

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number: 15.i.

Meeting Type: Regular

Meeting Date: Nov 19, 2015

Action Requested By: Legal

Agenda Type: Resolution

Subject Matter:

Land acquisition for the Old Highway 20 Phase I, Project #65-12-RD01.

Exact Wording for the Agenda:

Resolution authorizing the City to acquire right-of-way, and permanent, exclusive utility and drainage easements on, over, across and upon certain parcels of property for the Old Highway 20 Phase I Project #65-12-RD01.

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

Item to be considered for: Action

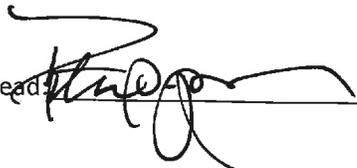
Unanimous Consent Required: No

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: Not Applicable

MAYOR RECOMMENDS OR CONCURS: Yes

Department Head:  _____

Date: Nov 17, 2015

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 several rights-of-way, permanent, exclusive utility and drainage easements, and temporary construction easements, on, over, across and upon the following described parcels of land, and shall include uneconomic remnant tracts, if any, viz:

See Exhibits "A-1" through "G-3," 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 Old Highway 20 Phase I Project, Project No. 65-12-RD01, 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 their respective 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 purpose 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 any of the said properties for the purpose aforesaid by voluntary 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 a condemnation action and conduct condemnation proceedings on behalf of the City of Huntsville for the acquisition of such property(ies) by the exercise of the right of eminent domain.

6. Any prior acts taken by the administration toward the acquisition of the properties pursuant to the eminent domain code are hereby ratified and affirmed.

ADOPTED this the 19th day of November, 2015.

President of the City Council
City of Huntsville, Alabama

APPROVED this the 19th day of November, 2015.

Tommy Battle
Mayor of the City of Huntsville,
Alabama

TRACT 1

RIGHT-OF-WAY

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 88°05'50" W a distance of 2520.40 feet to a point on the present Old Highway 20 right-of-way line 11.13 feet left of Station 30+00.00 of the Old Highway 20 centerline and the Point of Beginning;

thence from the Point of Beginning N 01°04'02" E along the Old Highway 20 acquired right-of-way line, a distance of 38.37 feet to a point on the Old Highway 20 acquired right-of-way line 49.50 feet left of station 30+00.00 of the Old Highway 20 centerline;

thence S 88°55'58" E along the Old Highway 20 acquired right-of-way line, a distance of 139.79 feet, to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line 49.50 feet left of station 30+39.79 of the Old Highway 20 centerline;

thence leaving said acquired right-of-way line S 00°49'44" W along the property line, a distance of 38.45 feet to a point at the intersection of the property line and the present Old Highway 20 right-of-way line;

thence N 88°53'50" W along the present Old Highway 20 right-of-way line, a distance of 139.95 feet to the Point of Beginning.

The above described parcel contains 0.12 acres, more or less.

TRACT 1

PERMANENT UTILITY & DRAINAGE EASEMENT

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 87°13'32" W a distance of 2521.25 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the Old Highway 20 Permanent Utility & Drainage Easement line 49.50 feet left of Station 30+00.00 of the Old Highway 20 centerline, and the Point of Beginning;

thence from the Point of Beginning N 01°04'02" E along the Old Highway 20 Permanent Utility & Drainage Easement line, a distance of 30.19 feet to a point on the Old Highway 20 Permanent Utility & Drainage Easement line 79.69 feet left of Station 30+00.00 of the Old Highway 20 centerline;

thence continuing along said Old Highway 20 Permanent Utility & Drainage Easement line S 89°16'40" E, a distance of 139.67 feet to a point at the intersection of the Old Highway 20 Permanent Utility & Drainage Easement line and the property line 80.53 feet left of Station 31+39.67 of the Old Highway 20 centerline;

thence leaving said Old Highway 20 Permanent Utility & Drainage Easement line S 00°49'44" W along the property line, a distance of 31.03 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line;

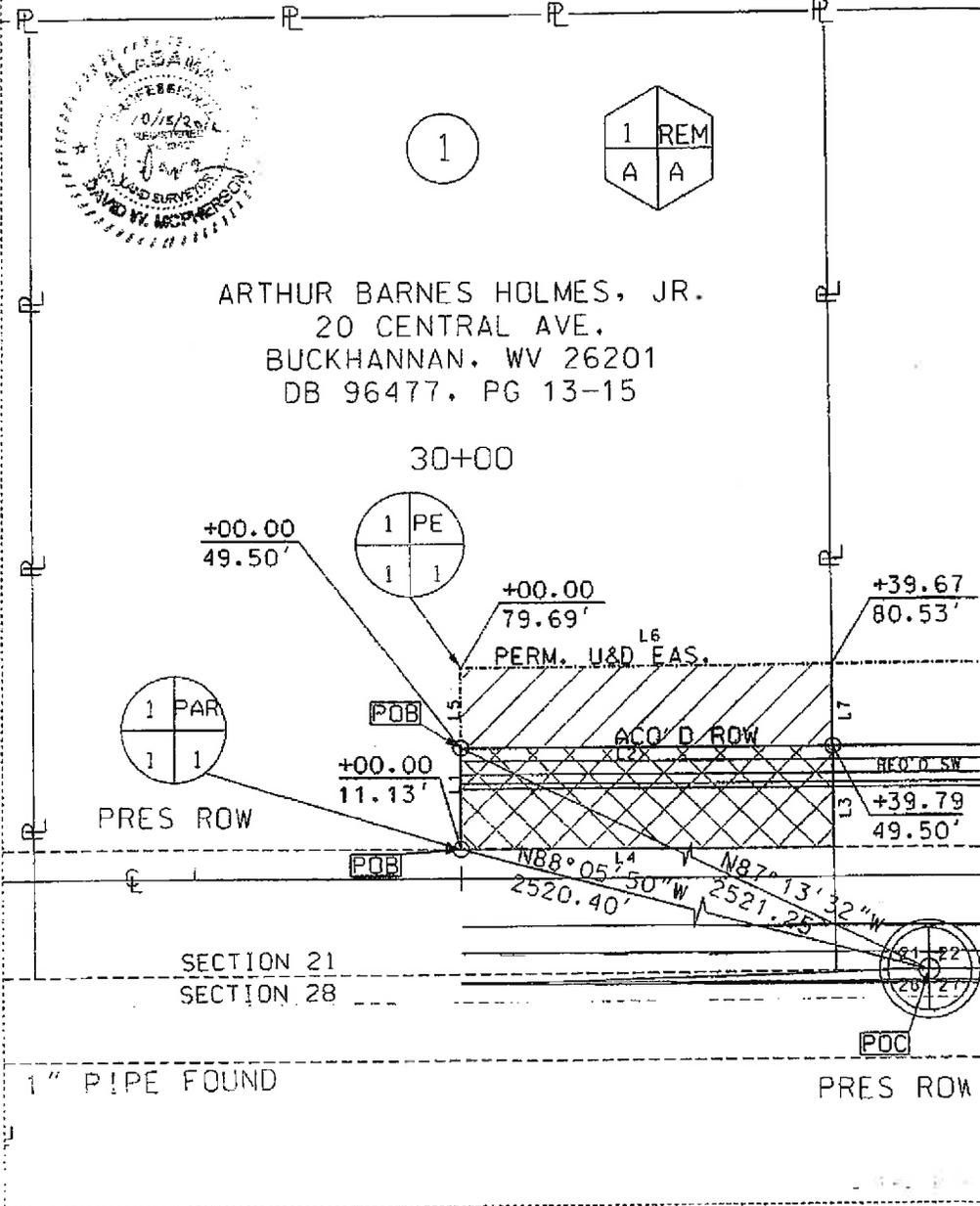
thence leaving said property line N 88°55'58" W along the Old Highway 20 acquired right-of-way line, a distance of 139.79 feet to the Point of Beginning;

