

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number: _____

Meeting Type: Regular

Meeting Date: Aug 27, 2015

Action Requested By: Legal

Agenda Type: Resolution

Subject Matter:

Condemnation proceedings for the Wilson Cove Sewer Project.

Exact Wording for the Agenda:

Resolution authorizing condemnation proceedings to acquire permanent, sanitary sewer easements for the Wilson Cove Sewer Project.

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

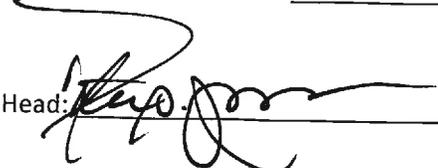
Item to be considered for: Action

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: 8-18-15

RESOLUTION NO. 15-_____

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

1. That in the judgment and opinion of the City Council of the City of Huntsville, it is in the public interest and necessary and expedient that the City of Huntsville acquire and/or condemn permanent, exclusive sanitary sewer easements on, over and upon the following described parcels of land, viz:

See Exhibits "A-1" through "D-2," which are attached hereto and incorporated herein, a copy of each being permanently kept on file in the Office of the City Clerk-Treasurer of the City of Huntsville, Alabama.

A corresponding map for each parcel follows the parcel description(s) for each respective tract.

2. That the obtainment of the foregoing properties is necessary for the Wilson Cove Sewer Project, Project No. 65-07-SM01, which is in the best interests of the citizens of the City of Huntsville in that the same will contribute to the health and general welfare of the citizens of Huntsville.

3. That the Mayor of the City of Huntsville, be, and he is hereby authorized, empowered and directed to cause the above described properties to be appraised in accordance with Section 18-1A-21 of the Code of Alabama, as amended, to determine the amount that would constitute just compensation for its taking.

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

5. That in case of failure to acquire said properties for the purposes aforesaid by purchase from the owner or owners thereof, the Mayor is hereby authorized to engage Samuel H. Givhan, Attorney at Law, and the law firm of Wilmer & Lee, P.A., to file and conduct condemnation proceedings on behalf of the City of Huntsville for the acquisition of the properties by the exercise of the right of eminent domain.

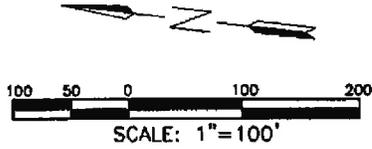
6. Any prior acts taken by the administration toward the acquisition of these properties and/or any other properties related to this project, pursuant to the eminent domain code, are hereby ratified.

ADOPTED this the 27th day of August, 2015.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 27th day of August, 2015.

Tommy Battle
Mayor of the City of Huntsville,
Alabama



BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH AS DEFINED BY THE ALABAMA STATE PLANE COORDINATE SYSTEM (EAST_ZONE)

LEGEND:

- (b) RECORD BEARING AND/OR DISTANCE
- (m) MEASURED BEARING AND/OR DISTANCE
- (c) CALCULATED
- #5 REBAR WITH A CAP STAMPED "GARVER LLC CA#445" SET
- ⊙ PROPERTY CORNER MARKER FOUND "TYPE NOTED"
- ▲ CALCULATED POINT
- P — PROPERTY LINE
- SPC STATE PLANE COORDINATES (ALABAMA_EAST)
- PROPOSED SANITARY SEWER EASEMENT LINE
- SSE SANITARY SEWER EASEMENT
- S.F. SQUARE FEET
- RAW — RIGHT-OF-WAY LINE
- R.O.W. RIGHT OF WAY

AREA TABLE:

