

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number: _____

Meeting Type: Regular

Meeting Date: Jun 12, 2014

Action Requested By: Legal

Agenda Type: Resolution

Subject Matter:

Agreement to purchase property for the Old Highway 20 Improvements.

Exact Wording for the Agenda:

Resolution authorizing the Mayor to execute an agreement between the City of Huntsville and Limestone County, Alabama, to purchase property for Old Highway 20 Phase II improvements.

Note: If amendment, Please state title and number of the original

Item to be considered for: Action

Unanimous Consent Required: No

Briefly state why the action is required; why it is recommended; what council action will provide, allow and accomplish and; any other information that might be helpful.

Associated Cost: _____

Budgeted Item: Yes

MAYOR RECOMMENDS OR CONCURS: Yes

Department Head: 

Date: 6-9-14

ROUTING SLIP CONTRACTS AND AGREEMENTS

Originating Department: Legal

Council Meeting Date: 6/12/2014

Department Contact: Peter Joffrion

Phone # 427-5026

Contract or Agreement: Agreement to purchase property from Limestone County

Document Name: Agreement to Purchase Property for Old Highway 20 Improvements

City Obligation Amount:

Total Project Budget:

Uncommitted Account Balance:

Account Number: 23-6500-0813-8154

Procurement Agreements

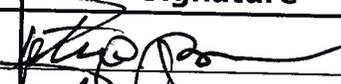
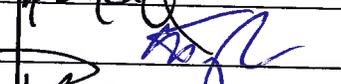
Not Applicable

Not Applicable

Grant-Funded Agreements

Not Applicable

Grant Name:

Department	Signature	Date
1) Originating		6-9-14
2) Legal		6-9-14
3) Finance 		6/10
4) Originating		6-9-14
5) Copy Distribution		
a. Mayor's office (1 copies)		
b. Clerk-Treasurer (Original & 2 copies)		

RESOLUTION NO. 14-_____

WHEREAS, Limestone County agrees to enter into an agreement, a copy of which is attached hereto as Exhibit "A" (the "Agreement"), with the City of Huntsville (sometimes referred to as "City") regarding the Old Highway 20 Phase II Project, Project Number 65-13-RD03, hereinafter referred to as "the Project"; and

WHEREAS, those parcels of land described in Exhibit 1 (Tract 9), Exhibit 2 (Tract 14), and Exhibit 3 (Tract 15) to the Agreement lie outside the corporate limits of Huntsville and are parcels the acquisition of which are necessary for the development of the Project; and

WHEREAS, it is the opinion of the City Council that completion of the Project is in the public interest; and

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

WHEREAS, the City of Huntsville will attempt to purchase the lands described herein directly from the respective Owner(s) thereof by voluntary sale and has requested that Limestone County acquire by Eminent Domain proceedings any of said lands that it is unable to purchase voluntarily; and

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

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

NOW THEREFORE, 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 it is in the public interest and for the public good that the Project be completed.
2. 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.
3. That the Mayor the is hereby authorized to enter into an Agreement between the City of Huntsville and Limestone County, Alabama, on behalf of the City of Huntsville, a municipal corporation in the State of Alabama, which said agreement is substantially in words and figures similar to that certain document attached hereto and identified as "Agreement for Old Highway 20 Phase II Improvements between the City of Huntsville, Alabama, and Limestone County, Alabama," consisting of seventeen (17) pages including Exhibits, and the date of June 12, 2014, appearing on the margin of the first page, together with the signature of the President or President Pro Tem of the City Council, and an executed copy of said document being permanently kept on file in the Office of the City Clerk-Treasurer of the City of Huntsville, Alabama.

ADOPTED this the 12th day of June, 2014.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 12th day of June, 2014.

Mayor of the City of
Huntsville, Alabama

AGREEMENT FOR OLD HIGHWAY 20 PHASE II IMPROVEMENTS

WHEREAS, the Limestone County Commission and the City of Council of The City of Huntsville have approved the execution of this Agreement for Old Highway 20 Phase II Improvements (this "Agreement"), between Limestone County (sometimes referred to as "County") and the City of Huntsville (sometimes referred to as "City") regarding the Old Highway 20 Phase II Improvements Project, Project Number 65-13-RD03, hereinafter referred to as "the Project"; and

WHEREAS, those parcels of land described in Exhibit "1" (Tract 9), Exhibit "2" (Tract 14), and Exhibit "3" (Tract 15) lie outside the corporate limits of the City of Huntsville and within Limestone County and are parcels the acquisition of which are 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 the City; and

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

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

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

WHEREAS, upon acquisition of any such Parcels by Limestone 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. That City of Huntsville, by and through its Real Estate Department, be, and is hereby 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.

2. That Limestone County hereby agrees with the City that the County will acquire, at the expense of the City, by eminent domain proceedings, where necessary, any of the Parcels described in Exhibit "1" (Tract9), Exhibit "2" (Tract 14), and "3" (Tract 15), which the City of Huntsville is unable to purchase through voluntary conveyance.
3. That in case of the inability 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 Wilmer & Lee, P.A., by and through its attorney Samuel H. Givhan, to file and conduct condemnation proceedings on behalf of the County of Limestone for the acquisition of said property by the process of eminent domain.
4. That upon acquisition of any of the Parcels by Limestone County through eminent domain proceedings, Limestone County agrees to promptly convey said Parcel(s) to the City of Huntsville by statutory warranty deed.
5. 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.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on this
12th day of June, 2014.

