



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 8/22/2024

File ID: TMP-4513

Department: Legal

Subject:

Type of Action: Approval/Action

Resolution authorizing the City of Huntsville to acquire and/or condemn certain permanent utility and drainage easements on, over, under, across and upon certain parcels of land for the Big Cove Station 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: Big Cove Station Project

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

Additional Comments:

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 permanent, exclusive utility and 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 Big Cove Station Sewer Extension 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 22nd day of August, 2024.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 22nd day of August, 2024.

Tommy Battle
Mayor of the City of Huntsville, Alabama

TRACT #1 EXHIBIT "A-1"

STATE OF ALABAMA)
MADISON COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE LYING NEAR THE CENTERLINE OF BYRD ROAD WHICH IS PURPORTED AS BEING THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE 00 MINUTES 56 SECONDS EAST, 1146.69 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, 633.65 FEET TO A 5/8 CAPPED IRON PIN (MCELROY) MARKING THE SOUTHWEST CORNER OF JANICE LOUISE DEMPSEY PYLANT PROPERTY, AS RECORDED IN DEED BOOK 203 PAGE 515 IN THE OFFICE OF THE JUDGE PROBATE OF MADISON COUNTY, ALABAMA AND BEING THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,502,011.22', EAST: 455,547.50';

THENCE, FROM THE POINT OF BEGINNING AND ALONG THE WEST BOUNDARY LINE OF SAID JANICE LOUISE DEMPSEY PYLANT PROPERTY (DB 203 PG 515), NORTH 01 DEGREE 00 MINUTES 04 SECONDS EAST, 42.03 FEET TO A POINT; THENCE, LEAVING SAID WEST LINE, SOUTH 44 DEGREES 42 MINUTES 06 SECONDS EAST, 60.71 FEET TO A POINT LYING ON THE SOUTH BOUNDARY LINE OF SAID JANICE LOUISE DEMPSEY PYLANT PROPERTY (DB 203 PG 515); THENCE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 30 MINUTES 36 SECONDS WEST, 43.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES (913 SQUARE FEET), MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT #1

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE LYING NEAR THE CENTERLINE OF BYRD ROAD WHICH IS PURPORTED AS BEING THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE 00 MINUTES 56 SECONDS EAST, 1146.69 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, 633.65 FEET TO A 5/8 CAPPED IRON PIN (MCELROY) MARKING THE SOUTHWEST CORNER OF JANICE LOUISE DEMPSEY PYLANT PROPERTY, AS RECORDED IN DEED BOOK 203 PAGE 515 IN THE OFFICE OF THE JUDGE PROBATE OF MADISON COUNTY, ALABAMA; THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID JANICE LOUISE DEMPSEY PYLANT PROPERTY (DB 203 PG 515), NORTH 01 DEGREE 00 MINUTES 04 SECONDS EAST, 42.03 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,502,053.24', EAST: 455,548.23';

THENCE, FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID WEST LINE, NORTH 01 DEGREE 00 MINUTES 04 SECONDS EAST, 27.94 FEET TO A POINT; THENCE, LEAVING SAID WEST LINE, SOUTH 44 DEGREES 42 MINUTES 06 SECONDS EAST, 101.08 FEET TO A POINT LYING ON THE SOUTH BOUNDARY LINE OF SAID JANICE LOUISE DEMPSEY PYLANT PROPERTY (DB 203 PG 515); THENCE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 30 MINUTES 36 SECONDS WEST, 38.89 FEET TO A POINT; THENCE, LEAVING SAID SOUTH LINE, NORTH 44 DEGREES 42 MINUTES 06 SECONDS WEST, 60.71 FEET TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES (1,618 SQUARE FEET), MORE OR LESS.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT #1 WILL REVERT BACK TO THE ORIGINAL OWNER AFTER THE CONSTRUCTION OF THE SANITARY SEWER LINE IS COMPLETE OR TWO (2) YEARS FROM THE DATE HEREOF, WHICHEVER SHALL FIRST OCCUR.

TEMPORARY CONSTRUCTION EASEMENT #2

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE LYING NEAR THE CENTERLINE OF BYRD ROAD WHICH IS PURPORTED AS BEING THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE 00 MINUTES 56 SECONDS EAST, 1146.69 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, 633.65 FEET TO A 5/8 CAPPED IRON PIN (MCELROY) MARKING THE SOUTHWEST CORNER OF JANICE LOUISE DEMPSEY PYLANT PROPERTY, AS RECORDED IN DEED BOOK 203 PAGE 515 IN THE OFFICE OF THE JUDGE PROBATE OF MADISON COUNTY, ALABAMA; THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID JANICE LOUISE DEMPSEY PYLANT PROPERTY (DB 203 PG 515), SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 103.52 FEET TO THE POINT OF BEGINNING AND PASSING THROUGH A 1/2 INCH CAPPED IRON PIN AT A DISTANCE OF 91.59 FEET AND THE POINT OF BEGINNING BEING FURTHER DESCRIBED AS HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,502,008.52', EAST: 455,650.98';

THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, NORTH 69 DEGREES 51 MINUTES 41 SECONDS EAST, 51.86 FEET TO A POINT; THENCE SOUTH 86 DEGREES 18 MINUTES 22 SECONDS EAST, 2.72 FEET TO A POINT LYING ON THE EAST BOUNDARY LINE OF SAID JANICE LOUISE DEMPSEY PYLANT PROPERTY (DB 203 PG 515); THENCE, ALONG SAID EAST LINE, SOUTH 00 DEGREES 08 MINUTES 37 SECONDS WEST, 19.01 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID JANICE LOUISE DEMPSEY PYLANT PROPERTY (DB 203 PG 515); THENCE, LEAVING SAID EAST LINE AND ALONG SAID SOUTH LINE OF SAID JANICE LOUISE DEMPSEY PYLANT PROPERTY (DB 203 PG 515); NORTH 88 DEGREES 30 MINUTES 36 SECONDS WEST, 51.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES (517 SQUARE FEET), MORE OR LESS.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT #2 WILL REVERT BACK TO THE ORIGINAL OWNER AFTER THE CONSTRUCTION OF THE SANITARY SEWER LINE IS COMPLETE OR TWO (2) YEARS FROM THE DATE HEREOF, WHICHEVER SHALL FIRST OCCUR.

