

STATE OF ALABAMA       )  
COUNTY OF LIMESTONE )

**PERMISSIVE USE AGREEMENT**

This Permissive Use Agreement (“**Agreement**”) made and entered into on this the 28th day of February, 2023, by and between the **CITY OF MADISON, ALABAMA**, a municipal corporation (the “**Owner**”), and **THE VILLAGE AT OAKLAND SPRINGS NEIGHBORHOOD ASSOCIATION, INC.**, an Alabama corporation (the “**HOA**”). The Owner and HOA also referred to herein individually and or collectively as the (“**Party**” or “**Parties**”).

**W I T N E S S E T H:**

**WHEREAS**, the Owner is the owner of an existing dedicated eighty (80) feet right-of-way commonly known as Oakland Springs Drive (the “**ROW**”) within The Village at Oakland Springs subdivision (the “**Subdivision**”), located in Limestone County, Alabama, as recorded in Plat Book “J”, Page 43, in the Office of the Judge of Probate of Limestone County, Alabama, a copy of which is attached hereto in **Exhibit “A”**; and

**WHEREAS**, the HOA is desiring to erect an architecturally designed monument entrance sign with an overhead connecting arch, per sign plans attached hereto in **Exhibit “B”** (the “**Sign**”) on the Owner’s ROW as an entrance Sign into the Subdivision; and

**WHEREAS**, the Owner is responsible for operating and maintaining said dedicated ROW into and throughout the Subdivision; including specifically that certain portion of the ROW, and the air space thereof the HOA desires to install the Sign on (the “**Tract**”) as depicted and set forth in the Sign plans attached hereto in **Exhibit “C”**; and

**WHEREAS**, the Sign HOA is desiring to construct and install unto the Tract will extend into and encroach upon the Owner’s ROW in the approximate locations as identified on the Tract site in attached **Exhibit “C”**; and

**WHEREAS**, the Sign could be impacted by excavation of the ROW, or the Tract therein in connection with the Owner’s permitted uses; and

**WHEREAS**, the Owner’s Planning Commission has approved a master sign plan for The Village at Oakland Springs (the “**Master Sign Plan**”), which provides for a gateway sign as depicted in Exhibit B that would encroach into Owner’s ROW and or easements subject to Owner’s approval.

**NOW, THEREFORE**, in consideration of the premises and of the mutual covenants and other valuable consideration given by and between the Parties hereto, the receipt of which is acknowledged, the Parties do hereby agree as follows:

1. HOA agrees, affirms, and acknowledges as follows:

- a. That the proposed Sign will encroach on the ROW and the air space thereof located on the Tract and infringe upon the Owner's unfettered access to the ROW for the purposes for which it was reserved.
- b. That Owner's acquiescence of HOA's Sign encroachment and resulting infringement is permissive only and shall not be deemed to affect or diminish the Owner's right to the free and unfettered use and maintenance of the ROW for the purposes for which it was granted, in any fashion at any time, except as otherwise expressly set forth herein.
- c. That HOA's proposed encroachment and infringement is to be permitted under this Agreement subject to the limitations and express understandings stated in the Subdivision Master Sign Plan, subject to the notice provisions provided in this Agreement.
- d. If the Owner or Owner-authorized franchise holders ("Franchisees") are required to maintain, repair, or replace utility or sewer lines located in the Tract or any portion of the ROW adjacent to the Tract, the Owner will provide thirty (30) days' prior written notice to HOA of its need to excavate or otherwise access the ROW and or the Tract. After providing written notice consistent with this paragraph, the Owner may remove or cause to be removed, at HOA's sole cost and expense, the surrounding vegetation, landscaping, pavers, collectively ("the Landscaping") which encroach upon the Tract in the ROW to the minimum extent reasonably necessary to complete the maintenance, repair or replacement within the Tract and or ROW. After the Owner or Franchisees complete any such maintenance, repair, or replacement within the ROW or Tract, the HOA may restore and reconstruct the Tract as affected in accordance with this Agreement and Owner's building and sign permit requirements. Notwithstanding the foregoing, in the event of an emergency, the Owner or its Franchisees may immediately access the ROW or Tract or easements adjacent thereto, if any, and remove or cause to be removed the Landscaping in the Tract, which encroaches upon the ROW, as reasonably necessary to address the emergency, without giving notice, provided that the Owner shall give such notice to HOA as soon as is reasonably practicable given the circumstances. The determination of whether an emergency exists which requires immediate maintenance, repair or replacement shall be solely within the discretion of the Owner.
- e. Subject to the terms of Section 1(f) below, the Owner shall have no obligation to repair or replace any Sign, or related Landscaping, so removed or disturbed or to restore the surface of the Tract within the ROW to the condition that existed prior to removal of the Landscaping. To the extent reasonably possible given the circumstances related to any maintenance, repair or replacement, the Owner will endeavor to minimize interference with the use of the Sign on the Tract while exercising its rights to use of the ROW and the rights included in this Agreement.

