



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 2/12/2026

File ID: TMP-6521

Department: Urban Development

Subject:

Type of Action: Approval/Action

Ordinance authorizing the Mayor to enter into an Agreement by and between Limestone County Commission and the City Council of the City of Huntsville for the acquisition of certain properties related to the Swancott Road Improvements Project. (Introduced on January 22, 2026, Regular Council Meeting)

Ordinance No. 26-90

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:

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

Additional Comments:

ORDINANCE NO. 26-_____

WHEREAS, Limestone County (sometimes referred to as the "County") desires to enter into an agreement, a copy of which is attached hereto as Exhibit "1" (the "Agreement"), with the City of Huntsville (sometimes referred to as "Huntsville") regarding the Swancott Road Improvements Project, hereinafter referred to as the "Project"; and

WHEREAS, the parcels of land and temporary construction easements described and depicted in Exhibit "A" of the Agreement hereto each lie outside the corporate limits of the City of Huntsville and are parcels the acquisition of which is necessary for the development of the Project (collectively the "Parcels"); and

WHEREAS, the Parcels have been, or will be, surveyed and appraised, as required by Section 18-1A-21, Code of Alabama 1975, by Huntsville; and

WHEREAS, the City of Huntsville will attempt to purchase the Parcels described herein directly from the respective Owner(s) thereof by voluntary sale and, in the event Huntsville is unable to acquire any such Parcel(s) voluntarily, Huntsville has requested that the County acquire said Parcel(s) by eminent domain proceedings; and

WHEREAS, pursuant to said Agreement, the County has agreed to acquire by eminent domain proceedings, at the expense of Huntsville, any and all Parcels lying outside the corporate limits of the City of Huntsville needed for the Project which Huntsville is unable to acquire by voluntary conveyance; and

WHEREAS, upon acquisition of any such Parcels by the County through eminent domain proceedings, said Parcel(s) shall thereafter be conveyed to the City of Huntsville.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Huntsville, Alabama, a municipal corporation within the State of Alabama, as follows:

1. The Project is in the best interests of the citizens of the City of Huntsville, and its competition will contribute to the health and general welfare of the citizens of the City of Huntsville.

2. Cooperation by and between Huntsville and the County in the administration and development of this Project will benefit the citizens of the City of Huntsville and the citizens of Limestone County. Accordingly, Huntsville agrees to cooperate and work with the County in the administration, development, and completion of the Project. Huntsville further accepts and agrees to jointly exercise certain powers and/or to provide certain services in furtherance of the development and completion of the Project as set forth in the Agreement.

3. The staff of the Real Estate Office of the City of Huntsville be and hereby are authorized to attempt to acquire all Parcels at a fair and reasonable price in accordance with Section 18-1A-22 of the *Code of Alabama*, as amended.

4. If Huntsville is unable to acquire any Parcel(s) through voluntary purchase, the County will acquire any Parcel(s) by and through Eminent Domain.

5. In the event Huntsville is unable to acquire any Parcel(s) by voluntary purchase from the owners thereof, the County is authorized to engage Samuel H. Givhan, Attorney at Law, with Lanier Ford Shaver & Payne P.C., to file and conduct condemnation proceedings on the County's behalf in order to acquire any such Parcel(s) by eminent domain proceedings.

6. Upon acquisition of any Parcel(s) by the County through condemnation proceedings, the County will convey any such Parcel(s) to Huntsville by statutory warranty deed.

7. All attorney's fees, costs, and expenses incurred in connection with any voluntary purchases or any eminent domain proceedings shall be borne by Huntsville. The Project will be funded by Huntsville's capital plan and/or through funding received from the Department of Transportation, and the budget for the Project will be established by Huntsville's Engineering Department.

8. That the Mayor of the City of Huntsville and the City Clerk be, and they are hereby authorized, empowered, and directed to execute the Agreement on behalf of Huntsville.

ADOPTED this the _____ day of _____, 2026.

President of the City Council
City of Huntsville, Alabama

APPROVED this the _____ day of _____, 2026.

Tommy Battle, Mayor
City of Huntsville, Alabama

AGREEMENT FOR SWANCOTT ROAD IMPROVEMENTS PROJECT

WHEREAS, Limestone County, Alabama, through the Limestone County Commission, and the City Council of The City of Huntsville, Alabama, approved the execution of this Agreement (this "Agreement"), between Limestone County (sometimes referred to as the "County") and the City of Huntsville (sometimes referred to as "Huntsville") regarding the Swancott Road Improvements Project (the "Project"); and

WHEREAS, those parcels of land and temporary construction easements described and depicted in Exhibit "A" attached hereto each lie outside the corporate limits of the City of Huntsville and are parcels, the acquisition of which is necessary for the development of the Project. A corresponding map for each parcel follows the parcel descriptions for each respective tract (collectively the "Parcels"); and

WHEREAS, this Agreement runs with the Project and shall govern any and all revisions or amendments which may become necessary relative to the Parcels under any respective amendments of the Project plans; and

WHEREAS, the Parcels have been, or will be, surveyed and appraised by Huntsville as required by Section 18-1A-21, Code of Alabama 1975; and

WHEREAS, Huntsville will attempt to purchase the Parcels directly from the respective owner(s) thereof by voluntary sale; and

WHEREAS, Huntsville has requested that the County acquire by eminent domain proceedings any of the Parcels that the City of Huntsville is unable to purchase directly from the owner(s); and

WHEREAS, the parties have agreed that the County will acquire by eminent domain proceedings, at the expense of Huntsville, any and all Parcels lying outside the corporate limits of the City of Huntsville needed for the Project which Huntsville is unable to acquire by voluntary conveyance; and

WHEREAS, upon acquisition of any such Parcels by the County through eminent domain proceedings, said Parcel(s) shall thereafter be conveyed to the City of Huntsville.

NOW THEREFORE, for good and valuable consideration, including the premises, which are incorporated herein by reference, the parties hereby agree as follows:

1. The parties agree and acknowledge that the acquisition and/or condemnation of fee simple title and temporary construction easements in and to certain parcels of land lying within Limestone County, as may be subsequently altered by any updated Project Plan revisions and/or to include the acquisition of any uneconomic remnants, if any, as is necessary for the development of the Project. Corresponding drawings and legal descriptions for each respective parcel (the "Parcels") are contained in Exhibit "A" attached hereto.

2. The Project is in the best interests of the citizens of Limestone County and the City of Huntsville in that the same will contribute to the health and general welfare of said citizens.

