

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number: _____

Meeting Type: Regular

Meeting Date: Sep 25, 2014

Action Requested By: Legal

Agenda Type: Ordinance

Subject Matter:

Rights-of-ways and utility and drainage easements for Mastin Lake Road improvements.

Exact Wording for the Agenda:

Ordinance dedicating Rights-of-ways and utility and drainage easements for Mastin Lake Road improvements.

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

Item to be considered for: Action

Unanimous Consent Required: Yes

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: Not Applicable

MAYOR RECOMMENDS OR CONCURS: Yes

Department Head: 

Date: 9. 23-14

ORDINANCE NO. _____

DEDICATION OF RIGHT-OF-WAY AND EASEMENTS

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

1. That in the judgment and opinion of the City Council of the City of Huntsville, there are certain parcels of land, as more particularly described hereinafter, which are owned by the City and are needed and necessary for right-of-way and easement purposes. That the City of Huntsville desires to set aside these parcels of land and dedicate such land for the purposes set forth herein.

2. That the City Council for the City of Huntsville is of the opinion that the dedication of said right-of-way and easements is in the best interests of the citizens of the City of Huntsville and will contribute to the health and general welfare of the citizens of Huntsville.

3. That the City of Huntsville does hereby dedicate and set aside to the City of Huntsville fee simple interest in and to the following described property for purposes of a right-of-way:

See Exhibit "A-1"
See Exhibit "B-1"
See Exhibit "C-1"
See Exhibit "D-1"

4. That the City of Huntsville does hereby dedicate and set aside to the City of Huntsville an exclusive permanent utility and drainage easement in and upon the following described property:

See Exhibit "A-2"
See Exhibit "A-3"
See Exhibit "B-2"
See Exhibit "C-2"
See Exhibit "D-2"

5. That Mayor be and hereby is authorized to execute such other and further documents evidencing the dedication of the foregoing property for purposes of recording the same in the land records of Madison County, Alabama.

6. That this Ordinance shall be published in a newspaper of general circulation in accordance with *Alabama Code §11-45-8*. That this Ordinance shall further be recorded in the land records of Madison County, Alabama.

ADOPTED this the _____ day of _____, 2014.

President of the City Council
City of Huntsville, Alabama

APPROVED this the _____ day of _____, 2014.

Mayor of the City of Huntsville, Alabama



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STATE OF ALABAMA
MADISON COUNTY

"SURVEYOR'S DESCRIPTION FOR CITY OF HUNTSVILLE MASTIN LAKE ROAD PROPERTY"

REFERENCE: PLAT #1 - TRACT 2 - RIGHT-OF-WAY

A TRACT OF LAND LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN;

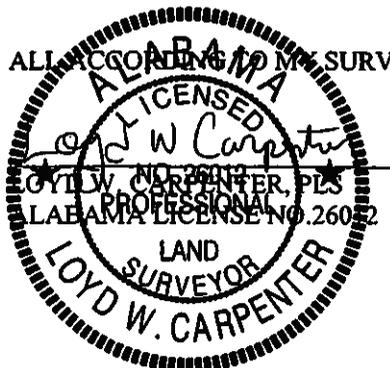
SAID TRACT BEING A PORTION OF PROPERTY CONVEYED TO THE CITY OF HUNTSVILLE IN DEED BOOK 1023, PAGE 972 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HEX HEAD CAPPED PIPE FOUND AT THE NORTHWEST CORNER OF LOT 5, BLOCK 3 OF YARBROUGH ESTATES FOURTH ADDITION AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 2 PAGE 206, THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 5 SOUTH 70 DEGREES 23 MINUTES 59 SECONDS EAST 84.85 FEET TO A 1" DIAMETER PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 5; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 68 DEGREES 16 MINUTES 15 SECONDS EAST 64.76 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF MASTIN LAKE ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 59 MINUTES 43 SECONDS EAST 281.13 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF US HIGHWAY 72; THENCE ALONG SAID NORTH RIGHT-OF-WAY NORTH 89 DEGREES 05 MINUTES 22 SECONDS WEST 86.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF MASTIN LAKE ROAD; THENCE LEAVING SAID HWY 72 RIGHT-OF-WAY AND ALONG SAID WEST RIGHT-OF-WAY NORTH 04 DEGREES 23 MINUTES 25 SECONDS EAST 164.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 AND THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 5 AND SAID WEST RIGHT-OF-WAY NORTH 01 DEGREES 36 MINUTES 53 SECONDS EAST 139.84 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 20915 SQUARE FEET MORE OR LESS.