The City of Huntsville, Alabama

By: _____
Tommy Battle, Mayor

Attest: _____
Charles Hagood, Clerk Treasurer

Date: _____

Limestone County Commission

By: Stanley Menefee
Stanley Menefee, Chairman

Attest: Pam Ball
Pam Ball, County Administrator

Date: 6-3-14

TRACT 9

RIGHT-OF-WAY

Commencing from the common section corner for Sec. 19 and Sec. 30, T-4-S, R 2-W and Sec. 24 and Sec. 25, T-4-S, R-3-W;

Thence N89°05'27" W, a distance of 3,042.69 feet to a point on the present Old Highway 20 right-of-way line, also the Point of Beginning;

thence from the Point of Beginning N00°09'26"E, a distance of 48.65 feet to a point on the Old Highway 20 acquired right-of-way line 60.00 feet left of station 101+19.80;

thence along said Old Highway 20 acquired right-of-way line curvature thereof an arc length of 21.69 feet (said arc having a chord bearing of S 89°44'36" E, in a counter-clockwise direction, a chord distance of 21.69 feet and a radius of 6,650.00 feet) to a point on the Old Highway 20 acquired right-of-way line 60.00 feet left of station 101+41.68;

thence S 89°50'12" E along the Old Highway 20 acquired right-of-way line, a distance of 257.86 feet to a point on the property line 60.00 feet left of station 103+99.55;

thence S00°15'25" W along said property line a distance of 48.60 feet to a point on the present Old Highway 20 right-of-way line;

thence N89°50'23" W along said present Old Highway 20 right-of-way line, a distance of 279.47 feet to the Point of Beginning.

The above described parcel contains 0.31 acres, more or less.

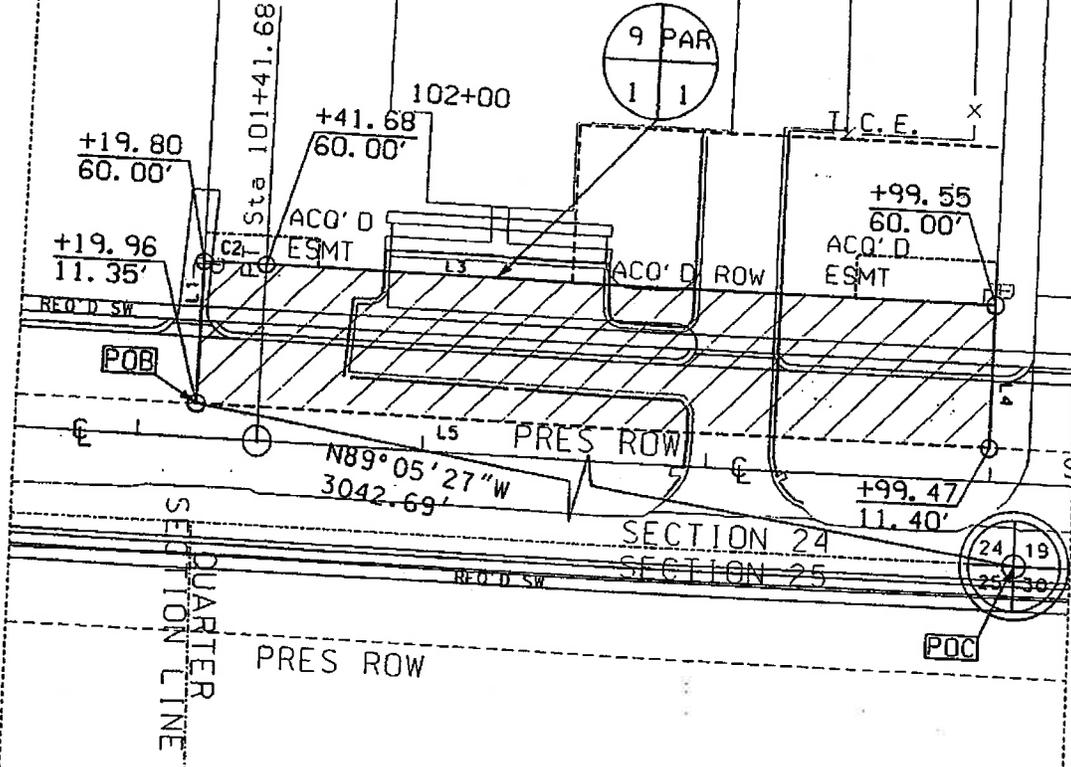
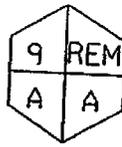
CALL	BEARING	DISTANCE	RADIUS	CH. BEARING	ARC LENGTH
L1	N00°09'26"E	48.65'			
C2		21.69'	6650.00'		
L3	S89°50'12"E	257.86'		S89°44'36"E	21.69'
L4	S00°15'25"W	48.60'			
L5	N89°50'23"W	279.47'			

SPECIAL PURPOSE SURVEY

This drawing is an excerpt of a boundary survey which has been prepared in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. Said record survey which is on file at the main office of Johnson & Associates, Inc., project number 1450-TR dated 04/01/2013, contains additional information required by the Standards of Practice and is hereby made a part of this survey.



JACK BETHSHARES,
 EARL R. MONTGOMERY,
 SAMUEL L. LEWIS,
 WILLIAM MITTLESTEADT,
 AND W.H. MURREY, M.D.
 SUN DROP BOTTLING CO.
 29599 OLD HIGHWAY 20
 MADISON, AL 35758
 DB 539, PG 16-17



TRACT NUMBER: 9
 OWNER: JACK BETHSHARES, EARL R.
 MONTGOMERY, SAMUEL L.
 LEWIS, WILLIAM MITTLESTEADT
 AND W.H. MURREY, MD.
 SUNDROP BOTTLING CO.

TOTAL ACREAGE: 4.01
 R/W REQUIRED: 0.31
 PE REQUIRED: 0.03
 TCE REQUIRED: 0.17
 REMAINDER: 3.70

CITY OF HUNTSVILLE
 HUNTSVILLE, AL

PROJ NO: 65-13-RD03
 COUNTY: LIMESTONE
 SCALE: 1" = 50'
 DATE: 12/11/2012
 REVISED: 04/01/2013

PERMANENT UTILITY AND DRAINAGE EASEMENT

PERMANENT EASEMENT 1 OF 2

Commencing from the common section corner for Sec. 19 and Sec. 30, T-4-S, R 2-W and Sec. 24 and Sec. 25, T-4-S, R-3-W;

thence N 88°10'30" W, a distance of 3,043.72 feet to a point on the Old Highway 20 acquired right-of-way line 60.00 feet left of station 101+19.80, also the Point of Beginning;

thence from the Point of Beginning N 00°09'26" E, a distance of 10.00 feet to a point on the Old Highway 20 permanent utility and drainage easement line 70.00 feet left of station 101+19.76;