3. The County and Huntsville believe that joint cooperation in the administration and development of this Project will benefit both the citizens of Limestone County and the citizens of the City of Huntsville. Accordingly, the parties hereby agree to cooperate and work with one another in the administration, development, and completion of the Project. The County and Huntsville have agreed to divide and allocate certain Project duties among themselves in order to more effectively and efficiently complete the Project. The parties further accept and agree to exercise certain powers and/or to provide certain services in accordance with the terms and provisions set forth herein.

4. That City of Huntsville, by and through its Real Estate Department, be, and hereby is authorized, empowered, and directed to attempt to acquire the Parcels from the respective owner(s) thereof by voluntary sale, at a fair and reasonable price in accordance with Section 18-1A-22 of the Code of Alabama, as amended.

5. The parties hereby agree that the County will acquire, at Huntsville's expense through eminent domain proceedings, where necessary, any of the Parcel(s) which Huntsville is unable to purchase through voluntary purchase.

6. That in the event Huntsville is unable to acquire any of the said Parcels, for the purposes aforesaid, through voluntary conveyance from the respective owner(s) thereof, the City of Huntsville is hereby authorized to engage the law firm of Lanier Ford Shaver & Payne P.C., by and through its attorney Samuel H. Givhan, to file and conduct condemnation proceedings on behalf of the County for the acquisition of said Parcel(s) by the process of eminent domain. Any Parcel that presents a conflict of interest for the aforementioned counsel shall be reassigned to attorney Martin Evans with Evans & Evans Lawyers.

7. That upon acquisition of any such Parcel(s) by the County through eminent domain proceedings, the County agrees to promptly convey said Parcel(s) to the City of Huntsville by statutory warranty deed.

8. The County and Huntsville shall each have the full power and authority of the other party in order to carry out the purposes of this Agreement, but only to the extent necessary to carry out the development of the Project.

9. This Agreement shall automatically terminate upon the following: acquisition of all Parcels necessary for the Project, or three years from the date hereof, whichever shall occur earlier.

10. That all attorney's fees, costs, and expenses in connection with any voluntary sales transactions or any eminent domain actions shall be paid by the City of Huntsville.

11. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on this _____ day of _____, 2026.

Dated: _____

City of Huntsville, Alabama

By: _____
Tommy Battle, Mayor

Attest: _____
Shaundrika Edwards, City Clerk

Dated: _____

Limestone County Commission

By: _____
Collin Daly, Chairman

Attest: _____
Ellen Morell, County Administrator

EXHIBIT "A"

CONSISTING OF ALL OR PORTIONS OF
TRACTS 1, 2, 3, 4, 5, & 8
SWANCOTT ROAD IMPROVEMENTS PROJECT

Intentionally omitted from this Agreement and Within
the Corporate Limits of the City of Huntsville

TRACTS 6 & 7

TRACT NO. 1 - EXHIBIT A

RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF COMMON AREA 1 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE, NORTH 07 DEGREES 53 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 19.15 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 88 DEGREES 41 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 988.20 FEET TO A POINT; THENCE, NORTH 46 DEGREES 37 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 14.22 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 979.25 FEET TO A POINT; THENCE SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST A DISTANCE OF 10.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.23 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT #1

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT #1

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF COMMON AREA 1 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE, SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 8.82 FEET TO A POINT; THENCE NORTH 88 DEGREES 41 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 100.35 FEET TO A POINT; THENCE, NORTH 01 DEGREE 18 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 8.96 FEET TO A POINT; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 901.85 FEET TO A POINT; SOUTH 46 DEGREES 37 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 44.17 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 01 DEGREE 39 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 63.66 FEET TO A POINT; THENCE, NORTH 88 DEGREES 20 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 16.98 FEET TO A POINT; THENCE, NORTH 01 DEGREE 41 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 46.68 FEET TO A CMF (BUSTED); THENCE NORTH 46 DEGREES 37 MINUTES 10 SECONDS EAST A DISTANCE OF 23.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT #2

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT #2

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 2 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE, SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 8.82 FEET TO A POINT; THENCE, NORTH 88 DEGREES 41 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 100.35 FEET TO A POINT; THENCE, NORTH 01 DEGREES 18 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 8.96 FEET TO A POINT; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 901.85 FEET TO A POINT; THENCE, NORTH 46 DEGREES 37 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 24.18 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 988.20 FEET TO A POINT; THENCE SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST A DISTANCE OF 19.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.43 ACRES, MORE OR LESS.

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

18TH DAY OF FEBRUARY, 2025



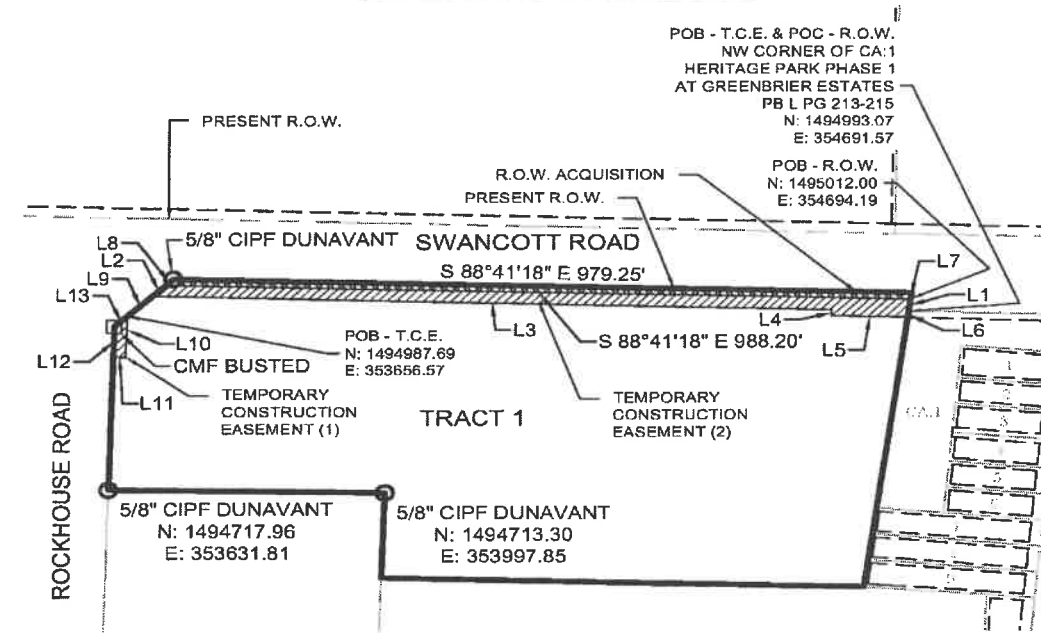
ANTHONY SCOTT MANARY PLS #35345

REVISED: 08.29.25



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		

TRACT NO. 1 - EXHIBIT B



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

LEGEND	
	PROPERTY CORNER FOUND
	CONCRETE MONUMENT FOUND
	ADJOINER PROPERTY LINE
	SUBJECT PROPERTY LINE
	PUBLIC UTILITY & DRAINAGE ESMNT