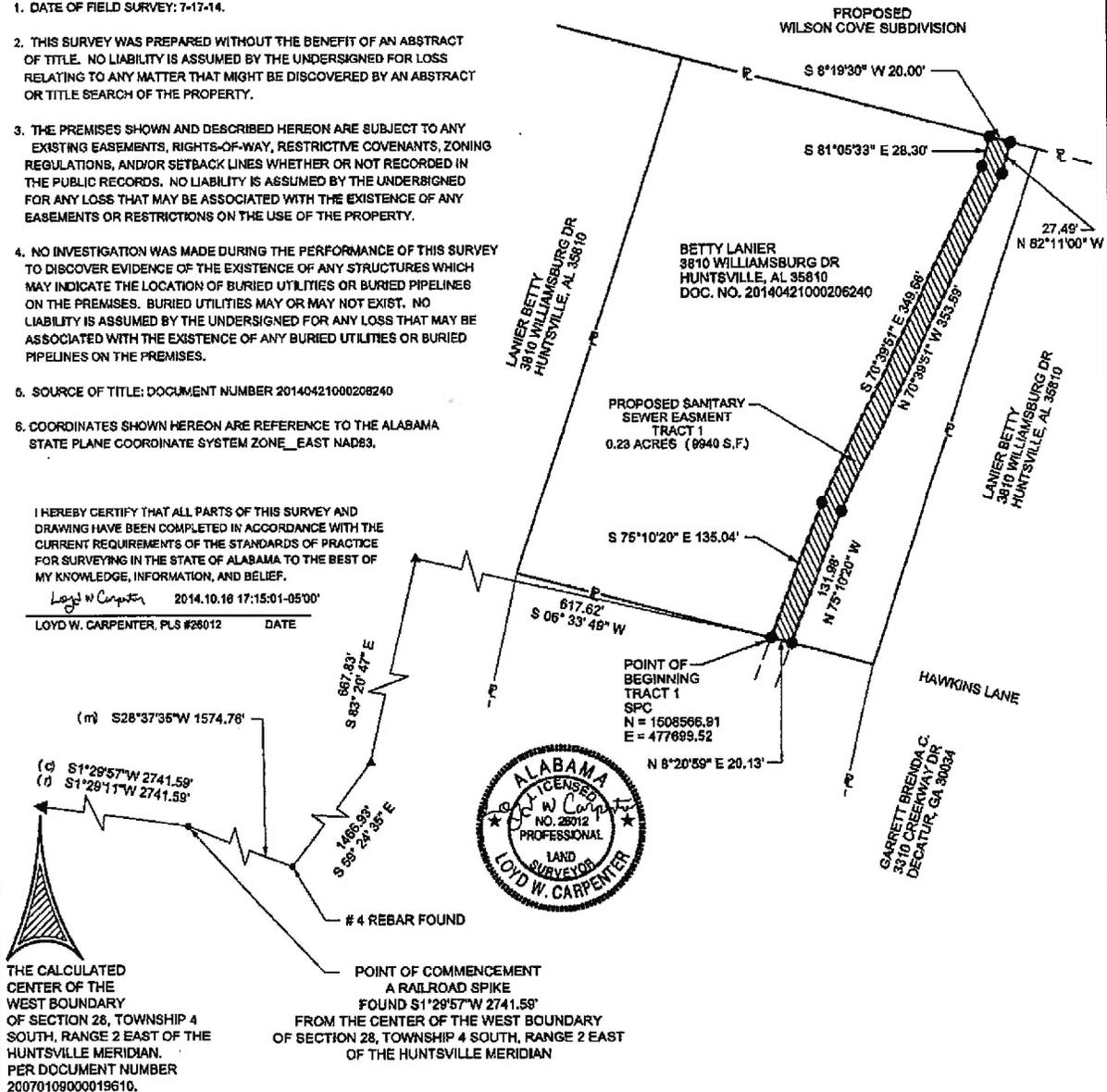
PARENT TRACT:	3.95 ACRES
PROPOSED SANITARY SEWER EASEMENT:	0.24 ACRES (10267 S.F.)
REMAINING AREA:	3.95 ACRES
PARENT TRACT ACREAGE PER DOC. NO. 20140421000206240	

SURVEYOR'S NOTES:

1. DATE OF FIELD SURVEY: 7-17-14.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
3. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY.
4. NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.
5. SOURCE OF TITLE: DOCUMENT NUMBER 20140421000206240
6. COORDINATES SHOWN HEREON ARE REFERENCE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM ZONE_EAST NAD83.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Lloyd W. Carpenter 2014.10.16 17:15:01-05'00"
 LOYD W. CARPENTER, PLS #28012 DATE



THE CALCULATED CENTER OF THE WEST BOUNDARY OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE HUNTSVILLE MERIDIAN. PER DOCUMENT NUMBER 2007010800019610.

POINT OF COMMENCEMENT A RAILROAD SPIKE FOUND S1°29'57"W 2741.59' FROM THE CENTER OF THE WEST BOUNDARY OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE HUNTSVILLE MERIDIAN

JOB NO: 14082010
 DATE: JULY, 2014
 CHECKED BY: LWC
 DRAWN BY: ASM
 PLAT 1

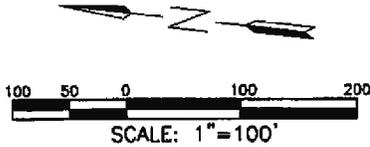
PROPOSED SANITARY SEWER EASEMENT ACQUISITION SURVEY

CITY OF HUNTSVILLE
 WILSON COVE SANITARY SEWER IMPROVEMENTS
 SECTION 33, TOWNSHIP 4 SOUTH,
 RANGE 2 EAST
 MADISON COUNTY, ALABAMA

REV.	DATE	DESCRIPTION	BY

CURRENT OWNER:
 BETTY LANIER
 3810 WILLIAMSBURG DR
 HUNTSVILLE, AL 35810





BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH AS DEFINED BY THE ALABAMA STATE PLANE COORDINATE SYSTEM (EAST_ZONE)

LEGEND:

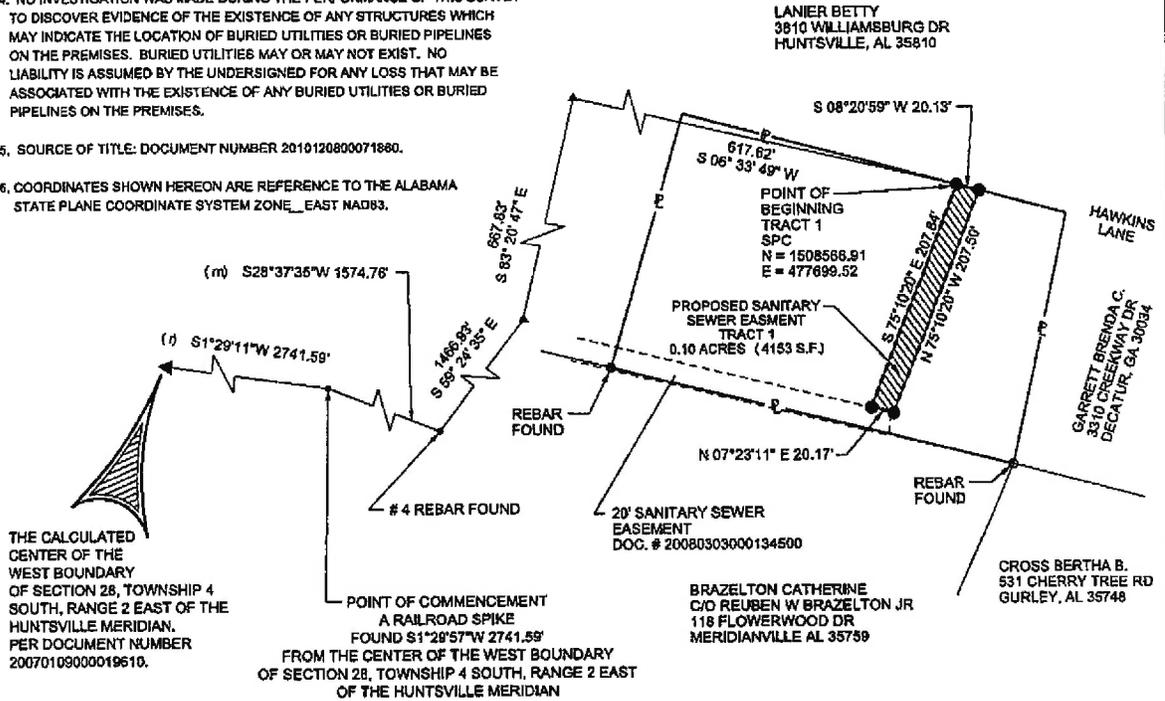
- (d) RECORD BEARING AND/OR DISTANCE
- (m) MEASURED BEARING AND/OR DISTANCE
- (c) CALCULATED
- #5 REBAR WITH A CAP STAMPED "GARVER L.L.C. CA#445" SET
- PROPERTY CORNER MARKER FOUND "TYPE NOTED"
- ▲ CALCULATED POINT
- P - PROPERTY LINE
- SPC STATE PLANE COORDINATES (ALABAMA EAST)
- - - - - PROPOSED SANITARY SEWER EASEMENT LINE
- SSE SANITARY SEWER EASEMENT
- S.F. SQUARE FEET
- R/W - RIGHT-OF-WAY LINE
- R.O.W. RIGHT OF WAY