thence along said Old Highway 20 permanent utility and drainage easement line curvature thereof an arc length of 21.69 feet (said arc having a chord bearing of S 89°44'35" E, in a counter-clockwise direction, a chord distance of 21.69 feet and a radius of 6,640.00 feet) to a point on the Old Highway 20 permanent utility and drainage easement line 70.00 feet left of station 101+41.68;

thence S 89°50'12" E along the Old Highway 20 permanent utility and drainage easement line, a distance of 18.32 feet to a point on the Old Highway 20 permanent utility and drainage easement line 70.00 feet left of station 101+60.00;

thence S 00°09'48" W along the Old Highway 20 permanent utility and drainage easement line a distance of 10.00 feet to a point on the Old Highway 20 acquired right-of-way line 60.00 feet left of station 101+60.00 ;

thence N 89°50'12" W along said Old Highway 20 acquired right-of-way line, a distance of 18.32 feet to a point on the Old Highway 20 acquired right-of-way line 60.00 feet left of station 101+41.68;

thence along said Old Highway 20 acquired right-of-way line curvature thereof an arc length of 21.69 feet (said arc having a chord bearing of N 89°44'36" W, in a clockwise direction, a chord distance of 21.69 feet and a radius of 6,650.00 feet) to a point on the Point of Beginning.

The above described parcel contains 0.01 acres, more or less.

PERMANENT UTILITY AND DRAINAGE EASEMENT

PERMANENT EASEMENT 2 OF 2

Commencing from the common section corner for Sec. 19 and Sec. 30, T-4-S, R 2-W and Sec. 24 and Sec. 25, T-4-S, R-3-W;

thence N 88°02'24" W, a distance of 2,813.82 feet to a point on the Old Highway 20 acquired right-of-way line 60.00 feet left of station 103+50.00, also the Point of Beginning;

thence from the Point of Beginning N 00°09'48" E, a distance of 15.00 feet to a point on the Old Highway 20 permanent utility and drainage easement line 75.00 feet left of station 103+50.00;

thence S 89°50'12" E along the Old Highway 20 permanent utility and drainage easement line, a distance of 49.57 feet to a point on the property line 75.00 feet left of station 103+99.57;

thence S 00°15'25" W along the property line a distance of 15.00 feet to a point on the Old Highway 20 acquired right-of-way line 60.00 feet left of station 103+99.55 ;

thence N 89°50'12" W along said Old Highway 20 acquired right-of-way line, a distance of 49.55 feet to the Point of Beginning.

The above described parcel contains 0.02 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT

Commencing from the common section corner for Sec. 19 and Sec. 30, T-4-S, R 2-W and Sec. 24 and Sec. 25, T-4-S, R-3-W;

thence N 88°06'06" W, a distance of 2,913.77 feet to a point on the Old Highway 20 acquired right-of-way line 60.00 feet left of station 102+50.00, also the Point of Beginning;

thence from the Point of Beginning N 00°09'48" E, a distance of 55.00 feet to a point on the Old Highway 20 temporary construction easement line 115.00 feet left of station 102+50.00;

thence S 89°50'12" E along the Old Highway 20 temporary construction easement line, a distance of 149.64 feet to a point on the property line 115.00 feet left of station 103+99.64;

thence S 00°15'25" W along the property line a distance of 40.00 feet to a point on the Old Highway 20 permanent utility and drainage easement line 75.00 feet left of station 103+99.57 ;

thence N 89°50'12" W along the Old Highway 20 permanent utility and drainage easement line, a distance of 49.57 feet to a point on the Old Highway 20 permanent utility and drainage easement line 75.00 feet left of station 103+50.00;

thence S 00°09'48" W along the Old Highway 20 permanent utility and drainage easement line a distance of 15.00 feet to a point on the Old Highway 20 acquired right-of-way line 60.00 feet left of station 103+50.00 ;

thence N 89°50'12" W along the Old Highway 20 acquired right-of-way line, a distance of 100.00 feet to the Point of Beginning.

The above described parcel contains 0.17 acres, more or less.

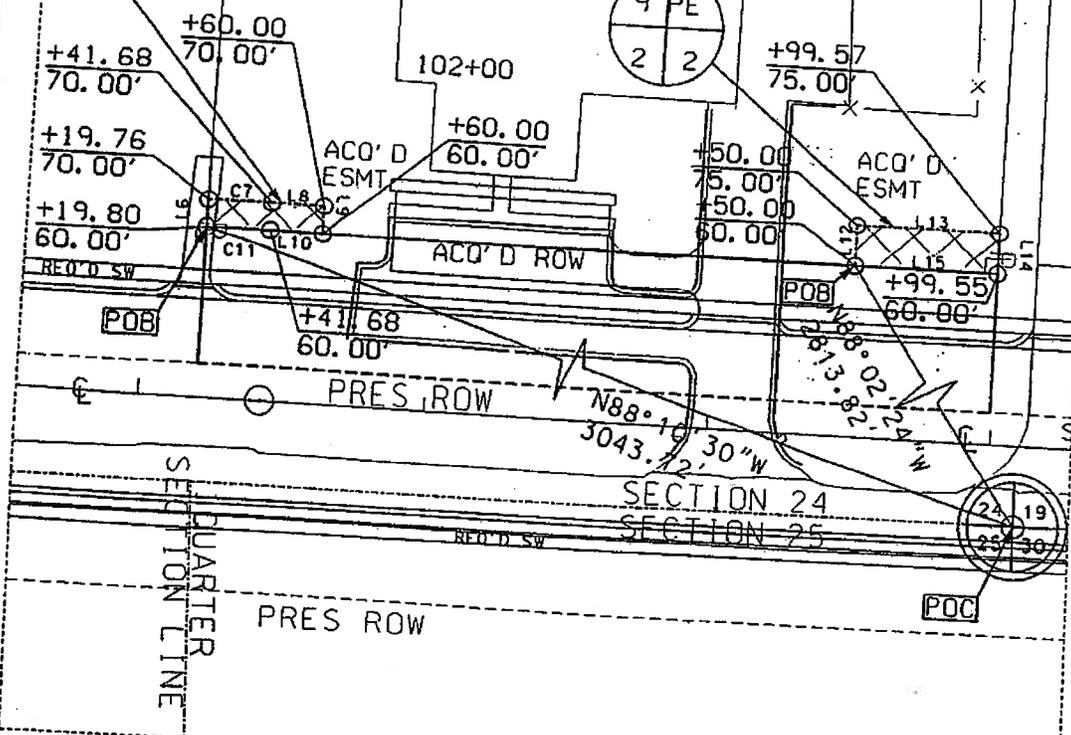
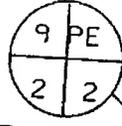
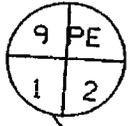
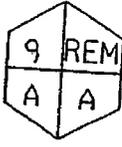
CALL	BEARING	DISTANCE	RADIUS	CH. BEARING	ARC LENGTH
L6	N00°09'26"E	10.00'			
C7		21.69'	6640.00'	S89°44'35"E	21.69'
L8	S89°50'12"E	18.32'			
L9	S00°09'48"W	10.00'			
L10	N89°50'12"W	18.32'			
C11		21.69'	6650.00'	N89°44'36"W	21.69'