ALL ACCORDING TO MY SURVEY THIS THE 26TH DAY OF DECEMBER, 2013.





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STATE OF ALABAMA
MADISON COUNTY

"SURVEYOR'S DESCRIPTION FOR CITY OF HUNTSVILLE MASTIN LAKE ROAD PROPERTY"

REFERENCE: PLAT #2 - TRACT 3 - RIGHT OF WAY

A TRACT OF LAND LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN.

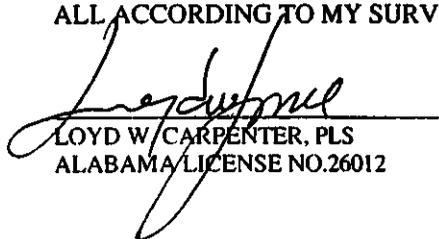
SAID TRACT BEING A PORTION OF THE PROPERTY CONVEYED TO THE CITY OF HUNTSVILLE IN DOCUMENT NO. 20040713000222540, (LOTS 37, 38, 39 & 40, BLOCK B OF MRS. MOLLIE E. COUNTESS SUBDIVISION, PLAT BOOK, 1 PAGE 89), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

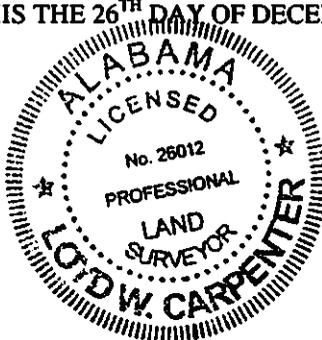
COMMENCING AT A CRIMPED TOP PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 9, BLOCK B OF MRS. MOLLIE E. COUNTESS SUBDIVISION AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 1, PAGE 89; THENCE ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION NORTH 67 DEGREES 47 MINUTES 58 SECONDS WEST 650.11 FEET TO THE SOUTHEAST CORNER OF LOT 35, OF SAID BLOCK B; THENCE NORTH 67 DEGREES 47 MINUTES 58 SECONDS WEST 52.00 FEET TO A #3 REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUE ALONG SAID SOUTH BOUNDARY NORTH 67 DEGREES 47 MINUTES 58 SECONDS WEST 41.00 FEET; THENCE NORTH 51 DEGREES 20 MINUTES 01 SECONDS WEST 50.11 FEET TO A #3 REBAR FOUND; THENCE ALONG THE WEST BOUNDARY OF SAID SUBDIVISION NORTH 16 DEGREES 30 MINUTES 29 SECONDS WEST 45.85 FEET TO A #5 REBAR FOUND; THENCE NORTH 01 DEGREES 01 MINUTES 23 SECONDS WEST 54.32 FEET TO A #5 REBAR WITH A CAP STAMPED "GARVER ENG. CA #445" SET (TYPICAL); THENCE LEAVING SAID WEST BOUNDARY OF SUBDIVISION AND ALONG THE NORTH BOUNDARY OF LOT 40 OF SAID BLOCK B SOUTH 67 DEGREES 51 MINUTES 49 SECONDS EAST 39.45 FEET TO A #5 REBAR SET ON THE EAST RIGHT-OF-WAY OF MASTIN LAKE ROAD; THENCE LEAVING SAID NORTH BOUNDARY AND ALONG SAID RIGHT-OF-WAY SOUTH 02 DEGREES 05 MINUTES 03 SECONDS WEST 98.63 FEET TO A #5 REBAR SET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF MASTIN LAKE ROAD SOUTH 67 DEGREES 17 MINUTES 24 SECONDS EAST 65.85 FEET TO A #5 REBAR SET; THENCE SOUTH 22 DEGREES 46 MINUTES 47 SECONDS WEST 6.75 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY TRACT CONTAINS 3356 SQ. FT. MORE OR LESS.

