



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 2/26/2026

File ID: TMP-6610

Department: Legal

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on a vacation of a portion of a right-of-way at 608 Church Street; and, the introduction of a Resolution consenting to; and, the introduction of an Ordinance vacating the right-of-way pertaining thereto. (Set for March 26, 2026, Regular Council Meeting)

Resolution No.

Resolution No.

Ordinance No.

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: March 4, 11, 18 and 25

Finance Information:

Account Number: TBD

City Cost Amount: TBD

Total Cost: TBD

Special Circumstances:

Grant Funded: NA

Grant Title - CFDA or granting Agency: NA

Resolution #: NA

Location:

Address: 608 Church Street, Huntsville, Alabama

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

Additional Comments:

RESOLUTION NO. 26-_____

BE IT RESOLVED by the City Council of the City of Huntsville, within the State of Alabama, as follows:

1. That **The Vine Group, Inc.**, is the sole landowner abutting the property hereinafter described, submitted an application for the vacation of a portion of a Right-of-way being and lying in Madison County, and being more particularly described as follows (the “Right-of-way” or the “Property”):

SEE EXHIBIT “A” - “DECLARATION OF VACATION OF RIGHT-OF-WAY”

SEE EXHIBIT “B” - “PETITION FOR VACATION OF RIGHT-OF-WAY”

SEE EXHIBIT “C”– “PUBLIC HEARING NOTICE”

2. That a public hearing shall be held for purpose of allowing public comments on the proposed vacation of said Right-of-way at Huntsville City Hall in the Council Chamber, located at 305 Fountain Circle, Huntsville, Alabama 35801, at 5:30 p.m. on Thursday, March 26, 2026; and

3. That notice of the vacation of the Right-of-way has been or shall be provided to all adjacent landowners and any known entities with facilities or equipment lying in said Right-of-way in accordance with Section 23-4-1 *et seq.* of the Code of Alabama, 1975, as amended; and

4. That the City Clerk is hereby ordered to have public hearing notice contained in Exhibit “C” attached hereto (“Public Notice”), immediately published in *The Speakin’ Out News* for four consecutive weeks, with said notice to run beginning on March 4, March 11, March 18 and March 25, 2026.

5. It is hereby ordered that copies of the Public Notice shall be posted on bulletin boards located in the Madison County Courthouse and Huntsville City Hall.

ADOPTED this the 26th day of February, 2026.

President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 26th day of February, 2026.

Mayor of the City of
Huntsville, Alabama

STATE OF ALABAMA

COUNTY OF MADISON

DECLARATION OF VACATION OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS: That the undersigned _____, desiring to vacate that certain rights-of-way hereinafter described, say as follows:

1. That _____, are the owners of all the land abutting the hereinafter described right-of-way; and
2. WHEREAS, convenient and reasonable means of ingress and egress are available to the owners of the surrounding property; and
3. WHEREAS, the said rights-of-way, hereinafter described, is situated within the corporate limits of the City of Huntsville, Alabama, and was heretofore dedicated to said City; and
4. WHEREAS, the undersigned, by this instrument, declare their intent to vacate the said rights-of-way, hereinafter described; and
5. WHEREAS, it is necessary for the City of Huntsville, Alabama to retain an easement for utilities and drainage over the real estate described below.

NOW, THEREFORE, the undersigned, as the owner of all property abutting the said rights-of-way hereinafter described, do hereby petition and urge that the City Council of the City of Huntsville, Alabama, adopt a resolution hereby declaring said rights-of-way vacated and assenting to the vacation of the following described rights-of-way, being described, as follows:

SEE EXHIBIT A

LEGAL DESCRIPTION (AS SURVEYED)

BEING A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, IN THE CITY OF HUNTSVILLE, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL TWO AS RECORDED IN DEED BOOK 2022 PAGE 41831 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WHEELER AVENUE NORTHWEST, AND THE WESTERLY RIGHT OF WAY LINE OF THE OLD ALIGNMENT OF CHURCH STREET NORTHWEST, AND ALSO BEING A 1/2-INCH REBAR CAPPED "HSM CA#1031";

