



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 3/28/2024

File ID: TMP-4033

Department: Urban Development

Subject:

Type of Action: Approval/Action

Resolution authorizing the City of Huntsville to condemn and/or acquire certain greenway easements for the Miller Branch Greenway Phase I Project.

Resolution No.

Finance Information:

Account Number: TBD

City Cost Amount: NA

Total Cost: NA

Special Circumstances:

Grant Funded: NA

Grant Title - CFDA or granting Agency: NA

Resolution #: NA

Location: (list below)

Address: Miller Branch Greenway Phase I

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

Additional Comments:

**Miller Branch Greenway Phase I
Project No. 71-23-WP03**

RESOLUTION NO. 24- _____

BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, 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 certain greenway easements in and to 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 “F,” 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 map for each parcel follows the parcel description(s) for each respective tract.

2. That the obtainment of the foregoing easements is necessary for the Miller Branch Greenway Phase I Project, Project No. 71-23-WP03, 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 said above-described easements 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 or donation value.

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

ADOPTED this the 28th day of March, 2024.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 28th day of March, 2024.

Tommy Battle
Mayor of the City of Huntsville, Alabama

EXHIBIT "A"

GREENWAY EASEMENT #1

STATE OF ALABAMA
COUNTY OF MADISON

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, BEING A PART OF THE PROPERTY AS DESCRIBED IN DEED BOOK 871, PAGE 106 IN THE OFFICE OF PROBATE IN MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF WALL TRIANA HIGHWAY SW AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE RUN SOUTH 51°00'00" EAST, ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 249.23 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 37°26'55" WEST FOR A DISTANCE OF 270.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 5,131.57 FEET, A CENTRAL ANGLE OF 06° 32' 19" AND A CHORD BEARING OF SOUTH 32° 29' 46" WEST AND CHORD DISTANCE OF 585.29 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 585.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 2,151.12 FEET, A CENTRAL ANGLE OF 06° 29' 08" AND A CHORD BEARING OF SOUTH 40° 35' 46" WEST AND CHORD DISTANCE OF 243.37 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 243.50 FEET TO A POINT; THENCE RUN SOUTH 37° 53' 14" WEST FOR A DISTANCE OF 345.72 FEET TO A POINT LYING ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 871, PAGE 106; THENCE RUN NORTH 88°51'13" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 60.25 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE RUN NORTH 37°37'51" EAST FOR A DISTANCE OF 383.68 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 2,022.77 FEET, A CENTRAL ANGLE OF 06° 42' 49" AND A CHORD BEARING OF NORTH 40° 43' 16" EAST AND CHORD DISTANCE OF 236.89 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 237.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 4,763.71 FEET, A CENTRAL ANGLE OF 05° 49' 51" AND A CHORD BEARING NORTH 32° 55' 00" EAST AND CHORD DISTANCE OF 484.59 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 484.80 FEET TO A POINT; THENCE RUN NORTH 59°32'50" WEST FOR A DISTANCE OF 273.83 FEET TO A POINT; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8 AND BEING THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 871, PAGE 106; THENCE RUN SOUTH 88°34'10" EAST ALONG SAID LINE FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 4.799 ACRES (209,048 SQUARE FEET), MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED ON DEED INFORMATION AND WAS PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION

STATE OF ALABAMA
MADISON COUNTY

I certify that this survey and drawing of the parcel described hereon, were made by individuals under my supervision, and 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 to the best of my knowledge, information, and belief.

SCHOEL ENGINEERING CO., INC.

Roger Vess Joiner

Roger Vess Joiner, Alabama License No. 23343
Issue Date: February 2, 2023

**Miller Branch Greenway Phase I
Easement 1 Exhibit**

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



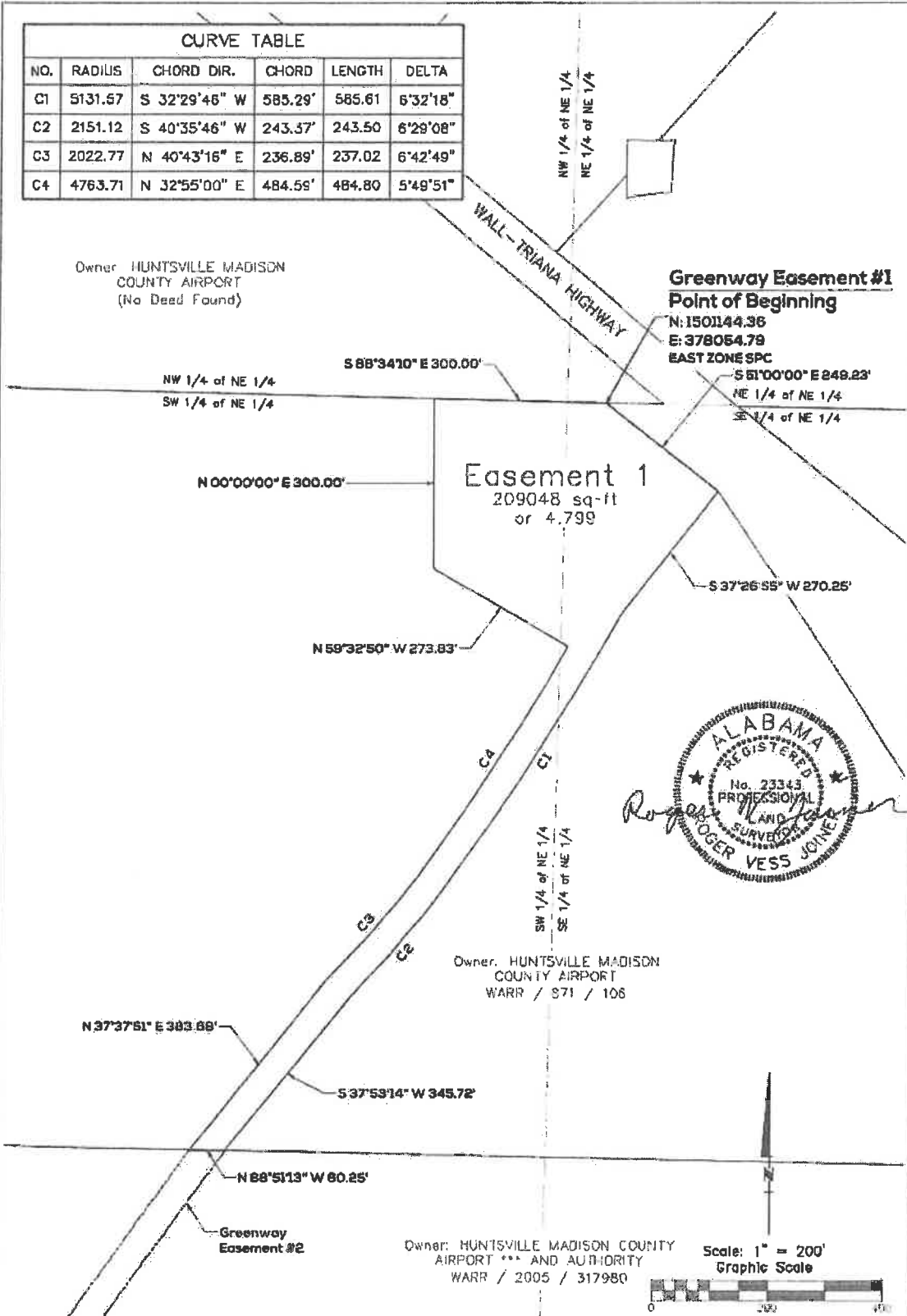
1001 22nd Street South
Birmingham, Alabama 35205
205 323-6166
7500 Memorial Pkwy SW, Ste 209
Huntsville, Alabama 35892
256 539 1221
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JOB NO. 220824H	DRAWN BY CHECKED BY OFFICE DATE	R. TAYLOR R. JOHNSON 02/02/2023
1	2	