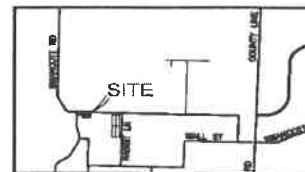
ABBREVIATIONS	
CIPF	CAPPED IRON PIN FOUND
IPF	IRON PIN FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT

GENERAL NOTES:

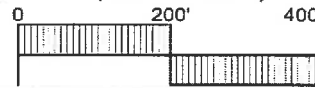
- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD '83.
- ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
- SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

HATCH LEGEND	
	ACQUIRED RIGHT-OF-WAY
	ACQUIRED TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S 7°53'30" W	19.11'
L2	N 46°37'10" E	24.18'
L3	N 88°34'32" W	901.85'
L4	N 1°18'28" E	8.96'
L5	N 88°41'27" W	100.35'
L6	S 7°53'30" W	8.82'
L7	S 7°53'30" W	10.07'
L8	N 46°37'10" E	14.22'
L9	S 46°37'10" W	44.17'
L10	N 1°39'22" E	63.66'
L11	S 88°20'38" E	16.98'
L12	S 1°41'23" W	46.68'
L13	S 46°37'10" W	23.99'



VICINITY MAP
(NOT TO SCALE)



REVISED: 08.29.25

SWANCOTT ROAD ACQUISITION	
TRACT NUMBER: 1	
OWNER: ROBERT E. HARGRAVE FAMILY TRUST C/O TAMMY MANNING AND JEFFREY RANDOLPH, TRUSTEES	
PARCEL NO: 18 05 15 0 000 006.000	
TOTAL AC±	APPROXIMATE 9.62 AC±
R.O.W. ACQUIRED:	(9,837 SQ. FT.) 0.23 AC±
T.C.E. ACQUIRED (#1):	(936 SQ. FT.) 0.02 AC±
T.C.E. ACQUIRED (#2):	(18,620 SQ. FT.) 0.43 AC±
REMAINDER:	APPROXIMATE 9.39 AC±

DRAWN BY: ANB	ACQUISITION EXHIBIT
FIELD CREW: BJ	SWANCOTT ROAD WIDENING
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST
SHEET: 2 OF 2	
JOB NO: 23-022	



TRACT NO. 2 - EXHIBIT A

RIGHT OF WAY #1

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF COMMON AREA 2 OF THE FINAL PLAT OF MAPLE GROVE PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 251 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 30.12 FEET TO A POINT; THENCE NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST A DISTANCE OF 25.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES, MORE OR LESS.

RIGHT OF WAY #2

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF COMMON AREA 2 OF THE FINAL PLAT OF MAPLE GROVE PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 251 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A POINT; THENCE SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE SOUTH 88 DEGREES 39 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 122.33 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE SOUTH 88 DEGREES 33 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 380.15 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT) AND THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 88 DEGREES 29 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 113.00 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, SOUTH 01 DEGREES 27 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 29.88 FEET TO A POINT; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 112.93 FEET TO A POINT; THENCE NORTH 01 DEGREES 19 MINUTES 49 SECONDS EAST A DISTANCE OF 30.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES, MORE OR LESS.

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

18TH DAY OF FEBRUARY, 2025



ANTHONY SCOTT MANARY PLS #35345

REVISED: 08.18.25



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 4		
JOB NO: 23-022		

TRACT NO. 2 - EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT #1

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT #1

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE, SOUTH 88 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 25.22 FEET TO A POINT; THENCE, SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 14.38 FEET TO A POINT; THENCE, NORTH 88 DEGREES 35 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 25.23 FEET TO A POINT; THENCE NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST A DISTANCE OF 14.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT #2

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT #2

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF COMMON AREA 2 OF THE FINAL PLAT OF MAPLE GROVE PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 251-252 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A POINT; THENCE SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE SOUTH 88 DEGREES 39 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 122.33 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE SOUTH 88 DEGREES 33 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 380.15 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE SOUTH 01 DEGREE 19 MINUTES 49 SECONDS WEST A DISTANCE OF 30.03 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 88 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 112.93 FEET TO A POINT; THENCE, SOUTH 01 DEGREE 27 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 19.99 FEET TO A POINT; THENCE, NORTH 88 DEGREES 33 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 112.88 FEET TO A POINT; THENCE NORTH 01 DEGREE 19 MINUTES 49 SECONDS EAST A DISTANCE OF 19.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES, MORE OR LESS.