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

11TH DAY OF JULY, 2024.



ANTHONY SCOTT MANARY PLS #35345




DRAWN BY: JCB	ACQUISITION SURVEY	
FIELD CREW: ZJ	BIG COVE STATION	
FIELD DATE: 05.21.24	SANITARY SEWER EXTENSION	
OFFICE DATE: 07.11.24	SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST	
CHECKED BY: ASM		
SHEET: 1 OF 1		
JOB NO: 23-024		

TRACT #1 EXHIBIT "A-2"

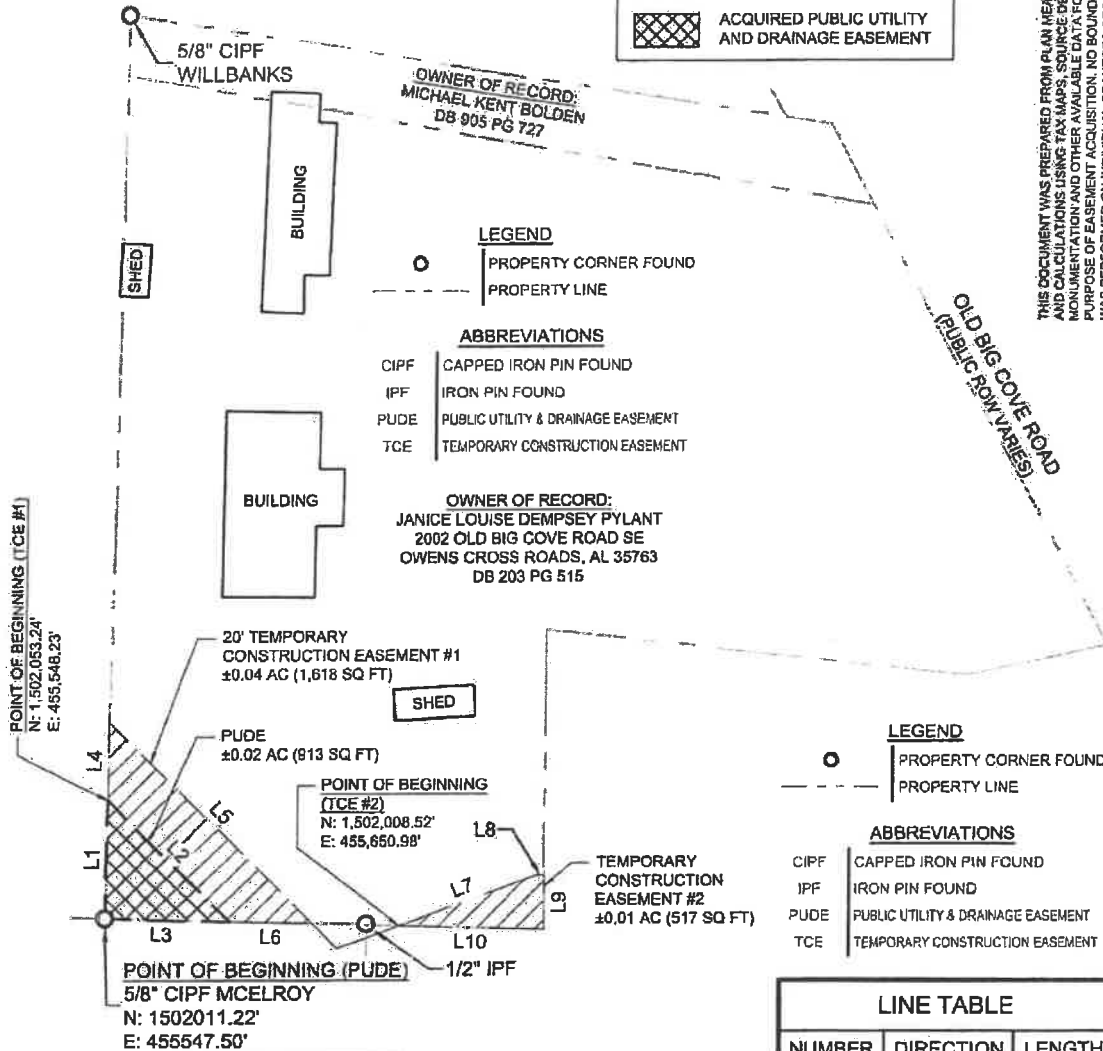
GENERAL NOTES:

1. NORTHARROW 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 TEMPORARY CONSTRUCTION EASEMENT
	ACQUIRED PUBLIC UTILITY AND DRAINAGE EASEMENT

THIS DOCUMENT WAS PREPARED FROM PLAN MEASUREMENTS, AND CALCULATIONS USING THE MAPS, SOURCE DEEDS, MONUMENTATION AND OTHER AVAILABLE INFORMATION FOR THE PURPOSE OF EASEMENT ACQUISITION. NO BOUNDARY SURVEY WAS PERFORMED ON INDIVIDUAL GRANTORS' PROPERTIES.



LEGEND

○ PROPERTY CORNER FOUND
 - - - PROPERTY LINE

ABBREVIATIONS

CIPF | CAPPED IRON PIN FOUND
 IPF | IRON PIN FOUND
 PUDE | PUBLIC UTILITY & DRAINAGE EASEMENT
 TCE | TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N 1°00'04" E	42.03'
L2	S 44°42'06" E	60.71'
L3	N 88°30'36" W	43.45'
L4	N 1°00'04" E	27.94'
L5	S 44°42'06" E	101.08'
L6	N 88°30'36" W	28.89'
L7	N 68°51'41" E	51.86'
L8	S 86°18'22" E	2.72'
L9	S 0°08'37" W	19.01'
L10	N 88°30'36" W	51.37'

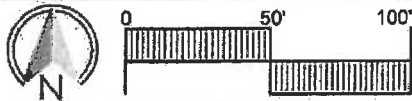
**BIG COVE STATION
 SANITARY SEWER EXTENSION**

TRACT NUMBER: 1
 OWNER: JANICE LOUISE
 DEMPSEY PYLANT
 PARCEL NO: 23-01-02-0-000-055.000

TOTAL ACREAGE: 1.3 AC.±
 PUDE ACQUIRED: (4,347 SQ. FT.) 0.10 AC.±
 T.C.E. ACQUIRED: (871 SQ. FT.) 0.02 AC.±



VICINITY MAP
 (NOT TO SCALE)