CURVE TABLE					
NO.	RADIUS	CHORD DIR.	CHORD	LENGTH	DELTA
C1	5131.57	S 32°29'46" W	585.29'	585.61	6°32'18"
C2	2151.12	S 40°35'46" W	243.37'	243.50	6°29'08"
C3	2022.77	N 40°43'16" E	236.89'	237.02	6°42'49"
C4	4763.71	N 32°55'00" E	484.59'	484.80	5°49'51"

Owner: HUNTSVILLE MADISON COUNTY AIRPORT
(No Deed Found)

Greenway Easement #1
Point of Beginning
N: 150144.36
E: 378054.79
EAST ZONE SPC



Miller Branch Greenway Phase I
Easement 1 Exhibit

JOB NO. E2582H1	DRAWN BY G TAYLOR	CHECKED BY R JOINES
SCALE: 1" = 200'	OFFICE DATE 05/02/2023	
SHT NO.		
2	2	

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



1001 22nd Street South
Birmingham, Alabama 35205
205.333.6144

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Huntsville, Alabama 35892
256.339.1221

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EXHIBIT "B"

GREENWAY EASEMENT #2

STATE OF ALABAMA
COUNTY OF MADISON

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, BEING A PART OF THE PROPERTY AS DESCRIBED IN DEED BOOK 2005, PAGE 317980 IN THE OFFICE OF PROBATE IN MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LYING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF WALL TRIANA HIGHWAY SW AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE RUN SOUTH 51°00'00" EAST, ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 249.23 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 37°26'55" WEST FOR A DISTANCE OF 270.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 5,131.57 FEET, A CENTRAL ANGLE OF 06° 32' 19" AND A CHORD BEARING OF SOUTH 32° 29' 46" WEST AND CHORD DISTANCE OF 585.29 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 585.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 2,151.12 FEET, A CENTRAL ANGLE OF 06° 29' 08" AND A CHORD BEARING OF SOUTH 40° 35' 46" WEST AND CHORD DISTANCE OF 243.37 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 243.50 FEET TO A POINT; THENCE RUN SOUTH 37° 53' 14" WEST FOR A DISTANCE OF 345.72 FEET TO A POINT LYING ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 2005, PAGE 317980, AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE LEAVING SAID NORTH LINE RUN SOUTH 35°03'45" WEST FOR A DISTANCE OF 741.23 FEET TO A POINT; THENCE RUN SOUTH 31°54'20" WEST FOR A DISTANCE OF 839.14 FEET TO THE POINT CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 298.69 FEET, A CENTRAL ANGLE OF 37° 58' 06" AND A CHORD BEARING OF SOUTH 20° 00' 54" WEST AND CHORD DISTANCE OF 194.33 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 197.94 FEET TO A POINT; THENCE RUN, SOUTH 00° 20' 14" WEST FOR A DISTANCE OF 183.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 175.00 FEET, A CENTRAL ANGLE OF 20° 52' 18" AND A CHORD BEARING OF SOUTH 10° 46' 23" WEST AND CHORD DISTANCE OF 63.40 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.75 FEET TO A POINT ON THE EAST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT; THENCE RUN ALONG SAID EAST LINE OF SAID EASEMENT NORTH 00°00'00" EAST FOR A DISTANCE OF 334.25 FEET A POINT; THENCE CONTINUE ALONG SAID EASEMENT LINE NORTH 37°00'01" EAST FOR A DISTANCE OF 113.57 FEET TO A POINT; THENCE CONTINUE ALONG SAID EASEMENT LINE NORTH 03°00'00" EAST FOR A DISTANCE OF 87.96 FEET TO A POINT; THENCE LEAVING SAID EASEMENT LINE RUN NORTH 31°54'20" EAST FOR A DISTANCE OF 772.49 FEET TO A POINT; THENCE RUN NORTH 35°03'45" EAST FOR A DISTANCE OF 708.99 FEET TO A POINT LYING ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 2005, PAGE 317980; THENCE RUN SOUTH 88°51'13" EAST ALONG SAID NORTH PROPERTY LINE FOR A DISTANCE OF 60.25 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 1.899 ACRES (82,740 SQUARE FEET), MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED ON DEED INFORMATION AND WAS PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION

STATE OF ALABAMA
MADISON COUNTY

I certify that this survey and drawing of the parcel described hereon, were made by individuals under my supervision, and 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 to the best of my knowledge, information, and belief.

SCHOEL ENGINEERING CO., INC.

Roger V. Joiner
Roger Vess Joiner, Alabama License No. 23343
Issue Date: February 2, 2023

**Miller Branch Greenway Phase I
Easement 2 Exhibit**

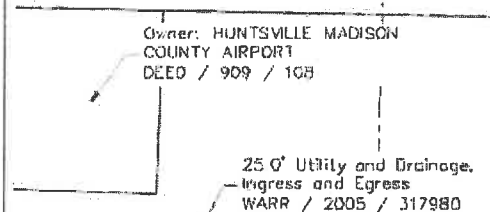
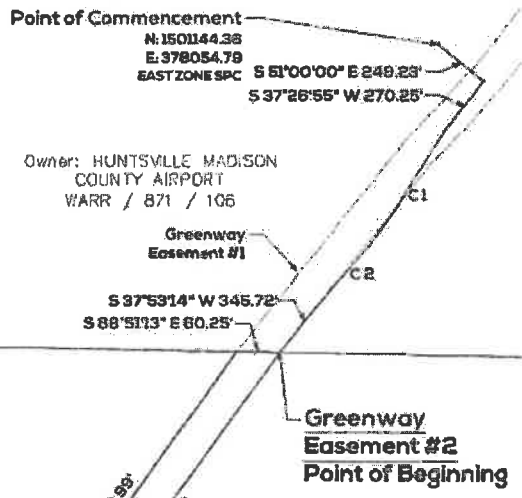
JOB NO: 2208240	DRAWN BY: B. TAYLOR	CHECKED BY: R. JOINER
	CHECKED BY: R. JOINER	OFFICE DATE: 02/02/2023
SHT NO:		
1 2		