ALL ACCORDING TO MY SURVEY THIS THE 26TH DAY OF DECEMBER, 2013


LOYD W. CARPENTER, PLS
ALABAMA LICENSE NO. 26012





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STATE OF ALABAMA
MADISON COUNTY

"SURVEYOR'S DESCRIPTION FOR CITY OF HUNTSVILLE MASTIN LAKE ROAD PROPERTY"

REFERENCE: PLAT #3 - TRACT 3 - RIGHT OF WAY

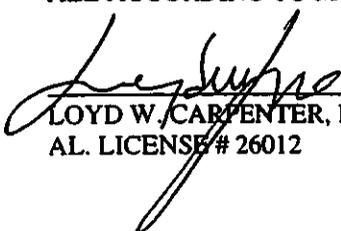
A TRACT OF LAND LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN.

SAID TRACT BEING A PORTION OF PROPERTY CONVEYED TO THE CITY OF HUNTSVILLE IN DEED BOOK 1032, PAGE 1037 (LOTS 41, 42, 43, 44, 45, 46, 47 & 48, BLOCK B OF MRS. MOLLIE E. COUNTESS SUBDIVISION, PLAT BOOK, 1 PAGE 89); SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #5 REBAR FOUND ON THE SOUTH RIGHT-OF-WAY OF TREYMOUR AVE. SAID POINT BEING THE NORTHWEST CORNER OF LOT 46 BLOCK B OF MRS MOLLIE E. COUNTESS SUBDIVISION; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 68 DEGREES 01 MINUTES 43 SECONDS EAST 51.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 10 FEET, A CHORD OF SOUTH 48 DEGREES 49 MINUTES 56 SECONDS WEST 17.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 22.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 405 FEET, A CHORD OF SOUTH 06 DEGREES 06 MINUTES 42 SECONDS EAST 115.47 FEET; THENCE ALONG THE ARC OF SAID CURVE 115.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02 DEGREES 05 MINUTES 03 SECONDS WEST 34.02 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 41 OF SAID MRS. MOLLIE E. COUNTESS SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 41 NORTH 67 DEGREES 51 MINUTES 49 SECONDS WEST 40.51 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF MASTIN LAKE ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 41; THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 02 DEGREES 39 MINUTES 59 SECONDS WEST 164.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 6333 SQUARE FEET MORE OR LESS.

ALL ACCORDING TO MY SURVEY THIS THE 26TH DAY OF DECEMBER, 2013.


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AL. LICENSE # 26012





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STATE OF ALABAMA
MADISON COUNTY

"SURVEYOR'S DESCRIPTION FOR CITY OF HUNTSVILLE MASTIN LAKE ROAD PROPERTY" - RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA IN DEED BOOK 1029, PAGE 1120.

REFERENCE: PLAT #4 - TRACT 3 - RIGHT-OF-WAY

A TRACT OF LAND LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN;

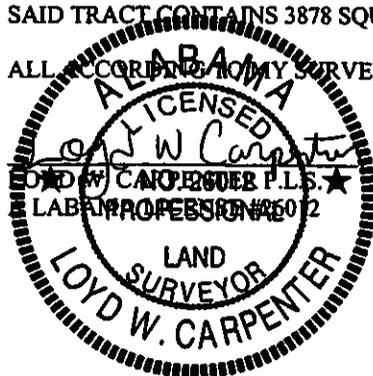
SAID TRACT BEING ALL OF LOT 30 BLOCK "C" OF MRS. MOLLIE E. COUNTESS SUBDIVISION, PLAT BOOK, 1 PAGE 89, LESS AND ACCEPT THE RIGHTS-OF-WAY OF BAXTER AVENUE AND TREYMOUR AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HEX HEAD PIPE FOUND AT THE NORTHEAST CORNER OF LOT 30, BLOCK C OF SAID COUNTESS SUBDIVISION RECORDED IN PLAT BOOK, 1 PAGE 89, THENCE ALONG THE SOUTH RIGHT-OF-WAY OF BAXTER AVENUE NORTH 87 DEGREES 55 MINUTES 26 SECONDS WEST 47.86 FEET TO A #5 REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN;