DRAWN BY: JCB
 FIELD CREW: ZJ
 FIELD DATE: 05.21.24
 OFFICE DATE: 07.11.24
 CHECKED BY: ASM
 SHEET: 1 OF 1
 JOB NO: 23-024

ACQUISITION SURVEY
BIG COVE STATION
 SANITARY SEWER EXTENSION
 SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST



TRACT #2 EXHIBIT "B-1"

STATE OF ALABAMA)
MADISON COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE LYING NEAR THE CENTERLINE OF BYRD ROAD WHICH IS PURPORTED AS BEING THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE 00 MINUTES 56 SECONDS EAST, 1146.69 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, 633.65 FEET TO A 5/8 CAPPED IRON PIN (MCELROY) LYING ON THE NORTH BOUNDARY LINE OF ASHA GULATI PROPERTY, AS RECORDED IN DEED BOOK 2022 PAGE 58137 IN THE OFFICE OF THE JUDGE PROBATE OF MADISON COUNTY, ALABAMA AND ALSO BEING THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,502,011.22', EAST: 455,547.50':

THENCE, FROM THE POINT OF BEGINNING AND ALONG SAID NORTH LINE, SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 43.45 FEET TO A POINT; THENCE, LEAVING SAID NORTH LINE, SOUTH 44 DEGREES 42 MINUTES 06 SECONDS EAST, 46.33 FEET TO A POINT; THENCE NORTH 69 DEGREES 51 MINUTES 41 SECONDS EAST, 17.00 FEET TO A POINT LYING ON THE EAST BOUNDARY LINE OF SAID ASHA GULATI PROPERTY (DB 2022 PG 58137); THENCE, ALONG SAID EAST LINE, SOUTH 00 DEGREES 56 MINUTES 41 SECONDS EAST, 21.18 FEET TO A POINT; THENCE, LEAVING SAID EAST LINE, SOUTH 69 DEGREES 51 MINUTES 41 SECONDS WEST, 22.88 FEET TO A POINT; THENCE SOUTH 68 DEGREES 16 MINUTES 17 SECONDS WEST, 45.94 FEET TO A POINT; THENCE SOUTH 84 DEGREES 26 MINUTES 08 SECONDS WEST, 15.00 FEET TO A POINT; THENCE NORTH 05 DEGREES 33 MINUTES 52 SECONDS WEST, 40.41 FEET TO A POINT; THENCE NORTH 14 DEGREES 43 MINUTES 38 SECONDS WEST, 36.71 FEET TO THE POINT OF BEGINNING. CONTAINING 0.10 ACRES (4,347 SQUARE FEET), MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE LYING NEAR THE CENTERLINE OF BYRD ROAD WHICH IS PURPORTED AS BEING THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE 00 MINUTES 56 SECONDS EAST, 1146.69 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, 633.65 FEET TO A 5/8 CAPPED IRON PIN (MCELROY) LYING ON THE NORTH BOUNDARY LINE OF ASHA GULATI PROPERTY, AS RECORDED IN DEED BOOK 2022 PAGE 58137 IN THE OFFICE OF THE JUDGE PROBATE OF MADISON COUNTY, ALABAMA; THENCE, ALONG SAID NORTH LINE, SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 43.45 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,502,010.09', EAST: 455,590.94':

THENCE, FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID NORTH LINE, SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 28.89 FEET TO A POINT; THENCE, LEAVING SAID NORTH LINE, SOUTH 44 DEGREES 42 MINUTES 06 SECONDS EAST, 12.63 FEET TO A POINT; THENCE NORTH 69 DEGREES 51 MINUTES 41 SECONDS EAST, 11.11 FEET TO A POINT LYING ON THE EAST BOUNDARY LINE OF SAID ASHA GULATI PROPERTY (DB 2022 PG 58137); THENCE, ALONG SAID EAST LINE, SOUTH 00 DEGREES 56 MINUTES 41 SECONDS EAST, 21.18 FEET TO A POINT; THENCE, LEAVING SAID EAST LINE, SOUTH 69 DEGREES 51 MINUTES 41 SECONDS WEST, 17.00 FEET TO A POINT; THENCE NORTH 44 DEGREES 42 MINUTES 06 SECONDS WEST, 46.33 FEET TO THE POINT OF BEGINNING. CONTAINING 0.02 AC (871 SQUARE FEET), MORE OR LESS.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT WILL REVERT BACK TO THE ORIGINAL OWNER AFTER THE CONSTRUCTION OF THE SANITARY SEWER LINE IS COMPLETE OR TWO (2) YEARS FROM THE DATE HEREOF, WHICHEVER SHALL FIRST OCCUR.

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

11TH DAY OF JULY, 2024.