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

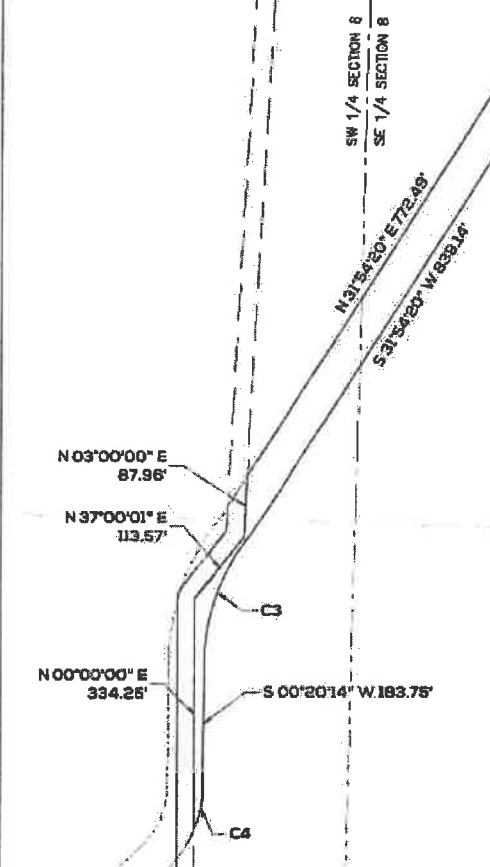


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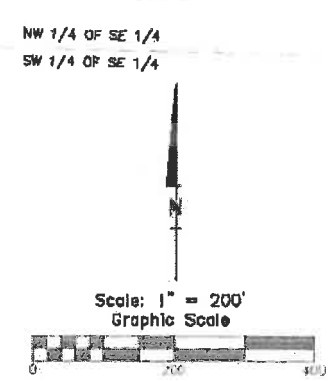
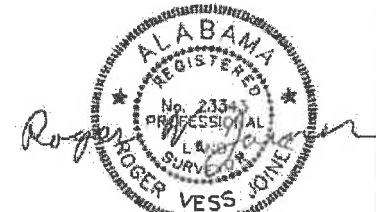
CURVE TABLE					
NO.	RADIUS	CHORD DIR.	CHORD	LENGTH	DELTA
C1	5131.57	S 32°29'46" W	585.29'	585.61	6°32'18"
C2	2151.12	S 40°35'46" W	243.37'	243.50	6°29'08"
C3	298.69	S 20°00'54" W	194.33'	197.94	37°58'06"
C4	175.00	S 10°46'23" W	63.40'	63.75	20°52'17"



Easement 2
 82740 sq-ft
 or 1.899



Owner: HUNTSVILLE MADISON COUNTY AIRPORT *** AND AUTHORITY
 WARR / 2005 / 317980



Miller Branch Greenway Phase I
 Easement 2 Exhibit

JOB NO. 2208240	DRAWN BY R. JOHNSON	DATE 02/02/2023
SCALE 1" = 200'	CHECKED BY	OFFICE DATE
SHEET NO. 2		

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 256.539.1221

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EXHIBIT "C"
STATE OF ALABAMA
COUNTY OF MADISON

GREENWAY EASEMENT #2A

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, BEING A PART OF THE PROPERTY AS DESCRIBED IN DEED BOOK 2005, PAGE 317980 IN THE OFFICE OF PROBATE IN MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LYING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF WALL TRIANA HIGHWAY SW AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE RUN SOUTH 51°00'00" EAST, ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 249.23 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 37°26'55" WEST FOR A DISTANCE OF 270.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 5,131.57 FEET, A CENTRAL ANGLE OF 06° 32' 19" AND A CHORD BEARING OF SOUTH 32° 29' 46" WEST AND CHORD DISTANCE OF 585.29 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 585.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 2,151.12 FEET, A CENTRAL ANGLE OF 06° 29' 08" AND A CHORD BEARING OF SOUTH 40° 35' 46" WEST AND CHORD DISTANCE OF 243.37 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 243.50 FEET TO A POINT; THENCE RUN SOUTH 37° 53' 14" WEST FOR A DISTANCE OF 345.72 FEET TO A POINT LYING ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 2005, PAGE 317980; THENCE ALONG SAID NORTH LINE RUN NORTH 88°51'13" WEST FOR A DISTANCE OF 60.25 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE RUN SOUTH 35°03'45" WEST FOR A DISTANCE OF 708.99 FEET TO A POINT; THENCE RUN SOUTH 31°54'20" WEST FOR A DISTANCE OF 772.49 FEET TO A POINT; THENCE RUN SOUTH 31°54'20" WEST FOR A DISTANCE OF 51.72 FEET TO A POINT; THENCE RUN SOUTH 31°54'20" WEST FOR A DISTANCE OF 13.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 348.69 FEET, A CENTRAL ANGLE OF 20° 13' 55" AND A CHORD BEARING OF SOUTH 28° 21' 16" WEST AND CHORD DISTANCE OF 122.49 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.13 FEET; THENCE RUN SOUTH 16°41'37" WEST FOR A DISTANCE OF 18.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