The above described Permanent Utility & Drainage Easement contains 0.098 acres, more or less.

CALL	BEARING	DISTANCE
L1	N01°04'02"E	38.37'
L2	S88°55'58"E	139.79'
L3	S00°49'44"W	38.45'
L4	N88°53'50"W	139.95'

CALL	BEARING	DISTANCE
L5	N01°04'02"E	30.19'
L6	S89°16'40"E	139.67'
L7	S00°49'44"W	31.03'

This document was prepared from plan measurements and calculations upon the basis of a good, permanent and other available data for the purpose of acquiring property. No boundary survey was performed on individual grantor's properties.



TRACT NUMBER: 1 CITY OF HUNTSVILLE
 OWNER: ARTHUR BARNES HOLMES, JR. HUNTSVILLE, AL
 PROJ NO: _____
 TOTAL ACREAGE: 2.174 COUNTY: LIMESTONE
 R/W REQUIRED: 0.123 SCALE: 1" = 50'
 PE REQUIRED: 0.098 DATE: 8/30/2012
 REMAINDER: 2.051 REVISED: 10/10/2012

TRACT 2

RIGHT-OF-WAY

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 88°03'01" W a distance of 2380.46 feet to a point at the intersection of the present Old Highway 20 right-of-way line and the property line, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E along the property line, a distance of 38.45 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 left of Station 31+39.79 of the Old Highway 20 centerline;

thence S 88°55'58" E along the Old Highway 20 acquired right-of-way line, a distance of 300.00 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line 49.50 feet left of Station 34+39.80 of the Old Highway 20 centerline;

thence S 00°49'44" W along the property line, a distance of 38.64 feet to a point at the intersection of the property line and the present Old Highway 20 right-of-way line;

thence N 88°53'50" W along the present Old Highway 20 right-of-way line, a distance of 300.00 feet to the Point of Beginning.

The above described parcel contains 0.265 acres, more or less.

TRACT 2

PERMANENT UTILITY & DRAINAGE EASEMENT

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 87°07'31" W, a distance of 2381.52 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 feet left of Station 31+39.79 of the Old Highway 20 centerline, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E, a distance of 31.03 feet to a point on the Old Highway 20 Permanent Utility & Drainage Easement line 80.53 feet left of Station 31+39.67 of the Old Highway 20 centerline;

thence S 89°20'00" E, a distance of 300.00 feet to a point at the intersection of the Old Highway 20 Permanent Utility & Drainage Easement line and the property line 82.63 feet left of Station 34+39.66 of the Old Highway 20 centerline;

thence S 00°49'44" W along the property line, a distance of 33.13 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line 49.50 feet left of Station 34+39.80 of the Old Highway 20 centerline;

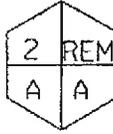
thence N 88°55'58" W along the Old Highway 20 acquired right-of-way line, a distance of 300.00 feet to the Point of Beginning;

The above described Permanent Utility & Drainage Easement contains 0.221 acres, more or less.