ANTHONY SCOTT MANARY PLS #35345



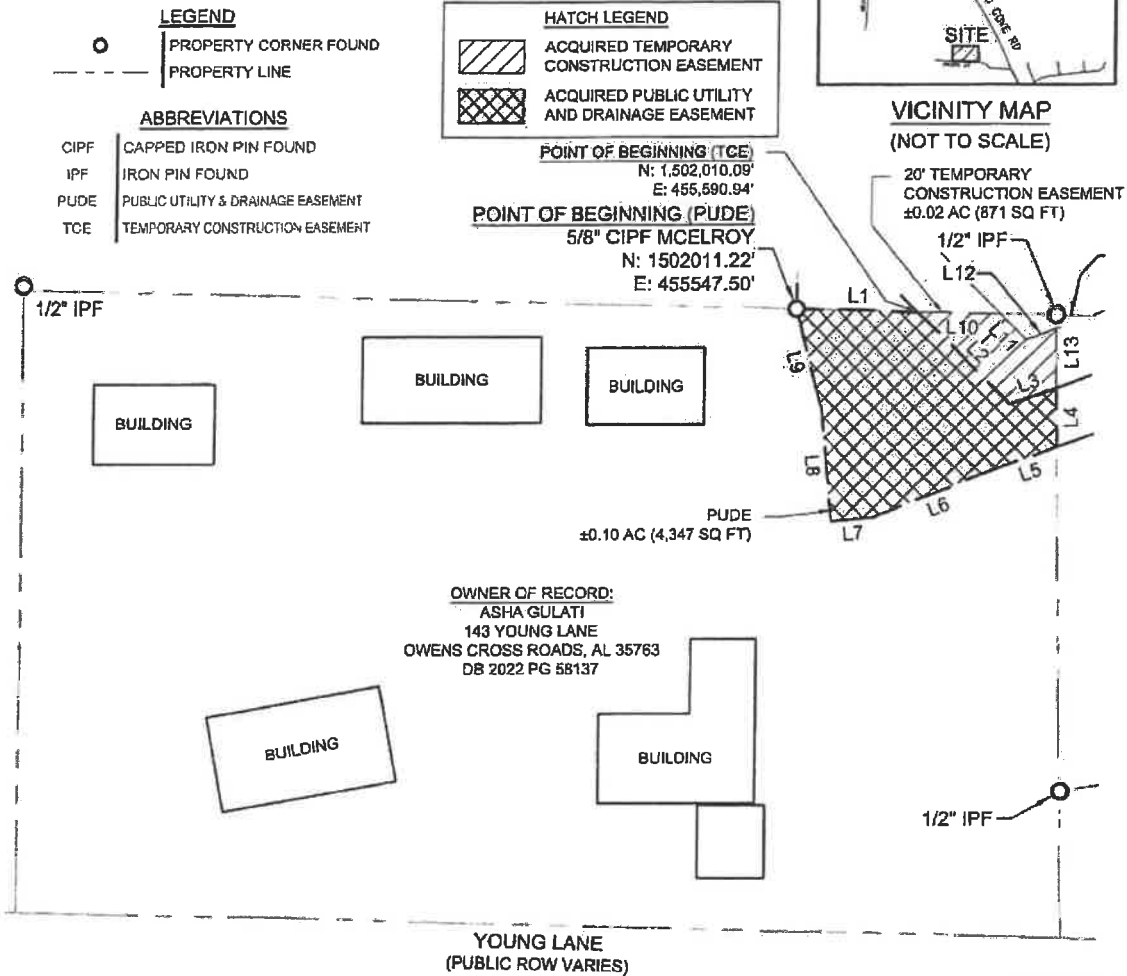
DRAWN BY: JCB	ACQUISITION SURVEY	
FIELD CREW: ZJ	BIG COVE STATION	
FIELD DATE: 05.21.24	SANITARY SEWER EXTENSION	
OFFICE DATE: 07.11.24	SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST	
CHECKED BY: ASM		
SHEET: 1 OF 1		
JOB NO: 23-024		

TRACT #2 EXHIBIT "B-2"

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



OWNER OF RECORD:
ASHA GULATI
143 YOUNG LANE
OWENS CROSS ROADS, AL 35763
DB 2022 PG 58137

YOUNG LANE
(PUBLIC ROW VARIES)

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S 88°30'36" E	43.45'
L2	S 44°42'06" E	46.33'
L3	N 69°51'41" E	17.00'
L4	S 0°56'41" E	21.18'
L5	S 69°51'41" W	22.88'
L6	S 68°16'17" W	45.94'
L7	S 84°26'08" W	15.00'

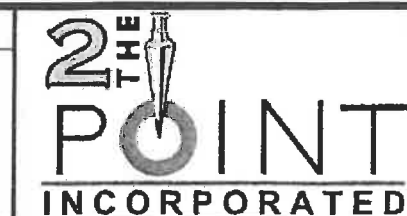
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L8	N 5°33'52" W	40.41'
L9	N 14°43'38" W	36.71'
L10	S 88°30'36" E	28.89'
L11	S 44°42'06" E	12.83'
L12	N 69°51'41" E	11.11'
L13	S 0°56'41" E	21.18'

BIG COVE STATION SANITARY SEWER EXTENSION	
TRACT NUMBER: 2	
OWNER: ASHA GULATI	
PARCEL NO: 23-01-02-0-000-065.000	
TOTAL ACREAGE:	1.8 AC ±
PUDE ACQUIRED:	(4,347 SQ. FT.) 0.10 AC ±
T.C.E. ACQUIRED:	(871 SQ. FT.) 0.02 AC ±



DRAWN BY: JCB
FIELD CREW: ZJ
FIELD DATE: 05.21.24
OFFICE DATE: 07.11.24
CHECKED BY: ASM
SHEET: 1 OF 1
JOB NO: 23-024

ACQUISITION SURVEY
BIG COVE STATION
SANITARY SEWER EXTENSION
SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST



TRACT #3 EXHIBIT "C-1"

STATE OF ALABAMA)
MADISON COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE LYING NEAR THE CENTERLINE OF BYRD ROAD WHICH IS PURPORTED AS BEING THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE 00 MINUTES 56 SECONDS EAST, 1146.69 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, 633.65 FEET TO A 5/8 CAPPED IRON PIN (MCELROY); THENCE SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 91.59 FEET TO A 1/2 INCH IRON PIN MARKING THE NORTHWEST CORNER OF JEAN EVELYN EMMANS PROPERTY AS RECORDED IN DOCUMENT NUMBER 20150127000044240 IN THE OFFICE OF THE JUDGE PROBATE OF MADISON COUNTY, ALABAMA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID JEAN EVELYN EMMANS PROPERTY (DOC# 2015-44240), SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 66.19 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,502,007.11'. EAST: 455,705.22';

THENCE, FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID NORTH LINE, SOUTH 88 DEGREES 30 MINUTES 39 SECONDS EAST, 54.26 FEET TO A POINT; THENCE, LEAVING SAID NORTH LINE, SOUTH 69 DEGREES 51 MINUTES 41 SECONDS WEST, 127.43 FEET TO A POINT LYING ON THE WEST BOUNDARY LINE OF SAID JEAN EVELYN EMMANS PROPERTY (DOC# 2015-44240); THENCE, ALONG SAID WEST LINE, NORTH 00 DEGREES 56 MINUTES 41 SECONDS WEST, 21.18 FEET TO A POINT; THENCE, LEAVING SAID WEST LINE, NORTH 69 DEGREES 51 MINUTES 41 SECONDS EAST, 70.02 FEET TO THE POINT OF BEGINNING. CONTAINING 0.05 ACRES (1,974 SQUARE FEET), MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE LYING NEAR THE CENTERLINE OF BYRD ROAD WHICH IS PURPORTED AS BEING THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE 00 MINUTES 56 SECONDS EAST, 1146.69 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, 633.65 FEET TO A 5/8 CAPPED IRON PIN (MCELROY); THENCE SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 91.59 FEET TO A 1/2 INCH IRON PIN MARKING THE NORTHWEST CORNER OF JEAN EVELYN EMMANS PROPERTY AS RECORDED IN DOCUMENT NUMBER 20150127000044240 IN THE OFFICE OF THE JUDGE PROBATE OF MADISON COUNTY, ALABAMA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID JEAN EVELYN EMMANS PROPERTY (DOC# 2015-44240), SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 11.93 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,502,008.52', EAST: 455,650.98';