THENCE RUN SOUTH 85 DEGREES 20 MINUTES 57 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WHEELER AVENUE NORTHWEST A DISTANCE OF 137.65 FEET TO A 1/2-INCH REBAR CAPPED "HSM CA#1031" AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 85 DEGREES 22 MINUTES 30 SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 39 MINUTES 42 SECONDS EAST, AND A CHORD DISTANCE OF 54.24 FEET;

THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 59.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE NEW ALIGNMENT OF CHURCH STREET NORTHWEST AND BEING A 1/2-INCH REBAR CAPPED "HSM CA#1031" AND ALSO BEING THE POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1225.55 FEET, A DELTA ANGLE OF 4 DEGREES 28 MINUTES 48 SECONDS, A CHORD BEARING OF SOUTH 2 DEGREES 12 MINUTES 51 SECONDS EAST, AND A CHORD DISTANCE OF 95.80 FEET;

THENCE ALONG ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE NEW ALIGNMENT OF CHURCH STREET NORTHWEST (PASSING THROUGH A WITNESS MONUMENT AND BEING 1/2-INCH REBAR CAPPED "HSM CA#1031" 60 FEET FROM THE SOUTHEAST CORNER) A DISTANCE OF 95.82 FEET TO THE CENTER OF PINHOOK CREEK;

THENCE (LEAVING SAID WESTERLY RIGHT-OF-WAY OF THE NEW ALIGNMENT OF CHURCH STREET NORTHWEST) SOUTH 41 DEGREES 24 MINUTES 17 SECONDS WEST ALONG SAID CENTERLINE OF PINHOOK CREEK A DISTANCE OF 91.46 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD ALIGNMENT OF CHURCH STREET NORTHWEST;

THENCE NORTH 28 DEGREES 32 MINUTES 50 SECONDS WEST (LEAVING SAID CENTER LINE OF PINHOOK CREEK, PASSING THROUGH WITNESS MONUMENT, AND BEING A 1/2-INCH REBAR CAPPED "HSM CA#1031" 45 FEET FROM THE SOUTHWEST CORNER) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD ALIGNMENT OF CHURCH STREET NORTHWEST A DISTANCE OF 245.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,630 SQUARE FEET OR 0.50 ACRES MORE OR LESS.

AREA AS DESCRIBED ABOVE IS TO REMAIN A PUBLIC AND UTILITY DRAINAGE EASEMENT (P.U.D.E.).

The above-described property shall remain subject to an easement for utilities and drainage in favor of the City of Huntsville, Alabama.

IN WITNESS WHEREOF, the undersigned owners of all property abutting said right-of-way hereinabove described, have caused this instrument to be executed, on this 22nd day of January, 2025.

By: [Signature]

Its: PRESIDENT

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that KEVIN S WILSON, as PRESIDENT of THE VINE GROUP, whose name is signed to the foregoing instrument for THE VINE GROUP, as such officer and with full authority, and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office, this the 22nd day of January, 2025.

[Signature]
Notary Public

My Commission Expires:

7-10-2029

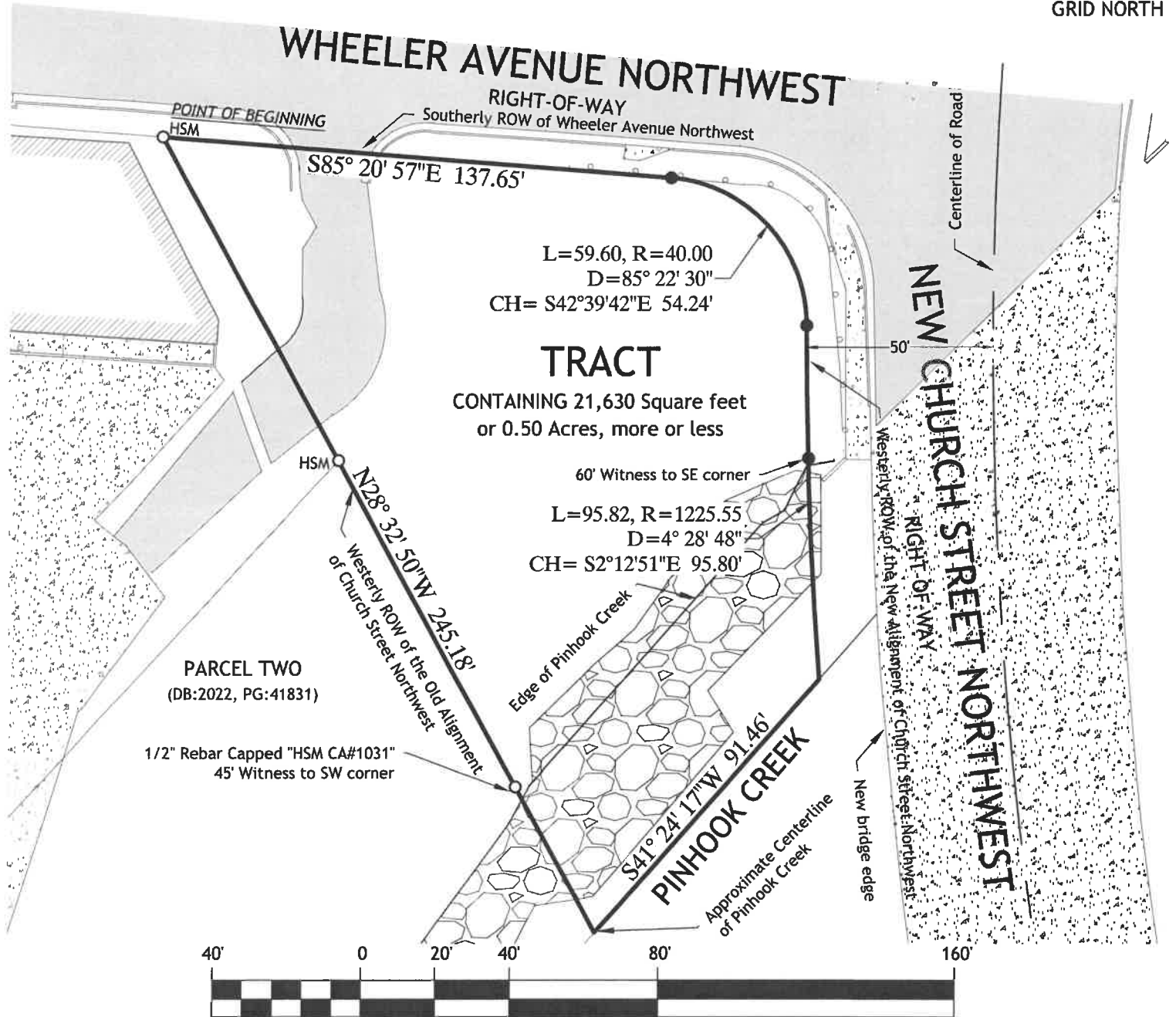
RIGHT-OF-WAY VACATION EXHIBIT OF 608 CHURCH STREET

NOTE: THIS IS NOT A LAND BOUNDARY
SURVEY. The purpose of this exhibit is to
depict right-of-way to be vacated.

HUNTSVILLE, ALABAMA



GRID NORTH



LEGEND

- SET 1/2" REBAR CAPPED "HSM CA #1031"
- FOUND MONUMENTATION (AS NOTED)
- ▨ ZONE AE (SPECIAL FLOOD HAZARD)
- ▤ ZONE X (SHADED)
- ▧ ZONE AE
- ▩ CONCRETE
- ▬ ASPHALT
- ▭ RIP RAP



HALLIBURTON

SURVEYING & MAPPING, INC.

PO BOX 18652 HUNTSVILLE, AL 35804

P: 256.947.1452

gohsm.com

DATE

4/30/2025

JOB NO.

25-014

DRAWN BY

DAB

CHECKED BY

EKD

SHEET NO.

1

STATE OF ALABAMA)
MADISON COUNTY)

PETITION FOR VACATION OF RIGHT-OF-WAY

KNOW ALL PERSONS BY THESE PRESENTS:

That the undersigned The Vine Group, Inc., being the owner of all lands abutting the portion or public way described on **Exhibit A** attached hereto and incorporated herein by reference (the "right-of-way"), pursuant to Section 23-4-20 of the Alabama Code of 1975, do hereby petition the City Council of the City of Huntsville, Alabama, to declare the right-of-way vacated and divested out of the public.