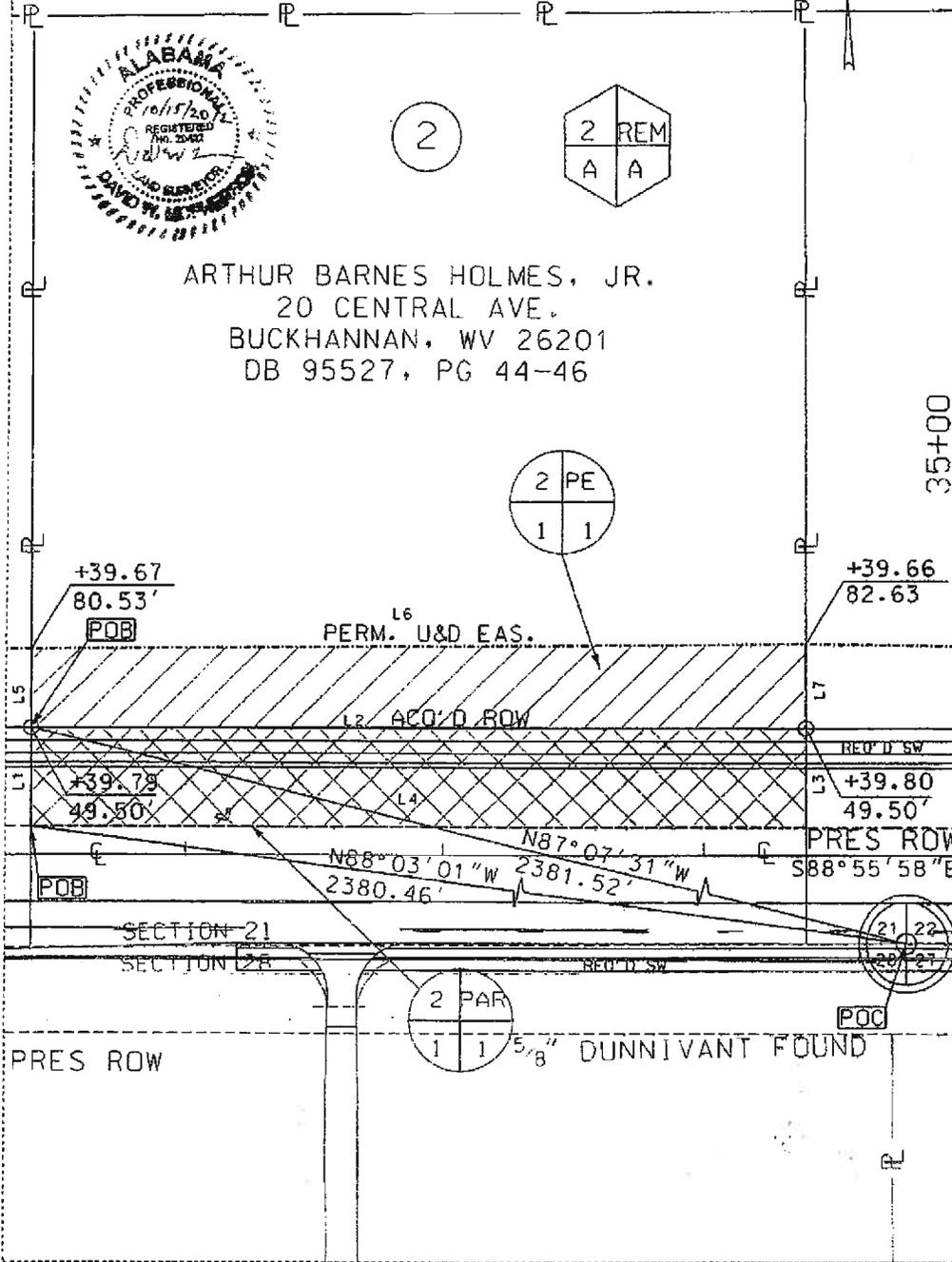
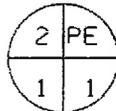
CALL	BEARING	DISTANCE
L1	N00°49'44"E	38.45'
L2	S88°55'58"E	300.00'
L3	S00°49'44"W	38.64'
L4	N88°53'50"W	300.00'

CALL	BEARING	DISTANCE
L5	N00°49'44"E	31.03'
L6	S89°20'00"E	300.00'
L7	S00°49'44"W	33.13'

This document was prepared from plan measurements and calculations using the steps, survey data, monumentation and other available data for the purpose of describing property. No boundary survey was performed on individual owner's properties.



ARTHUR BARNES HOLMES, JR.
20 CENTRAL AVE.
BUCKHANNAN, WV 26201
DB 95527, PG 44-46



TRACT NUMBER: 2 CITY OF HUNTSVILLE
OWNER: ARTHUR BARNES HOLMES, JR. HUNTSVILLE, AL

TOTAL ACREAGE: 2.184 PROJ NO: _____
R/W REQUIRED: 0.265 COUNTY: LIMESTONE
PE REQUIRED: 0.221 SCALE: 1" = 50'
REMAINDER: 1.919 DATE: 8/30/2012
REVISED: 10/10/2012

TRACT 3

RIGHT-OF-WAY

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 87°55'41" W, a distance of 2080.49 feet to a point at the intersection of the present Old Highway 20 right-of-way line and the property line, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E along the property line, a distance of 38.64 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 feet left of Station 34+39.80 of the Old Highway 20 centerline;

thence S 88°55'58" E along the Old Highway 20 acquired right-of-way line, a distance of 300.00 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line 49.50 feet left of Station 37+39.80 of the Old Highway 20 centerline;

thence S 00°49'44" W along the property line, a distance of 38.15 feet to a point at the intersection of the property line and the present Old Highway 20 right-of-way line;

thence N 89°04'29" W along the property line a distance of 66.54 feet to a point on the present Old Highway 20 right-of-way line;

thence N 89°01'52" W along the Old Highway 20 right-of-way line, a distance of 199.86 feet to a point on the present Old Highway 20 right-of-way line;

thence N 88°53'50" W along the present Old Highway 20 right-of-way line, a distance of 33.61 feet to the Point of Beginning.

The above described parcel contains 0.265 acres, more or less.

TRACT 3

PERMANENT UTILITY & DRAINAGE EASEMENT

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 86°51'54" W a distance of 2081.69 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E, a distance of 33.13 feet to a point on the Old Highway 20 Permanent Utility & Drainage Easement line 82.63 feet left of Station 34+39.66 of the Old Highway 20 centerline;

thence S 88°16'33" E, a distance of 300.04 feet to a point at the intersection of the Old Highway 20 Permanent Utility & Drainage Easement line and the property line 79.19 feet left of Station 37+39.68 of the Old Highway 20 centerline;

thence S 00°49'44" W along the property line, a distance of 29.69 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line;

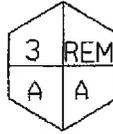
thence N 88°55'58" W along the Old Highway 20 acquired right-of-way line, a distance of 300.00 feet to the Point of Beginning;

The above described Permanent Utility & Drainage Easement contains 0.216 acres, more or less.