SAID POINT LYING ON THE WEST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT; THENCE RUN SOUTH 00°00'00" WEST ALONG SAID WEST SIDE FOR A DISTANCE OF 379.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 202.12 FEET, A CENTRAL ANGLE OF 4° 10' 05" AND A CHORD BEARING OF SOUTH 37° 07' 59" WEST AND CHORD DISTANCE OF 14.70 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.70 FEET TO A POINT; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 75.00 FEET, A CENTRAL ANGLE OF 72° 58' 54" AND A CHORD BEARING OF SOUTH 02° 34' 11" WEST AND CHORD DISTANCE OF 89.21 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.54 FEET TO A POINT; THENCE RUN SOUTH 33°55'19" WEST FOR A DISTANCE OF 97.68 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 228.96 FEET, A CENTRAL ANGLE OF 52° 35' 09" AND A CHORD BEARING OF SOUTH 07° 07' 49" WEST AND CHORD DISTANCE OF 202.84 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.14 FEET TO A POINT; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 228.92 FEET, A CENTRAL ANGLE OF 24° 19' 32" AND A CHORD BEARING OF SOUTH 09° 35' 52" WEST AND CHORD DISTANCE OF 96.46 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.19 FEET TO A POINT; THENCE RUN SOUTH 00°40'03" WEST FOR A DISTANCE OF 133.75 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 125.00 FEET, A CENTRAL ANGLE OF 95° 45' 19" AND A CHORD BEARING OF SOUTH 47° 12' 35" EAST AND CHORD DISTANCE OF 185.43 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 208.91 FEET TO A POINT; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 75.00 FEET, A CENTRAL ANGLE OF 96° 32' 07" AND A CHORD BEARING OF SOUTH 46° 49' 11" EAST AND CHORD DISTANCE OF 126.36 FEET TO A POINT; THENCE RUN SOUTH 01°26'52" WEST FOR A DISTANCE OF 37.85 FEET TO A POINT LYING ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 2005, PAGE 317980 AND THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 851, PAGE 656; THENCE RUN NORTH 88°50'19" WEST ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 2005, PAGE 317980 AND THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 951, PAGE 656 FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE RUN NORTH 01°26'52" EAST FOR A DISTANCE OF 38.10 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 25.00 FEET, A CENTRAL ANGLE OF 96° 32' 07" AND A CHORD BEARING OF NORTH 46° 49' 11" WEST AND CHORD DISTANCE OF 37.31 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.12 FEET TO A POINT; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 175.00 FEET, A CENTRAL ANGLE OF 95° 45' 19" AND A CHORD BEARING OF NORTH 47° 12' 35" WEST AND CHORD DISTANCE OF 259.60 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 292.47 FEET TO A POINT; THENCE RUN NORTH 00°40'04" EAST FOR A DISTANCE OF 119.54 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 268.71 FEET, A CENTRAL ANGLE OF 23° 01' 20" AND A CHORD BEARING OF NORTH 10° 09' 53" EAST AND CHORD DISTANCE OF 107.25 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 107.97 FEET TO A POINT; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 183.02 FEET, A CENTRAL ANGLE OF 51° 03' 47" AND A CHORD BEARING OF NORTH 07° 07' 49" WEST AND CHORD DISTANCE OF 157.76 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 163.11 FEET TO A POINT; THENCE RUN NORTH 33°55'19" WEST FOR A DISTANCE OF 97.68 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 128.76 FEET, A CENTRAL ANGLE OF 70° 39' 37" AND A CHORD BEARING OF NORTH 02° 38' 19" EAST AND CHORD DISTANCE OF 148.92 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.79 FEET TO A POINT; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 153.36 FEET, A CENTRAL ANGLE OF 36° 32' 12" AND A CHORD BEARING OF NORTH 20° 56' 15" EAST AND CHORD DISTANCE OF 96.15 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 153.36 FEET, A CENTRAL ANGLE OF 36° 32' 12" AND A CHORD BEARING OF NORTH 20° 56' 15" EAST AND CHORD DISTANCE OF 96.15 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.90 FEET TO A POINT; THENCE RUN NORTH 00°20'14" EAST FOR A DISTANCE OF 184.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 348.69 FEET, A CENTRAL ANGLE OF 14° 10' 10" AND A CHORD BEARING OF NORTH 08° 03' 50" EAST AND CHORD DISTANCE OF 86.01 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE TO A POINT LYING ON THE WEST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT A DISTANCE OF 86.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.29 ACRES (56,213 SQUARE FEET), MORE OR LESS

THIS LEGAL DESCRIPTION IS BASED ON DEED INFORMATION AND WAS PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY.

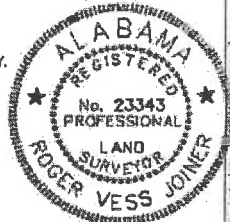
SURVEYOR'S CERTIFICATION

STATE OF ALABAMA
MADISON COUNTY

I certify that this survey and drawing of the parcel described hereon, were made by individuals under my supervision, and 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 to the best of my knowledge, information, and belief.

SCHOEL ENGINEERING CO., INC

Roger V. Joiner
Roger V. Joiner, Alabama License No. 23343
Issue Date: August 3, 2023



**Miller Branch Greenway Phase I
Easement 2A Exhibit**

JOB NO. 2119640	DESIGNED BY b TAYLOR	CHECKED BY R JOINER
	OFFICE DATE 08/03/2023	
SHT NO.		
1	3	

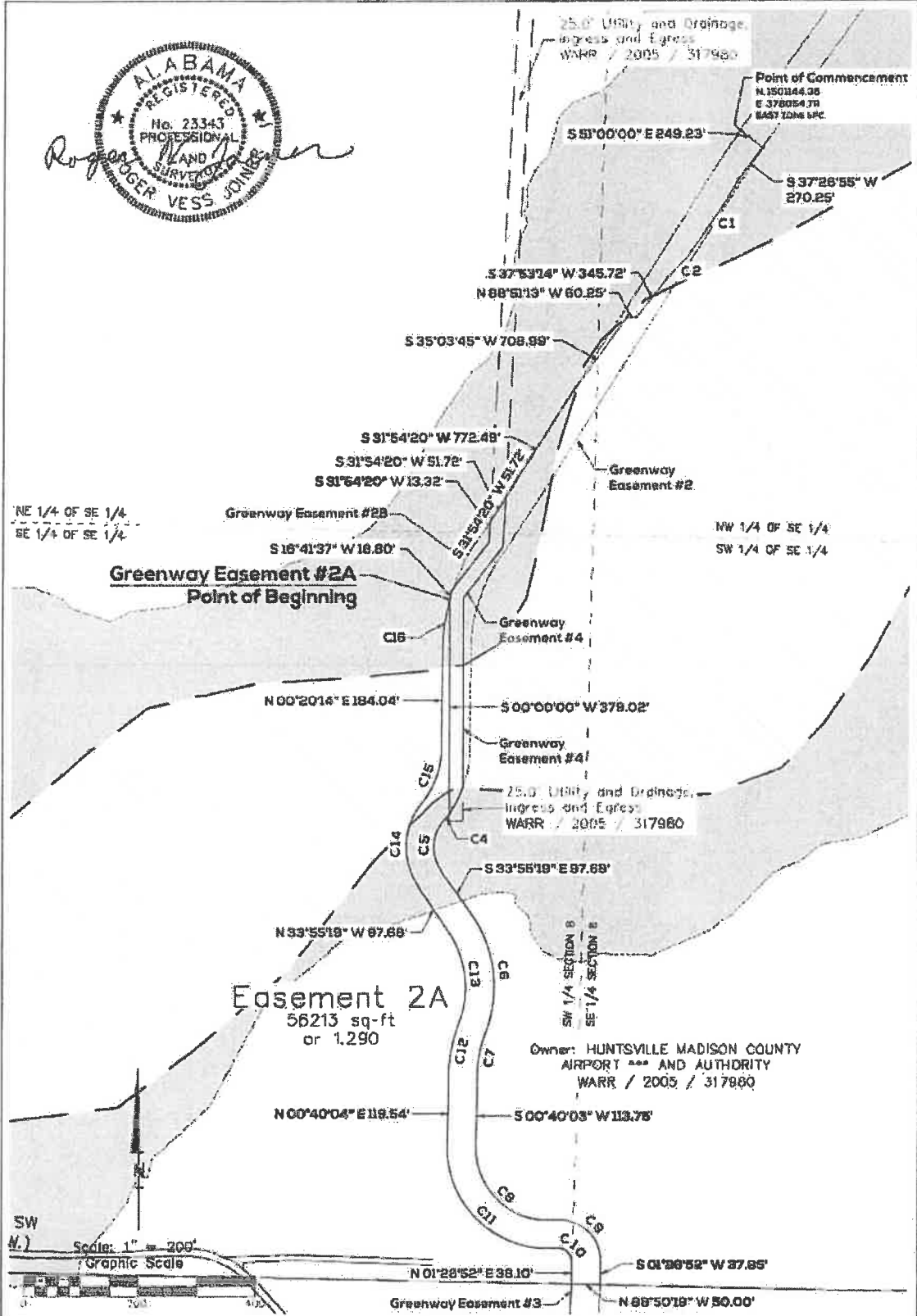
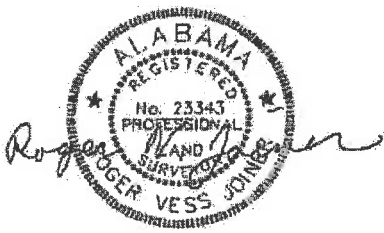
Civil Engineering | Land Surveying | Landscaping Architecture
Environmental | Water Resources | Urban Planning | Mapping



