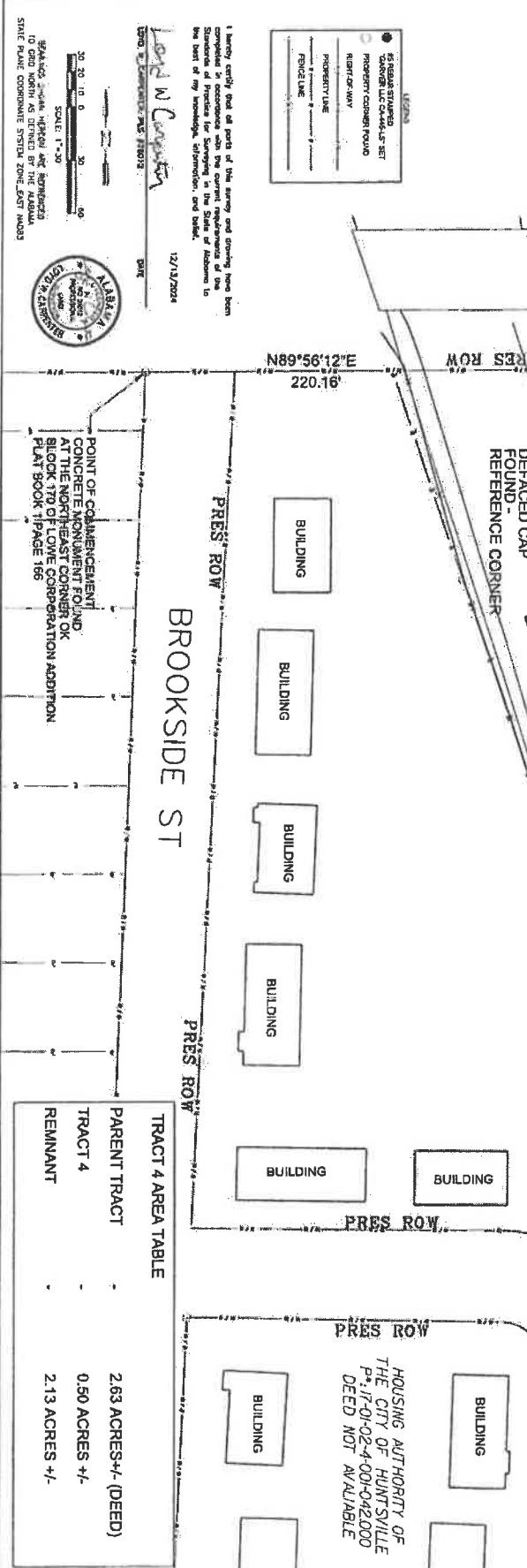
EXHIBIT "E-2"

SURVEYOR'S NOTES:

1. DATE OF FIELD SURVEY: SEPTEMBER 17, 2024
2. THIS SURVEY WAS CONDUCTED WITHIN THE LIMITS OF AN ABSTRACT OF TITLE. NO QUANTITY IS ASSIGNED BY THE UNDEVELOPED OR UNLOCATED AREAS THAT MAY BE DISCOVERED BY AN ABSTRACT ON THE SURFACE OF THE PROPERTY.
3. THE INDICATED POINTS AND DISTANCES WERE SUBJECT TO ANY CHANGE IN ELEVATION, HEIGHT-OF-MEAN, HYDROLOGIC CHANGES, ZONING REGULATIONS, AND/OR SURFACE WATER FLOW. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY FACTORS OR CONDITIONS ON THE SURFACE OF THE PROPERTY.
4. NO ASSURANCE WAS MADE AS TO THE ACCURACY OF THE SURVEY OR THE POSITION OF THE POINTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY FACTORS OR CONDITIONS ON THE SURFACE OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY FACTORS OR CONDITIONS ON THE SURFACE OF THE PROPERTY.

Name	Radius	Arc	Chord	Direction
C1	318.5	82.17	91.84	S 20°13'15" W
C2	133.5	132.41	144.27	S 04°05'32" E
C3	287.12	173.47	170.44	N 21°58'05" W
C4	176.5	24.6	24.58	N 86°22'44" W
C5	176.5	188.27	179.47	N 01°58'42" W
C6	273.5	70.52	78.32	N 21°10'07" E

Name	Length	Direction
L1	44.11	N 89°56'12" E
L2	5.47	S 57°26'53" W
L3	49.03	S 05°56'53" W
L4	26.16	N 89°24'29" W



TRACT 4 AREA TABLE	
PARENT TRACT	2.63 ACRES +/- (DEED)
TRACT 4	0.50 ACRES +/-
REMNANT	2.13 ACRES +/-

<p>JOB NO.: 23502020 DATE: DEC 2024 CHECKED BY: LWC DRAWN BY: MBS</p>	<p>CITY OF HUNTSVILLE ENGINEERING DIVISION HUNTSVILLE, ALABAMA</p>	<p>PEDESTRIAN ACCESS AND REDEVELOPMENT CORRIDOR (PARC) PROJECT</p>	<p>DATE</p>	<p>BY</p>	<p>DESIGN #/PHN</p>	<p>BY</p>	<p>CITY OF HUNTSVILLE 308 FOUNTAIN CIRCLE HUNTSVILLE, ALABAMA 35801</p>	<p>913A Roperway Drive Huntsville, AL 35895 (256) 584-5512</p>	<p>GARVER</p>