CALL	BEARING	DISTANCE
L1	N00° 49' 44" E	38.64'
L2	S88° 55' 58" E	300.00'
L3	S00° 49' 44" W	38.15'
L4	N89° 04' 29" W	66.54'
L5	N89° 01' 52" W	199.86'
L6	N88° 53' 50" W	33.61'

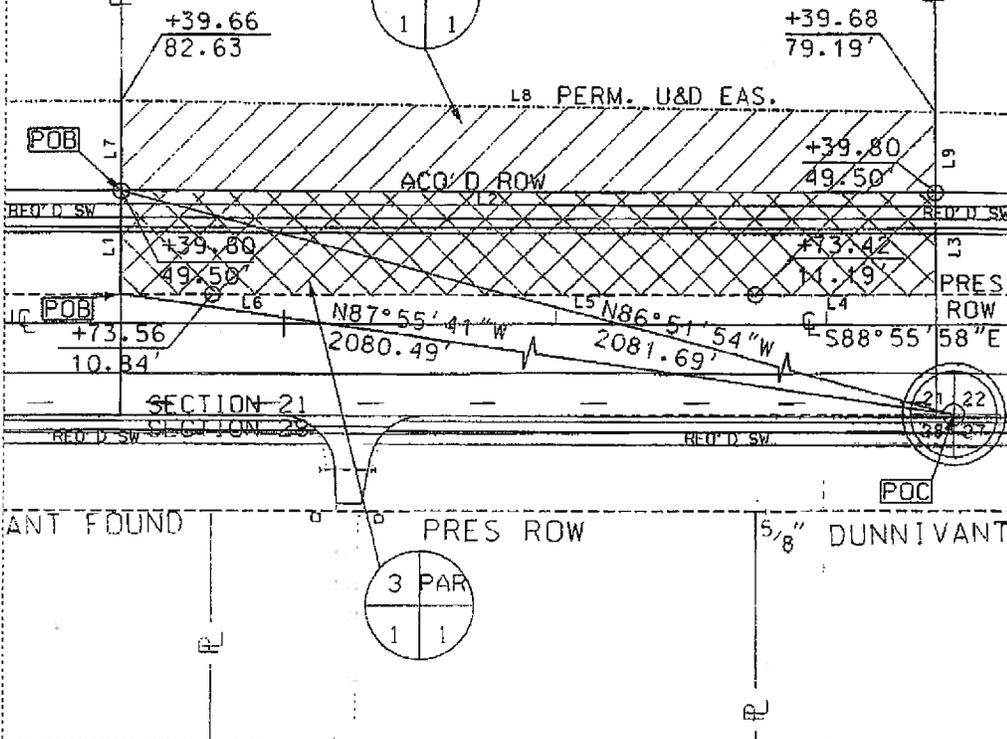
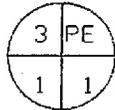
CALL	BEARING	DISTANCE
L7	N00° 49' 44" E	33.13'
L8	S88° 16' 33" E	300.04'
L9	S00° 49' 44" W	29.69'

This document was prepared from sign measurements and calculations using the most accurate data, measurement and other available data for the purpose of acquiring property. No boundary survey was performed on individual grantor's properties.



REBECCA HOLMES KNIGHT
 7794 NEMEC DRIVE SOUTH
 WEST PALM BEACH, FL 33406
 DB 95527, PG 41-43

35+00



TRACT NUMBER: 3 CITY OF HUNTSVILLE
 OWNER: REBECCA HOLMES KNIGHT HUNTSVILLE, AL
 PROJ NO: _____
 TOTAL ACREAGE: 2.192 COUNTY: LIMESTONE
 R/W REQUIRED: 0.265 SCALE: 1" = 50'
 PE REQUIRED: 0.216 DATE: 8/30/2012
 REMAINDER: 1.927 REVISED: 10/10/2012

TRACT 4

RIGHT-OF-WAY

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 87°44'36" W, a distance of 1780.55 feet to a point at the intersection of the present Old Highway 20 right-of-way line and the property line, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E along the property line, a distance of 38.15 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 feet left of Station 37+39.80 of the Old Highway 20 centerline;

thence S 88°55'58" E along the Old Highway 20 acquired right-of-way line, a distance of 300.00 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line 49.50 feet left of Station 40+39.80 of the Old Highway 20 centerline;

thence S 00°49'44" W along the property line, a distance of 37.40 feet to a point at the intersection of the property line and the present Old Highway 20 right-of-way line;

thence N 89°04'29" W along the present Old Highway 20 right-of-way line, a distance of 300.00 feet to the Point of Beginning.

The above described parcel contains 0.260 acres, more or less.

TRACT 4

PERMANENT UTILITY & DRAINAGE EASEMENT

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 86°31'01" W, a distance of 1781.91 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 feet left of Station 37+39.80 of the Old Highway 20 centerline, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E, a distance of 29.69 feet to a point on the Old Highway 20 Permanent Utility & Drainage Easement line 79.19 feet left of Station 37+39.68 of the Old Highway 20 centerline;

thence S 87°40'22" E, a distance of 300.10 feet to a point at the intersection of the Old Highway 20 Permanent Utility & Drainage Easement line and the property line 72.59 feet left of Station 40+39.71 of the Old Highway 20 centerline;

thence S 00°49'44" W along the property line, a distance of 23.09 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line 49.50 feet left of Station 40+39.80 of the Old Highway 20 centerline;