AREA TABLE:

PARENT TRACT:	2.00 ACRES
PROPOSED SANITARY SEWER EASEMENT:	0.10 ACRES (4153 S.F.)
REMAINING AREA:	2.00 ACRES
PARENT TRACT ACREAGE PER DOCUMENT NUMBER 2010120800071860	

SURVEYOR'S NOTES:

- DATE OF FIELD SURVEY: 7-17-14.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
- THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY.
- NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.
- SOURCE OF TITLE: DOCUMENT NUMBER 2010120800071860.
- COORDINATES SHOWN HEREON ARE REFERENCE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM ZONE EAST NAD83.



I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Lloyd W. Carpenter 2014.10.16 17:08:42-05'00'
 LOYD W. CARPENTER, FLS #28012 DATE



JOB NO.: 14052010 DATE: JULY, 2014 CHECKED BY: LWC DRAWN BY: ASM	CITY OF HUNTSVILLE WILSON COVE SANITARY SEWER IMPROVEMENTS	BY	CURRENT OWNER: GARRETT BRENDA C. 3310 CREEKWAY DR DECATUR, GA 30034	
		PLAT 2		



5125A Research Drive
Huntsville, AL 35805

TEL 256.534.5512
FAX 256.534.5544

www.GarverUSA.com

**CITY OF HUNTSVILLE, ALABAMA – WILSON COVE SANITARY SEWER IMPROVEMENTS
SANITARY SEWER EASEMENT ACQUISITION - Reference Plat 4:**

STATE OF ALABAMA
MADISON COUNTY

I, Loyd W. Carpenter, a Professional Land Surveyor in the State of Alabama hereby certify that the foregoing is a true and accurate description of 2 tracts of land lying and being in Sections 32 and 33, Township 4 South, Range 2 East, of the Huntsville Meridian.

Said tract being a portion of the properties conveyed to Stephen E. Perkins in Document Number 20090610000384950 and 20071019000737260 as recorded in the Office of the Probate Judge of Madison County, Alabama, and being more particularly described as follows:

TRACT 1 (Document Number 20090610000384950):

