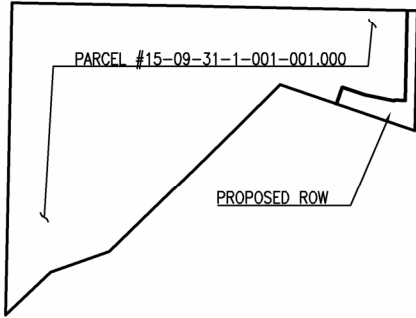


RIGHT OF WAY SURVEY

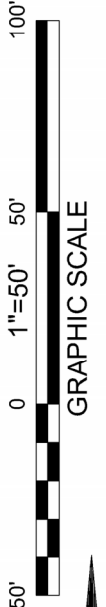
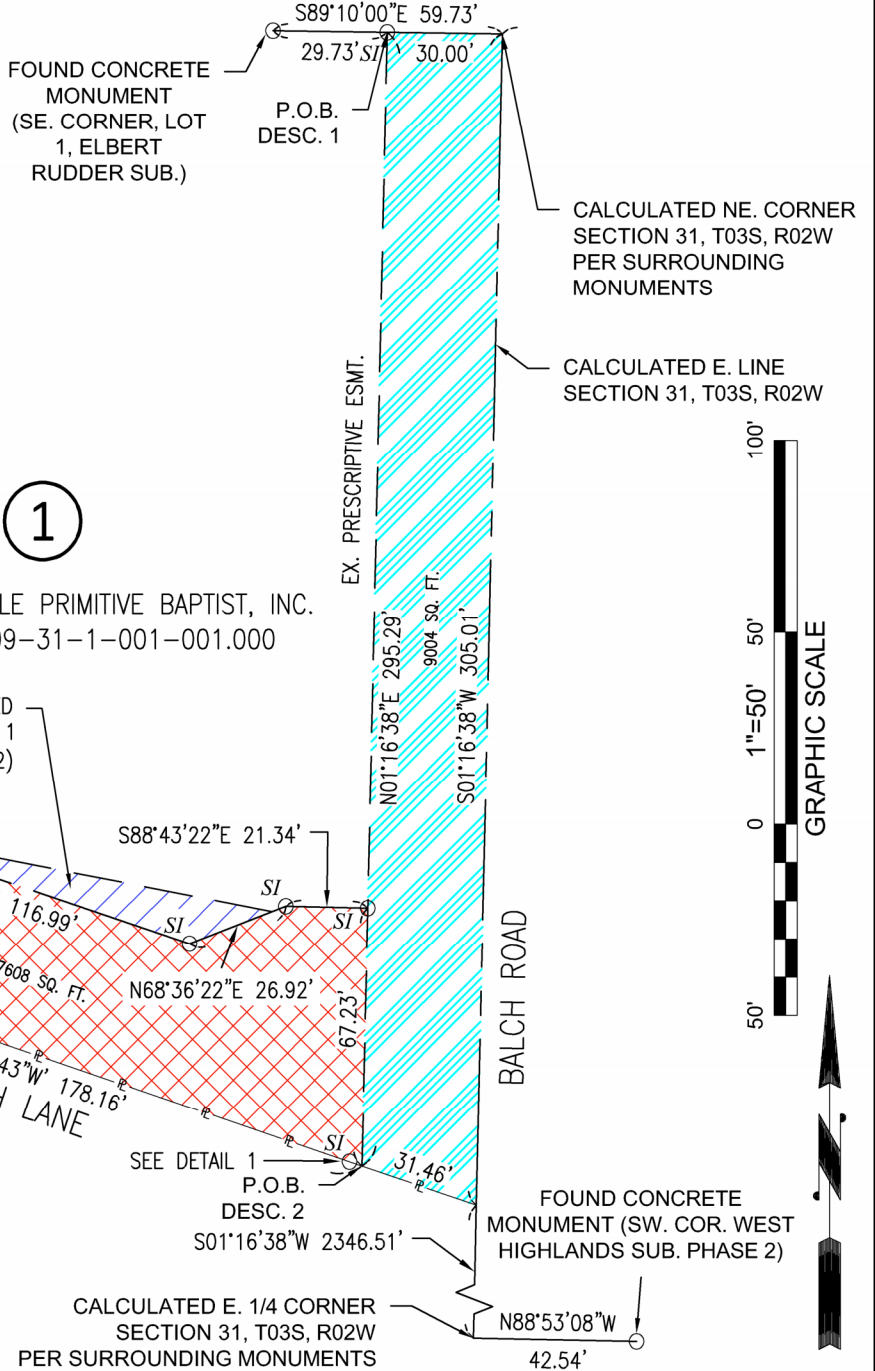
THIS IS NOT A PROPERTY BOUNDARY SURVEY