The said owners do further represent and warrant that, after vacation of the right-of-way, convenient means of ingress and egress to and from its properties will be afforded to all other property owners by the remaining public ways dedicated to the public for public way purposes.

Accordingly, the undersigned owners respectfully petition and request that the City Council of the City of Huntsville, Alabama, give such notices, set and conduct such public hearings, adopt such resolutions and ordinances, and take such other actions, all as are necessary to vacate the Right-of-way as required by applicable law.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the _____ day of _____, 2025.



Kevin Wilson, President, The Vine Group, Inc.

STATE OF ALABAMA)
MADISON COUNTY)

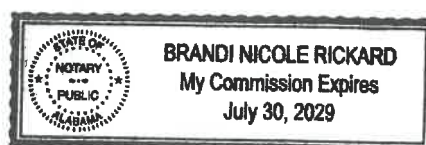
I, the undersigned Notary Public in and for said County in said State, hereby certify that Kevin Wilson, whose names are signed to the foregoing document, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same on the day the same bears date.

GIVEN under my hand and official seal this the 6th day of February, 2025.

Brandi Nicole Rickard

Notary Public

My Commission Expires: July 30, 2029



Legal Description of Right-of-Way

STATE OF ALABAMA
MADISON COUNTY

BEING A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, IN THE CITY OF HUNTSVILLE, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL TWO AS RECORDED IN DEED BOOK 2022 PAGE 41831 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WHEELER AVENUE NORTHWEST, AND THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD ALIGNMENT OF CHURCH STREET NORTHWEST, AND ALSO BEING A 1/2-INCH REBAR CAPPED "HSM CA #1031";

THENCE RUN SOUTH 85 DEGREES 20 MINUTES 57 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WHEELER AVENUE NORTHWEST A DISTANCE OF 137.65 FEET TO A 1/2-INCH REBAR CAPPED "HSM CA#1031" AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 85 DEGREES 22 MINUTES 30 SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 39 MINUTES 42 SECONDS EAST, AND A CHORD DISTANCE OF 54.24 FEET;

THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 59.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE NEW ALIGNMENT OF CHURCH STREET NORTHWEST AND BEING A 1/2-INCH REBAR CAPPED "HSM CA#1031" AND ALSO BEING THE POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1225.55 FEET, A DELTA ANGLE OF 4 DEGREES 28 MINUTES 48 SECONDS, A CHORD BEARING OF SOUTH 2 DEGREES 12 MINUTES 51 SECONDS EAST, AND A CHORD DISTANCE OF 95.80 FEET;

THENCE ALONG ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE NEW ALIGNMENT OF CHURCH STREET NORTHWEST (PASSING THROUGH A WITNESS MONUMENT AND BEING 1/2-INCH REBAR CAPPED "HSM CA#1031" 60 FEET FROM THE SOUTHEAST CORNER) A DISTANCE OF 95.82 FEET TO THE CENTER OF PINHOOK CREEK;

THENCE (LEAVING SAID WESTERLY RIGHT-OF-WAY OF THE NEW ALIGNMENT OF CHURCH STREET NORTHWEST) SOUTH 41 DEGREES 24 MINUTES 17 SECONDS WEST ALONG SAID CENTERLINE OF PINHOOK CREEK A DISTANCE OF 91.46 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD ALIGNMENT OF CHURCH STREET NORTHWEST;

THENCE NORTH 28 DEGREES 32 MINUTES 50 SECONDS WEST (LEAVING SAID

CENTER LINE OF PINHOOK CREEK, PASSING THROUGH WITNESS MONUMENT, AND BEING A ½-INCH REBAR CAPPED "HSM CA#1031" 45 FEET FROM THE SOUTHWEST CORNER) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD ALIGNMENT OF CHURCH STREET NORTHWEST A DISTANCE OF 245.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,630 SQUARE FEET OF 0.50 ACRES MORE OR LESS.

AREA AS DESCRIBED ABOVE IS TO REMAIN A PUBLIC AND UTILITY DRAINAGE EASEMENT (P.U.D.E.).