Commencing at a railroad spike found in Esslinger Drive South 01 Degrees 29 Minutes 11 Seconds West a distance of 2741.59 feet from the center of the west boundary of Section 28, Township 4 South, Range 2 East of the Huntsville Meridian; thence South 23 Degrees 37 Minutes 35 Seconds West, a distance of 1574.76 feet to a #4 rebar found; thence South 33 Degrees 36 Minutes 14 Seconds West, a distance of 1069.01 feet to a 1-1/2" diameter iron pipe found; thence South 68 Degrees 44 Minutes 00 Seconds East 1129.69 feet to a point; thence South 08 Degrees 44 Minutes 20 Seconds West 897.13 feet to a #5 rebar with a cap stamped "Johnson 0199-LS" found on the north boundary of a tract of land conveyed to Stephen E. Perkins in Doc. No. 20090610000384950 as recorded in the Office of the Probate Judge of Madison County, Alabama the Point of Beginning having established grid coordinates of (N) 1507817.34, (E) 476168.76 of Zone East of the Alabama State Plane Coordinate System.

Thence along said north boundary, South 76 Degrees 27 Minutes 19 Seconds East a distance of 24.75 feet to a #5 rebar with cap stamped "Garver LLC CA#445" (typical) set on a proposed sanitary sewer easement; thence leaving said boundary and along said proposed easement South 07 Degrees 46 Minutes 58 Seconds West a distance of 178.45 feet to a #5 rebar set on the south boundary of said Perkins Tract; thence along said south boundary, North 79 Degrees 37 Minutes 09 Seconds West a distance of 25.01 feet to an axle found at the southwest corner of said property; thence leaving the south boundary and along the west boundary of said Perkins Tract, North 07 Degrees 53 Minutes 50 Seconds East a distance of 179.80 feet to the POINT OF BEGINNING.

The above described tract contains 0.10 acres (4443 sq. ft.)

TRACT 2 (Document Number 20071019000737260)

Commencing at a railroad spike found in Esslinger Drive South 01 Degrees 29 Minutes 11 Seconds West a distance of 2741.59 feet from the center of the west boundary of Section 28, Township 4 South, Range 2 East of the Huntsville Meridian; thence South 23 Degrees 37 Minutes 35 Seconds West, a distance of 1574.76 feet to a #4 rebar found; thence South 33 Degrees 36 Minutes 14 Seconds West, a distance of 1069.01 feet to a 1-1/2" diameter iron pipe found; thence South 68 Degrees 44 Minutes 00 Seconds East 1129.69 feet to a point; thence South 08 Degrees 44 Minutes 20 Seconds West 897.13 feet to a #5 rebar with a cap stamped "Johnson 0199-LS" found on the north boundary of a tract of land conveyed to Stephen E. Perkins in Doc. No. 20090610000384950 as recorded in the Office of the Probate Judge of Madison County, Alabama; thence South 07 Degrees 53 Minutes 50 Seconds East 179.80 feet to an axle found at the southwest corner of said Perkins Tract also being the Point of Beginning having established grid coordinates of (N) 1507639.46, (E) 476144.09 of Zone East of the Alabama State Plane Coordinate System.

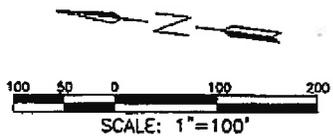
Thence along said north boundary, South 79 Degrees 37 Minutes 09 Seconds East a distance of 25.01 feet to a #5 rebar with cap stamped "Garver LLC CA#445" (typical) set; thence leaving said north boundary, South 08 Degrees 58 Minutes 04 Seconds West a distance of 286.60 feet to a #5 rebar set on the north right-of-way for Cherry Tree Road and the south boundary line of said Perkins Tract; thence along said right-of-way, North 08 Degrees 58 Minutes 04 Seconds East a distance of 123.64 feet to a rebar found on the west boundary of said Perkins Tract; thence along said west boundary, North 08 Degrees 58 Minutes 04 Seconds East a distance of 157.94 feet to the POINT OF BEGINNING.

The above described parcel contains 0.16 acres (7102 sq. ft.)

All according to my survey this the 21st day of July, 2014.

Lloyd W. Carpenter 2014.07.21
 16:28:20-05'00"
Lloyd W. Carpenter, PLS
Alabama License No. 26012





BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH AS DEFINED BY THE ALABAMA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NAD83.