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Huntsville, Alabama 35801
256.539.1221

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**Miller Branch Greenway Phase I
Easement 2A Exhibit**

JOB NO 218610
SCALE 1" = 200'
DATE: _____
OFFICE DATE: _____

SW (N.)
Scale: 1" = 200'
Graphic Scale

2 OF 3

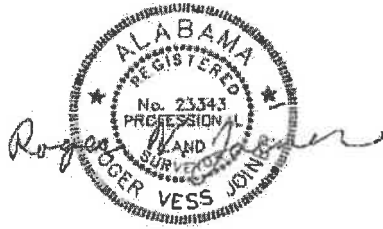
Civil Engineering | Land Surveying | Landscape Architecture
Environmental | Water Resources | Laser Scanning | Modeling

SCHÖEL

1901 22nd Street South
Birmingham, Alabama 35205
205.920.5144

101 Washington Street Southeast
Huntsville, Alabama 35801
256.531.1221

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CURVE TABLE					
NO.	RADIUS	CHORD DIR.	CHORD	LENGTH	DELTA
C1	5131.57	S 32°29'46" W	585.29'	585.61	6°32'18"
C2	2151.12	S 46°35'48" W	243.37'	243.50	6°29'08"
C3	348.69	S 28°21'16" W	122.49'	123.13	20°13'55"
C4	202.12	S 37°07'59" W	14.70'	14.70	4°10'05"
C5	75.00	S 02°34'11" W	89.21'	95.54	72°58'53"
C6	228.96	S 07°07'49" E	202.84'	210.14	52°35'09"
C7	228.82	S 09°35'52" W	98.48'	97.19	24°19'32"
C8	125.00	S 47°12'35" E	185.43'	208.91	95°45'18"
C9	76.00	S 46°48'11" E	111.84'	126.38	86°32'07"
C10	25.00	N 48°49'11" W	37.31'	42.12	86°32'07"
C11	175.00	N 47°12'35" W	259.60'	282.47	95°45'18"
C12	268.71	N 10°09'53" E	107.25'	107.97	23°01'19"
C13	183.02	N 07°07'49" W	157.76'	183.11	51°03'47"
C14	128.76	N 02°38'19" E	148.92'	158.78	70°39'37"
C16	153.36	N 20°56'15" E	96.15'	97.80	36°32'12"
C18	348.69	N 08°03'50" E	86.01'	86.23	14°10'10"

**Miller Branch Greenway Phase I
Easement 2A Exhibit**

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



JOB NO. 219640	DRAWN BY ETAYL CO K. COLLIER
SCALE 1" = 200'	CHECKED BY OFFICE DATE 06/03/2023
SHT NO. 3	3

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Birmingham, Alabama 35205
205.323.6166

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Huntsville, Alabama 35801
256.599.1221

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EXHIBIT "D"

GREENWAY EASEMENT #2B

STATE OF ALABAMA
COUNTY OF MADISON

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, BEING A PART OF THE PROPERTY AS DESCRIBED IN DEED BOOK 2005, PAGE 317980 IN THE OFFICE OF PROBATE IN MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LYING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF WALL TRIANA HIGHWAY SW AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE RUN SOUTH 51°00'00" EAST, ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 249.23 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 37°26'55" WEST FOR A DISTANCE OF 270.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 5,131.57 FEET, A CENTRAL ANGLE OF 06° 32' 19" AND A CHORD BEARING OF SOUTH 32° 29' 46" WEST AND CHORD DISTANCE OF 585.29 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 585.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 2,151.12 FEET, A CENTRAL ANGLE OF 06° 29' 08" AND A CHORD BEARING OF SOUTH 40° 35' 46" WEST AND CHORD DISTANCE OF 243.37 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 243.50 FEET TO A POINT; THENCE RUN SOUTH 37° 53' 14" WEST FOR A DISTANCE OF 345.72 FEET TO A POINT LYING ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 2005, PAGE 317980; THENCE ALONG SAID NORTH LINE RUN NORTH 88°51'13" WEST FOR A DISTANCE OF 60.25 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE RUN SOUTH 35°03'45" WEST FOR A DISTANCE OF 708.99 FEET TO A POINT; THENCE RUN SOUTH 31°54'20" WEST FOR A DISTANCE OF 772.49 FEET TO A POINT; THENCE RUN SOUTH 31°54'20" WEST FOR A DISTANCE OF 51.72 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

SAID POINT LYING ON THE WEST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT; THENCE ALONG THE WEST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT RUN SOUTH 03°00'00" WEST FOR A DISTANCE OF 35.04 FEET TO A POINT; THENCE RUN SOUTH 36°59'59" WEST ALONG THE WEST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT FOR A DISTANCE OF 105.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 348.69 FEET, A CENTRAL ANGLE OF 20° 13' 55" AND A CHORD BEARING OF NORTH 28° 21' 16" EAST AND CHORD DISTANCE OF 122.49 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.13 FEET TO A POINT; THENCE RUN NORTH 31°54'20" EAST FOR A DISTANCE OF 13.32 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 0.035 ACRES (1,526 SQUARE FEET), MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED ON DEED INFORMATION AND WAS PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION

STATE OF ALABAMA
MADISON COUNTY

I certify that this survey and drawing of the parcel described hereon, were made by individuals under my supervision, and 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 to the best of my knowledge, information, and belief.

SCHOEL ENGINEERING CO., INC.