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

18TH DAY OF FEBRUARY, 2025



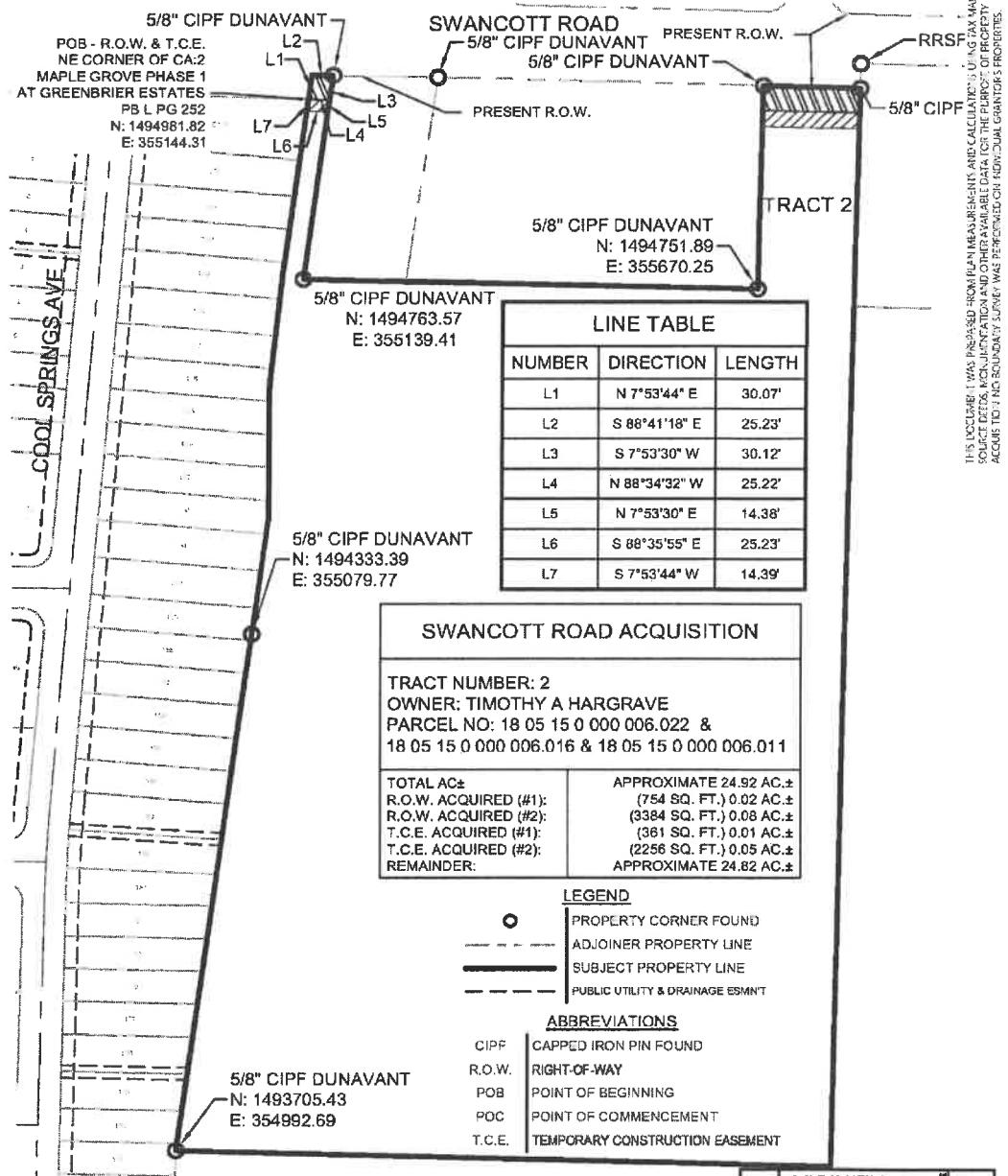
ANTHONY SCOTT MANARY PLS #35345

REVISED: 08.18.25

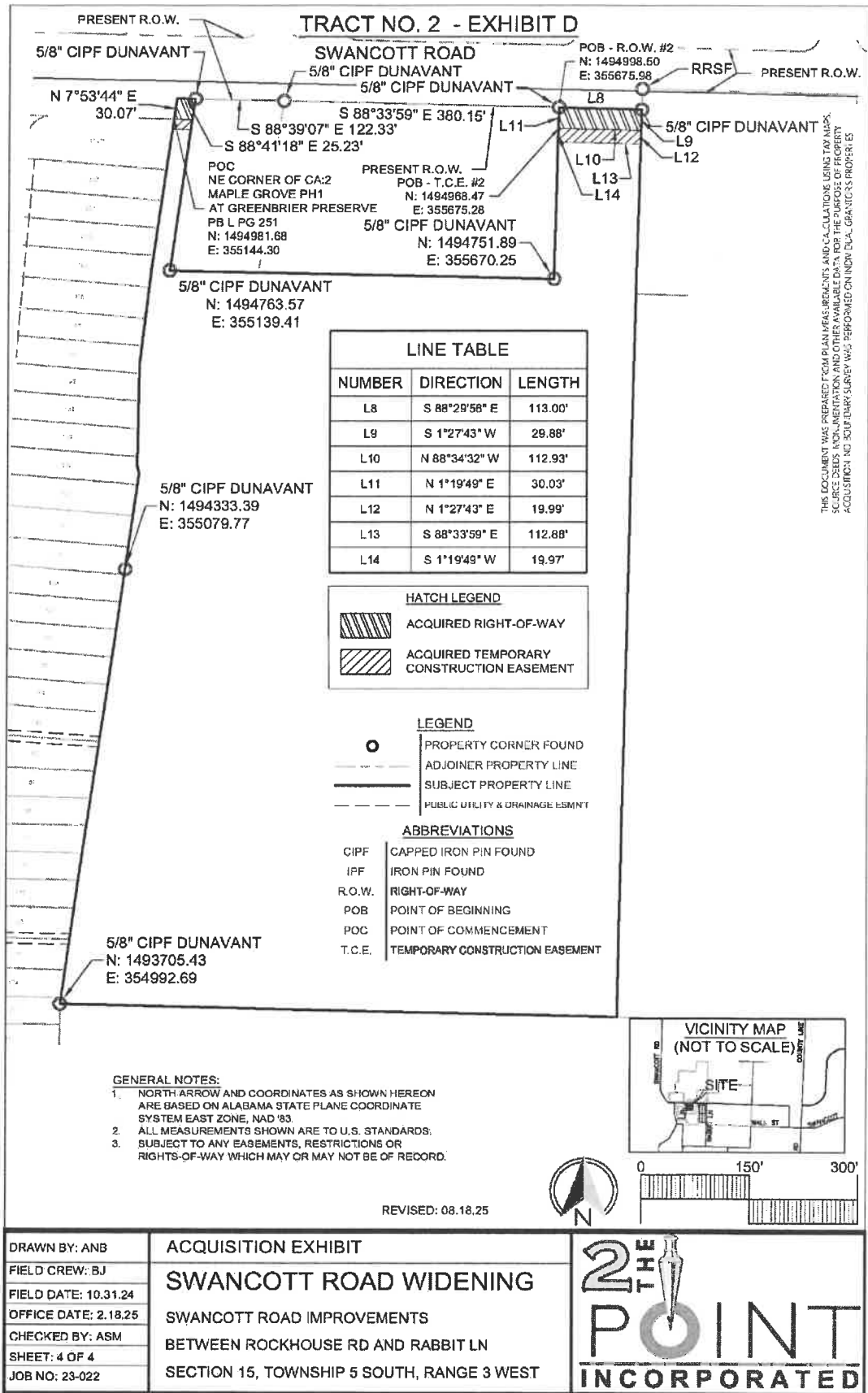


DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 2 OF 4		
JOB NO: 23-022		

TRACT NO. 2 - EXHIBIT C



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 3 OF 4		
JOB NO: 23-022		



TRACT NO. 3 - EXHIBIT A

RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A POINT, THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO 5/8" CAPPED IRON PIN (DUNAVANT) AND THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, THENCE, SOUTH 88 DEGREES 39 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 122.33 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, SOUTH 08 DEGREES 15 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 30.31 FEET TO A POINT; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 122.12 FEET TO A POINT; THENCE NORTH 07 DEGREES 53 MINUTES 30 SECONDS EAST A DISTANCE OF 30.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A POINT, THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, SOUTH 07 DEGREES 53 MINUTES 30 SECONDS WEST A DISTANCE OF 30.12 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 88 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 122.12 FEET TO A POINT; THENCE, SOUTH 08 DEGREES 15 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 14.34 FEET TO A POINT; THENCE, NORTH 88 DEGREES 35 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 122.03 FEET TO A POINT; THENCE NORTH 07 DEGREES 53 MINUTES 30 SECONDS EAST A DISTANCE OF 14.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES, MORE OR LESS.