THENCE, FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID NORTH LINE, SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 54.26 FEET TO A POINT; THENCE, LEAVING SAID NORTH LINE, SOUTH 69 DEGREES 51 MINUTES 41 SECONDS WEST, 70.02 FEET TO A POINT LYING ON THE WEST BOUNDARY LINE OF SAID JEAN EVELYN EMMANS PROPERTY (DOC# 2015-44240); THENCE, ALONG SAID WEST LINE, NORTH 00 DEGREES 56 MINUTES 41 SECONDS WEST, 21.18 FEET TO A POINT; THENCE, LEAVING SAID WEST LINE, NORTH 69 DEGREES 51 MINUTES 41 SECONDS EAST, 12.62 FEET TO THE POINT OF BEGINNING. CONTAINING 0.02 AC (826 SQUARE FEET), MORE OR LESS.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT WILL REVERT BACK TO THE ORIGINAL OWNER AFTER THE CONSTRUCTION OF THE SANITARY SEWER LINE IS COMPLETE OR TWO (2) YEARS FROM THE DATE HEREOF, WHICHEVER SHALL FIRST OCCUR.

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

11TH DAY OF JULY, 2024.


ANTHONY SCOTT MANARY PLS #35345



DRAWN BY: JCB	ACQUISITION SURVEY	
FIELD CREW: ZJ	BIG COVE STATION	
FIELD DATE: 05.21.24	SANITARY SEWER EXTENSION	
OFFICE DATE: 07.11.24	SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST	
CHECKED BY: ASM		
SHEET: 1 OF 1		
JOB NO: 23-024		

TRACT #3 EXHIBIT "C-2"

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

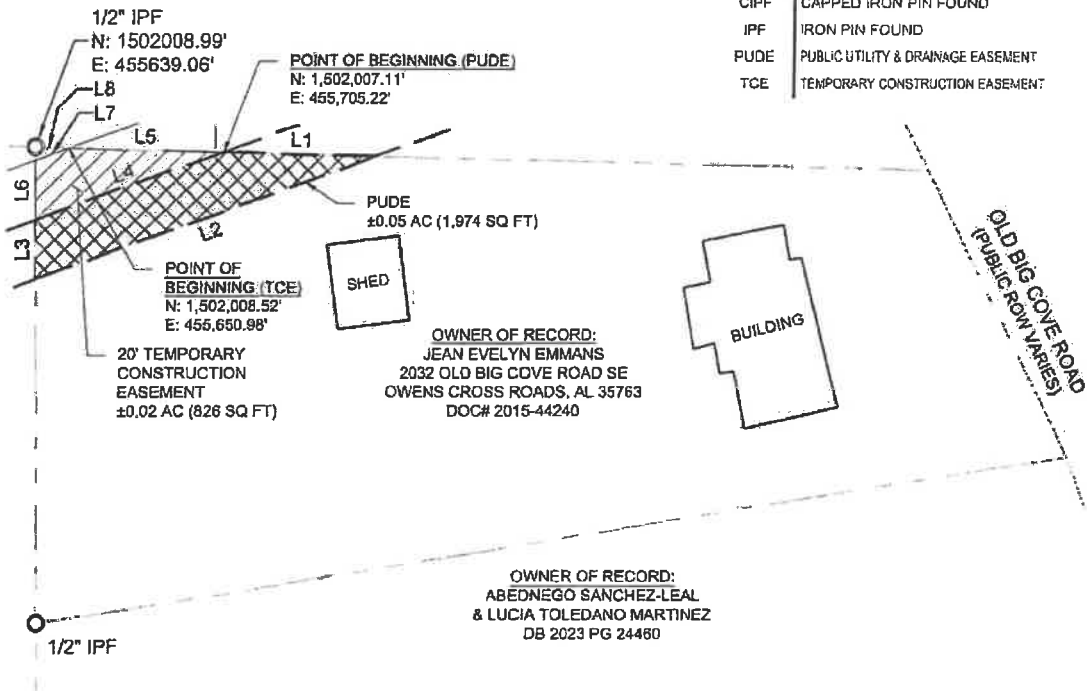
GENERAL NOTES:

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 TEMPORARY CONSTRUCTION EASEMENT
	ACQUIRED PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND	
	PROPERTY CORNER FOUND
	PROPERTY LINE

ABBREVIATIONS	
CIPF	CAPPED IRON PIN FOUND
IPF	IRON PIN FOUND
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
TCE	TEMPORARY CONSTRUCTION EASEMENT



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S 88°30'38" E	54.26'
L2	S 69°51'41" W	127.43'
L3	N 0°56'41" W	21.18'
L4	N 69°51'41" E	70.02'
L5	S 88°30'36" E	54.26'
L6	N 0°56'41" W	21.18'
L7	N 69°51'41" E	12.82'
L8	S 88°30'36" E	11.93'

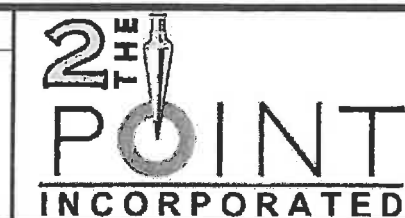


VICINITY MAP
(NOT TO SCALE)

BIG COVE STATION SANITARY SEWER EXTENSION	
TRACT NUMBER: 3	
OWNER: JEAN EVELYN EMMANS	
PARCEL NO: 23-01-02-0-000-064.000	
TOTAL ACREAGE:	1.1 AC±
PUDE ACQUIRED:	(1,974 SQ. FT.) 0.05 AC±
T.C.E. ACQUIRED:	(826 SQ. FT.) 0.02 AC±



DRAWN BY: JCB	ACQUISITION SURVEY
FIELD CREW: ZJ	BIG COVE STATION
FIELD DATE: 05.21.24	
OFFICE DATE: 07.11.24	SANITARY SEWER EXTENSION
CHECKED BY: ASM	SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SHEET: 1 OF 1	
JOB NO: 23-024	