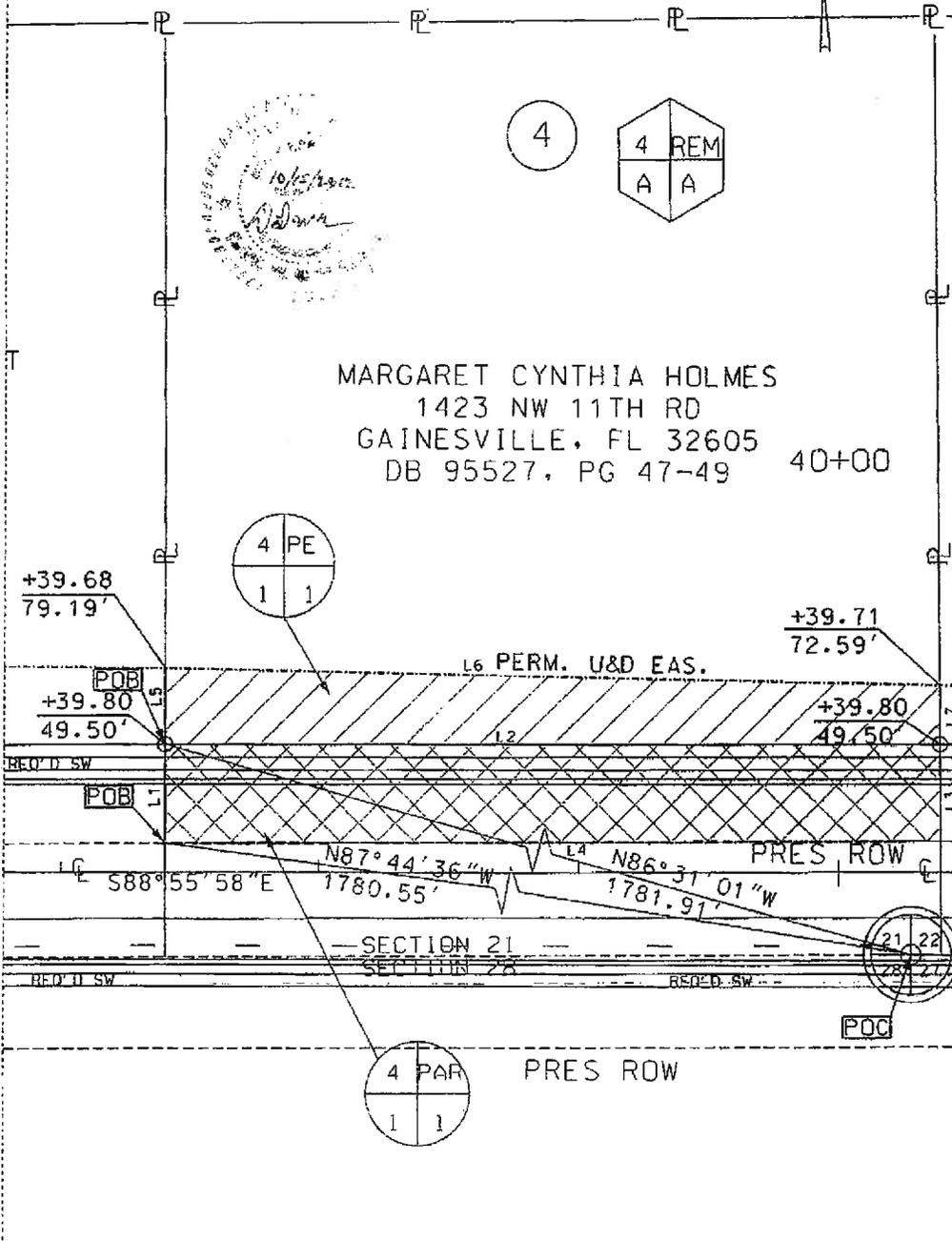
thence N 88°55'58" W along the Old Highway 20 acquired right-of-way line, a distance of 300.00 feet to the Point of Beginning;

The above described Permanent Utility & Drainage Easement contains 0.182 acres, more or less.

CALL	BEARING	DISTANCE
L1	N00°49'44"E	38.15'
L2	S88°55'58"E	300.00'
L3	S00°49'44"W	37.40'
L4	N89°04'29"W	300.00'

CALL	BEARING	DISTANCE
L5	N00°49'44"E	29.69'
L6	S87°40'22"E	300.10'
L7	S00°49'44"W	23.09'

This document was prepared from plan measurements and calculations using the above survey data, reproduction and after available data for the purpose of obtaining property. No boundary survey was performed on individual grantor's properties.



TRACT NUMBER: 4 CITY OF HUNTSVILLE
 OWNER: MARGARET CYNTHIA HOLMES HUNTSVILLE, AL
 PROJ NO: _____
 TOTAL ACREAGE: 2.196 COUNTY: LIMESTONE
 R/W REQUIRED: 0.260 SCALE: 1" = 50'
 PE REQUIRED: 0.182 DATE: 8/30/2012
 REMAINDER: 1.936 REVISED: 10/10/2012

TRACT 5

RIGHT-OF-WAY

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 87°28'25" W, a distance of 1480.65 feet to a point at the intersection of the present Old Highway 20 right-of-way line and the property line, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E along the property line, a distance of 37.40 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 feet left of Station 40+39.80 of the Old Highway 20 centerline;

thence S 88°55'58" E along the Old Highway 20 acquired right-of-way line, a distance of 300.00 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line 49.50 feet left of Station 43+39.80 of the Old Highway 20 centerline;

thence S 00°49'44" W along the property line, a distance of 36.66 feet to a point at the intersection of the property line and the present Old Highway 20 right-of-way line;

thence N 89°04'29" W along the present Old Highway 20 right-of-way line, a distance of 300.00 feet to the Point of Beginning.

The above described parcel contains 0.255 acres, more or less.

TRACT 5

PERMANENT UTILITY & DRAINAGE EASEMENT

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 86°01'41" W, a distance of 1482.23 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 feet left of Station 40+39.80 of the Old Highway 20 centerline, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E, a distance of 23.09 feet to a point on the Old Highway 20 Permanent Utility & Drainage Easement line 72.59 feet left of Station 40+39.71 of the Old Highway 20 centerline;

thence N 89°54'21" E, a distance of 110.34 feet to a point on the Old Highway 20 Permanent Utility & Drainage Easement line 74.83 feet left of Station 41+50.03 of the Old Highway 20 centerline;

thence S 88°41'11" E, a distance of 189.68 feet to a point at the intersection of the Old Highway 20 Permanent Utility & Drainage Easement line and the property line 74.01 feet left of Station 43+39.70 of the Old Highway 20 centerline;

thence S 00°49'44" W along the property line, a distance of 24.51 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line 49.50 feet left of Station 43+39.80 of the Old Highway 20 centerline;