Roger V. Joiner
Roger Vess Joiner, Alabama License No. 23343
Issue Date: February 2, 2023

**Miller Branch Greenway Phase I
Easement 2B Exhibit**

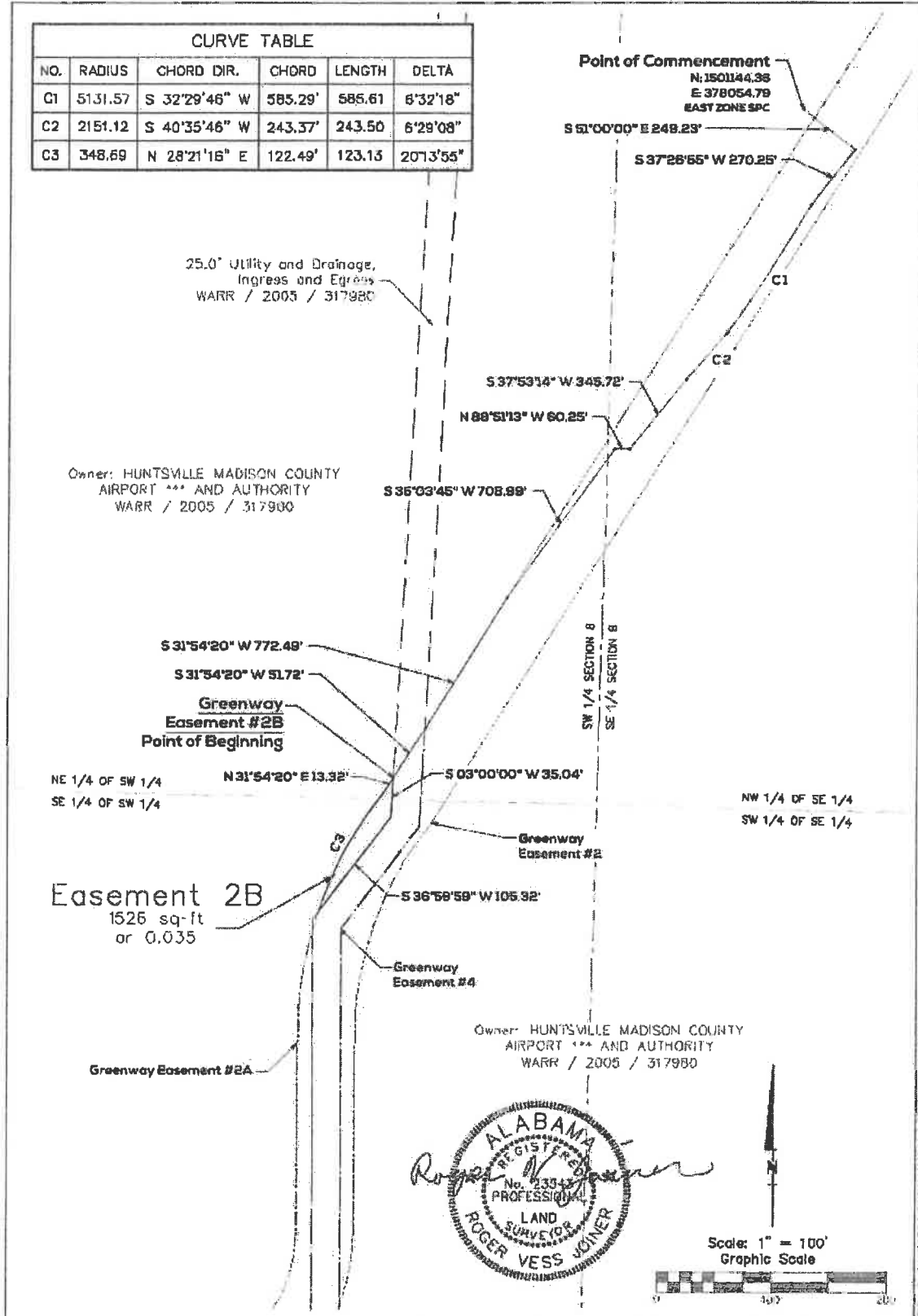
Civil Engineering | Land Surveying | Landscape Architecture
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Huntsville, Alabama 35802
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JOB NO. E25824H1	DRAWN BY CHECKED BY OFFICE DATE	BY TAVICP N. QUINCY 02/02/2023
FIG. NO.		
1 OF 2		

CURVE TABLE					
NO.	RADIUS	CHORD DIR.	CHORD	LENGTH	DELTA
C1	5131.57	S 32°29'46" W	585.29'	585.61'	6°32'18"
C2	2151.12	S 40°35'46" W	243.37'	243.50'	6°29'08"
C3	348.69	N 28°21'16" E	122.49'	123.15'	207°3'55"



**Miller Branch Greenway Phase I
Easement 2B Exhibit**

JOB NO. E28B2H1	DRAWN BY B. TAYLOR	CHECKED BY R. JOINER
SCALE 1" = 100'	OFFICE DATE 02/02/2023	
SHT NO.		
2	2	

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Environmental | Water Resources | Laser Scanning | Modeling



1001 22nd Street South
Birmingham, Alabama 35205
205.323.6144

1506 Memorial Pkwy SW, Ste 207
Huntsville, Alabama 35892
256.539.1221

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EXHIBIT "E"