Exhibit A1

PARCEL OVERVIEW
(NO SCALE)

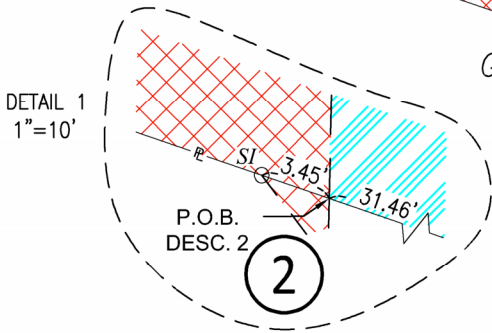


*BEARINGS AND DISTANCES BASED ON ALABAMA EAST STATE PLANE COORDINATES.



PHILLIPS TABERNACLE PRIMITIVE BAPTIST, INC.
PARCEL # 15-09-31-1-001-001.000

PROPOSED
EASEMENT 1
(SEE SHEET 2)



- PROPOSED CONVERSION OF PRESCRIPTIVE EASEMENT TO PUBLIC RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- SET IRON ROD (PLS50493)
- PROPERTY LINE

CITY OF MADISON, MADISON COUNTY, ALABAMA

RIGHT-OF-WAY AND EASEMENT MAP

BALCH ROAD AND GOOCH LANE INTERSECTION IMPROVEMENTS



OHM
OHM ADVISORS
209 10th AVENUE SOUTH
SUITE 154
NASHVILLE, TN 37203
615-649-5264

OWNER: PHILLIPS TABERNACLE PRIMITIVE BAPTIST, INC.	DATE: MAY 21, 2024 Rev.:
PARCEL ID: 15-09-31-1-001-001.000	OHM PROJECT #: 9036230010
DEED: BOOK 865, PAGE 326	MADISON PROJECT #: 23-011
PARCEL 1	SHEET 1 OF 4

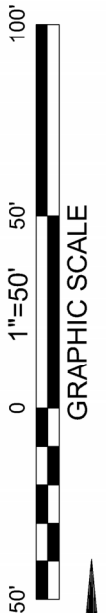
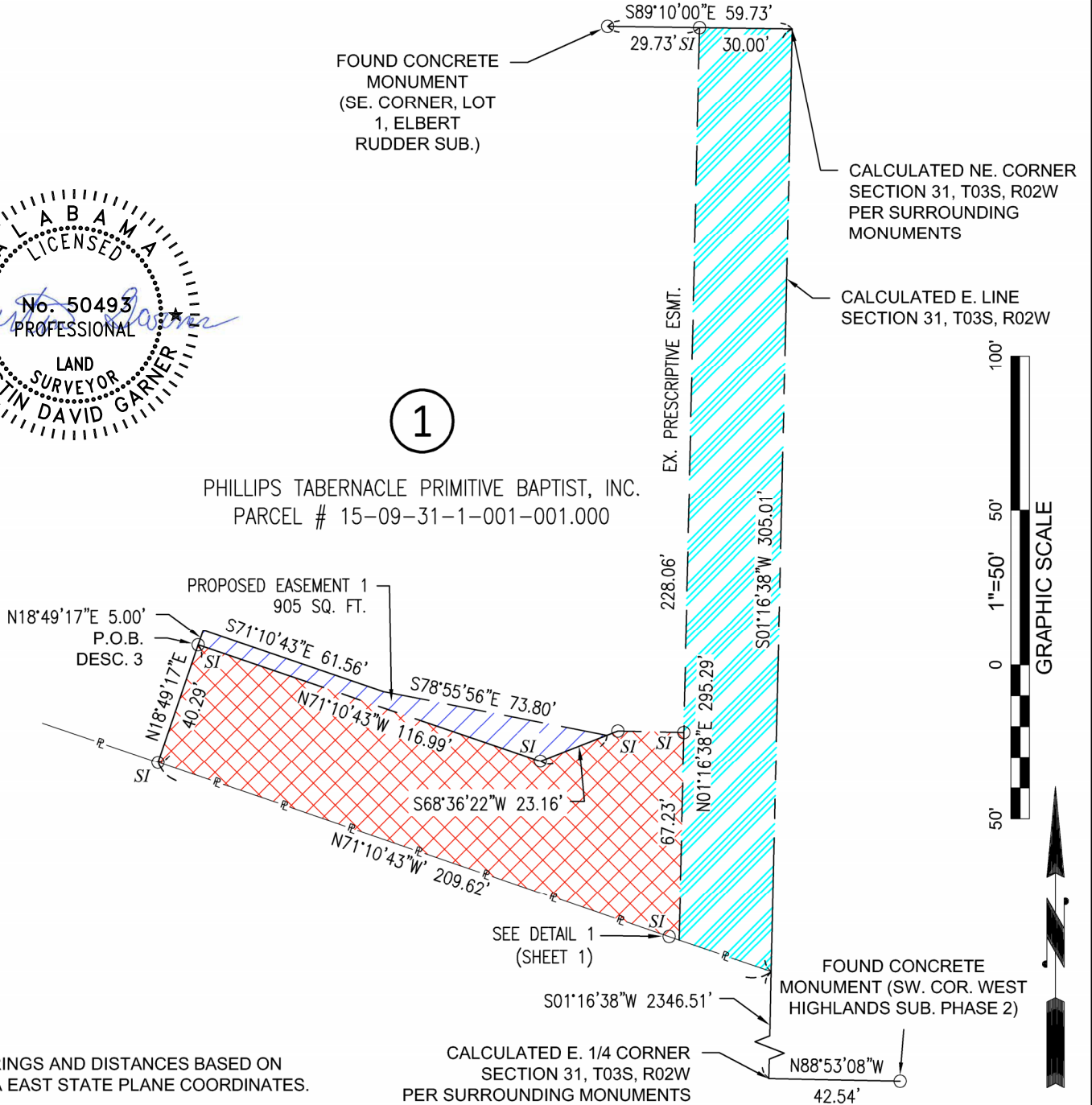
RIGHT OF WAY SURVEY