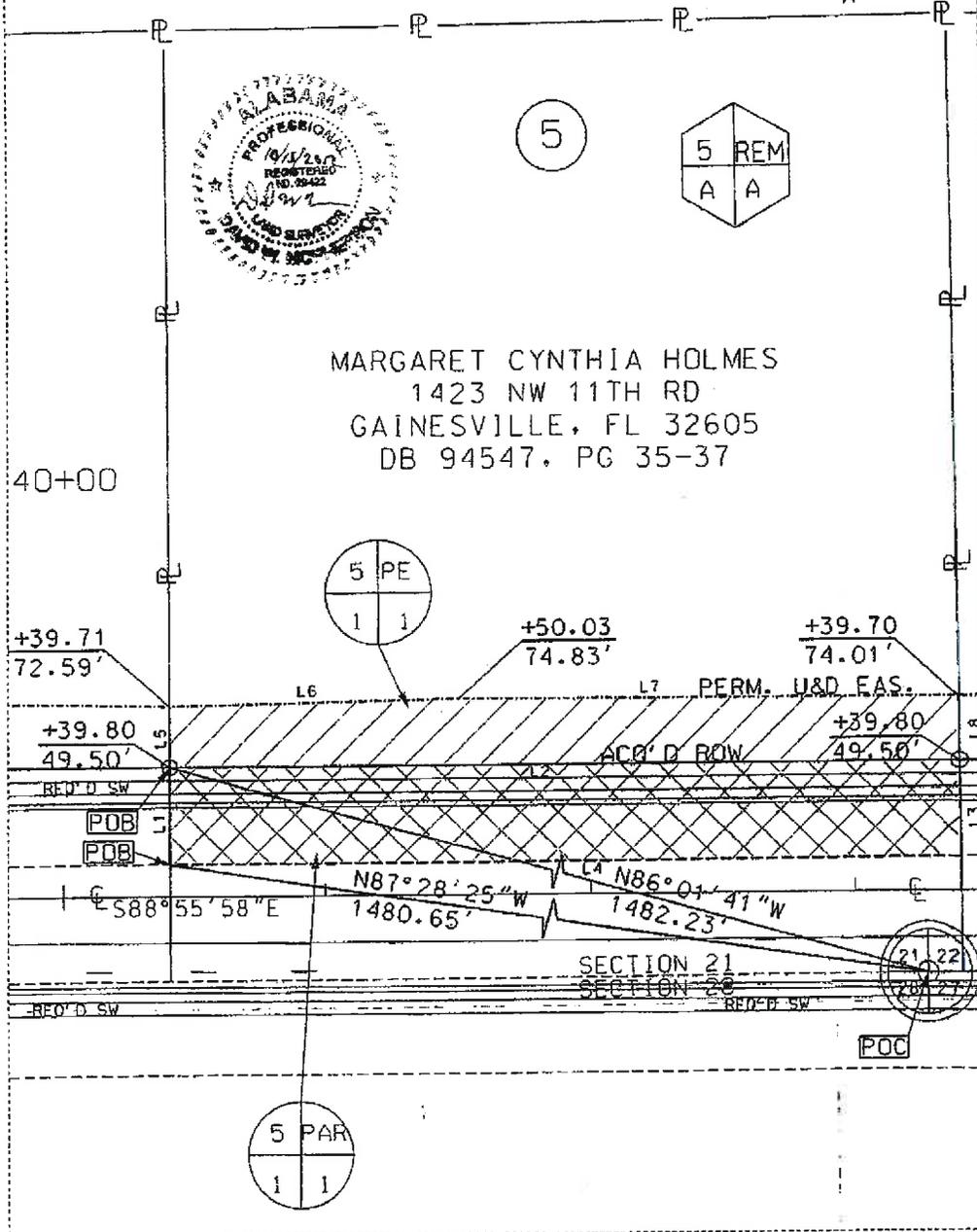
thence N 88°55'58" W along the Old Highway 20 acquired right-of-way line, a distance of 300.00 feet to the Point of Beginning;

The above described Permanent Utility & Drainage Easement contains 0.170 acres, more or less.

CALL	BEARING	DISTANCE
L1	N00° 49' 44" E	37.40'
L2	S88° 55' 58" E	300.00'
L3	S00° 49' 44" W	36.66'
L4	N89° 04' 29" W	300.00'

CALL	BEARING	DISTANCE
L5	N00° 49' 44" E	23.09'
L6	N89° 54' 21" E	110.34'
L7	S88° 41' 11" E	189.68'
L8	S00° 49' 44" W	24.51'

This document was prepared from plan measurements and calculations using the most accurate data, representation and other available data for the purpose of acquiring property. No boundary survey was performed on individual owner's properties.



TRACT NUMBER: 5 CITY OF HUNTSVILLE
 OWNER: MARGARET CYNTHIA HOLMES HUNTSVILLE, AL
 TOTAL ACREAGE: 2.199 PROJ NO: _____
 R/W REQUIRED: 0.255 COUNTY: LIMESTONE
 PE REQUIRED: 0.170 SCALE: 1" = 50'
 REMAINDER: 1.944 DATE: 8/30/2012
 REVISED: 10/10/2012

TRACT 6

RIGHT-OF-WAY

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 87°04'00" W, a distance of 1180.80 feet to a point at the intersection of the present Old Highway 20 right-of-way line and the property line, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E along the property line, a distance of 36.66 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 feet left of Station 43+39.80 of the Old Highway 20 centerline;

thence S 88°55'58" E along the Old Highway 20 acquired right-of-way line, a distance of 300.00 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line 49.50 feet left of Station 46+39.81 of the Old Highway 20 centerline;

thence S 00°49'44" W along the property line, a distance of 35.92 feet to a point at the intersection of the property line and the present Old Highway 20 right-of-way line;

thence N 89°04'29" W along the present Old Highway 20 right-of-way line, a distance of 300.00 feet to the Point of Beginning.

The above described parcel contains 0.250 acres, more or less.