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.

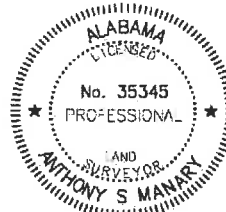
ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

18TH DAY OF FEBRUARY, 2025



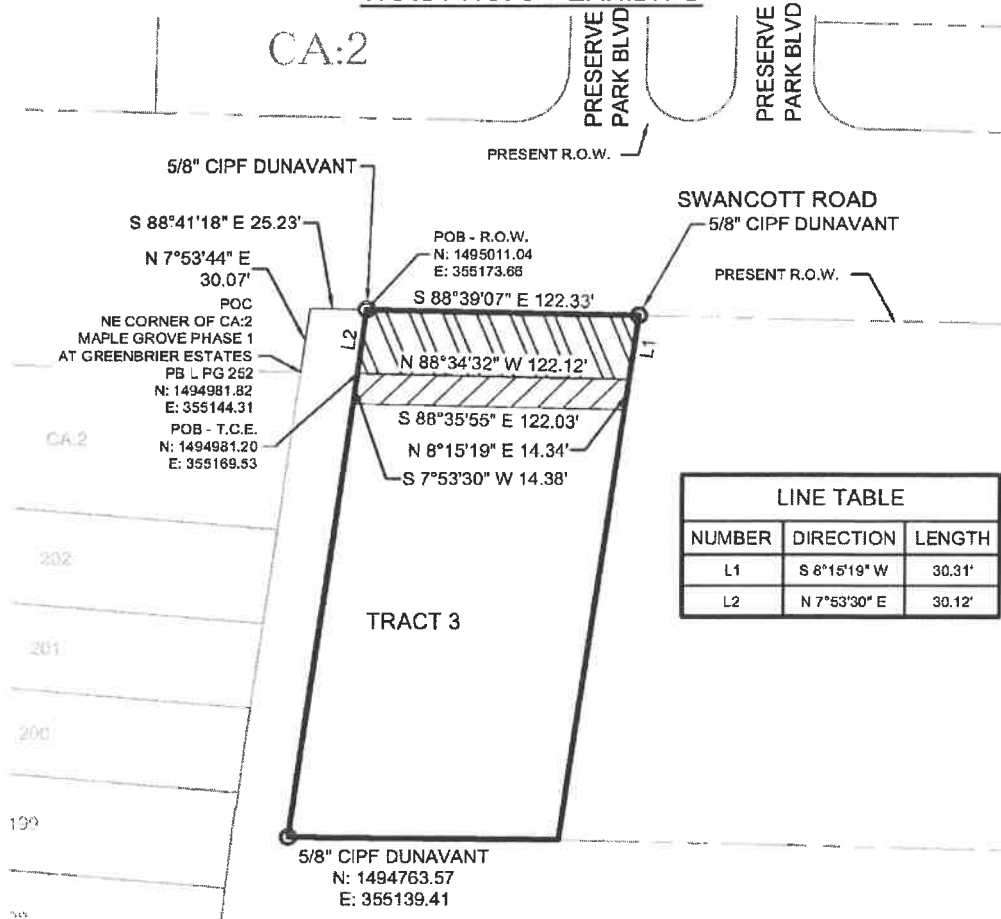
ANTHONY SCOTT MANARY PLS #35345

REVISED: 08.18.25



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		

TRACT NO. 3 - EXHIBIT B



THIS DOCUMENT WAS PREPARED FROM PLAT MEASUREMENTS AND CALCULATIONS USING TAX MAPS, SOURCE DEEDS, METEOROLOGICAL AND OTHER AVAILABLE DATA FOR THE PURPOSE OF PROPERTY ACQUISITION. NO BOUNDARY SURVEY WAS PERFORMED ON THE DUNAVANT PROPERTY.

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S 8°15'19" W	30.31'
L2	N 7°53'30" E	30.12'

HATCH LEGEND	
	ACQUIRED RIGHT-OF-WAY
	ACQUIRED TEMPORARY CONSTRUCTION EASEMENT

SWANCOTT ROAD ACQUISITION	
TRACT NUMBER: 3	
OWNER: SHARON DALY	
PARCEL NO: 18 05 15 0 000 006.012	
TOTAL AC±	APPROXIMATE 2.10 AC.±
R.O.W. ACQUIRED:	(3668 SQ. FT.) 0.08 AC.±
T.C.E. ACQUIRED:	(1742 SQ. FT.) 0.04 AC.±
REMAINDER:	APPROXIMATE 2.02 AC.±

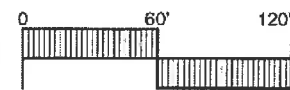
- GENERAL NOTES:**
1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD '83.
 2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
 3. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

LEGEND	
	PROPERTY CORNER FOUND
	ADJOINER PROPERTY LINE
	SUBJECT PROPERTY LINE
	PUBLIC UTILITY & DRAINAGE ESMNT

ABBREVIATIONS	
CIPF	CAPPED IRON PIN FOUND
IPF	IRON PIN FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT



VICINITY MAP
(NOT TO SCALE)



REVISED: 08.18.25

DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 2 OF 2		
JOB NO: 23-022		

TRACT NO. 4 - EXHIBIT A

RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO A POINT; SOUTH 88 DEGREES 39 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 122.33 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT) AND THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 88 DEGREES 33 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 380.15 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, SOUTH 01 DEGREES 19 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 30.03 FEET TO A POINT; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 383.80 FEET TO A POINT; THENCE NORTH 08 DEGREES 15 MINUTES 19 SECONDS EAST A DISTANCE OF 30.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT

A LOT OR PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 07 DEGREES 53 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO A POINT; SOUTH 88 DEGREES 39 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 122.33 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE SOUTH 08 DEGREES 15 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 30.31 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 88 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 383.80 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 19 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 19.97 FEET TO A POINT; THENCE, NORTH 88 DEGREES 33 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 227.10 FEET TO A POINT; THENCE, NORTH 01 DEGREES 26 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 5.76 FEET TO A POINT; THENCE, NORTH 88 DEGREES 35 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 158.44 FEET TO A POINT; THENCE NORTH 08 DEGREES 15 MINUTES 19 SECONDS EAST A DISTANCE OF 14.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.16 ACRES, MORE OR LESS.