(Public Hearing Notice to be Published)

In accordance with Section 23-4-1 et seq. of the Code of Alabama, 1975, as amended, you are hereby notified of a public hearing to be held at Huntsville City Hall in the Council Chamber, located at 305 Fountain Circle, Huntsville, Alabama 35801, at 5:30 p.m. on Thursday, March 26, 2026.

The purpose of the hearing is to receive public comments on an application submitted by the City of Huntsville for the vacation of a portion of a Right-of-way which is located at 608 Church Street, Huntsville, Alabama, which is more particularly described as follows:

Legal Description of Right-of-Way

STATE OF ALABAMA
MADISON COUNTY

BEING A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, IN THE CITY OF HUNTSVILLE, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL TWO AS RECORDED IN DEED BOOK 2022 PAGE 41831 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WHEELER AVENUE NORTHWEST, AND THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD ALIGNMENT OF CHURCH STREET NORTHWEST, AND ALSO BEING A 1/2-INCH REBAR CAPPED "HSM CA #1031";

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CONTAINING 21,630 SQUARE FEET OF 0.50 ACRES MORE OR LESS.

AREA AS DESCRIBED ABOVE IS TO REMAIN A PUBLIC AND UTILITY DRAINAGE EASEMENT (P.U.D.E.).

The above-described property shall remain subject to an easement for utilities and drainage in favor of the City of Huntsville, Alabama.

This property is subject to any existing easements and rights-of-way whether or not recorded in the public records and shall henceforth, upon vacation of said right-of-way, be converted to a Utility and Drainage Easement.

This notice is being sent by United States mail at least 30 days prior to the scheduled hearing to all abutting owners, if any, and to all entities know to have facilities or equipment within the public Right-of-way of the street to be vacated, as their names and addresses appear on roll in the Madison County Revenue Commissioner's office or Madison County Tax Assessor's office, and shall be posted at the Madison County Courthouse and at Huntsville City Hall. Any citizen alleging to be affected by the proposed vacation may submit a written objection to the City Council or may request an opportunity to be heard at the public hearing held as required by law, any such objection or request may be directed to: Attn: Thomas Nunez, City Planning Department, 305 Fountain Circle, 4th Floor, Huntsville, Alabama 35801 or thomas.nunez@huntsvilleal.gov.

RESOLUTION NO. 26-_____

BE IT RESOLVED by the City Council of the City of Huntsville, within the State of Alabama, as follows:

1. That THE VINE GROUP, INC., is the sole landowner abutting the property hereinafter described, made application for the vacation of that certain portion of Right-of-Way more particularly described as follows (the "Right-of-Way" or the "Property"):

See Exhibit "A" attached hereto and incorporated herein.

2. That notice of the vacation of the portion of the Right-of-Way has been given as required by Section 23-4-1 et seq. of the Code of Alabama, 1975, as amended, and a public hearing held for purposes of allowing public comments on the proposed vacation before the City Council.

3. That after vacation of the designated Right-of-Way and all public rights therein, convenient and reasonable means of ingress and egress to and from the respective property will be afforded to all property owners owning property in or near the Right-of-Way by the remaining streets, avenues, and highways.

4. That in the judgment and opinion of the City Council of the City of Huntsville that it is in the public interest and necessary and expedient that the City vacate the designated Right-of-Way and that the vacation of the designated Right-of-Way is in the best interests of the citizens of the City in that same will contribute to the health and general welfare of the citizens of the City of Huntsville, Alabama.

5. That the filing of the resolution with the Judge of Probate of Madison County, Alabama, shall operate as a declaration of the City's vacation of the Right-of-Way as described herein and shall divest all public rights and liabilities, including any rights which may have been acquired by prescription, in that part of the Right-of-Way. Title and all public rights shall vest in the abutting landowners, Huntsville Housing Authority.

6. That upon vacation of said right-of-way, this property shall be converted to a Utility and Drainage Easement.

7. That notice of this resolution shall be published in The Speakin' Out News no later than fourteen (14) days from the date hereof.

NOW THEREFORE, be it resolved by the City Council of the City of Huntsville that they do hereby assent to the said vacation of the herein described Right-of-Way and the same is hereby vacated and annulled and all public rights therein divested of the Property.