TRACT #4 EXHIBIT "D-1"

STATE OF ALABAMA)
MADISON COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE LYING NEAR THE CENTERLINE OF BYRD ROAD WHICH IS PURPORTED AS BEING THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE 00 MINUTES 56 SECONDS EAST, 1146.69 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, 633.65 FEET TO A 5/8 CAPPED IRON PIN (MCELROY); THENCE SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 91.59 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 66.19 FEET TO A POINT LYING ON THE SOUTH BOUNDARY LINE OF JIMMY RAY & TINA MICHELLE WEBSTER PROPERTY, AS RECORDED IN DOCUMENT NUMBER 2021-00069683 IN THE OFFICE OF THE JUDGE PROBATE OF MADISON COUNTY, ALABAMA AND ALSO BEING THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,502,007.11', EAST: 455,705.22';

THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTH LINE, NORTH 69 DEGREES 51 MINUTES 41 SECONDS EAST, 221.57 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY MARGIN OF OLD BIG COVE ROAD (PUBLIC RIGHT-OF-WAY VARIES); THENCE, ALONG SAID MARGIN, THENCE SOUTH 27 DEGREES 00 MINUTES 17 SECONDS EAST, 20.14 FEET TO A POINT; THENCE, LEAVING SAID MARGIN, SOUTH 69 DEGREES 51 MINUTES 41 SECONDS WEST, 173.54 FEET TO A POINT LYING ON SAID SOUTH BOUNDARY LINE OF SAID JIMMY RAY & TINA MICHELLE WEBSTER PROPERTY (DOC# 2021-69683); THENCE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 30 MINUTES 39 SECONDS WEST, 54.26 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES (3,951 SQUARE FEET), MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE LYING NEAR THE CENTERLINE OF BYRD ROAD WHICH IS PURPORTED AS BEING THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 01 DEGREE 00 MINUTES 56 SECONDS EAST, 1146.69 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, 633.65 FEET TO A 5/8 CAPPED IRON PIN (MCELROY); THENCE SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 91.59 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 88 DEGREES 30 MINUTES 36 SECONDS EAST, 63.30 FEET TO A POINT BEING THE SOUTHWEST CORNER OF JIMMY RAY & TINA MICHELLE WEBSTER PROPERTY, AS RECORDED IN DOCUMENT NUMBER 2021-00069683 IN THE OFFICE OF THE JUDGE PROBATE OF MADISON COUNTY, ALABAMA AND ALSO BEING THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,502,007.19', EAST: 455,702.33';

THENCE, FROM THE POINT OF BEGINNING AND ALONG THE WEST BOUNDARY LINE OF SAID JIMMY RAY & TINA MICHELLE WEBSTER PROPERTY (DOC# 2021-69683), NORTH 00 DEGREES 08 MINUTES 37 SECONDS EAST, 19.01 FEET TO A POINT; THENCE, LEAVING SAID WEST LINE, SOUTH 86 DEGREES 18 MINUTES 22 SECONDS EAST, 30.06 FEET TO A POINT; THENCE NORTH 03 DEGREES 07 MINUTES 55 SECONDS EAST, 14.42 FEET TO A POINT; THENCE NORTH 69 DEGREES 51 MINUTES 41 SECONDS EAST, 182.07 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY MARGIN OF OLD BIG COVE ROAD (PUBLIC RIGHT-OF-WAY VARIES); THENCE, ALONG SAID MARGIN, SOUTH 27 DEGREES 00 MINUTES 17 SECONDS EAST, 20.14 FEET TO A POINT; THENCE, LEAVING SAID MARGIN, SOUTH 69 DEGREES 51 MINUTES 41 SECONDS WEST, 221.57 FEET TO A POINT LYING ON SAID SOUTH LINE OF SAID JIMMY RAY & TINA MICHELLE WEBSTER PROPERTY (DOC# 2021-69683); THENCE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 30 MINUTES 39 SECONDS WEST, 2.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT WILL REVERT BACK TO THE ORIGINAL OWNER AFTER THE CONSTRUCTION OF THE SANITARY SEWER LINE IS COMPLETE OR TWO (2) YEARS FROM THE DATE HEREOF, WHICHEVER SHALL FIRST OCCUR.

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

11TH DAY OF JULY, 2024.

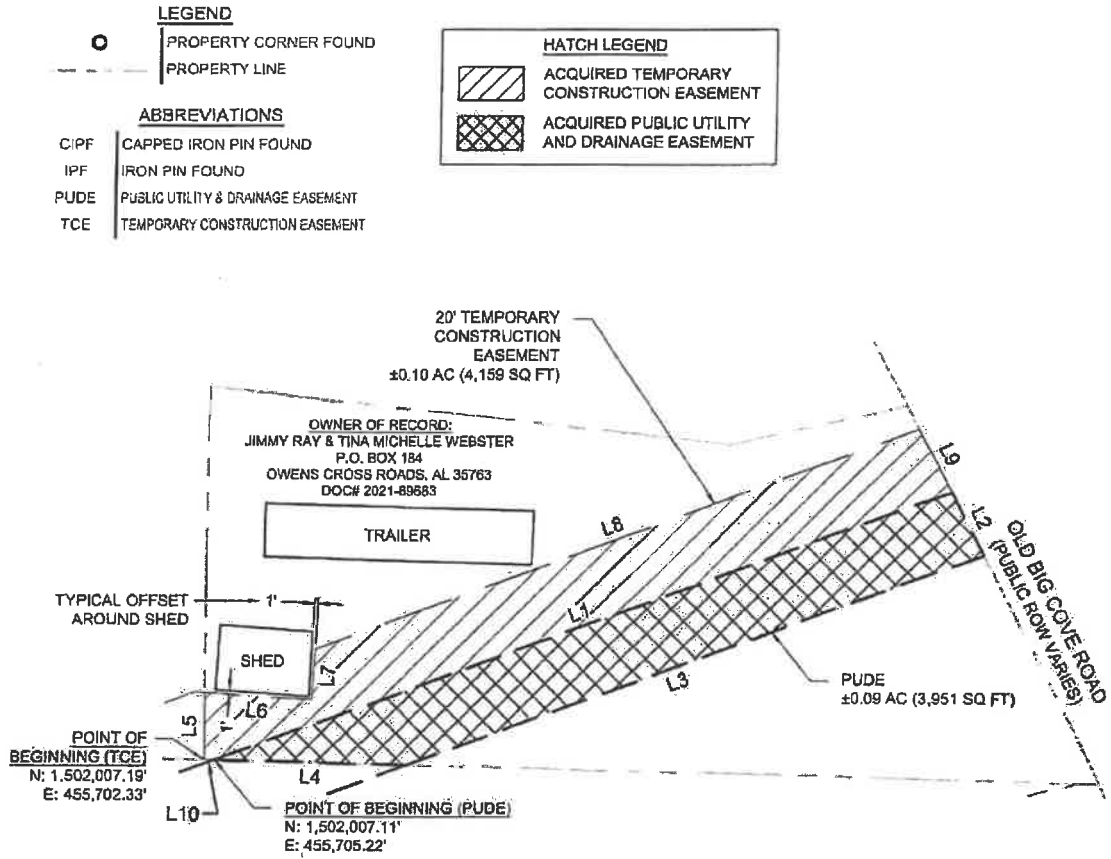
[Signature]
ANTHONY SCOTT MANARY PLS #35345