THENCE SOUTH 22 DEGREES 09 MINUTES 05 SECONDS WEST 9.94 FEET TO A #5 REBAR WITH A CAP STAMPED "GARVER ENG CA #445" (TYPICAL) SET ON BAXTER AVENUE RIGHT-OF-WAY, THENCE NORTH 88 DEGREES 23 MINUTES 29 SECONDS WEST 5.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CHORD OF SOUTH 73 DEGREES 41 MINUTES 49 SECONDS WEST 92.27 FEET; THENCE ALONG THE ARC OF SAID CURVE 93.79 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, A CHORD OF SOUTH 06 DEGREES 02 MINUTES 21 SECONDS EAST 17.64 FEET; THENCE ALONG THE ARC OF SAID CURVE 21.60 FEET TO THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY OF BAXTER AVENUE AND THE NORTH RIGHT-OF-WAY OF TREYMOUR AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY OF TREYMOUR AVENUE NORTH 67 DEGREES 54 MINUTES 37 SECONDS WEST 78.63 FEET TO A #5 REBAR SET ON THE WEST RIGHT-OF-WAY OF SAID BAXTER AVENUE THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CHORD OF NORTH 77 DEGREES 56 MINUTES 30 SECONDS EAST 11.23 FEET; THENCE ALONG THE ARC OF SAID CURVE 11.92 FEET TO A #5 REBAR SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CHORD OF NORTH 48 DEGREES 53 MINUTES 15 SECONDS WEST 35.51 FEET THENCE ALONG THE ARC OF SAID CURVE 35.56 FEET TO A #5 REBAR SET; THENCE, SOUTH 88 DEGREES 47 MINUTES 22 SECONDS EAST 131.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3878 SQUARE FEET MORE OR LESS.

ALL ACCORDING TO MY SURVEY THIS THE 24TH DAY OF DECEMBER 2013.





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STATE OF ALABAMA
MADISON COUNTY

"SURVEYOR'S DESCRIPTION FOR CITY OF HUNTSVILLE MASTIN LAKE ROAD PROPERTY"

REFERENCE: PLAT #1 - TRACT 3 - PUBLIC UTILITY AND DRAINAGE EASEMENT

A TRACT OF LAND LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 W EST OF THE HUNTSVILLE MERIDIAN;

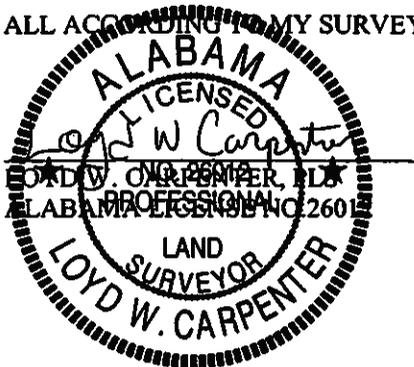
SAID TRACT BEING A PORTION OF PROPERTY CONVEYED TO THE CITY OF HUNTSVILLE IN DEED BOOK 1023, PAGE 972 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" DIAMETER PIPE FOUND AT THE NORTHEAST CORNER OF LOT 5 BLOCK 3 OF YARBROUGH ESTATES FOURTH ADDITION AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 2 PAGE 206; THENCE SOUTH 68 DEGREES 16 MINUTES 15 SECONDS EAST 64.76 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED TRACT;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 68 DEGREES 16 MINUTES 15 SECONDS EAST 35.27 FEET TO A #5 REBAR FOUND AT THE NORTHEAST CORNER OF SAID CITY OF HUNTSVILLE TRACT; THENCE SOUTH 02 DEGREES 15 MINUTES 43 SECONDS WEST 268.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF US HIGHWAY 72, SAID POINT BEING THE SOUTHEAST CORNER OF SAID CITY OF HUNTSVILLE TRACT; THENCE ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 05 MINUTES 22 SECONDS WEST 12.39 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 1 DEGREE 59 MINUTES 43 SECONDS WEST 281.13 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 6200 SQ. FT. MORE OR LESS.