LEGEND:

- (1d) RECORD BEARING AND/OR DISTANCE
- (m) MEASURED BEARING AND/OR DISTANCE
- (C) CALCULATED
- #5 REBAR WITH A CAP STAMPED "GARVER LLC CA#446" SET
- PROPERTY CORNER MARKER FOUND "TYPE NOTED"
- ▲ CALCULATED POINT
- P - PROPERTY LINE
- SPC STATE PLANE COORDINATES (ALABAMA EAST)
- - - - - PROPOSED SANITARY SEWER EASEMENT LINE
- SSE SANITARY SEWER EASEMENT
- S.F. SQUARE FEET
- RW - RIGHT-OF-WAY LINE
- R.O.W. RIGHT OF WAY
- C - CENTERLINE

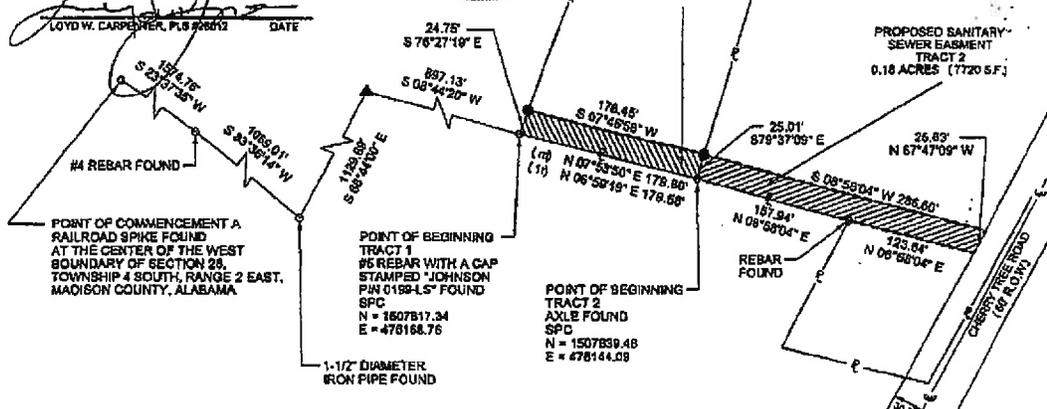
AREA TABLE:

AREA TABLE PARENT TRACT 1:	2.02 ACRES
PROPOSED SANITARY SEWER EASEMENT:	0.10 ACRES (4443 S.F.)
REMAINING AREA:	2.02 ACRES
PARENT TRACT ACREAGE PER DDC. # 20060810000384950	
AREA TABLE PARENT TRACT 2:	3.63 ACRES
PROPOSED SANITARY SEWER EASEMENT:	0.18 ACRES (7720 S.F.)
REMAINING AREA:	3.63 ACRES
PARENT TRACT ACREAGE PER DDC. # 20071019000737260	

SURVEYOR'S NOTES:

- DATE OF FIELD SURVEY: 7-17-14.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
- THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY.
- NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.
- SOURCE OF TITLE: DOCUMENT NUMBER 20060810000384950 AND 20071019000737260.
- COORDINATES SHOWN HEREON ARE REFERENCE TO THE ALABAMA STATE PLANE COORDINATES SYSTEM ZONE EAST NAD83.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.