TRACT 6

PERMANENT UTILITY & DRAINAGE EASEMENT

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 85°17'30" W, a distance of 1182.71 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 feet left of Station 43+39.80 of the Old Highway 20 centerline, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E, a distance of 24.51 feet to a point on the Old Highway 20 Permanent Utility & Drainage Easement line 74.01 feet left of Station 43+39.70 of the Old Highway 20 centerline;

thence N 88°48'02" E, a distance of 300.19 feet to a point at the intersection of the Old Highway 20 Permanent Utility & Drainage Easement line and the property line 85.89 feet left of Station 46+39.66 of the Old Highway 20 centerline;

thence S 00°49'44" W along the property line, a distance of 36.39 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line 49.50 feet left of Station 46+39.81 of the Old Highway 20 centerline;

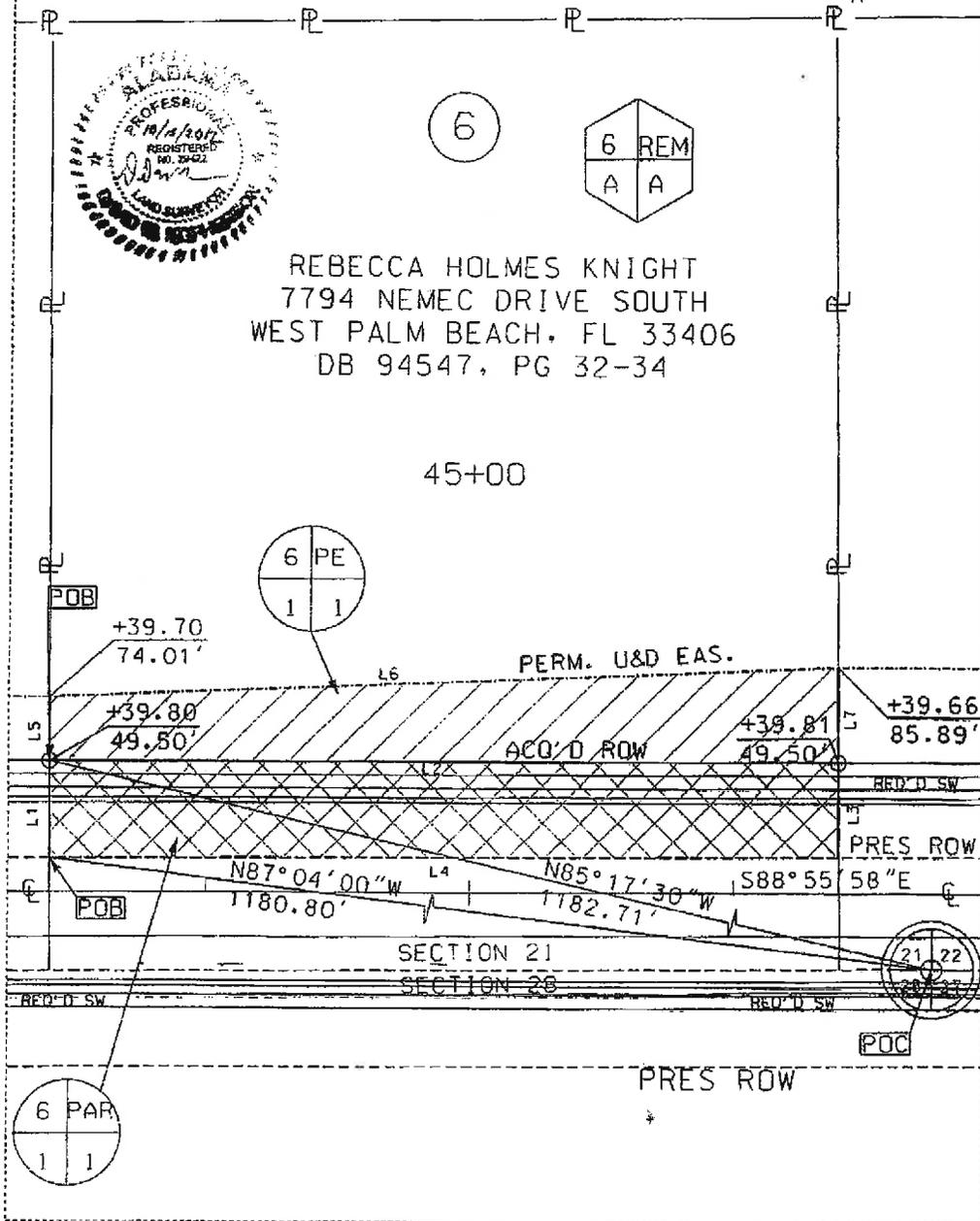
thence N 88°55'58" W along the Old Highway 20 acquired right-of-way line, a distance of 300.00 feet to the Point of Beginning;

The above described Permanent Utility & Drainage Easement contains 0.210 acres, more or less.

CALL	BEARING	DISTANCE
L1	N00°49'44"E	36.66'
L2	S88°55'58"E	300.00'
L3	S00°49'44"W	35.92'
L4	N89°04'29"W	300.00'

CALL	BEARING	DISTANCE
L5	N00°49'44"E	24.51'
L6	N88°48'02"E	300.19'
L7	S00°49'44"W	36.39'

This document was prepared from plan measurements and calculations using the most accurate data, monumentation and other available data for the purpose of acquiring property. No boundary survey was performed on individual grantor's properties.



TRACT NUMBER: 6
 OWNER: REBECCA HOLMES KNIGHT

CITY OF HUNTSVILLE
 HUNTSVILLE, AL

TOTAL ACREAGE: 2.203
 R/W REQUIRED: 0.250
 PE REQUIRED: 0.210
 REMAINDER: 1.953

PROJ NO: _____
 COUNTY: LIMESTONE
 SCALE: 1" = 50'
 DATE: 8/30/2012
 REVISED: 10/10/2012

TRACT 7

RIGHT-OF-WAY

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 86°22'59" W, a distance of 881.04 feet to a point at the intersection of the present Old Highway 20 right-of-way line and the property line, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E along the property line, a distance of 35.92 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 feet left of Station 46+39.81 of the Old Highway 20 centerline;

thence S 88°55'58" E along the Old Highway 20 acquired right-of-way line, a distance of 115.14 feet to a point on the Old Highway 20 acquired right-of-way line 49.50 feet left of station 47+54.94 of the Old Highway 20 centerline;

thence along the Old Highway 20 acquired right-of-way line curvature thereof an arc length of 184.84 feet (said arc having a chord bearing of S 89°43'40" E, in a counter-clockwise direction, a chord distance of 184.83 feet and a radius of 6660.50 feet) to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 feet left of Station 49+41.16 of the Old Highway 20 centerline;

thence S 00°48'08" W along the property line, a distance of 37.74 feet to a point at the intersection of the property line and the present Old Highway 20 right-of-way line;

thence N 89°04'29" W along the present Old Highway 20 right-of-way line, a distance of 299.98 feet to the Point of Beginning.