ADOPTED this the 26th day of March, 2026.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 26th day of March, 2026.

TOMMY BATTLE
Mayor of the City of Huntsville, Alabama

EXHIBIT A

Legal Description of Right-of-Way

STATE OF ALABAMA
MADISON COUNTY

BEING A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, IN THE CITY OF HUNTSVILLE, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 21,630 SQUARE FEET OF 0.50 ACRES MORE OR LESS.

AREA AS DESCRIBED ABOVE IS TO REMAIN A PUBLIC AND UTILITY DRAINAGE EASEMENT (P.U.D.E.).

ORDINANCE NO. 26-_____

BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

Section 1. The City Council of the City of Huntsville, Alabama, finds that an application has been presented to the City of Huntsville requesting the vacation of certain right-of-way; that the applicant has represented to the City of Huntsville that **The Vine Group, Inc.**, is the owner of the property across which said right-of-way lies; that said right-of-way, or the portion being vacated, is not presently used and is no longer needed for a public or municipal purpose.

Section 2. Pursuant to the findings in Section 1 hereinabove, the Mayor of the City of Huntsville, Alabama, is hereby authorized, requested and directed to execute a quitclaim deed vacating the right-of-way hereinafter described, said deed being substantially in words and figures as follows, to-wit:

STATE OF ALABAMA)
)
COUNTY OF MADISON)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENT, that the undersigned **CITY OF HUNTSVILLE**, an Alabama municipal corporation, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) in hand paid by The Vine Group, Inc., hereinafter referred to as Grantee, and other good and valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the Grantee, all the the Grantor's right, title, interest and claim in and to the following described real estate situated in the City of Huntsville, County of Madison, State of Alabama, to-wit:

SEE EXHIBIT A-1 AND EXHIBIT A-2

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this quitclaim to be signed in its behalf by its Mayor and attested by its Clerk , this the _____ day of _____, 2025.

CITY OF HUNTSVILLE, ALABAMA
a municipal corporation

By: _____
Tommy Battle, Mayor

ATTEST:

By: _____
Clerk of the City of
Huntsville, Alabama

STATE OF ALABAMA)
)
COUNTY OF MADISON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Tommy Battle and _____, whose names as Mayor and City Clerk- respectively, of The City of Huntsville, Alabama, a municipal corporation, are signed to the foregoing quitclaim deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they as such officers and with full authority, executed the same for and as the act of said corporation on the day the same bears day.

GIVEN under my hand and official seal this the _____ day of _____, 2025.

Notary Public

City of Huntsville, Alabama

Ordinance No. 2025-_____
The Vine Group, Inc.

ADOPTED this the _____ day of _____, _____.

President of the City Council of
Huntsville, Alabama

APPROVED this the _____ day of _____, _____.

Mayor of the City of
Huntsville, Alabama

BOUNDARY SURVEY OF ACREAGE SITUATED IN SEC 35, T3S, R1W CITY OF HUNTSVILLE, ALABAMA

NOTES:

1. The purpose of this survey is to depict existing Church Street Right-of-Way to be vacated as shown hereon.
2. The bearing base for this survey is based on Alabama East Zone State Plane Coordinate System of 1983 (NAD 83), as determined by redundant RTK GPS observations.
3. Field work was completed 3/18/2025.
4. Field data was collected using robotic total station, RTK GPS, and base/rover GPS.
5. No title commitment was provided for the purpose of this survey. Therefore, there may be easements, rights-of-way, restrictions, covenants, facts, matters and other encumbrances affecting subject property not shown hereon.
6. A street address for subject property was not noted.
7. Zoning was not researched for the purpose of this survey.
8. Utilities and improvements were not researched or shown for the purpose of this survey except as shown hereon.
9. The unit of measurement as shown hereon is decimals of a US Survey Foot.
10. This survey is not valid without the original seal and signature of the undersigned surveyor.
11. Please contact Troy Halliburton by phone at (256) 947-1452 or by email at thalliburton@gohsm.com with questions or comments regarding this survey.

