



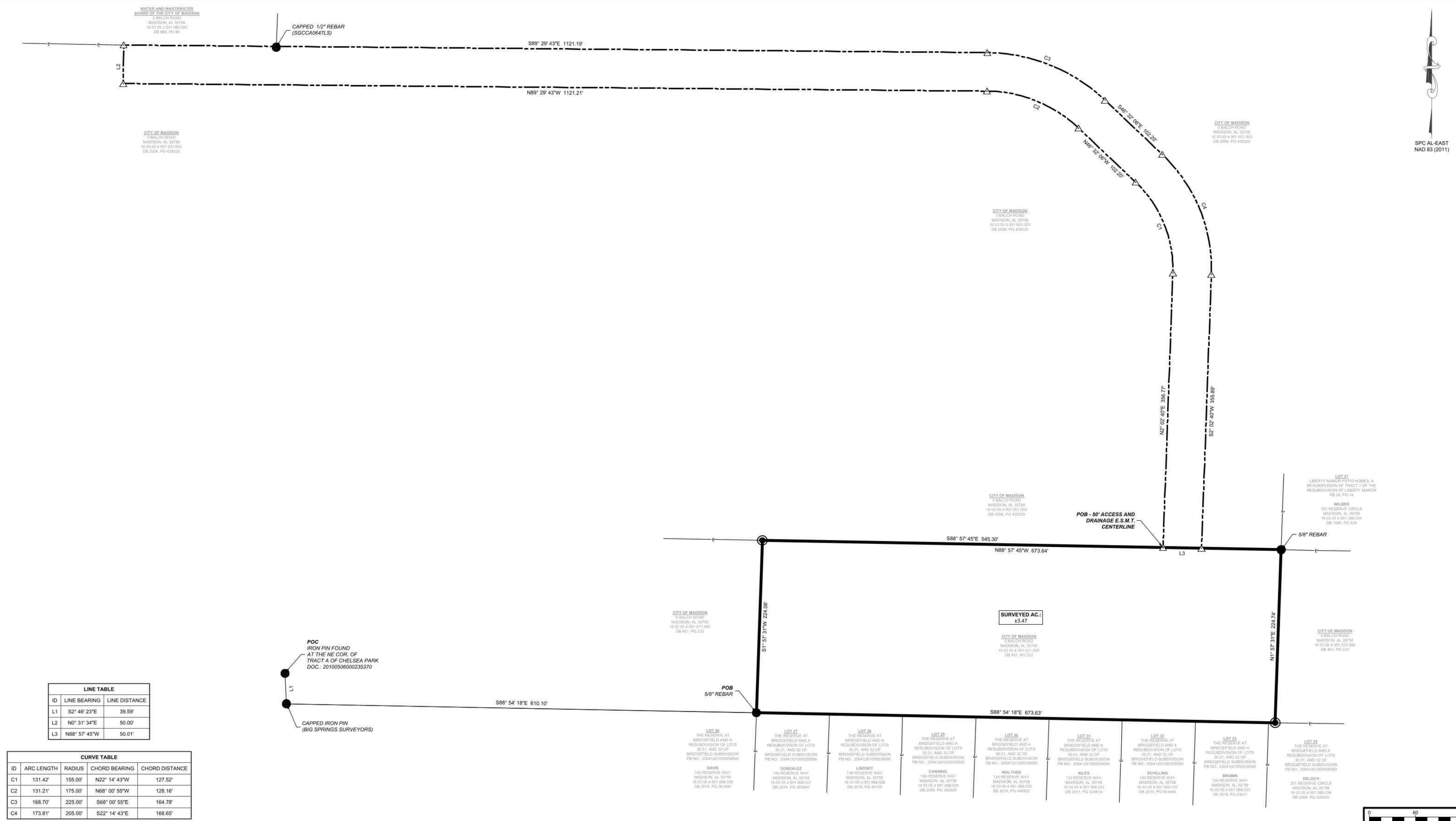
224 BROAD STREET
SUITE 201
GAUSDEN, AL 35901
PH: (256) 543-9431