THIS IS NOT A PROPERTY BOUNDARY SURVEY



①

PHILLIPS TABERNACLE PRIMITIVE BAPTIST, INC.
PARCEL # 15-09-31-1-001-001.000



*BEARINGS AND DISTANCES BASED ON ALABAMA EAST STATE PLANE COORDINATES.

CALCULATED E. 1/4 CORNER SECTION 31, T03S, R02W PER SURROUNDING MONUMENTS

- PROPOSED CONVERSION OF PRESCRIPTIVE EASEMENT TO PUBLIC RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- SET IRON ROD (PLS50493)
- PROPERTY LINE

CITY OF MADISON, MADISON COUNTY, ALABAMA

RIGHT-OF-WAY AND EASEMENT MAP BALCH ROAD AND GOOCH LANE INTERSECTION IMPROVEMENTS

OWNER: PHILLIPS TABERNACLE PRIMITIVE BAPTIST, INC.	DATE: MAY 21, 2024 Rev.:
PARCEL ID: 15-09-31-1-001-001.000	OHM PROJECT #: 9036230010
DEED: BOOK 865, PAGE 326	MADISON PROJECT #: 23-011
PARCEL 1	SHEET 2 OF 4

OHM

OHM ADVISORS
209 10th AVENUE SOUTH
SUITE 154
NASHVILLE, TN 37203
615-649-5264

LEGAL DESCRIPTION

DESCRIPTION 1:

PARCEL 1, PROPOSED CONVERSION OF PRESCRIPTIVE EASEMENT TO PUBLIC RIGHT-OF-WAY - BALCH ROAD:
 A STRIP OF LAND 30.00 FEET IN WIDTH, PARALLEL WITH, WESTERLY OF, AND ADJACENT TO THE EASTERLY LINE OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND, CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 1 OF ELBERT RUDDER SUBDIVISION; THENCE S89°10'00"E, 29.73 FEET TO A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493) BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°10'00"E, 30.00 FEET TO THE CALCULATED NORTHEAST CORNER OF SAID SECTION; THENCE S01°16'38"W, ALONG CALCULATED EAST LINE OF SAID SECTION, 305.01 FEET; THENCE N71°10'43"W, 31.46 FEET TO THE WEST EXISTING PRESCRIPTIVE EASEMENT LINE OF BALCH ROAD; THENCE N01°16'38"E, 295.29 FEET ALONG SAID EASEMENT LINE TO THE POINT OF BEGINNING, PASSING A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493) AT A DISTANCE OF 67.23 FEET; CONTAINING 9004 SQ. FEET OF LAND AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

DESCRIPTION 2:

PARCEL 1, PROPOSED RIGHT-OF-WAY - GOOCH LANE:
 A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND, CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 1 OF ELBERT RUDDER SUBDIVISION; THENCE S89°10'00"E, 59.73 FEET TO THE CALCULATED NORTHEAST CORNER OF SAID SECTION, PASSING A SET, CAPPED IRON (PLS50493) AT A DISTANCE OF 29.73 FEET; THENCE S01°16'38"W, 305.01 FEET ALONG CALCULATED EAST LINE OF SAID SECTION; THENCE N71°10'43"W, 31.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N71°10'43"W, 178.16 FEET TO A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493), PASSING A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493) AT A DISTANCE OF 3.45 FEET; THENCE N18°49'17"E, 40.29 FEET TO A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493); THENCE S71°10'43"E, 116.99 FEET TO A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493); THENCE N68°36'22"E, 26.92 FEET TO A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493); THENCE S88°43'22"E, 21.34 FEET TO A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493) ON THE WEST EXISTING PRESCRIPTIVE EASEMENT LINE OF BALCH ROAD; THENCE S01°16'38"W, 67.23 FEET TO THE POINT OF BEGINNING, CONTAINING 7608 SQ. FT. OF LAND AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