CALL	BEARING	DISTANCE
L12	N00°09'48"E	15.00'
L13	S89°50'12"E	49.57'
L14	S00°15'25"W	15.00'
L15	N89°50'12"W	49.55'

SPECIAL PURPOSE SURVEY
 This drawing is an excerpt of a boundary survey which has been prepared in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. Said record survey which is on file at the main office of Johnson & Associates, Inc., project number 1450-TR dated 4/01/2013, for facts additional information required by the Standards of Practice and is hereby made a part of this survey.



JACK BETHSHARES,
 EARL R. MONTGOMERY,
 SAMUEL L. LEWIS,
 WILLIAM MITTLESTEADT,
 AND W.H. MURREY, M.D.
 SUN DROP BOTTLING CO.
 29599 OLD HIGHWAY 20
 MADISON, AL 35758
 DB 539, PG 16-17



TRACT NUMBER: 9
 OWNER: JACK BETHSHARES, EARL R. MONTGOMERY, SAMUEL L. LEWIS, WILLIAM MITTLESTEADT AND W.H. MURREY, MD, SUNDROP BOTTLING CO.

TOTAL ACREAGE: 4.01
 R/W REQUIRED: 0.31
 PE REQUIRED: 0.03
 TCE REQUIRED: 0.17
 REMAINDER: 3.70

CITY OF HUNTSVILLE
 HUNTSVILLE, AL
 PROJ NO: 65-13-RD03
 COUNTY: LIMESTONE
 SCALE: 1" = 50'
 DATE: 12/11/2012
 REVISED: 04/01/2013

CALL	BEARING	DISTANCE
L16	N00°09'48"E	55.00'
L17	S89°50'12"E	149.64'
L18	S00°15'25"W	40.00'
L19	N89°50'12"W	49.57'
L20	S00°09'48"W	15.00'
L21	N89°50'12"W	100.00'

SPECIAL PURPOSE SURVEY
 This drawing is an excerpt of a boundary survey which has been prepared in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama, said practice survey which is on file at the office of James E. Associates, Inc., project number 1450-TR dated 4/11/2013, reflects additional information required by the Standards of Practice and is hereby made a part of this survey.

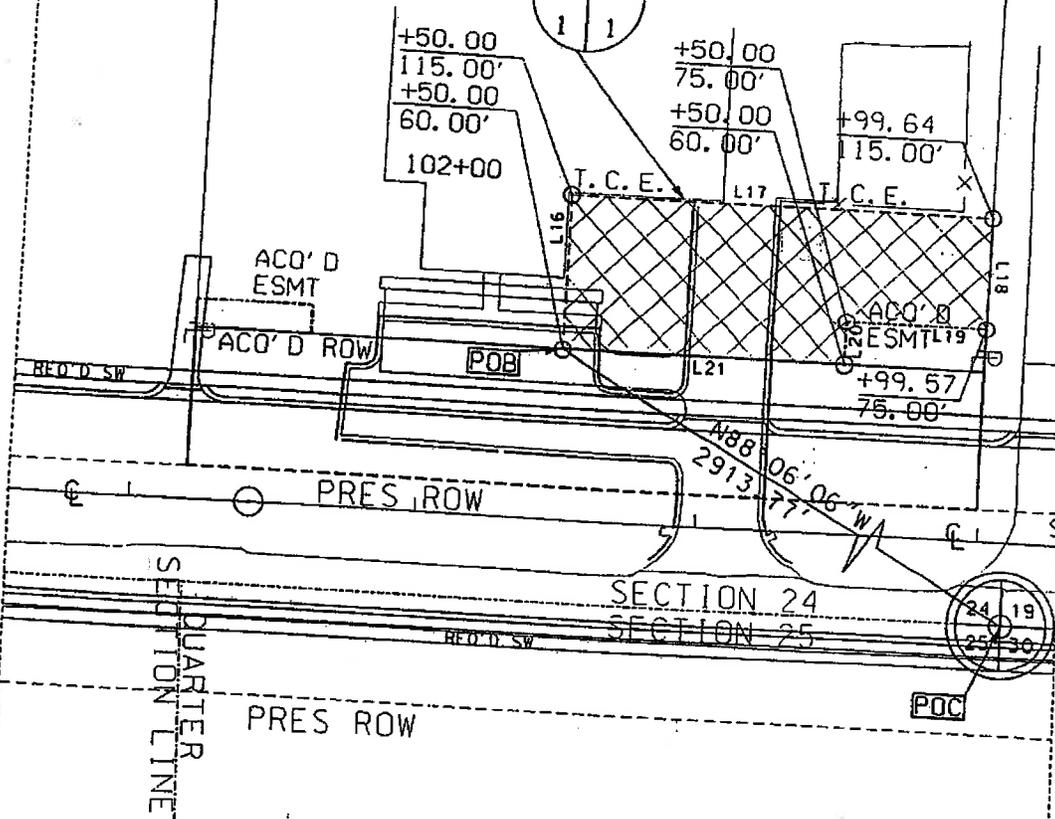
JACK BETHSHARES,
 EARL R. MONTGOMERY,
 SAMUEL L. LEWIS,
 WILLIAM MITTLESTEADT,
 AND W.H. MURREY, M.D.
 SUN DROP BOTTLING CO.
 29599 OLD HIGHWAY 20
 MADISON, AL 35758
 DB 539, PG 16-17



9

9 REM
 A A

9 TCE
 1 1



TRACT NUMBER: 9
 OWNER: JACK BETHSHARES, EARL R. MONTGOMERY, SAMUEL L. LEWIS, WILLIAM MITTLESTEADT AND W.H. MURREY, MD. SUNDROP BOTTLING CO.