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

18TH DAY OF FEBRUARY, 2025



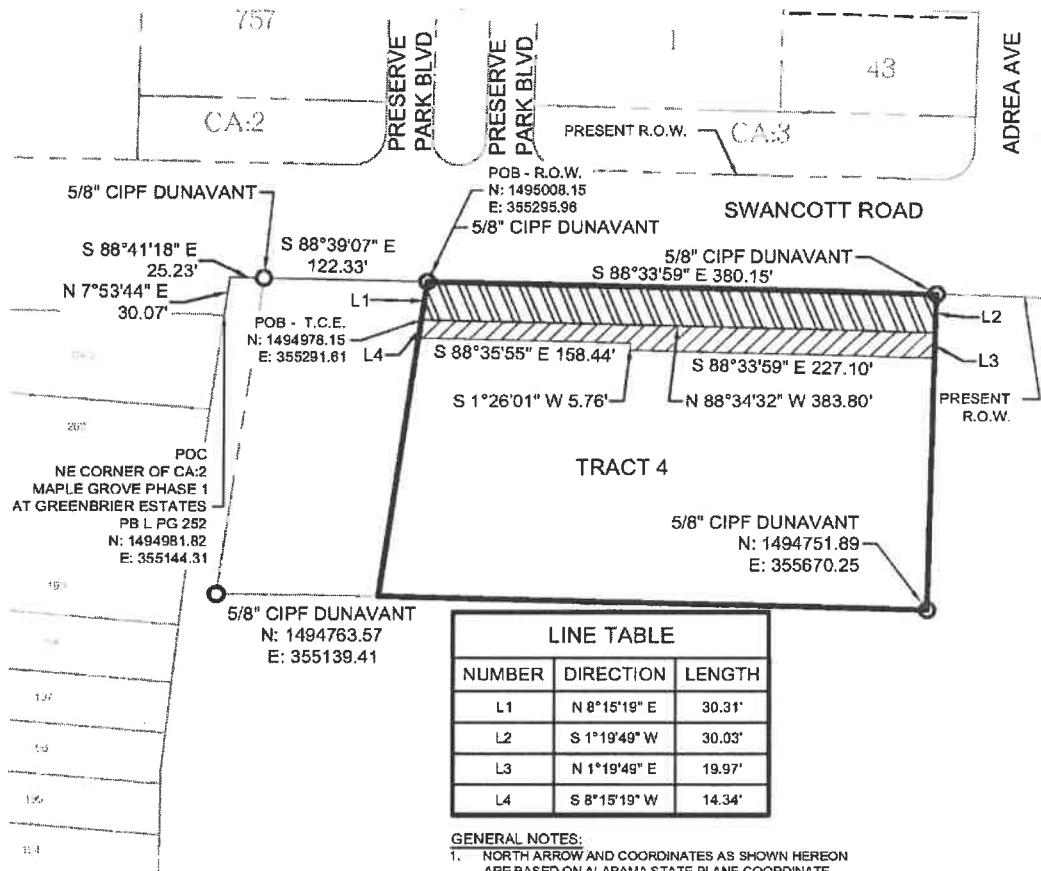
ANTHONY SCOTT MANARY PLS #35345

REVISED: 08.18.25



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		

TRACT NO. 4 - EXHIBIT B



THIS DOCUMENT WAS PREPARED FROM PLAIN MEASUREMENTS AND CALCULATIONS USING TAX MAPS. SOURCE DATA: MONUMENTATION AND OTHER AVAILABLE DATA FOR THE PURPOSE OF PROPERTY ACQUISITION. NO FIELD SURVEY WAS PERFORMED ON INDIVIDUAL GRANTEE'S PROPERTIES.

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N 8°15'19" E	30.31'
L2	S 1°19'49" W	30.03'
L3	N 1°19'49" E	19.97'
L4	S 8°15'19" W	14.34'

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 RIGHT-OF-WAY
	ACQUIRED TEMPORARY CONSTRUCTION EASEMENT

SWANCOTT ROAD ACQUISITION

TRACT NUMBER: 4
OWNER: GREENBRIER PRESERVE, LLC
PARCEL NO: 18 05 15 0 000 006.023

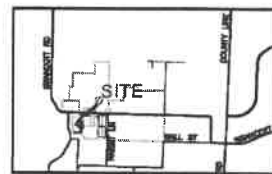
TOTAL AC±	APPROXIMATE 2.24 AC.±
R.O.W. ACQUIRED:	(11482 SQ. FT.) 0.26 AC.±
T.C.E. ACQUIRED:	(6770 SQ. FT.) 0.16 AC.±
REMAINDER:	APPROXIMATE 1.98 AC.±

LEGEND

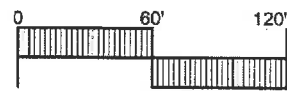
	PROPERTY CORNER FOUND
	ADJOINER PROPERTY LINE
	SUBJECT PROPERTY LINE
	PUBLIC UTILITY & DRAINAGE EASEMENT

ABBREVIATIONS

CIPF	CAPPED IRON PIN FOUND
IPF	IRON PIN FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT



VICINITY MAP
(NOT TO SCALE)



REVISED: 08.18.25

DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 2 OF 2		
JOB NO: 23-022		

TRACT NO. 5 - EXHIBIT A

RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF CA:3 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 295.38 FEET TO A POINT; THENCE, NORTH 01 DEGREES 27 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 29.88 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, SOUTH 88 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 295.31 FEET TO A POINT; THENCE SOUTH 01 DEGREES 19 MINUTES 31 SECONDS WEST A DISTANCE OF 29.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES MORE OR LESS.

PREScriptive RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED IRON PIN (2 THE POINT) MARKING THE NORTHWEST CORNER OF CA:3 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 01 DEGREE 19 MINUTES 31 SECONDS EAST A DISTANCE OF 19.88 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 295.31 FEET TO A 5/8" CAPPED IRON PIN (DUNAVANT); THENCE, NORTH 01 DEGREES 27 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 30.07 FEET TO A RAILROAD SPIKE; THENCE, SOUTH 88 DEGREES 35 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 295.24 FEET TO A POINT; THENCE SOUTH 01 DEGREES 19 MINUTES 31 SECONDS WEST A DISTANCE OF 30.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF CA:3 OF THE FINAL PLAT OF HERITAGE PARK PHASE 1 AT GREENBRIER PRESERVE AS RECORDED IN PLAT BOOK L PAGE 213-215 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE, NORTH 88 DEGREES 34 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 295.38 FEET TO A POINT; THENCE, NORTH 01 DEGREES 27 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 29.88 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 295.31 FEET TO A POINT; THENCE SOUTH 01 DEGREES 19 MINUTES 31 SECONDS WEST A DISTANCE OF 29.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES MORE OR LESS.