GREENWAY EASEMENT #3

STATE OF ALABAMA
COUNTY OF MADISON

A PARCEL OF LAND SITUATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, BEING A PART OF THE PROPERTY AS DESCRIBED IN DEED BOOK 2005, PAGE 317980 IN THE OFFICE OF PROBATE IN MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LYING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF WALL TRIANA HIGHWAY SW AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE RUN SOUTH 51°00'00" EAST, ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 249.23 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 37°26'55" WEST FOR A DISTANCE OF 270.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 5,131.57 FEET, A CENTRAL ANGLE OF 06° 32' 19" AND A CHORD BEARING OF SOUTH 32° 29' 46" WEST AND CHORD DISTANCE OF 585.29 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 585.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 2,151.12 FEET, A CENTRAL ANGLE OF 06° 29' 08" AND A CHORD BEARING OF SOUTH 40° 35' 46" WEST AND CHORD DISTANCE OF 243.37 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 243.50 FEET TO A POINT; THENCE RUN SOUTH 37° 53' 14" WEST FOR A DISTANCE OF 345.72 FEET TO A POINT LYING ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 2005, PAGE 317980; THENCE ALONG SAID NORTH LINE RUN NORTH 88°51'13" WEST FOR A DISTANCE OF 60.25 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE RUN SOUTH 35°03'45" WEST FOR A DISTANCE OF 708.99 FEET TO A POINT; THENCE RUN SOUTH 31°54'20" WEST FOR A DISTANCE OF 772.49 FEET TO A POINT; THENCE RUN SOUTH 31°54'20" WEST FOR A DISTANCE OF 51.72 FEET TO A POINT; THENCE RUN SOUTH 31°54'20" WEST FOR A DISTANCE OF 13.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 348.69 FEET, A CENTRAL ANGLE OF 20° 13' 55" AND A CHORD BEARING OF SOUTH 28° 21' 16" WEST AND CHORD DISTANCE OF 122.49 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.13 FEET TO A POINT LYING ON THE WEST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT; THENCE RUN SOUTH 16°41'37" WEST FOR A DISTANCE OF 18.80 FEET; THENCE RUN SOUTH 00°00'00" WEST ALONG SAID WEST SIDE FOR A DISTANCE OF 379.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 202.12 FEET, A CENTRAL ANGLE OF 4° 10' 05" AND A CHORD BEARING OF SOUTH 37° 07' 59" WEST AND CHORD DISTANCE OF 14.70 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.70 FEET TO A POINT; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 75.00 FEET, A CENTRAL ANGLE OF 72° 58' 54" AND A CHORD BEARING OF SOUTH 02° 34' 11" WEST AND CHORD DISTANCE OF 89.21 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.54 FEET TO A POINT; THENCE RUN SOUTH 33°55'19" EAST FOR A DISTANCE OF 97.68 FEET THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 228.96 FEET, A CENTRAL ANGLE OF 52° 35' 09" AND A CHORD BEARING OF SOUTH 07° 07' 49" WEST AND CHORD DISTANCE OF 202.84 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.14 FEET TO A POINT; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 228.92 FEET, A CENTRAL ANGLE OF 74° 19' 32" AND A CHORD BEARING OF SOUTH 09° 35' 52" WEST AND CHORD DISTANCE OF 96.46 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.19 FEET TO A POINT; THENCE RUN SOUTH 00°40'03" WEST FOR A DISTANCE OF 113.75 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 125.00 FEET, A CENTRAL ANGLE OF 95° 45' 19" AND A CHORD BEARING OF SOUTH 47° 12' 35" EAST AND CHORD DISTANCE OF 185.43 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 208.91 FEET TO A POINT; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 75.00 FEET, A CENTRAL ANGLE OF 96° 32' 07" AND A CHORD BEARING OF SOUTH 46° 49' 11" EAST AND CHORD DISTANCE OF 111.94 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.36 FEET TO A POINT; THENCE RUN SOUTH 01°26'52" WEST FOR A DISTANCE OF 37.85 FEET TO A POINT LYING ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 2005, PAGE 317980 AND THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 851, PAGE 656; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT LYING ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 2005, PAGE 317980 AND THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 851, PAGE 656; THENCE RUN SOUTH 01°26'52" WEST FOR 136.19 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.03 FEET, A CENTRAL ANGLE OF 36° 14' 01" AND A CHORD BEARING OF SOUTH 16° 40' 22" EAST AND CHORD DISTANCE OF 46.66 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.45 FEET TO A POINT; THENCE SOUTH 34°23'07" EAST FOR 78.74 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF BEADLE LANE SOUTHWEST; SAID POINT BEING A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1862.99 FEET, A CENTRAL ANGLE OF 4° 05' 39" AND A CHORD BEARING OF SOUTH 57°39'19" WEST FOR 133.10 FEET, THENCE RUN ALONG THE ARC OF SAID BOUNDARY LINE A DISTANCE OF 133.12 FEET TO A POINT, THENCE LEAVING SAID BOUNDARY LINE, RUN NORTH 01°36'19" EAST FOR 61.51 FEET TO A POINT; THENCE RUN NORTH 01°22'04" EAST FOR 120.70 FEET TO A POINT; THENCE NORTH 01°26'52" EAST FOR 135.94 FEET TO A POINT LYING ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 2005, PAGE 317980 AND THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 851, PAGE 656; THENCE RUN SOUTH 88°50'19" EAST ALONG SAID LINE FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.431 ACRES (18,789 SQUARE FEET), MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED ON DEED INFORMATION AND WAS PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION

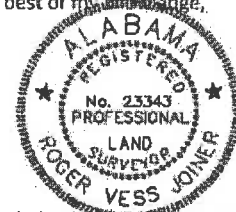
STATE OF ALABAMA
MADISON COUNTY

I certify that this survey and drawing of the parcel described hereon, were made by individuals under my supervision, and 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 to the best of my knowledge, information, and belief.

SCHOEL ENGINEERING CO., INC.

Roger V. Joiner

Roger V. Joiner, Alabama License No. 23343
Issue Date: August 3, 2023



Miller Branch Greenway Phase I
Easement 3 Exhibit

JOB NO. 2106-0	DRAWN BY CHECKED BY OFFICE DATE	R. TAYLOR K. GIBBS 08/03/2023
FIG. NO.		
1 of 2		

Civil Engineering | Land Surveying | Landmark Construction
Environmental | Water Resources | Utility Submittal - Modeling

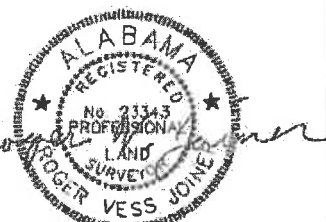
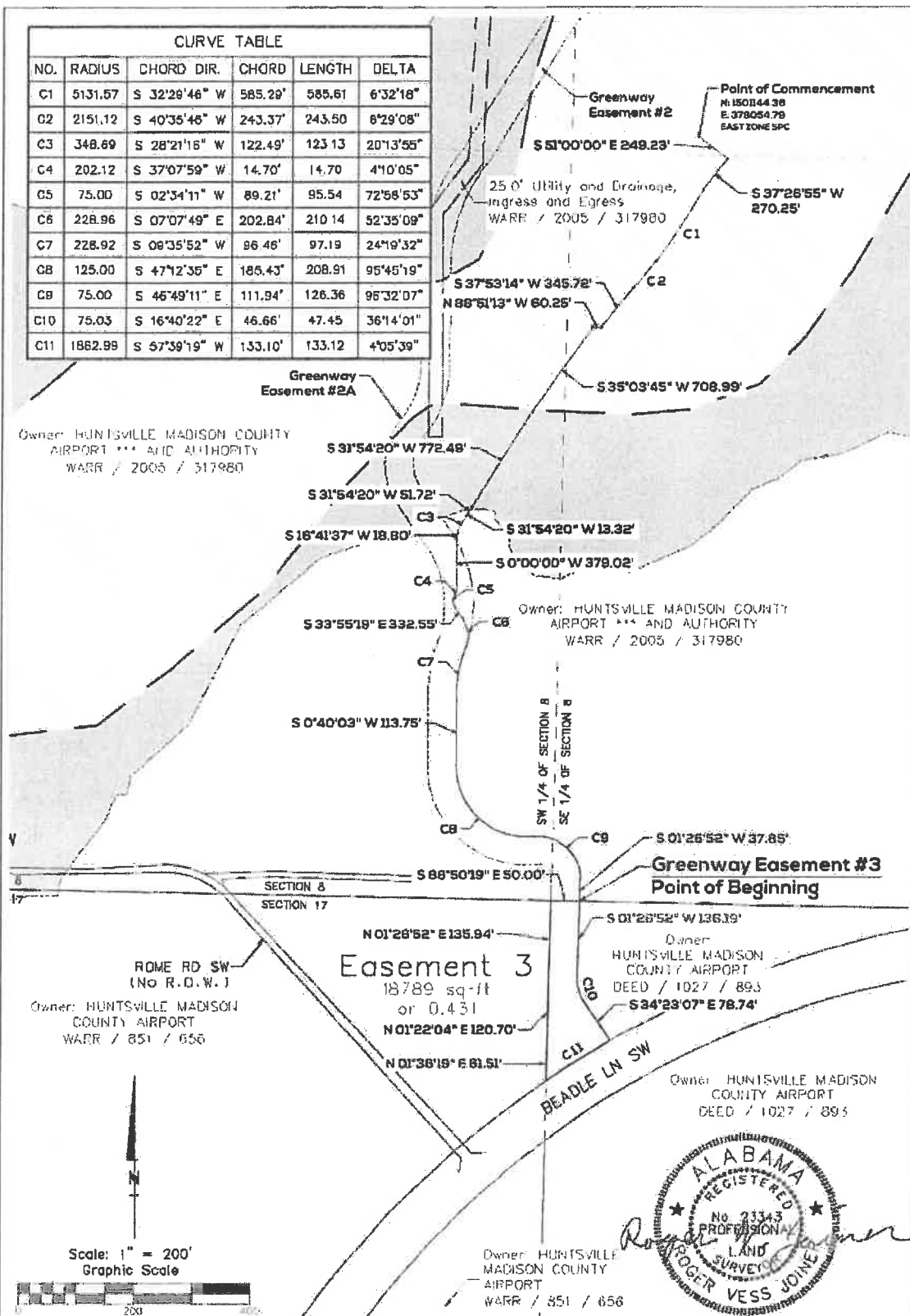