TOTAL ACREAGE: 4.01
 R/W REQUIRED: 0.31
 PE REQUIRED: 0.03
 TCE REQUIRED: 0.17
 REMAINDER: 3.70

CITY OF HUNTSVILLE
 HUNTSVILLE, AL

PROJ NO: 65-13-RD03
 COUNTY: LIMESTONE
 SCALE: 1" = 50'
 DATE: 12/11/2012
 REVISED: 04/01/2013

TRACT 14

RIGHT-OF-WAY

Commencing from the common section corner for Sec. 19 and Sec. 30, T-4-S, R 2-W and Sec. 24 and Sec. 25, T-4-S, R-3-W;

Thence N 88°25'23" W, a distance of 1,607.45 feet to a point on the present Old Highway 20 right-of-way line, also the Point of Beginning;

thence from the Point of Beginning N 01°32'16" W, a distance of 55.44 feet to a point on the Old Highway 20 acquired right-of-way line 60.00 feet left of station 115+53.89;

thence S 89°50'12" E along the Old Highway 20 acquired right-of-way line, a distance of 419.94 feet to a point on the property line 60.00 feet left of station 119+73.83;

thence S 01°31'50" E along said property line a distance of 55.26 feet to a point on the present Old Highway 20 right-of-way line;

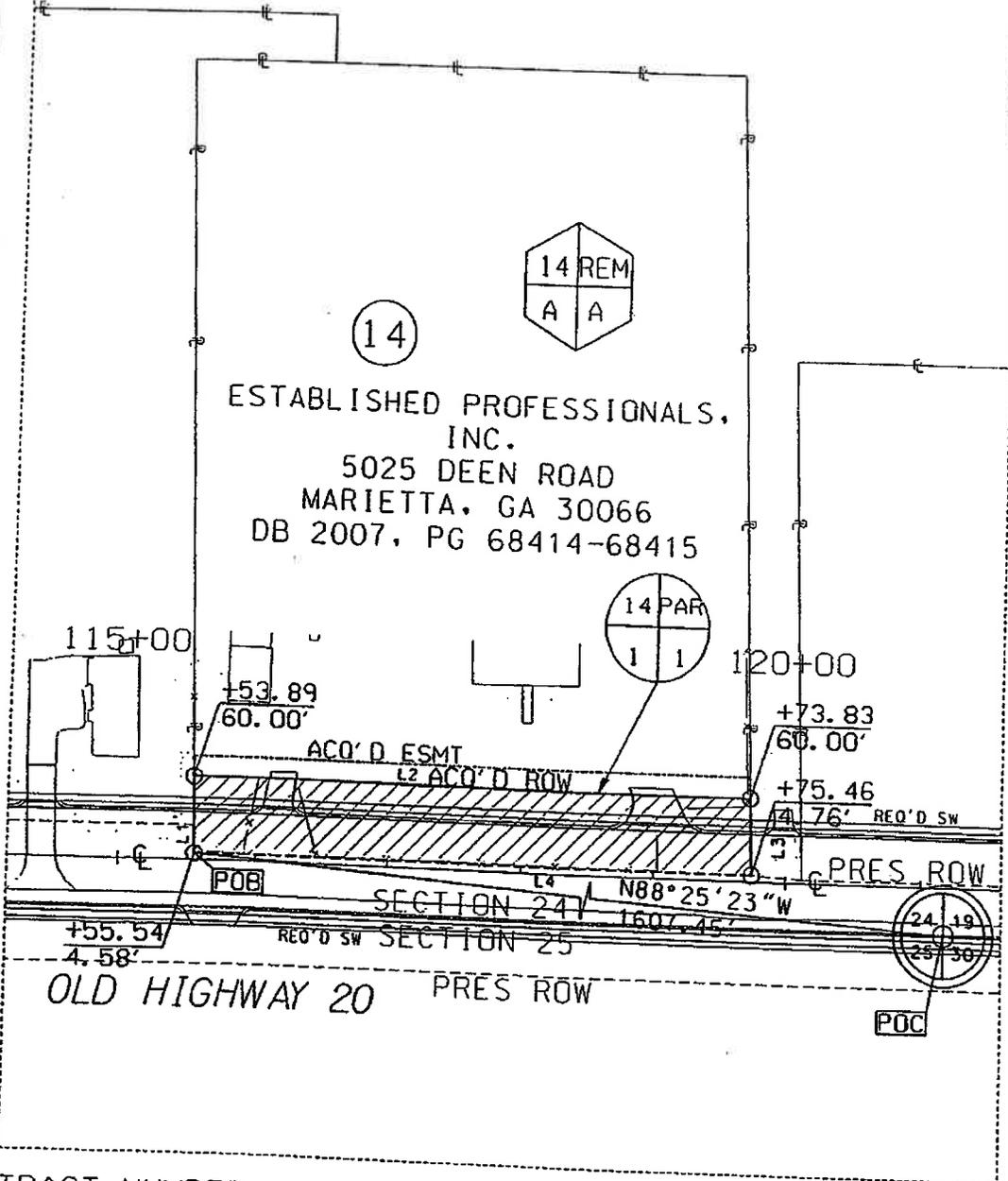
thence N 89°51'40" W along said present Old Highway 20 right-of-way line, a distance of 419.92 feet to the Point of Beginning.

The above described parcel contains 0.53 acres, more or less.