ALL ACCORDING TO MY SURVEY THIS 26TH DAY OF DECEMBER 2013.





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STATE OF ALABAMA
MADISON COUNTY

"SURVEYOR'S DESCRIPTION FOR CITY OF HUNTSVILLE MASTIN LAKE ROAD PROPERTY"

PLAT #1 TRACT 4 A 10' PUBILC UTILITY AND DRAINAGE EASEMENT

A TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN;

SAID PARCEL BEING ON THE EAST BOUNDARY LINE OF LOT 6 BLOCK 7 OF YARBROUGH ESTATES, FOURTH ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 206 AS CONVEYED TO THE CITY OF HUNTSVILLE IN DEED BOOK 1023, PAGE 972; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HEX HEAD CAPPED PIPE FOUND AT THE NORTHWEST CORNER OF LOT 5, BLOCK 3 OF YARBROUGH ESTATES, THENCE ALONG THE RIGHT-OF-WAY OF KEENAN ROAD / MASTIN LAKE ROAD SOUTH 70 DEGREES 23 MINUTES 59 SECONDS EAST 84.85 FEET TO A 1" DIAMETER PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 5 SOUTH 01 DEGREE 36 MINUTES 53 SECONDS WEST 139.84 FEET A #5 REBAR WITH A CAP STAMPED "GARVER ENG. CA #445" SET (TYPICAL) SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED HEREIN;

THENCE LEAVING SAID EAST BOUNDARY AN ALONG THE EAST BOUNDAY OF LOT 6 BLOCK 7 OF SAID YARBROUGH ESTATES, FOURTH ADDITION, SOUTH 04 DEGREES 23 MINUTES 25 SECONDS WEST 164.26 FEET TO A #5 REBAR SET AT THE SOUTHEAST CORNER OF SAID LOT 6 AND THE NORTH RIGHT-OF-WAY FOR HIGHWAY 72; THENCE CONTINUE ALONG SAID HIGHWAY 72 RIGHT-OF-WAY NORTH 89 DEGREES 16 MINUTES 39 SECONDS WEST 10.02 FEET; THENCE LEAVING SAID HIGHWAY 72 RIGHT-OF-WAY, NORTH 04 DEGREES 23 MINUTES 25 SECONDS EAST 167.79 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 6; THENCE ALONG THE BOUNDARY BETWEEN SAID LOT 6 AND SAID LOT 5, SOUTH 86 DEGREES 15 MINUTES 42 SECONDS EAST 10.00 TO THE NORTHEAST CORNER OF SAID LOT 6; TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1645 SQ. FT. MORE OR LESS.

ALL ACCORDING TO MY SURVEY THIS THE 23RD. DAY OF DECEMBER, 2013.





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STATE OF ALABAMA
MADISON COUNTY

"SURVEYOR'S DESCRIPTION FOR CITY OF HUNTSVILLE MASTIN LAKE ROAD PROPERTY"

REFERENCE: PLAT #2 - TRACT 2 - PUBLIC UTILITY AND DRAINAGE EASEMENT

A TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN.

