

CURVE TABLE

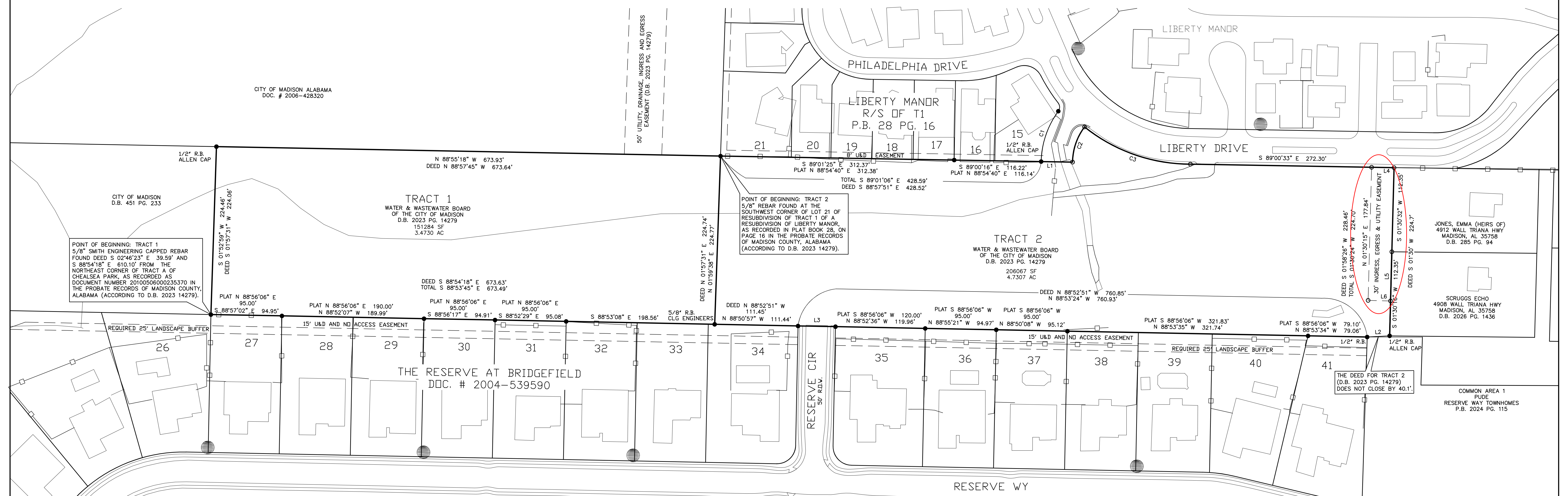
SURVEYED	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
	C1	118.50'	72.18'	71.07'	N 18°50'09" E	34°53'58"
	C2	78.40'	50.50'	49.63'	N 18°50'09" E	36°54'18"
	C3	226.57'	152.79'	149.91'	S 70°38'25" E	38°38'16"

PLAT	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
	C1	118.50'	72.35'	71.23'	N 16°41'21" E	34°58'51"

LINE TABLE

SURVEYED	LINE	BEARING	DISTANCE
	L1	S 89°00'34" E	42.02'
	L2	S 86°58'41" W	30.05'
	L3	N 88°56'25" W	50.07'
	L4	S 89°00'33" E	30.01'
	L5	S 01°30'15" W	65.73'
	L6	N 88°32'27" W	30.00'

RECORD	LINE	BEARING	DISTANCE
	L2	N 87°32'16" W	68.52'
	L3	S 88°56'06" W	50.00'



LEGAL DESCRIPTIONS FROM D.B. 2023 PG. 14279

Tract 1:
 3.47 ACRES OF LAND LOCATED IN THE SE 4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 2 WEST AND BEING A PART OF THAT PROPERTY AS DESCRIBED IN DEED BOOK 451 PAGE 233 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF TRACT A OF CHELSEA PARK, DOCUMENT NO. 20100506000235370, IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA (ACCORDING TO D.B. 2023 14279), THENCE S 02°46'23" E FOR 39.59' TO AN IRON PIN FOUND (BIG SPRINGS SURVEYORS) AT THE NORTHWEST CORNER OF LOT 23 OF THE RESERVE AT BRIDGEFIELD AND A RESUBDIVISION OF LOTS 30, 31 AND 32 OF BRIDGEFIELD SUBDIVISION, FOURTH ADDITION BEING DOCUMENT NO. 20041201000539590, THENCE ALONG THE NORTH LINE OF THE AFORESAID RESERVE AT BRIDGEFIELD S 88°54'18" E FOR 610.10' TO A 5/8" REBAR FOUND AT THE POINT OF BEGINNING, THENCE CONTINUE S 88°54'18" E ALONG THE RESERVE AT BRIDGEFIELD FOR 673.63' TO AN IRON PIN SET, THENCE N 01°57'31" E FOR 224.74' TO A 5/8" REBAR FOUND, THENCE N 88°57'45" W FOR 673.64' TO AN IRON PIN SET, THENCE S 01°57'31" W FOR 224.06' TO THE POINT OF BEGINNING.

Tract 2:
 4.92 ACRES LOCATED IN THE NE 1/4 OF THE SE 4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 2 WEST AND BEING A PART OF THAT PROPERTY AS DESCRIBED IN DEED BOOK 451 PAGE 233 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 21 OF A RESUBDIVISION OF TRACT ONE OF A RESUBDIVISION OF LIBERTY MANOR AS RECORDED IN PLAT BOOK 28, ON PAGE 16 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, THENCE S 88°57'51" E ALONG THE SOUTH LINE OF SAID LIBERTY MANOR FOR 428.52' TO AN IRON PIN SET ON THE EAST LINE OF AN EXISTING UNNAMED ROAD, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 78.40' AND A CENTRAL ANGLE OF 36°54'18" A CHORD BEARING AND DISTANCE OF N 19°38'58" E FOR 49.63' TO THE SOUTH RIGHT OF WAY OF LIBERTY DRIVE, THENCE LIBERTY DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 226.57' AND A CENTRAL ANGLE OF 38°38'16" A CHORD BEARING AND DISTANCE OF S 69°43'44" E FOR 149.91' TO A POINT, THENCE CONTINUE ALONG THE SOUTH RIGHT OF WAY OF LIBERTY DRIVE S 89°01'16" E FOR 312.38' TO AN IRON PIN SET AT THE NORTHWEST CORNER OF THAT PROPERTY AS DESCRIBED IN DEED BOOK 285 PAGE 94, THENCE S 01°58'26" W ALONG THE WEST LINE OF DEED BOOK 285 PAGE 94 FOR 228.46' TO AN IRON PIN SET ON THE NORTH LINE OF THAT PROPERTY AS DESCRIBED IN DEED BOOK 2022 PAGE 7706, THENCE N 87°32'16" W ALONG THE NORTH LINE OF DEED BOOK 2022 PAGE 7706 FOR 68.52' TO A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF LOT 41 OF THE RESERVE AT BRIDGEFIELD AND A RESUBDIVISION OF LOTS 30, 31 AND 32 OF BRIDGEFIELD SUBDIVISION FOURTH ADDITION AS RECORDED IN INSTRUMENT NUMBER 20041201000539590 IN THE OFFICE OF THE PROBATE OF MADISON COUNTY, ALABAMA, THENCE N 88°52'51" W ALONG THE NORTH LINE OF SAID RESERVE AT BRIDGEFIELD FOR 760.85' TO A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF LOT 34 OF SAID RESERVE AND SAID PIN ALSO BEING ON THE WEST RIGHT OF WAY OF RESERVE CIRCLE, HAVING A 50' RIGHT OF WAY, THENCE CONTINUE N 88°52'51" W FOR 111.45' TO AN IRON PIN SET ON THE NORTH LINE OF LOT SAID LOT 34, THENCE N 01°58'26" E FOR 224.83' TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED 4.92 ACRES IS SUBJECT TO ANY EASEMENTS OF RECORD OR NOT OF RECORD.

TOGETHER WITH A UTILITY, DRAINAGE, INGRESS AND EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS: A 50 FOOT WIDE PERMANENT UTILITY, DRAINAGE, AND INGRESS AND EGRESS EASEMENT LOCATED IN THE SE 4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 2 WEST AND BEING LOCATED ON THAT PROPERTY DESCRIBED IN DEED BOOK 461 PAGE 233 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF TRACT A OF CHELSEA PARK AS RECORDED IN INSTRUMENT 20100506000235370 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, THENCE S 02°46'23" E FOR 39.59' TO A CAPPED IRON PIN FOUND (BIG SPRINGS SURVEYORS) AT THE NORTHWEST CORNER OF LOT 23 OF THE RESERVE AT BRIDGEFIELD AND A RESUBDIVISION OF LOTS 30, 31, AND 32 OF BRIDGEFIELD SUBDIVISION, FOURTH ADDITION AS RECORDED IN DOCUMENT 20041201000539590, THENCE S 88°54'18" E ALONG THE NORTH LINE OF THE RESERVE AT BRIDGEFIELD FOR 610.10' TO A 5/8" REBAR FOUND, THENCE N 01°57'31" E FOR 224.06' TO AN IRON PIN SET, THENCE S 88°57'45" E FOR 673.63' TO THE POINT OF BEGINNING OF SAID 50' EASEMENT, THENCE N 02°02'40" E FOR 356.77' TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 155.00', A TANGENT OF 69.95', AND A CHORD BEARING AND DISTANCE OF N 22°14'43" W FOR 127.52' TO A POINT, THENCE N 46°32'06" E FOR 102.20' TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00', A TANGENT OF 68.86', AND A CHORD BEARING AND DISTANCE OF N 68°00'55" W FOR 128.16' TO A POINT, THENCE N 89°29'43" E FOR 112.12' TO A POINT, THENCE N 00°31'34" E FOR 50.00' TO A POINT, THENCE S 89°29'43" E FOR 112.19' TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00', A TANGENT OF 88.54', AND A CHORD BEARING AND DISTANCE OF S 68°00'55" E FOR 164.78' TO A POINT, THENCE S 46°32'06" E FOR 102.20' TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 205.00', A TANGENT OF 92.52', AND A CHORD BEARING AND DISTANCE S 22°14'43" E FOR 168.65' TO A POINT, THENCE S 02°02'40" W FOR 355.89' TO A POINT, THENCE N 88°57'45" W FOR 50.01' TO THE POINT OF BEGINNING.

PROPOSED EASEMENT LEGAL DESCRIPTION

STATE OF ALABAMA
 MADISON COUNTY

30' INGRESS, EGRESS AND UTILITY EASEMENT

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 21 OF A RESUBDIVISION OF TRACT 1 OF A RESUBDIVISION OF LIBERTY MANOR, AS RECORDED IN PLAT BOOK 28, ON PAGE 16 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, THENCE FROM THE POINT OF COMMENCEMENT AND ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION, SOUTH 89 DEGREES 01 MINUTES 25 SECONDS EAST A DISTANCE OF 312.37 FEET TO A 5/8" SMITH ENGINEERING CAPPED REBAR FOUND, THENCE SOUTH 89 DEGREES 00 MINUTES 15 SECONDS EAST A DISTANCE OF 116.22 FEET TO A 1/2" ALLEN CAPPED REBAR FOUND; THENCE LEAVING SAID SUBDIVISION, SOUTH 89 DEGREES 00 MINUTES 33 SECONDS EAST A DISTANCE OF 272.30 FEET TO A 1/2" HILL CAPPED REBAR SET ON THE SOUTHERLY MARGIN OF A RIGHT OF WAY FOR LIBERTY DRIVE, THENCE ALONG SAID MARGIN, WITH A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 226.57', THE CHORD BEARING AND DISTANCE BEING SOUTH 70 DEGREES 38 MINUTES 25 SECONDS EAST, 149.91', TO A 1/2" HILL CAPPED REBAR SET; THENCE SOUTH 89 DEGREES 00 MINUTES 33 SECONDS EAST A DISTANCE OF 242.29 FEET TO A 1/2" HILL CAPPED REBAR SET, WHICH IS THE POINT OF BEGINNING FOR THE EASEMENT HEREIN DESCRIBED.

THENCE FROM THE POINT OF BEGINNING AND ALONG THE SOUTHERLY MARGIN OF A RIGHT OF WAY FOR LIBERTY DRIVE, SOUTH 89 DEGREES 00 MINUTES 33 SECONDS EAST A DISTANCE OF 30.01 FEET TO A 1/2" HILL CAPPED REBAR SET, THENCE LEAVING SAID MARGIN, SOUTH 01 DEGREES 30 MINUTES 32 SECONDS WEST A DISTANCE OF 112.35 FEET TO A 1/2" HILL CAPPED REBAR SET; THENCE SOUTH 01 DEGREES 30 MINUTES 15 SECONDS WEST A DISTANCE OF 65.73 FEET TO A 1/2" HILL CAPPED REBAR SET; THENCE NORTH 89 DEGREES 28 MINUTES 27 SECONDS WEST A DISTANCE OF 30.00 FEET TO A 1/2" HILL CAPPED REBAR SET; THENCE NORTH 01 DEGREES 30 MINUTES 15 SECONDS EAST A DISTANCE OF 177.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.123 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY HILL LAND SURVEYING, INC. DATED MARCH 27, 2026.

LEGEND

—	PUBLIC UTILITY AND DRAINAGE EASEMENT
—	C.T.
—	R.B.
—	CRIMPED IRON PIPE
—	REBAR
—	FENCELINE
—	CONCRETE MONUMENT
—	CAPPED 1/2" REBAR SET
—	IRON MONUMENT

I HEREBY STATE 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.

WILLIAM T. HILL, JR.
 AL. REG. NO. 16164

03-27-2026
 DATE