CALL	BEARING	DISTANCE
L1	N01°32'16"W	55.44'
L2	S89°50'12"E	419.94'
L3	S01°31'50"E	55.26'
L4	N89°51'40"W	419.92'

SPECIAL PURPOSE SURVEY

This drawing is an excerpt of a boundary survey which has been prepared in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. Said record survey which is on file at the main office of Johnson & Associates, Inc., project number 1450-TR dated 04/01/2013, and facts additional information required by the Standards of Practice and is hereby made a part of this survey.



TRACT NUMBER: 14
 OWNER: ESTABLISHED PROFESSIONALS, INC
 TOTAL ACREAGE: 5.69
 R/W REQUIRED: 0.53
 PE REQUIRED: 0.14
 REMAINDER: 5.16

CITY OF HUNTSVILLE
 HUNTSVILLE, AL
 PROJ NO: 65-13-RD03
 COUNTY: LIMESTONE
 SCALE: 1" = 100'
 DATE: 12/11/2012
 REVISED: 04/01/2013

PERMANENT UTILITY AND DRAINAGE EASEMENT

Commencing from the common section corner for Sec. 19 and Sec. 30, T-4-S, R 2-W and Sec. 24 and Sec. 25, T-4-S, R-3-W;

Thence N 86°27'15" W, a distance of 1,611.42 feet to a point on the acquired Old Highway 20 right-of-way line, also the Point of Beginning;

thence from the Point of Beginning N 01°32'16" W, a distance of 15.01 feet to a point on the Old Highway 20 permanent utility and drainage easement line 75.00 feet left of station 115+53.89;

thence S 89°50'12" E along the Old Highway 20 permanent utility and drainage easement line, a distance of 419.94 feet to a point on the property line 75.00 feet left of station 119+73.83;

thence S 01°31'50" E along said property line a distance of 15.01 feet to a point on the acquired Old Highway 20 right-of-way line;

thence N 89°50'12" W along said acquired Old Highway 20 right-of-way line, a distance of 419.94 feet to the Point of Beginning.

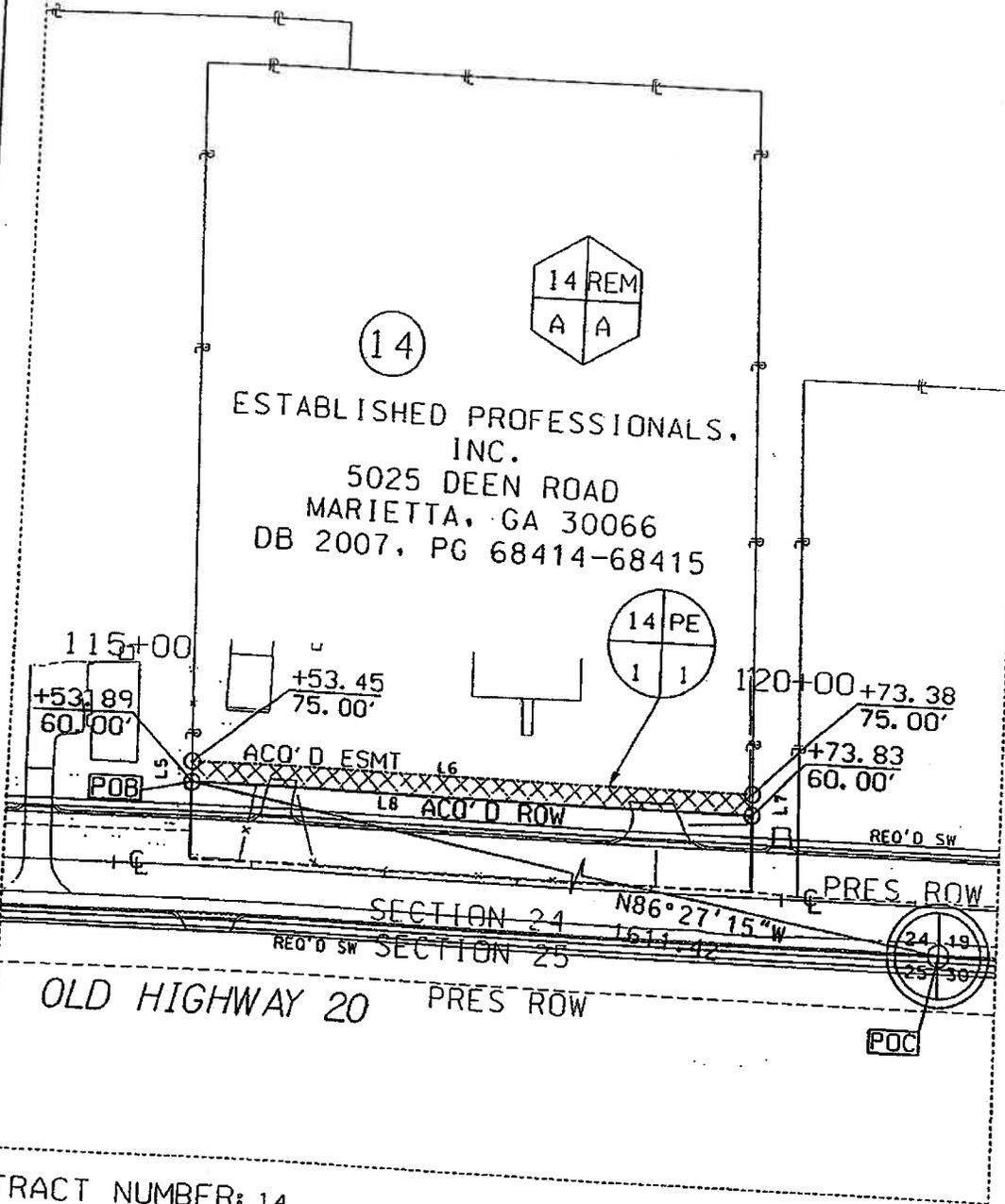
The above described parcel contains 0.14 acres, more or less.

CALL	BEARING	DISTANCE
L5	N01°32'16"W	15.01'
L6	S89°50'12"E	419.94'
L7	S01°31'50"E	15.01'
L8	N89°50'12"W	419.94'



SPECIAL PURPOSE SURVEY

This drawing is an excerpt of a boundary survey which has been prepared in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. Said survey which is on file at the main office of Johnson & Associates, Inc. project number 1450-TR dated 04/01/2013, reflects additional information required by the Standards of Practice and is hereby made a part of this survey.