LEGAL DESCRIPTION (AS SURVEYED)

BEING A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, IN THE CITY OF HUNTSVILLE, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL TWO AS RECORDED IN DEED BOOK 2023 PAGE 41831 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WHEELER AVENUE NORTHWEST, AND THE WESTERLY RIGHT OF WAY LINE OF THE OLD ALIGNMENT OF CHURCH STREET NORTHWEST, AND ALSO BEING A 1/2-INCH REBAR CAPPED "HSM CAP#1031";

THENCE RUN SOUTH 85 DEGREES 20 MINUTES 57 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WHEELER AVENUE NORTHWEST A DISTANCE OF 137.65 FEET TO A 1/2-INCH REBAR CAPPED "HSM CAP#1031", AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 85 DEGREES 22 MINUTES 30 SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 39 MINUTES 42 SECONDS EAST, AND A CHORD DISTANCE OF 54.24 FEET;

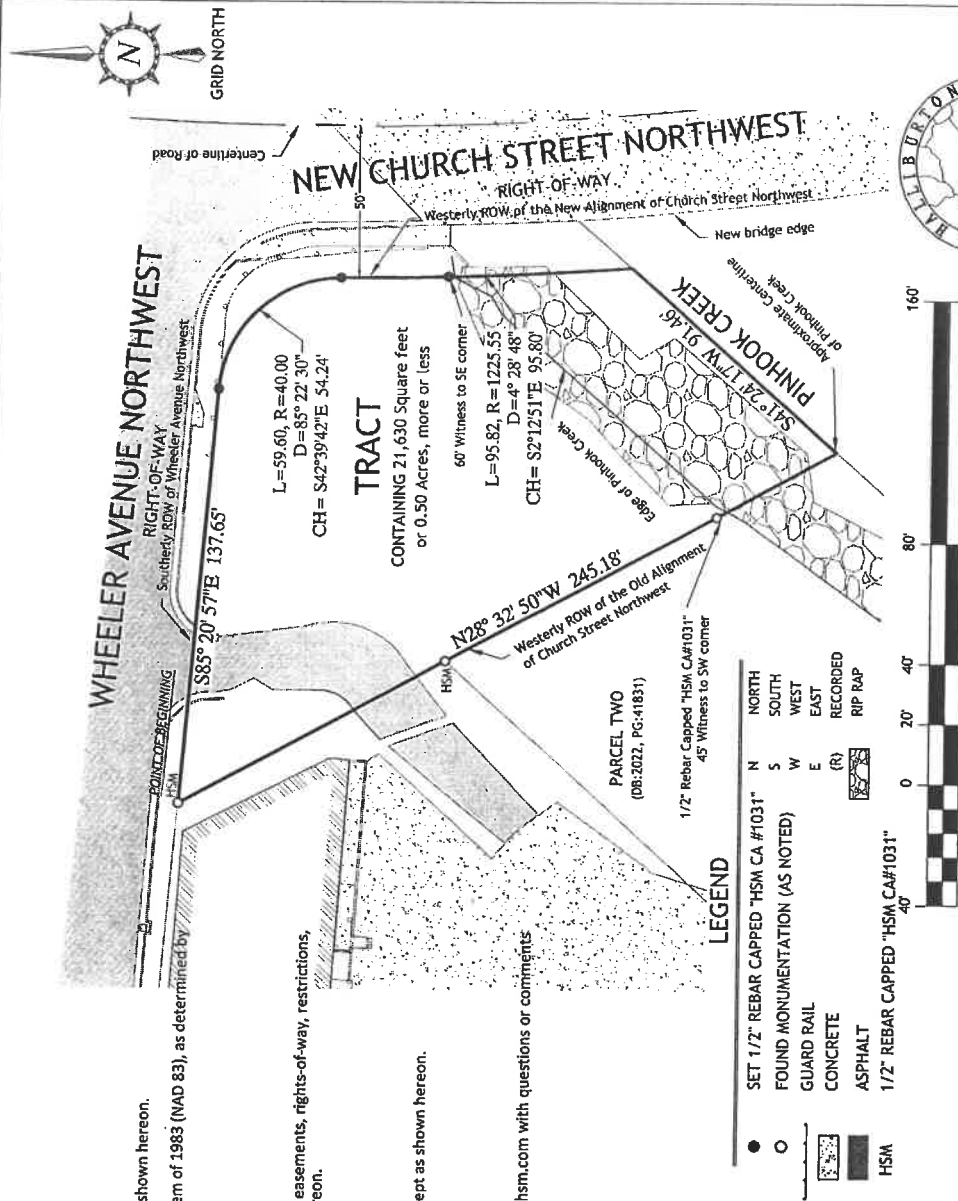
THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 59.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE NEW ALIGNMENT OF CHURCH STREET NORTHWEST AND BEING A 1/2-INCH REBAR CAPPED "HSM CAP#1031", AND ALSO BEING THE POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1225.55 FEET, A DELTA ANGLE OF 4 DEGREES 28 MINUTES 48 SECONDS, A CHORD BEARING OF SOUTH 2 DEGREES 12 MINUTES 51 SECONDS EAST, AND A CHORD DISTANCE OF 95.80 FEET;

