

STATE OF ALABAMA
COUNTY OF MADISON

I, Steven D. Hicks, a Registered Land Surveyor, State of Alabama, hereby report that to the best of my knowledge, information and beliefs, the following is a true and correct map or plat of the following described tract of land:

All that part of the Northwest Quarter of Section 20, Township 4 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama, being a 10 foot public utility and drainage easement to be vacated 5 feet from the West Boundary Line of Lot 7B and 5 feet from the East Boundary Line of Lot 7A according to the plat or map designated as a resubdivision of Lot 7 of the certified plat recorded in Plat Book 24, Pages 34 and 35 of a resubdivision of Lot 3 of the certified plat recorded in Plat Book 23 Page 59 Titled "Resubdivision of Lot 3, Block 5, of Arlington Park, as recorded in Plat Book 19, Pages 8 & 9", as recored in Plat Book 26, Page 53, on file and of record in the Office of the Judge of Probate of Madison County, Alabama, situated, lying and being in Madison County, Alabama, more particularly described as:

Beginning at the Northwest corner of said Lot 7B and the Northeast corner of said Lot 7A, Arlington Park Subdivision, said corner is located on the South margin of a 60 foot right-of-way for Royal Drive, thence along said South margin of a 60 foot right-of-way for Royal Drive, South 88 degrees 31 minutes 45 seconds East a distance of 5.00 feet to a point, thence South 01 degrees 27 minutes 33 seconds West a distance of 228.17 feet to a point, thence North 88 degrees 31 minutes 45 seconds West a distance of 10.00 feet to a point, thence North 01 degrees 27 minutes 33 seconds East a distance of 228.17 feet to a point, thence South 88 degrees 31 minutes 45 seconds East a distance of 5.00 feet to The Point Of Beginning. Containing 2281.7 square feet more or less and being a part of Lot 7 of the certified plat recorded in Plat Book 24, Pages 34 and 35 of a resubdivision of Lot 3 of the certified plat recorded in Plat Book 23 Page 59 Titled "Resubdivision of Lot 3, Block 5, of Arlington Park, as recorded in Plat Book 19, Pages 8 & 9", as recored in Plat Book 26, Page 53, on file and of record in the Office of the Judge of Probate of Madison County, Alabama, situated, lying and being in Madison County, Alabama,

I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information and belief.


Steven D. Hicks
Alabama License No. 23003 LS
Date June 06, 2025

CTK PROPERTY GROUP LLC
PO BOX 1658,
FLORENCE, AL 35631-1658
DEED BOOK 2023,
PAGE 7098

CITY OF MADISON
BOARD OF EDUCATION
211 CELTIC DR, MADISON,
DEED BOOK 2022,
PAGE 6544

VERACITY MANAGEMENT INC
240 WESTCHESTER DR,
MADISON, AL 35758-7876
DEED BOOK 2023,
PAGE 10040

N:1522537.783
E:375608.812

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.49'	35.51'	N 46°44'03" E	90°30'10"

GEODETIC NOTES:
THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NAD83 HORIZONTAL DATUM.
THE BASIS OF BEARINGS IS STATE PLANE COORDINATES IN THE ALABAMA EAST ZONE (NAD83)
GLOBAL POSITIONING METHOD WAS USED IN THE DETERMINATION.

CTK PROPERTY GROUP LLC
1101 MIDLAND AVE, MUSCLE
SHOALS, AL 35661-1847
DEED BOOK 2023, PAGE
42890

CTK PROPERTY GROUP LLC
1101 MIDLAND AVE, MUSCLE
SHOALS, AL 35661-1847
DEED BOOK 2023, PAGE
42890

N:1522755.606
E:376014.792

MNT LLC
277 ROYAL DR,
MADISON, AL 35758
DEED BOOK 2015,
PAGE 342680

N:1522527.507
E:376008.982

LOT SURVEY 7A AND 7B ARLINGTON PARK (EASEMENT VACATION LAYOUT)

Lot 7A and 7B, according to the plat or map designated as a resubdivision of Lot 7 of the certified plat recorded in Plat Book 24, Pages 34 and 35 of a resubdivision of Lot 3 of the certified plat recorded in Plat Book 23 Page 59 Titled "Resubdivision of Lot 3, Block 5, of Arlington Park, as recorded in Plat Book 19, Pages 8 & 9", as recored in Plat Book 26, Page 53, on file and of record in the Office of the Judge of Probate of Madison County, Alabama.

SECTION 20, TOWNSHIP 4 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA.

Hicks Land Surveying Services, Inc. 4900 University Square, Suite 26, Huntsville, Al. 35816

Sheet 1 of 1 Scale: 1" = 50' Survey Date: 06st June, 2025 Phone: 256-864-0781
Drawn By: S.D.H. Work Order No. 25-105rv Revised Date: 26st June, 2025 (Easement Area)