TRACT NUMBER: 14
 OWNER: ESTABLISHED PROFESSIONALS, INC
 TOTAL ACREAGE: 5.69
 R/W REQUIRED: 0.53
 PE REQUIRED: 0.14
 REMAINDER: 5.16

CITY OF HUNTSVILLE
 HUNTSVILLE, AL
 PROJ NO: 65-13-RD03
 COUNTY: LIMESTONE
 SCALE: 1" = 100'
 DATE: 12/11/2012
 REVISED: 04/01/2013

TRACT 15

RIGHT-OF-WAY

Commencing from the common section corner for Sec. 19 and Sec. 30, T-4-S, R 2-W and Sec. 24 and Sec. 25, T-4-S, R-3-W;

Thence N87°57'53" W, a distance of 1,150.97 feet to a point on the present Old Highway 20 right-of-way line, also the Point of Beginning;

thence from the Point of Beginning N 01°31'32" W, a distance of 57.50 feet to a point on the Old Highway 20 acquired right-of-way line 60.00 feet left of station 120+10.46;

thence S 89°50'12" E along the Old Highway 20 acquired right-of-way line, a distance of 420.50 feet to a point on the property line 60.00 feet left of station 124+30.95;

thence S 01°35'34" E along said property line, a distance of 56.08 feet to a point on the present Old Highway 20 right-of-way line;

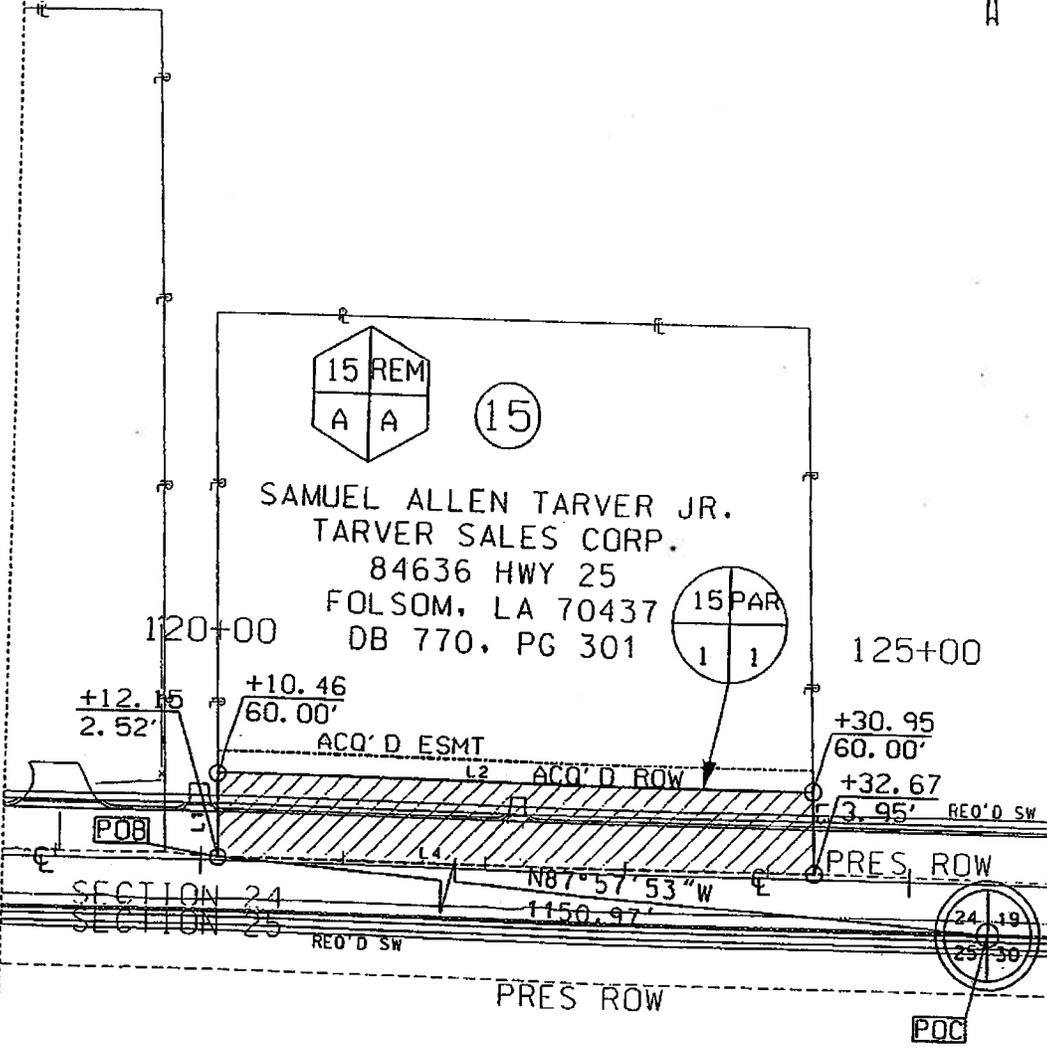
thence S 89°58'08" W along said present Old Highway 20 right-of-way line, a distance of 420.52 feet to the Point of Beginning.

The above described parcel contains 0.55 acres, more or less.

CALL	BEARING	DISTANCE
L1	N01°31'32"W	57.50'
L2	S89°50'12"E	420.50'
L3	S01°35'34"E	56.08'
L4	S89°58'08"W	420.52'

SPECIAL PURPOSE SURVEY

This drawing is an excerpt of a boundary survey which has been prepared in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. Said record survey which is on file at the main office of Johnson & Associates, Inc., project number 1450-TR dated 04/01/2013, contains additional information required by the Standards of Practice and is hereby made a part of this survey.