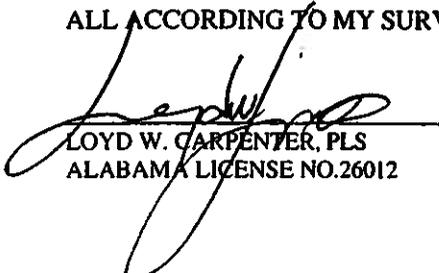
SAID TRACT BEING A PORTION OF THE PROPERTY CONVEYED TO THE CITY OF HUNTSVILLE IN DOCUMENT #20040713000222540 (LOTS 37, 38, 39 & 40, BLOCK B OF MRS. MOLLIE E. COUNTESS SUBDIVISION, PLAT BOOK, 1 PAGE 89), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CRIMPED TOP PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 9, BLOCK B OF MRS. MOLLIE E. COUNTESS SUBDIVISION AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 1, PAGE 89; THENCE ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION NORTH 67 DEGREES 47 MINUTES 58 SECONDS WEST 650.11 FEET TO THE SOUTHEAST CORNER OF LOT 35 OF SAID BLOCK B; THENCE NORTH 67 DEGREES 47 MINUTES 58 SECONDS WEST 52.00 FEET TO A #3 REBAR FOUND; THENCE LEAVING SAID SOUTH BOUNDARY NORTH 22 DEGREES 46 MINUTES 47 SECONDS EAST 6.75 FEET TO A #5 REBAR WITH A CAP STAMPED "GARVER ENG. CA #445" SET (TYPICAL) ON THE RIGHT-OF-WAY OF MASTIN LAKE ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 67 DEGREES 17 MINUTES 24 SECONDS WEST 55.17 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 67 DEGREES 17 MINUTES 24 SECONDS WEST 10.68 FEET; THENCE NORTH 02 DEGREES 05 MINUTES 03 SECONDS EAST 98.63 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 67 DEGREES 51 MINUTES 49 SECONDS EAST 11.71 FEET TO A POINT ON A PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE ALONG SAID EASEMENT SOUTH 02 DEGREES 05 MINUTES 03 SECONDS WEST 98.74 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 986.85 SQ. FT. MORE OR LESS.

ALL ACCORDING TO MY SURVEY THIS THE 26TH DAY OF DECEMBER, 2013


LOYD W. CARPENTER, PLS
ALABAMA LICENSE NO. 26012





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STATE OF ALABAMA
MADISON COUNTY

"SURVEYOR'S DESCRIPTION FOR CITY OF HUNTSVILLE MASTIN LAKE ROAD PROPERTY"

REFERENCE: PLAT #3 - TRACT 2 - PUBLIC UTILITY AND DRAINAGE EASEMENT

A TRACT OF LAND LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN.

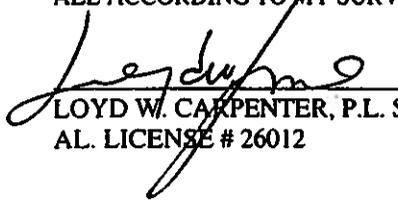
SAID TRACT BEING A PORTION OF PROPERTY CONVEYED TO THE CITY OF HUNTSVILLE IN DEED BOOK 1032, PAGE 1037 (LOTS 41, 42, 43, 44, 45, 46, 47 & 48, BLOCK B OF MRS. MOLLIE E. COUNTESS' SUBDIVISION, PLAT BOOK, 1 PAGE 89) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR FOUND AT THE NORTHWEST CORNER OF LOT 46 BLOCK B OF MRS MOLLIE E. COUNTESS SUBDIVISION (PLAT BOOK 1, PAGE 89); THENCE ALONG THE WEST BOUNDARY OF SAID SUBDIVISION SOUTH 02 DEGREES 39 MINUTES 59 SECONDS EAST 164.66 FEET TO THE SOUTHWEST CORNER OF LOT 41 OF SAID SUBDIVISION; THENCE LEAVING SAID WEST BOUNDARY AND ALONG THE SOUTH BOUNDARY OF SAID LOT 41 SOUTH 67 DEGREES 51 MINUTES 49 SECONDS EAST 40.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF MASTIN LAKE ROAD;