- f. That HOA agrees herein to indemnify and hold the Owner harmless from any expense of any kind associated with the permissive use of the ROW and the Tract therein, or any removal of the Landscaping, other than damage caused by willful misconduct or gross negligence of the Owner. Specifically, HOA will hold the Owner harmless from any expense of any kind associated with utility work that Franchisees undertake without providing notice to HOA, however, the HOA shall have a right herein to reserve and pursue any claims for damages caused by the Franchisee's willful or negligent conduct including but not limited to violating the Notice requirements in this Agreement, if the same results in damages to the HOA.
  - g. That no additional improvement or encroachment beyond the proposed Sign referenced in this Agreement shall be allowed or permitted without the express, written, additional permission of the Owner.
  - h. HOA acknowledges that this Agreement extends only to use of the ROW and the Tract therein by the Owner and that no agreement, representation, or warranty of any kind is made by the Owner whatsoever regarding any use of the Tract within the ROW by persons or entities other than the Owner.
  - i. The HOA, at its sole cost, shall at all times maintaining insurance coverage on the Sign and shall further be responsible for all upkeep and maintenance of the Sign per Owner's Sign Ordinances.
- 2. Subject to the conditions stated hereinabove, the Owner grants its limited perpetual permission for HOA to construct, operate, and maintain the proposed Sign and Landscaping within the Tract in the ROW or as it may encroach unto the ROW.
  - 3. The provisions of this Agreement shall be covenants running with the land and shall be binding on the Parties successors and assigns.

[Signature pages follow.]

**IN WITNESS WHEREOF**, the parties have hereunder set their hands and seals on the date and year first above written.

**OWNER:**

**City of Madison, Alabama,  
a municipal corporation**

By: \_\_\_\_\_  
Paul Finley, Mayor Lisa D. Thomas, City Clerk-Treasurer

Date: \_\_\_\_\_

**STATE OF ALABAMA                    )**  
**COUNTY OF MADISON                )**

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that Paul Finley and Lisa D. Thomas, whose names as Mayor and the City Clerk-Treasurer, respectively, of the City of Madison, Alabama, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as an act of the City of Madison, Alabama, a municipal corporation.

Given under my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

[Signature page to Permissive Use Agreement]

**HOA:**

**THE VILLAGE AT OAKLAND SPRINGS  
NEIGHBORHOOD ASSOCIATION, INC.,**  
an Alabama corporation

\_\_\_\_\_  
By: David J. Slyman, Jr.  
Its: President

Date: \_\_\_\_\_

**STATE OF ALABAMA                    )**  
**COUNTY OF MADISON                )**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David J. Slyman, Jr., whose name as President of The Village at Oakland Springs Neighborhood Association, Inc., an Alabama corporation is signed to the foregoing conveyance and who is or has been made known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as the President of such company.