THENCE ALONG ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE NEW ALIGNMENT OF CHURCH STREET NORTHWEST (PASSING THROUGH A WITNESS MONUMENT AND BEING 1/2-INCH REBAR CAPPED "HSM CAP#1031" 60 FEET FROM THE SOUTHEAST CORNER) A DISTANCE OF 95.82 FEET TO THE CENTER OF PINHOOK CREEK;

THENCE (LEAVING SAID WESTERLY RIGHT-OF-WAY OF THE NEW ALIGNMENT OF CHURCH STREET NORTHWEST) SOUTH 41 DEGREES 24 MINUTES 17 SECONDS WEST ALONG SAID CENTERLINE OF PINHOOK CREEK A DISTANCE OF 91.46 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD ALIGNMENT OF CHURCH STREET NORTHWEST;

THENCE NORTH 28 DEGREES 32 MINUTES 50 SECONDS WEST (LEAVING SAID CENTER LINE OF PINHOOK CREEK, PASSING THROUGH WITNESS MONUMENT, AND BEING A 1/2-INCH REBAR CAPPED "HSM CAP#1031" 45 FEET FROM THE SOUTHWEST CORNER) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD ALIGNMENT OF CHURCH STREET NORTHWEST A DISTANCE OF 245.18 FEET TO THE POINT OF BEGINNING.

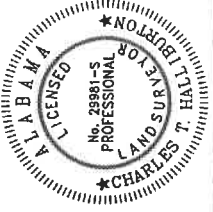
CONTAINING 21,630 SQUARE FEET OR 0.50 ACRES MORE OR LESS.



Certification:
I hereby state 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 to the best of my knowledge, information, and belief.

Surveyor's Signature: _____
Alabama License No.: 50305
Date: 11/13/2025

Charles T. Halliburton



HALLIBURTON
SURVEYING & MAPPING, INC.

PO BOX 18652
HUNTSVILLE, AL 35804
P: 256.947.1452
gohsm.com

JOB NUMBER: 25-014

LEGAL DESCRIPTION (AS SURVEYED)

BEING A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, IN THE CITY OF HUNTSVILLE, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 28 DEGREES 32 MINUTES 50 SECONDS WEST (LEAVING SAID CENTER LINE OF PINHOOK CREEK, PASSING THROUGH WITNESS MONUMENT, AND BEING A 1/2-INCH REBAR CAPPED "HSM CA#1031" 45 FEET FROM THE SOUTHWEST CORNER) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD ALIGNMENT OF CHURCH STREET NORTHWEST A DISTANCE OF 245.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,630 SQUARE FEET OR 0.50 ACRES MORE OR LESS.

AREA AS DESCRIBED ABOVE IS TO REMAIN A PUBLIC AND UTILITY DRAINAGE EASEMENT (P.U.D.E.).

LEGAL DESCRIPTION (AS SURVEYED)

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CONTAINING 21,630 SQUARE FEET OR 0.50 ACRES MORE OR LESS.

AREA AS DESCRIBED ABOVE IS TO REMAIN A PUBLIC AND UTILITY DRAINAGE EASEMENT (P.U.D.E.).

ADOPTED this the 26th day of March, 2026.

President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 26th day of March, 2026.

Mayor of the City of
Huntsville, Alabama