JOB NO: 9605910 DATE: JULY, 2014 DESIGNED BY: JMC DRAWN BY: JAV	PROPOSED SANITARY SEWER EASEMENT ACQUISITION SURVEY TRACTS 1 AND 2	CITY OF HUNTSVILLE WILSON COVE SANITARY SEWER IMPROVEMENTS	REV.	DATE	DESCRIPTION	BY	CURRENT OWNER: STEPHEN E. PERKINS 2704 TAMMARACK LN OWENS CROSS RDS, AL 36763	
PLAT 4		SECTION 33, TOWNSHIP 4 SOUTH, RANGE 2 EAST MADISON COUNTY, ALABAMA						



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www.GarverUSA.com

STATE OF ALABAMA
MADISON COUNTY

**CITY OF HUNTSVILLE, ALABAMA – WILSON COVE SANITARY SEWER IMPROVEMENTS
SANITARY SEWER PUMP STATION ACQUISITION - Reference Plat 5:**

I, Loyd W. Carpenter, a Professional Land Surveyor in the State of Alabama hereby certify that the foregoing is a true and accurate description of a tract of land lying and being in Section 32, Township 4 South, Range 2 East, of the Huntsville Meridian.

Said tract being a portion of that property conveyed to Mary Ellen Brazelton in Deed Book 187, Page 614 as recorded in the Office of the Probate Judge of Madison County, Alabama, and being more particularly described as follows:

PROPOSED PUMP STATION TRACT:

Commencing at a railroad spike found in Esslinger Drive South 1 Degrees 29 Minutes 11 Seconds West a distance of 2741.59 from the center of the west boundary of Section 28, Township 4 South, Range 2 East of the Huntsville Meridian; thence South 28 Degrees 37 Minutes 35 Seconds West a distance of 1574.76 feet to a #5 rebar found; thence South 33 Degrees 41 Minutes 18 Seconds West a distance of 2420.87 feet to a nail found in the center of Cherry Tree Road; thence along the centerline of said Road, South 67 Degrees 26 Minutes 52 Seconds East a distance of 1258.91 feet to a point; thence leaving said centerline of Road South 22 Degrees 08 Minutes 22 Seconds West a distance of 30.00 to a feet #5 rebar with cap stamped "Garver LLC CA#445" (typical) set on the south right-of-way of said Road and the north boundary of a tract of land conveyed to Mary Ellen Brazelton in Deed Book 187, Page 614 as recorded in the Office of the Probate Judge of Madison County, Alabama, said point being the Point of Beginning having established grid coordinates of (N) 1507479.70, (E) 475652.74 of Zone East of the Alabama State Plane Coordinate System.

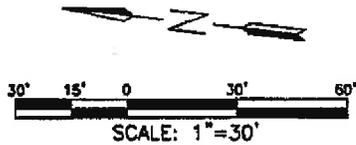
Thence along said south right-of-way, South 67 Degrees 51 Minutes 38 Seconds East a distance of 60.00 feet to a #5 rebar set; thence leaving said right-of-way, South 22 Degrees 08 Minutes 22 Seconds West a distance of 60.71 feet to a #5 rebar set; thence North 67 Degrees 51 Minutes 38 Seconds West a distance of 60.00 feet to a #5 rebar set; thence North 22 Degrees 08 Minutes 22 Seconds East a distance of 60.71 feet to the POINT OF BEGINNING.

The above described tract contains 0.08 acres (3643 sq. ft.)

All according to my survey this the 21st day of July, 2014.

Loyd W. Carpenter 2014.07.21
16:14:19-05'00"
Loyd W. Carpenter, PLS
Alabama License No.26012