1001 22nd Street South
Birmingham, Alabama 35205
205.333.6166

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Huntsville, Alabama 35801
256.539.1221

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CURVE TABLE					
NO.	RADIUS	CHORD DIR.	CHORD	LENGTH	DELTA
C1	5131.57	S 32°29'46" W	585.29'	585.61	6°32'18"
C2	2151.12	S 40°35'46" W	243.37'	243.50	8°29'08"
C3	348.69	S 28°21'16" W	122.49'	123.13	20°13'55"
C4	202.12	S 37°07'59" W	14.70'	14.70	4°10'05"
C5	75.00	S 02°34'11" W	89.21'	95.54	72°58'53"
C6	228.96	S 07°07'49" E	202.84'	210.14	52°35'09"
C7	228.92	S 08°35'52" W	86.46'	97.19	24°19'32"
C8	125.00	S 47°12'35" E	185.43'	208.91	95°45'19"
C9	75.00	S 46°49'11" E	111.94'	126.36	96°32'07"
C10	75.03	S 16°40'22" E	46.66'	47.45	36°14'01"
C11	1862.89	S 57°59'19" W	133.10'	133.12	4°05'39"



**Miller Branch Greenway Phase I
 Easement 3 Exhibit**

DATE: 08/14/2011	DRAWN BY: [Redacted]	DATE OF REVISION: 09/03/2012
SCALE: 1" = 200'	OFFICE DATE: 09/03/2012	
2	2	

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



101 22nd Street South
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 205 373 8116

101 Washington Street Southeast
 Huntsville, Alabama 35891
 256 321 3227

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EXHIBIT "F"

GREENWAY EASEMENT #4

STATE OF ALABAMA
COUNTY OF MADISON

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, BEING A PART OF THE PROPERTY AS DESCRIBED IN DEED BOOK 2005, PAGE 317980 IN THE OFFICE OF PROBATE IN MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LYING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF WALL TRIANA HIGHWAY SW AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE RUN SOUTH 51°00'00" EAST, ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 249.23 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 37°26'55" WEST FOR A DISTANCE OF 270.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 5,131.57 FEET, A CENTRAL ANGLE OF 06° 32' 19" AND A CHORD BEARING OF SOUTH 32° 29' 46" WEST AND CHORD DISTANCE OF 585.29 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 585.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 2,151.12 FEET, A CENTRAL ANGLE OF 06° 29' 08" AND A CHORD BEARING OF SOUTH 40° 35' 46" WEST AND CHORD DISTANCE OF 243.37 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 243.50 FEET TO A POINT; THENCE RUN SOUTH 37° 53' 14" WEST FOR A DISTANCE OF 345.72 FEET TO A POINT LYING ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 2005, PAGE 317980; THENCE ALONG SAID NORTH LINE RUN NORTH 88°51'13" WEST FOR A DISTANCE OF 60.25 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE RUN SOUTH 35°03'45" WEST FOR A DISTANCE OF 708.99 FEET TO A POINT; THENCE RUN SOUTH 31°54'20" WEST FOR A DISTANCE OF 772.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

SAID POINT ON THE EAST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT, THENCE RUN SOUTH 03°00'00" WEST ALONG THE EAST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT FOR A DISTANCE OF 87.96 FEET TO A POINT; THENCE CONTINUE ALONG SAID LINES SOUTH 37°00'01" WEST FOR A DISTANCE OF 113.57 FEET TO A POINT; THENCE CONTINUE ALONG SAID LINES SOUTH 00°00'00" EAST FOR A DISTANCE OF 334.25 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 175.00 FEET, A CENTRAL ANGLE OF 16° 39' 38" AND A CHORD BEARING OF SOUTH 29° 32' 21" WEST AND CHORD DISTANCE OF 50.71 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 50.89 FEET TO A POINT, SAID POINT LYING ON THE WEST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT; THENCE RUN NORTH 00°00'00" EAST ALONG SAID WEST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS FOR A DISTANCE OF 375.89 FEET TO A POINT; THENCE RUN NORTH 16°41'37" EAST ALONG SAID WEST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT FOR A DISTANCE OF 18.80 FEET TO A POINT LYING ON SAID WEST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT; THENCE RUN NORTH 36°59'59" EAST ALONG SAID LINES FOR A DISTANCE OF 105.32 FEET TO A POINT; THENCE CONTINUE NORTH 03°00'00" EAST ALONG SAID LINES FOR A DISTANCE OF 35.04 FEET TO A POINT; THENCE RUN NORTH 31°54'21" EAST FOR A DISTANCE OF 51.72 FEET TO A POINT LYING ON THE EAST SIDE OF A 25 FOOT WIDE UTILITY AND DRAINAGE, INGRESS AND EGRESS EASEMENT AND THE POINT OF BEGINNING

SAID PARCEL CONTAINS 0.308 ACRES (13,431 SQUARE FEET), MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED ON DEED INFORMATION AND WAS PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION

STATE OF ALABAMA
MADISON COUNTY

I certify that this survey and drawing of the parcel described hereon, were made by individuals under my supervision, and 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 to the best of my knowledge, information, and belief.

SCHOEL ENGINEERING CO., INC.

Roger V. Joiner
Roger V. Joiner, Alabama License No. 23343
Issue Date: February 2, 2023

**Miller Branch Greenway Phase I
Easement 4 Exhibit**

JOB NO. 2308240	DRAWN BY CML/PLM	BY DATE R. JOINER 02/02/2023
HEET NO.		
1	2	

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



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