BOUNDARY SURVEY
PREPARED FOR: MADISON UTILITIES
PROPERTY LYING IN THE SE 1/4 OF SEC. 05, T-04-S, R-02-W
HUNTSVILLE MERIDIAN, MADISON, ALABAMA



SCALE: AS SHOWN
DATE: FEBRUARY 2023
REVISED
02/08/2023 BOUNDARY
PROJECT NO: R040120579
SHEET No. 1 of 1

SPC AL-EAST
NAD 83 (2011)



LINE TABLE		
ID	LINE BEARING	LINE DISTANCE
L1	S2° 46' 23"E	39.59'
L2	N0° 31' 34"E	50.00'
L3	N88° 57' 45"W	50.01'

CURVE TABLE				
ID	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	131.42'	155.00'	N22° 14' 43"W	127.52'
C2	131.21'	175.00'	N68° 00' 55"W	128.16'
C3	168.70'	225.00'	S68° 00' 55"E	164.78'
C4	173.81'	205.00'	S22° 14' 43"E	168.65'

LEGEND

- PROPERTY CORNER SET
CAPPED 5/8" REBAR (CDG CA-0026-LS)
- PROPERTY CORNER FOUND
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- E.S.M.T. EASEMENT
- SURVEYED BOUNDARY LINE
- - - - - RIGHT-OF-WAY
- - - - - EASEMENT

LEGAL DESCRIPTIONS

BOUNDARY (SURVEYED)
3.47 ACRES OF LAND LOCATED IN THE SE 1/4 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 OFFICE OF MADISON COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF TRACT A OF CHELSEA PARK, DOCUMENT NO. 20100506000235370, 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 AFOREMENTIONED 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 68° 54' 18" E ALONG THE RESERVE AT BRIDGEFIELD FOR 673.63' TO AN IRON PIN SET, THENCE N 01° 57' 31" W 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.

50' UTILITY AND INGRESS AND EGRESS EASEMENT (SURVEYED)
A 50 FOOT WIDE UTILITY AND INGRESS AND EGRESS EASEMENT LOCATED IN THE SE 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 2 WEST AND BEING A PART OF THAT PROPERTY AS DESCRIBED IN DEED BOOK 461 PAGE 233 IN THE PROBATE OFFICE OF MADISON COUNTY 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 OFFICE OF MADISON COUNTY, 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 540' 50" EASEMENT, THENCE N 02° 02' 40" E FOR 556.77' 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" W FOR 1121.21' TO A POINT, THENCE N 03° 13' 54" E FOR 50.00' TO A POINT, THENCE S 89° 29' 43" E FOR 1121.19' 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 556.89' TO A POINT, THENCE N 88° 57' 45" W FOR 50.01' TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- EASEMENTS, RIGHT-OF-WAYS, AND OTHER EXCEPTIONS MAY EXIST THAT ARE NOT SHOWN HEREON.
- JURISDICTIONAL ZONING RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN HEREON.
- EXISTING IMPROVEMENTS AND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH.
- HORIZONTAL AND VERTICAL DATUMS USED FOR SURVEY ARE NAD 83 (2011) AND NAVD 88, RESPECTIVELY. BEARINGS ARE BASED ON GNSS, STATE PLANE COORDINATE SYSTEM, ALABAMA EAST ZONE, AND OBSERVATIONS USING RTK (ADDITIONAL COORDINATES).
- ADDITIONS OR DELETIONS TO SURVEY DRAWINGS BY ANY OTHER PERSON(S) THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- RECORDS UTILIZED IN THE EXECUTION OF THIS SURVEY INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:
 - DB-451, PG. 233
 - DB-2006, PG. 428320

LAND SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF MADISON

I, ALLEN R. MCCRELESS, A REGISTERED PROFESSIONAL LAND SURVEYOR AT 224 BROAD STREET, SUITE 201, GAUSDEN, AL 35901, 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.

Allen R. McCreless
ALLEN R. MCCRELESS
AL. PLS NO. 30815

02/08/2023
DATE

S:\AU TRANS MAIN BOUNDARY SURVEY.DWG