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.

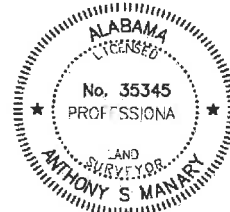
ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

18TH DAY OF FEBRUARY, 2025

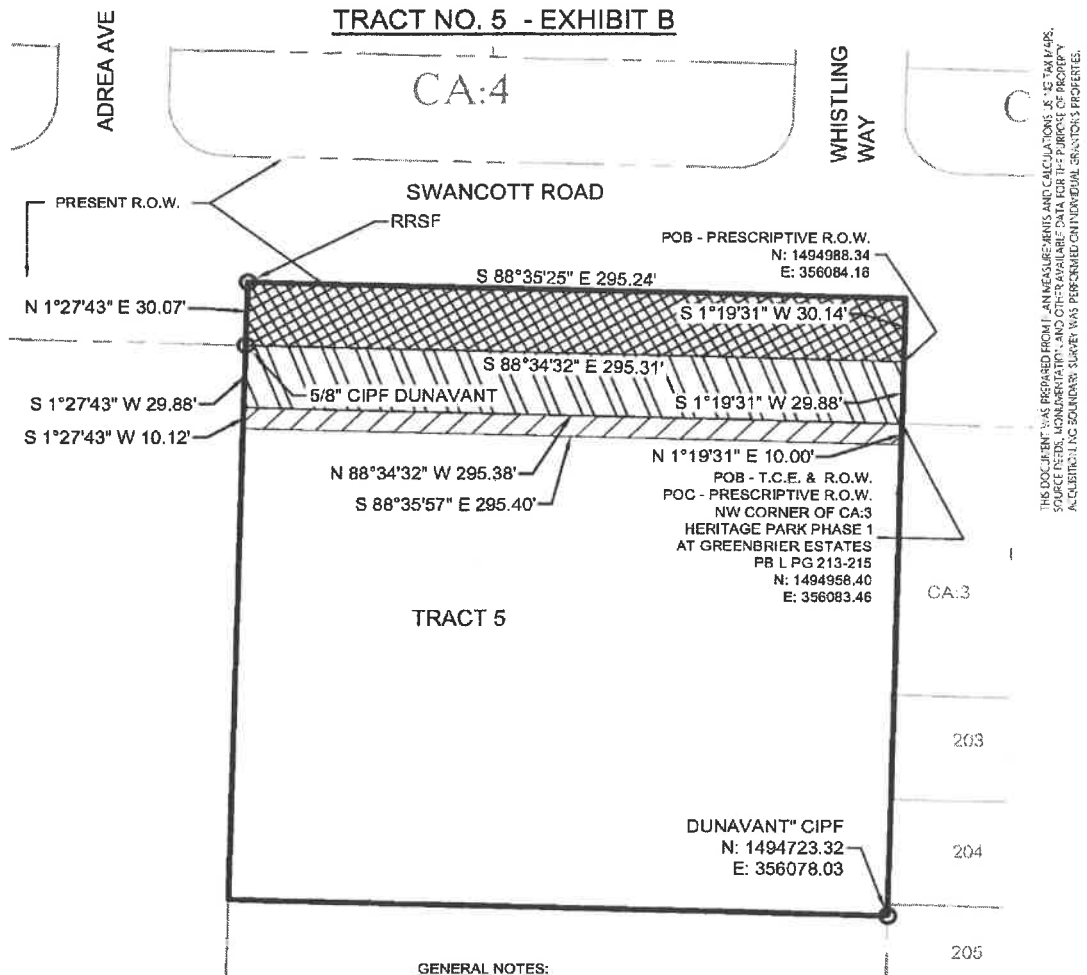


ANTHONY SCOTT MANARY PLS #35345

REVISED: 08.18.25



DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		



THIS DOCUMENT WAS PREPARED FROM AN ANALYSIS OF THE RECORDS OF THE ALABAMA DEPARTMENT OF REVENUE, LAND ACQUISITION, AND CONSTRUCTION. THE SURVEY WAS PERFORMED ON THE BASIS OF THE RECORDS OF THE ALABAMA DEPARTMENT OF REVENUE, LAND ACQUISITION, AND CONSTRUCTION.

HATCH LEGEND	
	ACQUIRED RIGHT-OF-WAY
	PREScriptive RIGHT-OF-WAY
	ACQUIRED TEMPORARY CONSTRUCTION EASEMENT

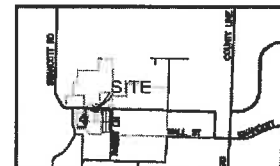
- GENERAL NOTES:**
1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD '83.
 2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
 3. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.

LEGEND

	PROPERTY CORNER FOUND
	ADJOINER PROPERTY LINE
	SUBJECT PROPERTY LINE
	PUBLIC UTILITY & DRAINAGE ESMNT

ABBREVIATIONS

CIPF	CAPPED IRON PIN FOUND
IPF	IRON PIN FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT



VICINITY MAP
(NOT TO SCALE)

SWANCOTT ROAD ACQUISITION	
TRACT NUMBER: 5	
OWNER: TIMOTHY A & MARGARET HARGRAVE	
PARCEL NO: 18 05 15 0 000 006.008	
TOTAL AC±	APPROXIMATE 2.00 AC.±
PREScriptive R.O.W.±	(8,889 SQ. FT.) 0.20 AC.±
R.O.W. ACQUIRED:	(8,822 SQ. FT.) 0.20 AC.±
T.C.E. ACQUIRED:	(2,972 SQ. FT.) 0.07 AC.±
REMAINDER:	APPROXIMATE 1.60 AC.±

REVISED: 08.18.25



DRAWN BY: ANB
FIELD CREW: BJ
FIELD DATE: 10.31.24
OFFICE DATE: 2.18.25
CHECKED BY: ASM
SHEET: 2 OF 2
JOB NO: 23-022

ACQUISITION EXHIBIT

SWANCOTT ROAD WIDENING

SWANCOTT ROAD IMPROVEMENTS
BETWEEN ROCKHOUSE RD AND RABBIT LN
SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST



TRACT NO. 8 - EXHIBIT A

PREScriptive RIGHT OF WAY

STATE OF ALABAMA)
LIMESTONE COUNTY)