Table with 2 columns: Survey details (Drawn by, Field crew, Date, etc.) and Project/Company info (Acquisition Survey, Big Cove Station, Sanitary Sewer Extension, 2 The Point Incorporated).

TRACT #4 EXHIBIT "D-2"

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



- LEGEND**
- PROPERTY CORNER FOUND
 - PROPERTY LINE
- ABBREVIATIONS**
- CIPF | CAPPED IRON PIN FOUND
 - IPF | IRON PIN FOUND
 - PUDE | PUBLIC UTILITY & DRAINAGE EASEMENT
 - TCE | TEMPORARY CONSTRUCTION EASEMENT

- HATCH LEGEND**
- ACQUIRED TEMPORARY CONSTRUCTION EASEMENT
 - ACQUIRED PUBLIC UTILITY AND DRAINAGE 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, SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

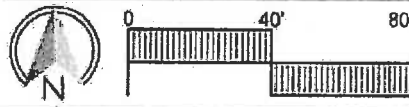
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N 69°51'41" E	221.57'
L2	S 27°00'17" E	20.14'
L3	S 69°51'41" W	173.54'
L4	N 88°30'39" W	54.26'
L5	N 0°08'37" E	19.01'
L6	S 88°18'22" E	30.06'
L7	N 3°07'55" E	14.42'
L8	N 69°51'41" E	182.07'
L9	S 27°00'17" E	20.14'
L10	N 88°30'39" W	2.89'



**BIG COVE STATION
SANITARY SEWER EXTENSION**

TRACT NUMBER: 4
OWNER: JIMMY RAY &
TINA MICHELLE WEBSTER
PARCEL NO: 23-01-02-0-000-056.001

TOTAL ACREAGE:	0.5 AC.±
PUDE ACQUIRED:	(3,951 SQ. FT.) 0.09 AC.±
T.C.E. ACQUIRED:	(4,159 SQ. FT.) 0.10 AC.±



DRAWN BY: JCB	ACQUISITION SURVEY
FIELD CREW: ZJ	BIG COVE STATION
FIELD DATE: 05.21.24	
OFFICE DATE: 07.11.24	SANITARY SEWER EXTENSION
CHECKED BY: ASM	SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SHEET: 1 OF 1	
JOB NO: 23-024	



TRACT #5 EXHIBIT "E-1"

STATE OF ALABAMA)
MADISON COUNTY)

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 9 OF THE FINAL PLAT OF "SANCTUARY COVE PHASE 2", AS RECORDED IN DOCUMENT NUMBER 20140625000336060 IN THE OFFICE OF THE JUDGE PROBATE OF MADISON COUNTY, ALABAMA; THENCE, ALONG THE SOUTH BOUNDARY LINE OF SCOTT & JORDAN SIMS PROPERTY, AS RECORDED IN DOCUMENT NUMBER 2021-00042242 IN SAID PROBATE OFFICE, NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST, 28.12 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,502,007.33', EAST: 455,982.19';

THENCE, FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST, 18.25 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY MARGIN OF OLD BIG COVE ROAD (PUBLIC RIGHT-OF-WAY VARIES); THENCE, ALONG SAID MARGIN, NORTH 29 DEGREES 35 MINUTES 49 SECONDS WEST, 90.05 FEET TO A POINT; THENCE, LEAVING SAID MARGIN, NORTH 69 DEGREES 51 MINUTES 41 SECONDS EAST, 23.51 FEET TO A POINT; THENCE SOUTH 25 DEGREES 11 MINUTES 11 SECONDS EAST, 95.53 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES (1,832 SQUARE FEET), MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 9 OF THE FINAL PLAT OF "SANCTUARY COVE PHASE 2", AS RECORDED IN DOCUMENT NUMBER 20140625000336060 IN THE OFFICE OF THE JUDGE PROBATE OF MADISON COUNTY, ALABAMA; THENCE, ALONG THE SOUTH BOUNDARY LINE OF SCOTT & JORDAN SIMS PROPERTY, AS RECORDED IN DOCUMENT NUMBER 2021-00042242 IN SAID PROBATE OFFICE, NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST, 6.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,502,007.27'. EAST: 455,004.32';

THENCE, FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST, 22.13 FEET TO A POINT; THENCE, LEAVING SAID SOUTH LINE, NORTH 25 DEGREES 11 MINUTES 11 SECONDS WEST, 95.53 FEET TO A POINT; THENCE SOUTH 69 DEGREES 51 MINUTES 41 SECONDS WEST, 23.51 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY MARGIN OF OLD BIG COVE ROAD (PUBLIC RIGHT-OF-WAY VARIES); THENCE, ALONG SAID MARGIN, NORTH 29 DEGREES 35 MINUTES 49 SECONDS WEST, 20.28 FEET TO A POINT; THENCE, LEAVING SAID MARGIN, NORTH 69 DEGREES 51 MINUTES 41 SECONDS EAST, 45.16 FEET TO A POINT; THENCE SOUTH 25 DEGREES 11 MINUTES 11 SECONDS EAST, 123.31 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES (2,875 SQUARE FEET), MORE OR LESS.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT WILL REVERT BACK TO THE ORIGINAL OWNER AFTER THE CONSTRUCTION OF THE SANITARY SEWER LINE IS COMPLETE OR TWO (2) YEARS FROM THE DATE HEREOF, WHICHEVER SHALL FIRST OCCUR.