TRACT NUMBER: 15 CITY OF HUNTSVILLE
 OWNER: SAMUEL ALLEN TARVER JR. TARVER SALES CORP HUNTSVILLE, AL
 TOTAL ACREAGE: 3.67 PROJ NO: 65-13-RD03
 R/W REQUIRED: 0.55 COUNTY: LIMESTONE
 PE REQUIRED: 0.14 SCALE: 1" = 100'
 REMAINDER: 3.12 DATE: 12/11/2012
 REVISED: 04/01/2013

PERMANENT UTILITY AND DRAINAGE EASEMENT

Commencing from the common section corner for Sec. 19 and Sec. 30, T-4-S, R 2-W and Sec. 24 and Sec. 25, T-4-S, R-3-W;

Thence N 85°07'08" W, a distance of 1,155.96 feet to a point on the acquired Old Highway 20 right-of-way line 60.00 feet left of station 120+10.46, also the Point of Beginning;

thence from the Point of Beginning N 01°31'32" W, a distance of 15.01 feet to a point on the Old Highway 20 permanent utility and drainage easement line 75.00 feet left of station 120+10.01;

thence S 89°50'12" E along the Old Highway 20 permanent utility and drainage easement line, a distance of 420.48 feet to a point on the property line 75.00 feet left of station 124+30.49;

thence S 01°35'34" E along said property line a distance of 15.01 feet to a point on the acquired Old Highway 20 right-of-way line;

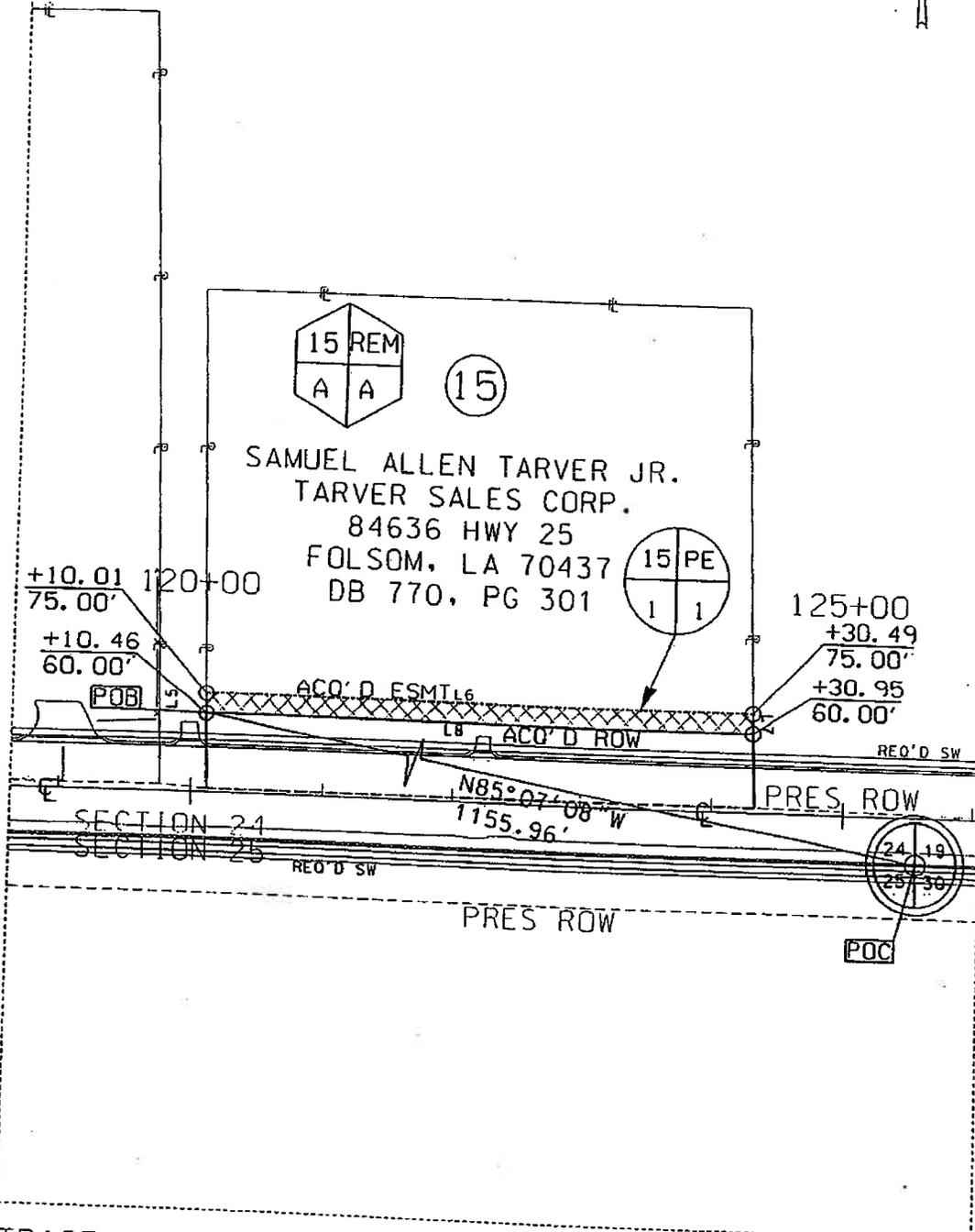
thence N 89°50'12" W along said acquired Old Highway 20 right-of-way line, a distance of 420.50 feet to the Point of Beginning.

The above described parcel contains 0.14 acres, more or less.

CALL	BEARING	DISTANCE
L5	N01°31'32"W	15.01'
L6	S89°50'12"E	420.48'
L7	S01°35'34"E	15.01'
L8	N89°50'12"W	420.50'

SPECIAL PURPOSE SURVEY

This drawing is an excerpt of a boundary survey which has been prepared in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. Said record survey which is on file at the main office of Johnson & Associates, Inc. project number 1450-TR dated 04/01/2013, contains additional information required by the Standards of Practice and is hereby made a part of this survey.



TRACT NUMBER: 15
 OWNER: SAMUEL ALLEN TARVER JR. TARVER SALES CORP
 TOTAL ACREAGE: 3.67
 R/W REQUIRED: 0.55
 PE REQUIRED: 0.14
 REMAINDER: 3.12

CITY OF HUNTSVILLE
 HUNTSVILLE, AL
 PROJ NO: 65-13-RD03
 COUNTY: LIMESTONE
 SCALE: 1" = 100'
 DATE: 12/11/2012
 REVISED: 04/01/2013