DESCRIPTION 3:

PARCEL 1, PROPOSED EASEMENT FOR ROAD WIDENING WORK:
 A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND, CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 1 OF ELBERT RUDDER SUBDIVISION; THENCE S89°10'00"E, 59.73 FEET TO THE CALCULATED NORTHEAST CORNER OF SAID SECTION; THENCE S01°16'38"W, 305.01 FEET ALONG CALCULATED EAST LINE OF SAID SECTION; THENCE N71°10'43"W, 209.62 FEET TO A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493), PASSING A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493) AT A DISTANCE OF 34.91 FEET; THENCE N18°49'17"E, 40.29 FEET TO A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493) BEING THE POINT OF BEGINNING; THENCE CONTINUING N18°49'17"E, 5.00 FEET; THENCE S71°10'43"E, 61.56 FEET; THENCE S78°55'56"E, 73.80 FEET; THENCE S68°36'22"W, 23.16 FEET TO A SET, CAPPED 1/2"x18" IRON REBAR (PLS50493); THENCE N71°10'43"W, 116.99 FEET TO THE POINT OF BEGINNING, CONTAINING 905 SQ. FT. OF LAND AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.



CITY OF MADISON, MADISON COUNTY, ALABAMA
 RIGHT-OF-WAY AND EASEMENT MAP
BALCH ROAD AND GOOCH LANE
INTERSECTION IMPROVEMENTS

OWNER: PHILLIPS TABERNAACLE PRIMITIVE BAPTIST, INC.	DATE: MAY 21, 2024 Rev.:
PARCEL ID: 15-09-31-1-001-001.000	OHM PROJECT #: 9036230010
DEED: BOOK 865, PAGE 326	MADISON PROJECT #: 23-011
PARCEL 1	SHEET 3 OF 4

OHM
 OHM ADVISORS
 209 10th AVENUE SOUTH
 SUITE 154
 NASHVILLE, TN 37203
 615-649-5264

LEGAL DESCRIPTION

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.

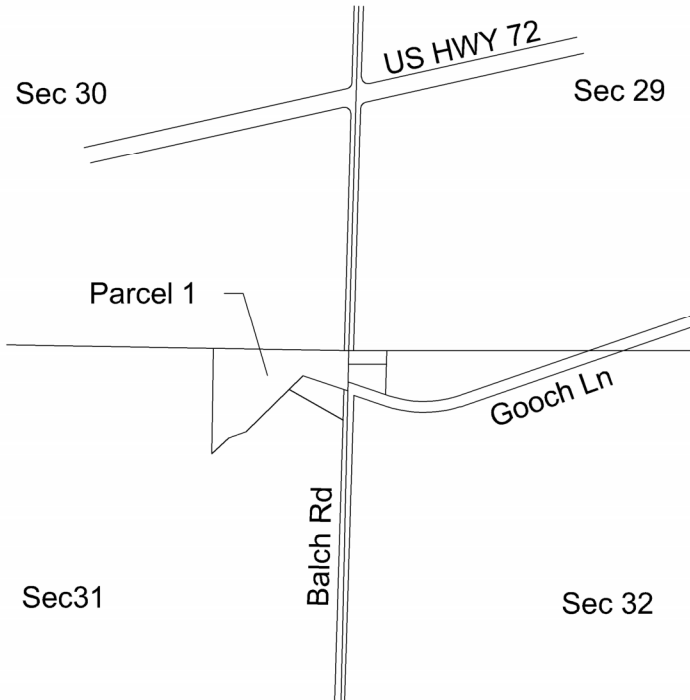
Austin Garner

SURVEYOR'S SIGNATURE:

AUSTIN GARNER
ALABAMA LICENSE NUMBER: PLS50493
DATE: 2024-05-21



VICINITY MAP
(NOT TO SCALE)



CITY OF MADISON, MADISON COUNTY, ALABAMA

RIGHT-OF-WAY AND EASEMENT MAP BALCH ROAD AND GOOCH LANE INTERSECTION IMPROVEMENTS

OWNER: PHILLIPS TABERNACLE PRIMITIVE BAPTIST, INC.	DATE: MAY 21, 2024 Rev.:
PARCEL ID: 15-09-31-1-001-001.000	OHM PROJECT #: 9036230010
DEED: BOOK 865, PAGE 326	MADISON PROJECT #: 23-011
PARCEL 1	SHEET 4 OF 4

OHM [®]

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