THENCE LEAVING SAID SOUTH BOUNDARY OF LOT 41 AND ALONG SAID RIGHT-OF-WAY NORTH 02 DEGREES 05 MINUTES 03 SECONDS EAST 34.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 405 FEET, A CHORD OF NORTH 06 DEGREES 06 MINUTES 42 SECONDS WEST 115.47 FEET; THENCE ALONG THE ARC OF SAID CURVE 115.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10 FEET, A CHORD OF NORTH 30 DEGREES 20 MINUTES 50 SECONDS EAST 14.06 FEET; THENCE ALONG THE ARC OF SAID CURVE 15.59 FEET TO A POINT ON A PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 415 FEET, A CHORD OF SOUTH 06 DEGREES 48 MINUTES 07 SECONDS EAST 128.21 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID PROPOSED EASEMENT AND THE ARC OF SAID CURVE 128.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02 DEGREES 05 MINUTES 03 SECONDS WEST 37.67 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 41; THENCE ALONG SAID SOUTH BOUNDARY NORTH 67 DEGREES 51 MINUTES 49 SECONDS WEST 10.65 FEET TO THE POINT OF BEGINNING

SAID TRACT CONTAINS 1610 SQUARE FEET MORE OR LESS.

ALL ACCORDING TO MY SURVEY THIS THE 26TH DAY OF DECEMBER 2010


LOYD W. CARPENTER, P.L. S.
AL. LICENSE # 26012





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STATE OF ALABAMA
MADISON COUNTY

"SURVEYOR'S DESCRIPTION FOR CITY OF HUNTSVILLE MASTIN LAKE ROAD PROPERTY" – AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA IN DEED BOOK 1029, PAGE 1120.

REFERENCE: PLAT #4 - TRACT 2 - PUBLIC UTILITY AND DRAINAGE EASEMENT

A TRACT OF LAND LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN;

SAID TRACT BEING ALL OF LOT 30 BLOCK "C" OF MRS. MOLLIE E. COUNTESS SUBDIVISION, PLAT BOOK, 1 PAGE 89, LESS AND ACCEPT THE RIGHTS-OF-WAY OF BAXTER AVENUE AND TREYMOUR AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HEX HEAD CAPPED PIPE FOUND AT THE NORTHEAST CORNER OF LOT 30, BLOCK C OF SAID COUNTESS SUBDIVISION RECORDED IN PLAT BOOK, 1 PAGE 89, THENCE ALONG THE SOUTH RIGHT-OF-WAY OF BAXTER AVENUE NORTH 87 DEGREES 55 MINUTES 26 SECONDS WEST 47.86 FEET TO A #5 REBAR FOUND; THENCE SOUTH 22 DEGREES 09 MINUTES 05 SECONDS WEST 9.94 FEET TO A #5 REBAR WITH A CAP STAMPED "GARVER ENG CA #445" (TYPICAL) SET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN;

THENCE SOUTH 22 DEGREES 09 MINUTES 05 SECONDS WEST 10.69 FEET TO A POINT ON A PROPOSED 10' PUBLIC UTILITY AND DRAINAGE EASEMENT AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET, A CHORD OF SOUTH 74 DEGREES 02 MINUTES 49 SECONDS WEST 87.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 89.26 FEET TO A POINT ON SAID PROPOSED 10' PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE SOUTH 67 DEGREES 54 MINUTES 37 SECONDS EAST 63.98 FEET; THENCE LEAVING SAID PROPOSED EASEMENT, SOUTH 22 DEGREES 09 MINUTES 05 SECONDS WEST 10.00 FEET TO A #5 REBAR SET ON THE NORTH RIGHT-OF-WAY OF TREYMOUR AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 67 DEGREES 54 MINUTES 37 SECONDS WEST 69.05 FEET TO A #REBAR SET ON THE EAST RIGHT-OF-WAY OF BAXTER AVENUE AND THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CHORD OF NORTH 06 DEGREES 02 MINUTES 21 SECONDS WEST 17.64 FEET; THENCE ALONG THE ARC OF SAID CURVE 21.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CHORD OF NORTH 73 DEGREES 41 MINUTES 49 SECONDS EAST 92.27 FEET; THENCE ALONG THE ARC OF SAID CURVE 93.79 FEET TO A #5 REBAR SET ON SAID RIGHT-OF-WAY OF BAXTER AVENUE; THENCE SOUTH 88 DEGREES 23 MINUTES 29 SECONDS WEST 5.48 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1742 SQUARE FEET MORE OR LESS.

ALL ACCORDING TO MY SURVEY THIS THE 24TH DAY OF DECEMBER 2013.