The above described parcel contains 0.249 acres, more or less.

TRACT 7

PERMANENT UTILITY & DRAINAGE EASEMENT

Commencing from the common section corner for Sec. 21, Sec. 22, Sec. 27, and Sec. 28, T-4-S, R-3-W;

thence N 84°03'22" W, a distance of 883.52 feet to a point at the intersection of the Old Highway 20 acquired right-of-way line and the property line 49.50 feet left of Station 46+39.81 of the Old Highway 20 centerline, also the Point of Beginning;

thence from the Point of Beginning N 00°49'44" E, a distance of 36.39 feet to a point on the Old Highway 20 Permanent Utility & Drainage Easement line 85.89 feet left of Station 46+39.66 of the Old Highway 20 centerline;

thence S 88°51'22" E, a distance of 299.95 feet to a point at the intersection of the Old Highway 20 Permanent Utility & Drainage Easement line and the property line 82.91 feet left of Station 49+41.94 of the Old Highway 20 centerline;

thence S 00°48'08" W along the property line, a distance of 33.42 feet to a point at the intersection of the property line and the Old Highway 20 acquired right-of-way line;

thence along the Old Highway 20 acquired right-of-way line curvature thereof an arc length of 184.84 feet (said arc having a chord bearing of N 89°43'40" W, in a clockwise direction, a chord distance of 184.83 feet and a radius of 6660.50 feet) to a point on the Old Highway 20 acquired right-of-way line 49.50 feet left of station 47+54.94 of the Old Highway 20 centerline;

thence N 88°55'58" W along the Old Highway 20 acquired right-of-way line, a distance of 115.14 feet to the Point of Beginning;

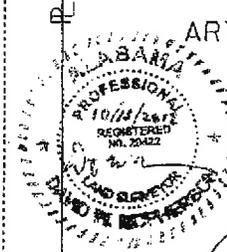
The above described Permanent Utility & Drainage Easement contains 0.246 acres, more or less.

This document was prepared from high measurements and calculations using the most accurate data, instrumentation and other available data for the purpose of recording property. No boundary survey was performed on individual grantor's properties.



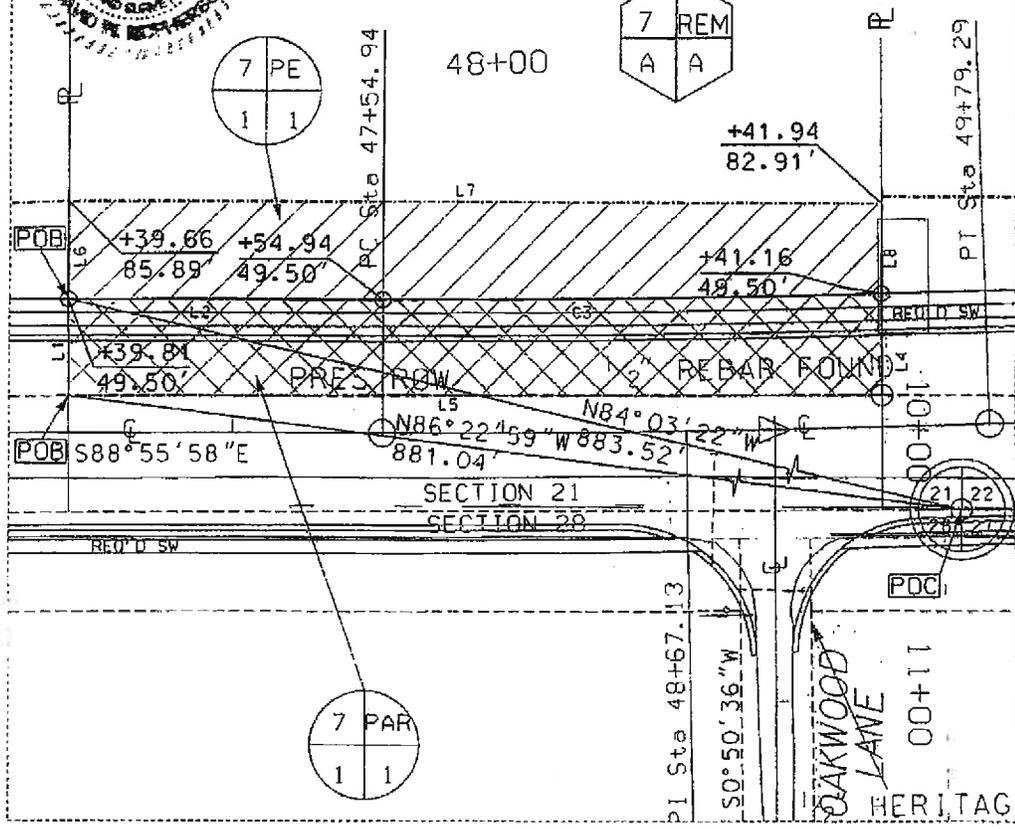
CALL	BEARING	DISTANCE	RADIUS	CH. BEARING	ARC LENGTH
L1	N00°49'44"E	35.92'			
L2	S88°55'58"E	115.14'			
C3		184.83'	6660.50'	S89°43'40"E	184.84'
L4	S00°48'08"W	37.74'			
L5	N89°04'29"W	299.98'			

CALL	BEARING	DISTANCE	RADIUS	CH. BEARING	ARC LENGTH
L6	N00°49'44"E	36.39'			
L7	S88°51'22"E	299.95'			
L8	S00°48'08"W	33.42'			



ARTHUR BARNES HOLMES, JR.
 20 CENTRAL AVE.
 BUCKHANNAN, WV 26201
 DB 94547, PG 29-31

7



TRACT NUMBER: 7 CITY OF HUNTSVILLE
 OWNER: HOLMES FARMS LLC HUNTSVILLE, AL

PROJ NO: _____
 COUNTY: LIMESTONE
 TOTAL ACREAGE: 2.20 SCALE: 1" = 50'
 R/W REQUIRED: 0.248 DATE: 8/30/2012
 PE REQUIRED: 0.246 REVISED: 10/10/2012
 REMAINDER: 1.951