



- EXHIBIT NOTES:**
1. Exhibit North and Basis for Exhibit: *Final Plat of The Heights at Town Madison Phase 5* as recorded in Plat Book 2022, Page 424, Probate Office, Madison County, Alabama.
 2. Flood Zone information for this tract was not researched this exhibit.
 3. This exhibit was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this exhibit.
 4. This drawing becomes void if any alterations or changes are made by others.
 5. This document is not valid unless stamped with surveyor's seal.
 6. This drawing may not be altered or added to without permission from Barrett-Simpson Inc.

DESCRIPTIONS

Lots of Vacated Easement

Lots 26-38 as shown on the Final Plat of The Heights at Town Madison Phase 5 recorded in Plat Book 2022, Page 424, Probate Office, Madison County, Alabama.

Easement No. 1 (area to be vacated)

A portion of that 20' utility and drainage easement as shown on the Final Plat of The Heights at Town Madison Phase 5 recorded in Plat Book 2022, Page 424, Probate Office, Madison County, Alabama and being more particularly described as follows: Commence at the northwest corner of Lot 26 of said plat being on the southern right-of-way of Town Madison Boulevard; thence leaving said southern right-of-way S02°40'21"E 10.00 feet to the point of beginning; thence N87°19'39"E 75.37 feet; thence S02°40'21"E 2.00 feet; thence N87°19'39"E 5.00 feet; thence N02°40'21"W 2.00 feet; thence N87°19'39"E 337.11 feet; thence along a non-tangent curve to the right having a radius of 9.00 feet, a arc length of 5.30 feet, and a chord bearing and distance of S19°32'50"E 5.22 feet; thence S02°40'21"E 5.00 feet; thence S87°19'39"W 419.00 feet; thence N02°40'21"W 10.00 feet to the point of beginning.

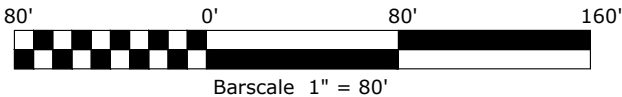
Easement No. 2 (area to be vacated)

A portion of that 20' utility and drainage easement as shown on the Final Plat of The Heights at Town Madison Phase 5 recorded in Plat Book 2022, Page 424, Probate Office, Madison County, Alabama and being more particularly described as follows: Commence at the northeast corner of Lot 37 of said plat being on the southern right-of-way of Town Madison Boulevard; thence leaving said southern right-of-way S02°40'21"E 10.00 feet to the point of beginning; thence N87°19'39"E 57.48 feet; thence along a non-tangent curve to the right having a radius of 9.00 feet, a arc length of 5.30 feet, and a chord bearing and distance of S19°32'50"E 5.22 feet; thence S02°40'21"E 5.00 feet; thence S87°19'39"W 233.00 feet; thence N02°40'21"W 5.00 feet; thence along a tangent curve to the right having a radius of 9.00 feet, a arc length of 5.30 feet, and a chord bearing and distance of N14°12'07"E 5.22 feet; thence N87°19'39"E 172.48 feet to the point of beginning.

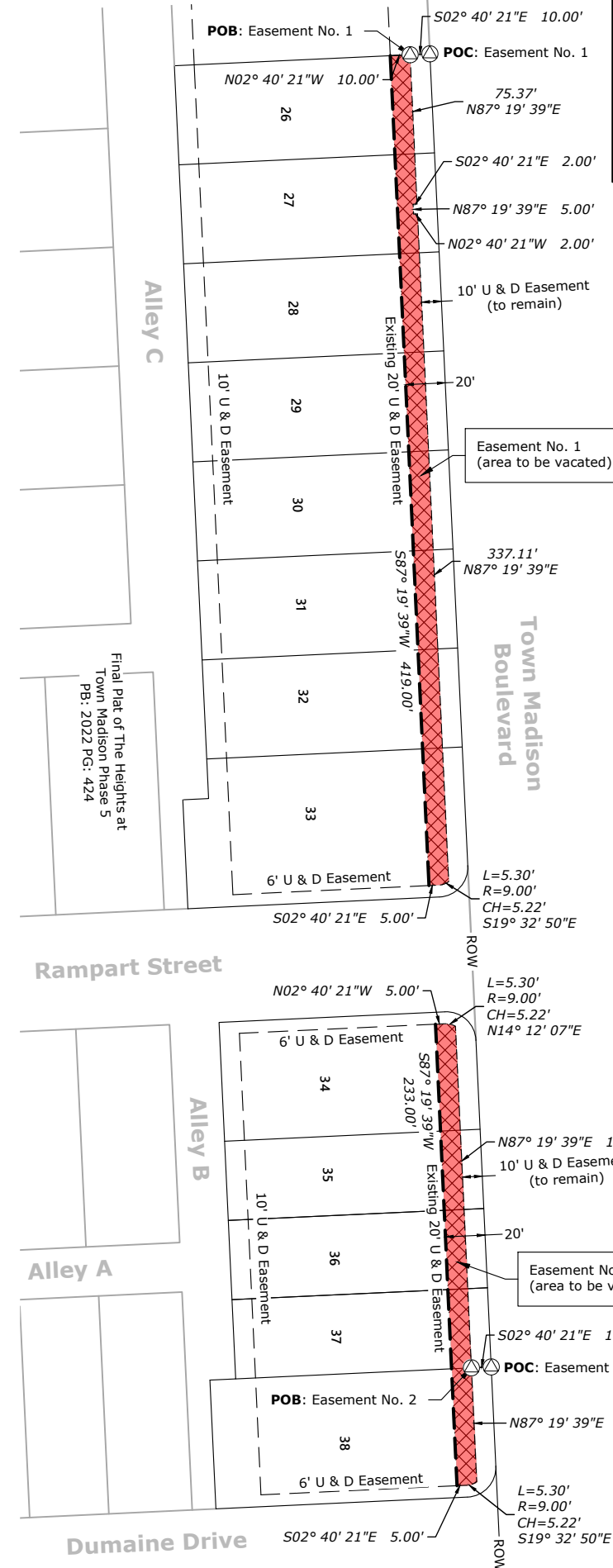
LEGEND

- ⊙ Calculated Point
- ROW Right-of-Way
- PB: Plat Book
- PG: Page
- U & D: Utility and Drainage

THIS IS NOT A SURVEY. This drawing is for information purposes only. Information shown is based on previous surveys & plats of record. The purpose of this plat is to show the location of the utility and drainage easement to be vacated.



*Revised: Adjusted area of Easement No. 1 - APD (06/05/23)



I, Jonathan A. Ham, hereby certify that all parts of this survey and drawing have been completed in accordance with the current regulations of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Jonathan A. Ham, PLS
Alabama License No. 34761 Date: 06/05/2023

EASEMENT VACATION EXHIBIT FOR
**LOTS 26-38: THE HEIGHTS AT
TOWN MADISON PHASE 5**
SECTION 22, TOWNSHIP 4 SOUTH, RANGE 2 WEST,
CITY OF MADISON, MADISON COUNTY, ALABAMA



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449) 121
W. BROAD STREET, EUFAULA, AL 36027 (PH 334-687-4257, FAX 334-687-8829)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

Field Date:	N/A
Field By:	N/A
Draw Date:	05/24/23
Drawn By:	APD
Reviewed By:	JAH
Scale:	1" = 80'
Revised:	06/05/23
Revised:	
Project Number:	19-0036