A LOT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL (FOUND) MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, THENCE, NORTH 01 DEGREE 18 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 30 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 210.06 FEET TO A 1/2" CAPPED IRON PIN (BIG SPRING); THENCE, SOUTH 01 DEGREE 18 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 30.00 FEET TO A PK NAIL (FOUND); THENCE NORTH 88 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 210.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA)
LIMESTONE COUNTY)

TEMPORARY CONSTRUCTION EASEMENT

A LOT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL (FOUND) MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, THENCE, NORTH 01 DEGREE 18 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 01 DEGREE 18 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 25.43 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 34 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 167.39 FEET TO A POINT; THENCE, SOUTH 01 DEGREE 26 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 14.55 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 34 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 42.70 FEET TO A POINT; THENCE, SOUTH 01 DEGREE 18 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 11.10 FEET TO A POINT; THENCE NORTH 88 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 210.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.11 ACRES MORE OR LESS.

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

18TH DAY OF FEBRUARY, 2025



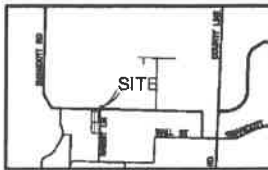
ANTHONY SCOTT MANARY PLS #35345



REVISED: 07.08.25

DRAWN BY: ANB	ACQUISITION EXHIBIT	
FIELD CREW: BJ	SWANCOTT ROAD WIDENING	
FIELD DATE: 10.31.24	SWANCOTT ROAD IMPROVEMENTS	
OFFICE DATE: 2.18.25	BETWEEN ROCKHOUSE RD AND RABBIT LN	
CHECKED BY: ASM	SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST	
SHEET: 1 OF 2		
JOB NO: 23-022		

TRACT NO. 8 - EXHIBIT B



VICINITY MAP
(NOT TO SCALE)

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.

LEGEND

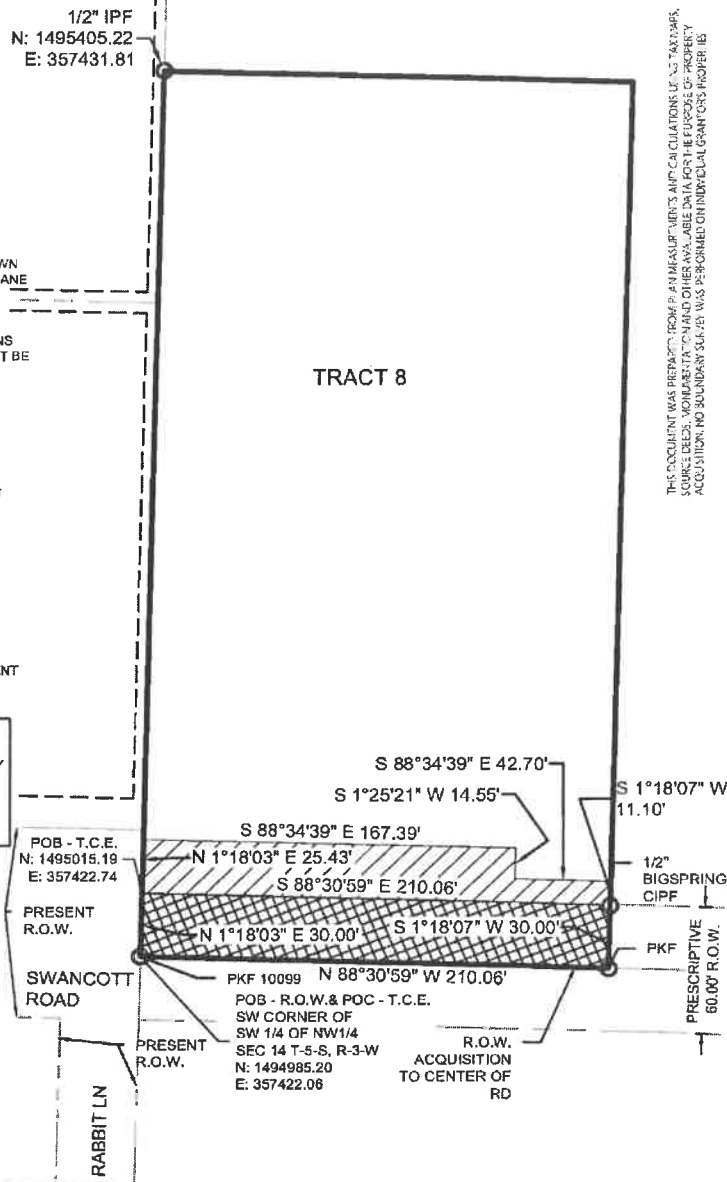
- PROPERTY CORNER FOUND
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- PUBLIC UTILITY & DRAINAGE EASMENT

ABBREVIATIONS

- CIPF CAPPED IRON PIN FOUND
- IPF IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT

HATCH LEGEND

- ▨ PRESCRIPTIVE RIGHT-OF-WAY
- ▨ ACQUIRED TEMPORARY CONSTRUCTION EASEMENT



THIS DOCUMENT WAS PREPARED FROM PLAT MEASUREMENTS AND CALCULATIONS OF PLAT DATA. SOURCE DATA: MONUMENTATION AND OTHER AVAILABLE DATA FOR THE PURPOSE OF PROPERTY ACQUISITION. NO BOUNDARY SURVEY WAS PERFORMED ON INDIVIDUAL GRANTOR'S PROPERTIES.

SWANCOTT ROAD ACQUISITION

TRACT NUMBER: 8
OWNER: MATTHEW GLEN & LYNNE G JACKSON
PARCEL NO: 18 06 14 0 000 002.001 & 18 06 14 0 000 002.002

TOTAL AC±	APPROXIMATE 2.00 AC±
PRESCRIPTIVE R.O.W.±	(6,302 SQ. FT.) 0.14 AC±
T.C.E. ACQUIRED:	(4,720 SQ. FT.) 0.11 AC±
REMAINDER:	APPROXIMATE 1.86 AC±

REVISED: 07.08.25



DRAWN BY: ANB
FIELD CREW: BJ
FIELD DATE: 10.31.24
OFFICE DATE: 2.18.25
CHECKED BY: ASM
SHEET: 2 OF 2
JOB NO: 23-022

ACQUISITION EXHIBIT

SWANCOTT ROAD WIDENING

SWANCOTT ROAD IMPROVEMENTS
BETWEEN ROCKHOUSE RD AND RABBIT LN
SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST

