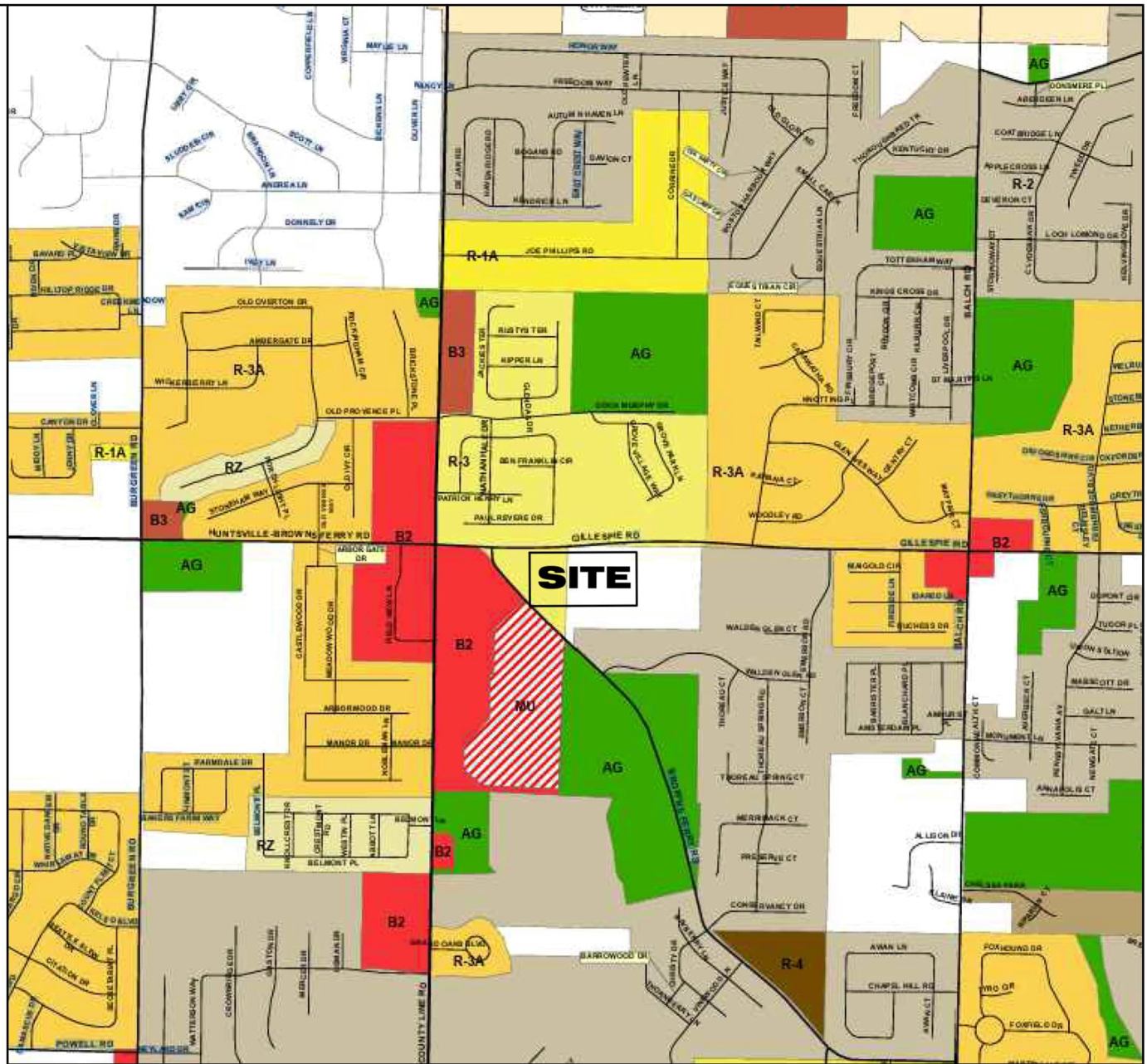


Grid North

LINE TABLE		
#	BEARING	DISTANCE
L1	N51° 34' 55"E	80.00'
L2	N5° 42' 02"E	60.00'
L3	N12° 41' 23"E	190.00'
L4	N23° 29' 22"E	116.24'
L6	N41° 18' 23"W	84.54'
L7	N48° 41' 37"E	11.38'
L8	N32° 43' 20"W	140.47'
L9	N33° 04' 19"E	88.13'
L10	N45° 54' 39"W	105.20'
L11	S88° 23' 27"E	916.54'



VICINITY MAP
(NOT TO SCALE)
OFFICIAL ZONING MAP

- NOTES:**
1. Owner: The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, by virtue of that certain General Warranty Deed from Mark Anthony Richardson filed 7/3/2024, in Deed Book 2024, Page 21232 in the Office of the Judge of Probate of Madison County, Alabama.
 2. The bearing base for this survey is based on Alabama East Zone State Plane Coordinate System of 1983 (NAD83), as determined by redundant RTK GPS observations. The linear error of precision of this plat does not exceed 1: 10,000.
 3. This subdivision contains 2 lots totaling 959,260 square feet, or 22.03 acres, more or less.
 4. The smallest lot is Lot 1 containing 477,700 square feet or 10.97 acres, more or less.
 5. All new utilities to be installed must be underground.
 6. In the event of future construction and adverse conditions are uncovered, the City Engineer may require modifications to the extent necessary to assure compliance with the City's Construction Specifications Manual and Stormwater Management Plan.
 7. Subject property is zoned R-3 High Density Residential District and AG.
 8. Subject property is situated in a portion of Section 6, Township 4 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama.
 9. Property as shown hereon is subject to the recorded plat of Tall Oaks Subdivision, as recorded in PB: 19, Pg. 22 in the Office of the Judge of Probate of Madison County, Alabama.
 10. This subdivision contains no public streets.
 11. There is a 15 foot public utility and drainage easement along all street right-of-ways, unless otherwise shown.
 12. There is a 5 foot public utility and drainage easement around the perimeter of each lot unless otherwise shown.
 13. All drainage ditches are to be centered on the property lines unless shown otherwise.
 14. All lots shall be graded so that run-off will be directed to the street or to drainage ways in a dedicated easement.
 15. Setbacks are governed by the latest edition of the City of Madison Zoning Ordinance.
 16. Field data was collected using robotic total station, RTK GPS, and base and rover GPS.
 17. The adjoining owner information as shown hereon was taken from the Madison County Tax Assessor's Office. This information is deemed reliable, but is not warranted or guaranteed.

CITY OF MADISON REQUIRED NOTES

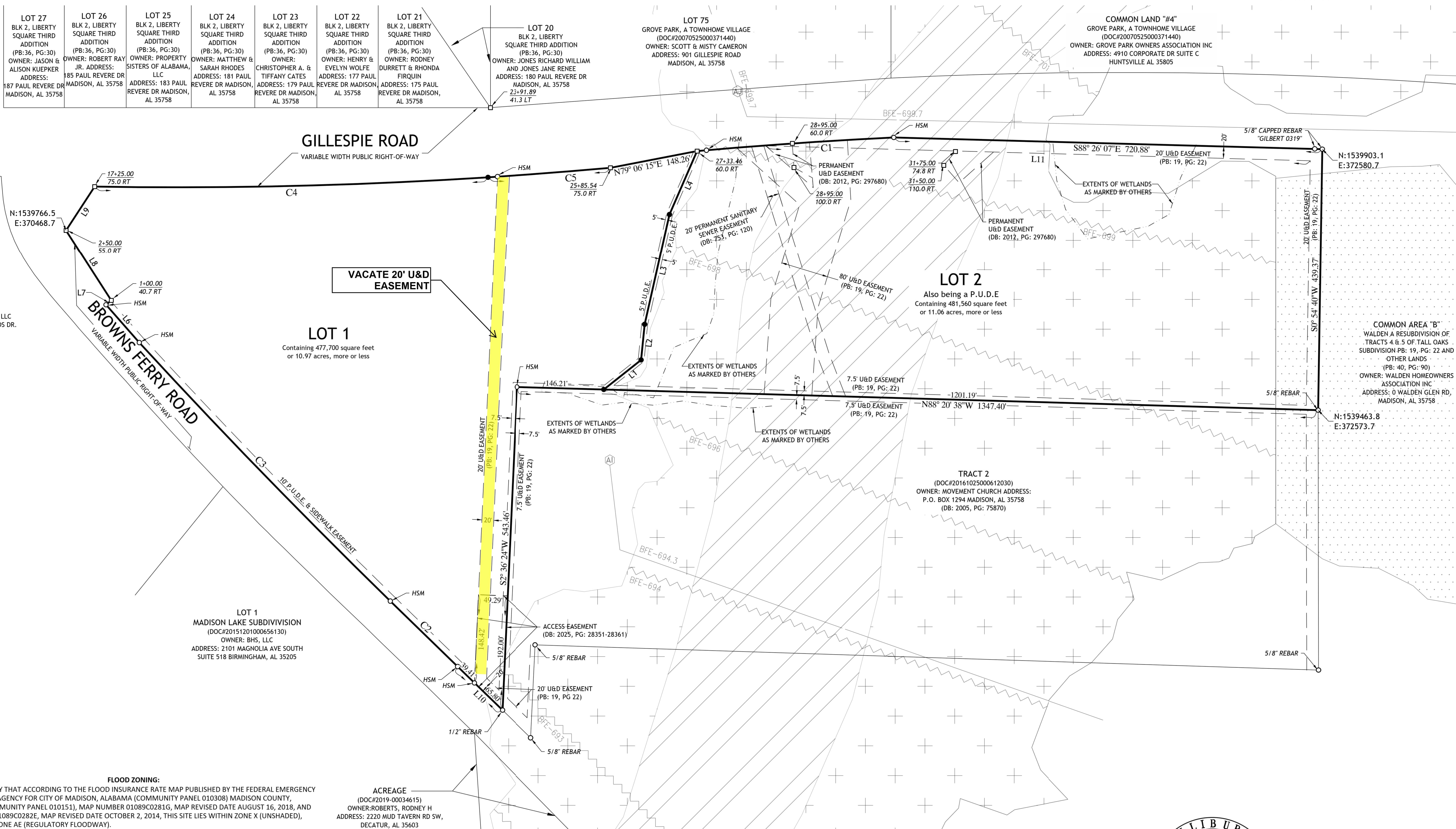
18. Minimum finish floor elevations (MFFE) shall be established for all lots. The MFFE shall meet current building code and engineering design requirements for storm water drainage, any lot located within a special flood hazard area shall meet the City of Madison flood ordinance requirements for building structures.
19. Driveways shall be placed as far away from the intersection as possible and driveway shall not be within the radius of any intersection, does not conflict with intersection sight distance, does not conflict with any utility, and does not conflict with any ADA accessibility structure.
20. Any retaining wall to be constructed shall be permitted through the City of Madison Building Department, any retaining wall with an unbalanced fill 48 inches or higher shall be designed by a professional engineer, and stamped design shall be submitted as part of the permit application.
21. No part of any hard surface driveway to be allowed in a side yard easement that has existing infrastructure within.
22. If applicable: The Conservancy/Wetland Area as shown on the plat and/or construction plans hereby meets the Environmental Protection Agency and the United States Corps of Engineers regulations pertaining to the delineation and mitigation requirements of wetlands. The wetlands are required by law to be left in its natural state. The use and maintenance of the Conservancy/Wetland Area as shown is restricted by law.
23. Areas depicted as 1% annual chance floodplain and wetland are covered with a Conservation/Drainage Easement and are to be left in its natural state except for the area already disturbed by the 20' wide permanent sanitary sewer easement (DO: 753, PG-120). The 1% annual chance floodplain is defined as the area that lies within Zone AE and AE (Regulated Floodplain) according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Madison, Alabama (Community Plan 03/08/08 Madison County, Alabama (Community Plan 010151), Map Number 0108902816, map revised date August 16, 2018. The use and maintenance of the conservation/drainage easement as shown is restricted by law and will require additional permitting from federal, state, and local authorities.

Owner:
The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole
50 E North Temple Floor 10
Salt Lake City, UT 84150

Engineer of Record:
Mr. Mark T. Llewellyn, Sr., PE
Halff Associates, Inc.
2255 Killearn Center Blvd., Suite 200
Tallahassee, FL 32309

Surveyor of Record:
Mr. Charles Troy Halliburton, PLS
Halliburton Surveying & Mapping, Inc.
PO Box 18652
Huntsville, AL 35804

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	331.17'	7941.90'	2°23'21"	N86° 01' 56"E	331.15'
C2	157.77'	39221.18'	0°13'50"	S45° 47' 45"E	157.77'
C3	605.30'	11359.99'	3°03'11"	S44° 09' 14"E	605.23'
C4	661.31'	8075.38'	4°41'31"	N88° 39' 05"E	661.12'
C5	207.03'	8078.55'	1°28'06"	N85° 34' 14"E	207.02'



LEGEND

[illegible]

Surveyor's Certificate:

I hereby further state that all parts of this survey and drawing have been completed in accordance with the requirements of the standards of practice for land surveying in the State of Alabama to the best of my knowledge information and belief and that the accuracy of the measurements have been substantiated by the computation of a closed field traverse and the relative error of the closure was not greater than 1: 10,000.

Surveyor's Signature: _____

Surveyor of Record
Charles Troy Halliburton, P.L.S.

Alabama License No.: 29981 Date: 08/12/2025



FLOOD ZONING:

I HEREBY CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR CITY OF MADISON, ALABAMA (COMMUNITY PANEL 010308) MADISON COUNTY, ALABAMA (COMMUNITY PANEL 010151), MAP NUMBER 01089C0281G, MAP REVISED DATE AUGUST 16, 2018, AND MAP NUMBER 01089C0282E, MAP REVISED DATE OCTOBER 2, 2014, THIS SITE LIES WITHIN ZONE X (UNSHADED), ZONE AE, AND ZONE AE (REGULATORY FLOODWAY).

This the 12th day of August, 2025



Surveyor of Record
Charles Troy Halliburton, PLS
Ala. License No. 29981

ACREAGE _____
(DOC#2019-00034615)
OWNER:ROBERTS, RODNEY H
ADDRESS: 2220 MUD TAVERN RD SW
DECATUR, AL 35603

PLAT BOOK & PAGE



HALLIBURTON
SURVEYING & MAPPING, INC.
PO BOX 18652
HUNTSVILLE, AL 35804
P: 256.947.1452
gohsm.com