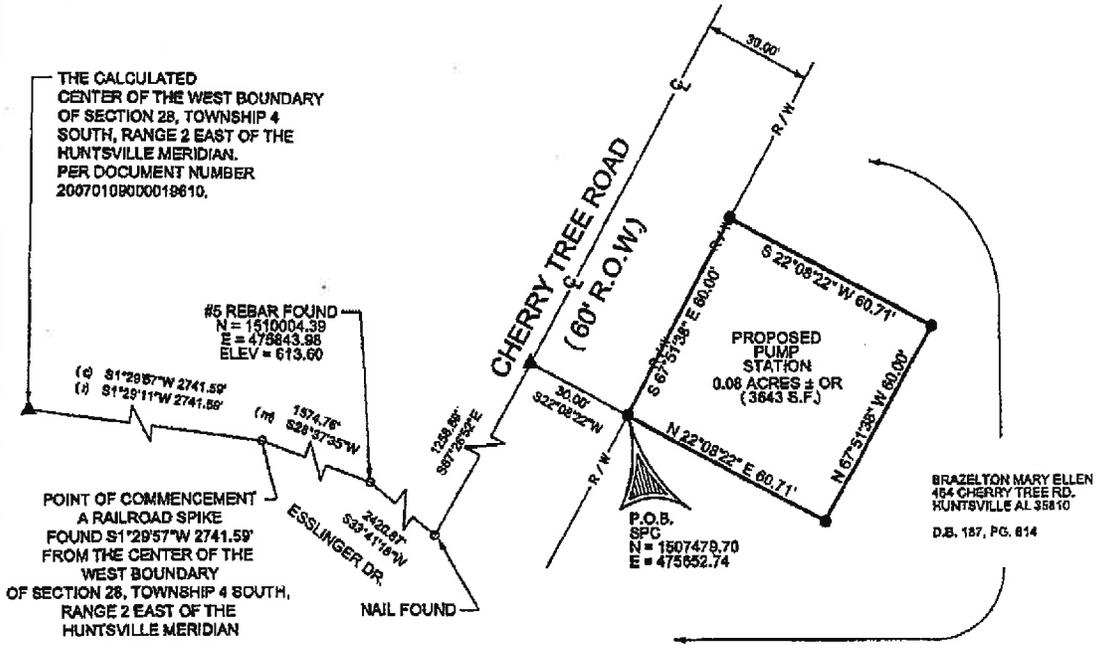




BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH AS DEFINED BY THE ALABAMA STATE PLANE COORDINATE SYSTEM (EAST_ZONE) NAD83.

LEGEND:

- (b) RECORD BEARING AND/OR DISTANCE
- (m) MEASURED BEARING AND/OR DISTANCE
- (c) CALCULATED
- #5 REBAR WITH A CAP STAMPED "GARVER LLC CA#445" SET
- PROPERTY CORNER MARKER FOUND "TYPE NOTED"
- ▲ CALCULATED POINT
- P — PROPERTY LINE
- SPC STATE PLANE COORDINATES (ALABAMA_EAST)
- SANITARY SEWER EASEMENT LINE
- C — CENTERLINE
- S.F. SQUARE FEET
- R/W — RIGHT-OF-WAY LINE
- R.O.W. RIGHT OF WAY



SURVEYOR'S NOTES:

1. DATE OF FIELD SURVEY: 7-17-14.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
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4. NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.
5. SOURCE OF TITLE: DEED BOOK 187, PAGE 614.
6. COORDINATES SHOWN HEREON ARE REFERENCE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM ZONE_EAST NAD83.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Lloyd W. Carpenter 2014.07.21 10:13:23-0600
 LOYD W. CARPENTER, PLS #26012 DATE



AREA TABLE

AREA TABLE PARENT TRACT:	32.71 ACRES
PROPOSED PUMP STATION TRACT:	0.08 ACRES (3643 S.F.)
REMAINING AREA:	32.63 ACRES
PARENT TRACT ACREAGE PER DEED BOOK 187, PAGE 614	

JOB NO.: 14062018 DATE: JULY, 2014 CHECKED BY: LWC DRAWN BY: ASW PLAT #	CIT OF HUNTSVILLE WILSON COVE SANITARY SEWER IMPROVEMENTS SECTIONS S2, TOWNSHIP 4 SOUTH, RANGE 2 EAST MADISON COUNTY, ALABAMA	REV.	DATE	DESCRIPTION	BY
PROPOSED SANITARY SEWER PUMP STATION ACQUISITION SURVEY		CURRENT OWNER: BRAZELTON MARY ELLEN 404 CHERRY TREE RD. 610 GLENNIS COATS 6475 PULASKI PIKE HUNTSVILLE AL 35810			