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

11TH DAY OF JULY, 2024.

ANTHONY SCOTT MANARY PLS #35345



DRAWN BY: JCB	ACQUISITION SURVEY	
FIELD CREW: ZJ	BIG COVE STATION	
FIELD DATE: 05.21.24	SANITARY SEWER EXTENSION	
OFFICE DATE: 07.11.24	SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST	
CHECKED BY: ASM		
SHEET: 1 OF 1		
JOB NO: 23-024		

TRACT #5 EXHIBIT "E-2"



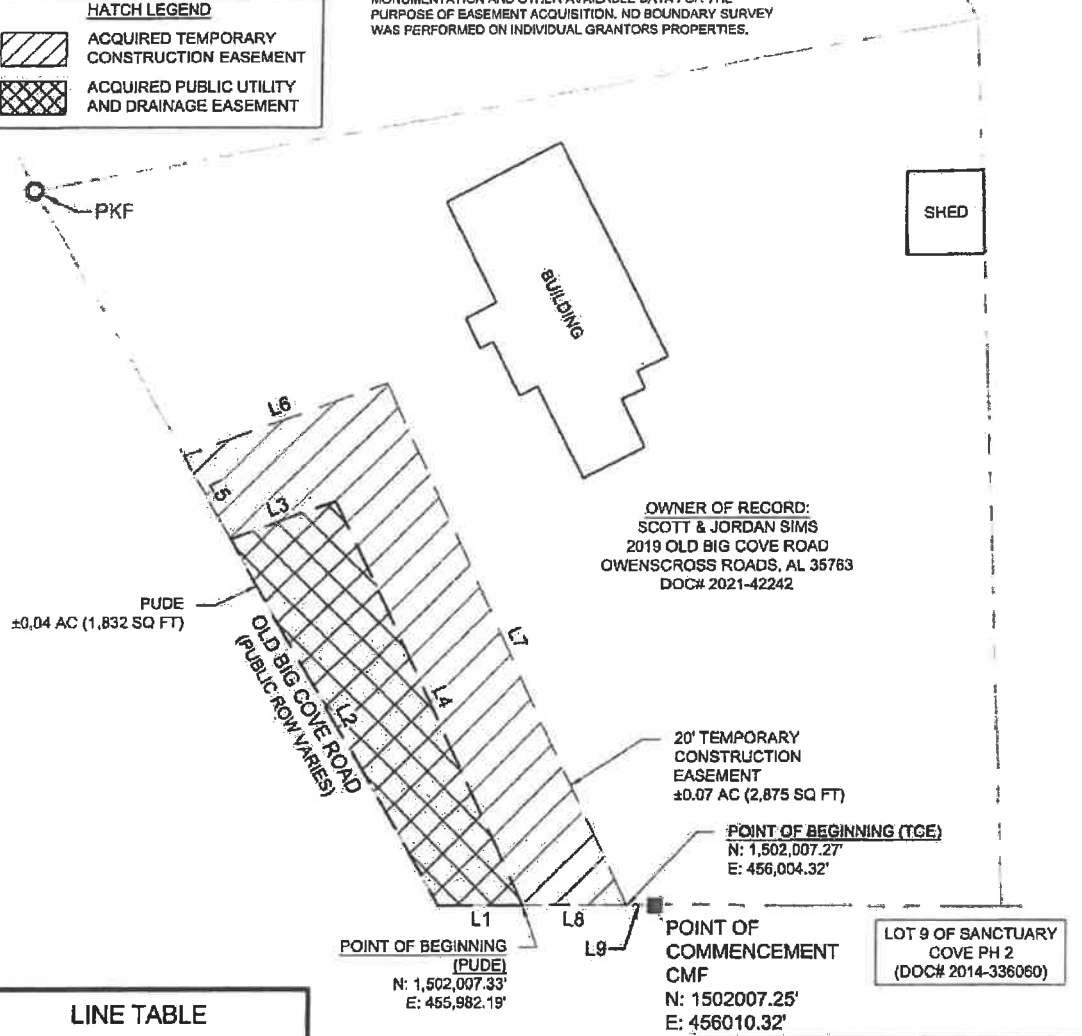
VICINITY MAP
(NOT TO SCALE)

HATCH LEGEND

	ACQUIRED TEMPORARY CONSTRUCTION EASEMENT
	ACQUIRED PUBLIC UTILITY AND DRAINAGE EASEMENT

- GENERAL NOTES:**
- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD '83.
 - ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
 - SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

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



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N 89°50'45" W	18.25'
L2	N 29°35'49" W	90.05'
L3	N 69°51'41" E	23.51'
L4	S 25°11'11" E	95.53'
L5	N 29°35'49" W	20.28'
L6	N 69°51'41" E	45.16'
L7	S 25°11'11" E	123.31'
L8	N 89°50'45" W	22.13'
L9	N 89°50'45" W	6.00'

LEGEND

	CONCRETE MONUMENT FOUND
	PROPERTY CORNER FOUND
	PROPERTY LINE

ABBREVIATIONS

CMF	CONCRETE MONUMENT FOUND
CIPF	CAPPED IRON PIN FOUND
IPF	IRON PIN FOUND
PKF	PK NAIL FOUND
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
TCE	TEMPORARY CONSTRUCTION EASEMENT

**BIG COVE STATION
SANITARY SEWER EXTENSION**

TRACT NUMBER: 5
OWNER: SCOTT & JORDAN SIMS
PARCEL NO: 23-01-02-0-000-058.000

TOTAL ACREAGE:	0.6 AC.±
PUDE ACQUIRED:	(1,832 SQ. FT.) 0.04 AC.±
T.C.E. ACQUIRED:	(2,875 SQ. FT.) 0.07 AC.±



DRAWN BY: JCB
FIELD CREW: ZJ
FIELD DATE: 05.21.24
OFFICE DATE: 07.11.24
CHECKED BY: ASM
SHEET: 1 OF 1
JOB NO: 23-024

ACQUISITION SURVEY

BIG COVE STATION

SANITARY SEWER EXTENSION

SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST