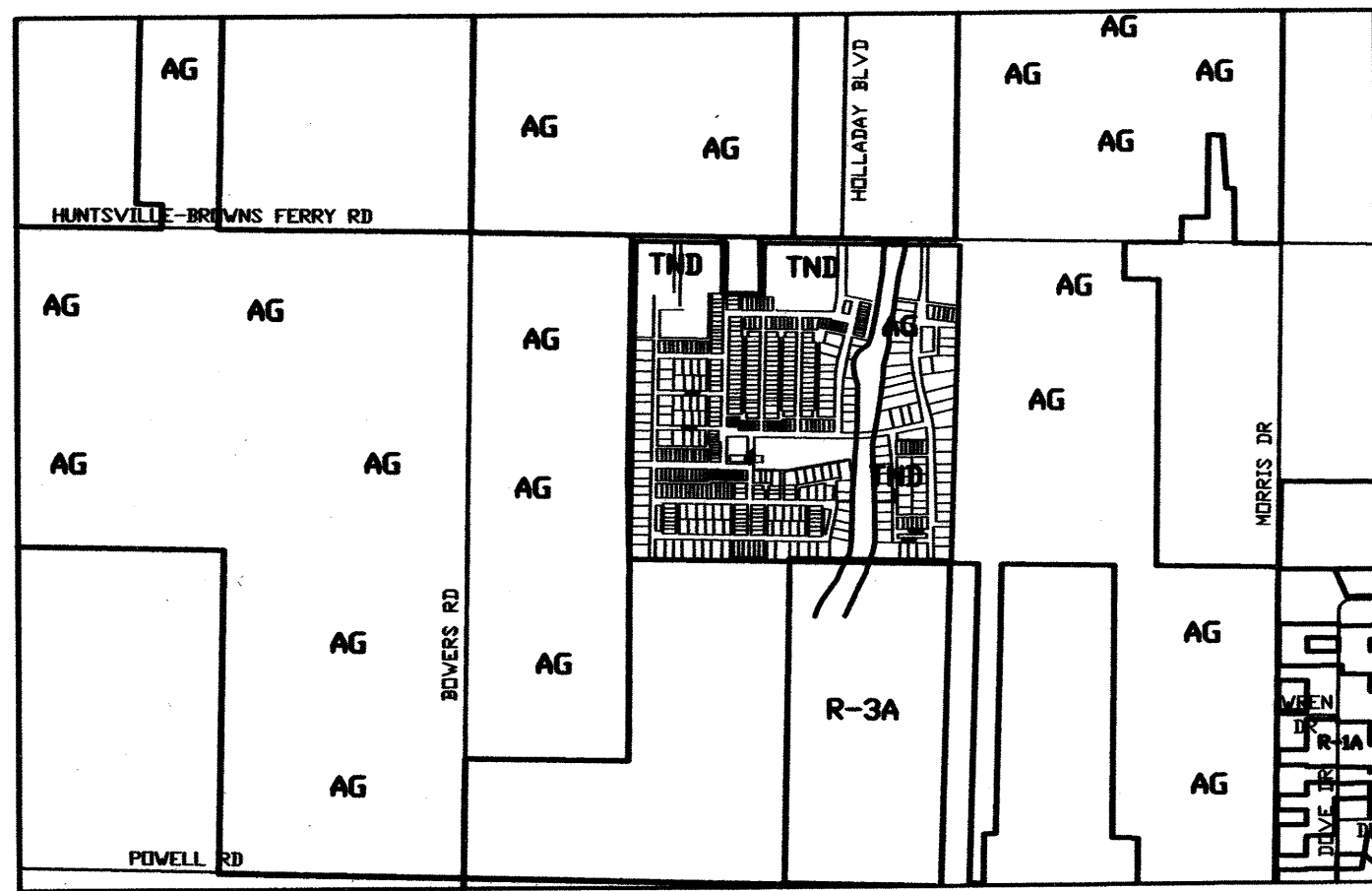
Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

## **EXHIBIT A**

### **The Plat of The Village at Oakland Springs**





VICINITY MAP  
NOT TO SCALE

GENERAL NOTES

- THIS SUBDIVISION CONTAINS 157.106 ACRES, MORE OR LESS, IN 100 LOTS, 1 TRACT AND 1 COMMON AREA.
- THE SMALLEST LOTS ARE LOTS 93, 94 & 97 AND CONTAIN 1600 SQ. FT.
- ALL DRAINAGE DITCHES AND SWALES ARE TO BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE SHOWN.
- ALL UTILITIES SHALL BE UNDERGROUND.
- SIDEWALK RAMP SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) SPECIFICATIONS WITH DETECTABLE WARNING PAVEMENT INLAYS.
- INDIVIDUAL HOME BUILDERS ARE TO CONSTRUCT REQUIRED SIDEWALKS ADJACENT TO THEIR BUILDING SITE AS A CONDITION PRECEDENT TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A 5/8" CAPPED REBAR WILL BE SET AT EACH LOT CORNER UNLESS SHOWN OR STATED OTHERWISE. ALL REFERENCE CORNERS WERE SET AT 5' OFFSETS TO THE ACTUAL CORNER LOCATIONS.
- OWNERS / DEVELOPERS: PLACEMAKERS OAKLAND SPRINGS, LLC  
7 TOWN CENTER DRIVE, SUITE 102  
HUNTSVILLE, AL 35806  
(256) 704-3333  
DEED BOOK 2014, PAGE 51477
- ENGINEER/SURVEYOR: GOODWYN, MILLS AND CAWOOD, INC.  
7 TOWN CENTER DRIVE, SUITE 201  
HUNTSVILLE, AL 35806  
(256) 539-3431
- THIS PROPERTY LIES WITHIN ZONES AE AND X (UNSHADED), ACCORDING TO FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP FOR MADISON COUNTY, ALABAMA AND INCORPORATED AREAS, MAP NUMBER 01089C0277F, EFFECTIVE DATE OCT. 2, 2014.
- THIS SUBDIVISION CONTAINS 5219.41 L.F. OF PROPOSED STREET (284792 SQ. FT. R.O.W.) AND 2804.58 L.F. OF PROPOSED ALLEYS (71682 SQ. FT. R.O.W.).
- THIS SUBDIVISION IS ZONED TND.
- ALL LOTS SHALL BE GRADED SO THAT RUN-OFF WILL BE DIRECTED TO THE STREET OR TO DRAINAGE WAYS IN A DEDICATED EASEMENT.
- A MINIMUM 15' WIDE CONCRETE CURB IS REQUIRED ALONG BOTH SIDES OF ALL STREETS IN THIS DEVELOPMENT, UNLESS SPECIFIED ON THE SITE PLAN.
- COMMON AREAS TO BE MAINTAINED BY THE OWNER OF RECORD.
- THERE WILL BE A 15' WIDE UTILITY AND DRAINAGE EASEMENT ALONG THE INSIDE SUBDIVISION PERIPHERY.
- MINIMUM LOT SIZE SHALL BE 18 X 80 (TOWNHOUSE LOTS).
- EACH ALLEY LOADED LOT WILL BE ADDRESSED (HOUSE NUMBER) BASED ON THE "FRONT" STREET. HOWEVER, THE ADDRESS (HOUSE NUMBER) SHALL BE VISIBLE ON BOTH THE STREET SIDE AND ALLEY SIDE OF THE LOT.
- PROJECTION/DATUM: HORIZONTAL DATUM: NAD83, STATE PLANE COORDINATES AL WEST ZONE - OPUS SOLUTION.
- 2 FOOT MINIMUM ALLEY SETBACKS APPLY FOR ALL LOTS THAT HAVE REAR ALLEYS.
- AS SEEN ON SHEETS 2 AND 3, ON THE ENLARGEMENT FOR THE UTILITY BOX EASEMENT, ALL EASEMENT LINES ARE PARALLEL TO THEIR RESPECTIVE LOT LINES AND/OR RIGHT-OF-WAY LINES.
- MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) SHALL BE ESTABLISHED FOR ALL LOTS. THE MFFE SHALL MEET CURRENT BUILDING CODE AND ENGINEERING DEPARTMENT REQUIREMENTS FOR STORM WATER DRAINAGE. ANY LOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SHALL MEET CITY OF MADISON FLOOD ORDINANCE REQUIREMENTS FOR STRUCTURES.
- THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON PAGE 2 OF 4 FOR LOTS 1-12 AND 15-24 WERE PROVIDED TO GMC BY THE CITY OF MADISON ENGINEER.
- EACH LOT REFLECTED ON THIS PLAT IS BOTH BENEFITTED AND BURDENED BY A "SIDE YARD LANDSCAPING EASEMENT AREA", AS SUCH DEFINED IN THE VILLAGE AT OAKLAND SPRINGS, A TRADITIONAL VILLAGE, DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED 12-5-2016, AND RECORDED COLLECTIVELY HERewith IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, AS AMENDED FROM TIME TO TIME (AS SO AMENDED), COLLECTIVELY, THE "DECLARATION", WHICH CREATES A PERPETUAL LAND USE AREA EASEMENT ALONG THE SIDE LOT LINE OF THE EAST OR SOUTH PROPERTY LINE OF EACH LOT ALLOWING THE ADJOINING OWNER USE OF THE NEIGHBORING YARD UP TO THE NEIGHBORING HOUSE, AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION.
- THE SUBDIVISION WILL NOT BE ACCEPTED INTO THE CITY OF MADISON'S MAINTENANCE PROGRAM UNTIL AN AS-BUILT SURVEY CONSISTENT WITH SECTION 4-6-6 OF THE MADISON SUBDIVISION REGULATIONS IS SUBMITTED TO THE CITY OF MADISON.

5/8" CAPPED REBAR-  
"COFFMAN 15455 PL5"  
SOUTHWEST CORNER OF THE  
NORTHWEST QUARTER OF  
SECTION 2, TOWNSHIP 4 SOUTH,  
RANGE 3 WEST  
SPC  
N = 171831.01  
E = 2171500.57

JOHN B. & MIGNON BOWERS  
22343 MONTEREY DRIVE  
ATHENS, AL 35613  
FICHE 2659, PG. 28

JUANITA HARDIN (1/2), RANDAL GREGORY  
MARTIN (1/4) & ADY MARTIN TOLES (1/4)  
173 ROBIN ROAD  
MADISON, AL 35758  
(NO DEED FOUND)

JAMES POWELL COLE, FREDIE GENE COLE,  
DANNY B. COLE & CARY COLE BAUGHER  
10650 SEAGRAM ROAD  
MADISON, AL 35756  
RLPY 2000, PG. 6006

SMART LIVING INC.  
2101 WEST CLINTON AVE. STE. 201  
HUNTSVILLE, AL 35890  
D.B. 2013, PG. 71087

TRACT A1 OF  
NATURE'S TRAIL PHASE 1  
P.B. J. PGS. 10-11.

I 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; SUBJECT TO EASEMENTS, RIGHTS OF WAY,  
RESTRICTIONS AND RESERVATIONS OF RECORD.

William R. Blackwell  
WILLIAM R. BLACKWELL AL REG. 30809-S  
11/16/2016  
DATE

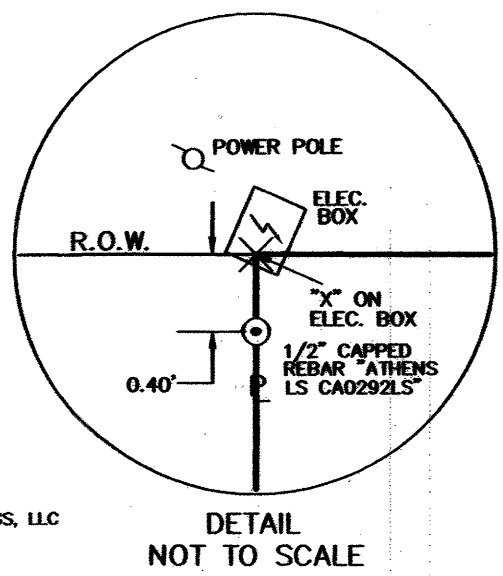
\*CERTIFICATION OF SURVEY NOT VALID UNLESS SIGNED AND DATED IN RED INK.

Final For Development

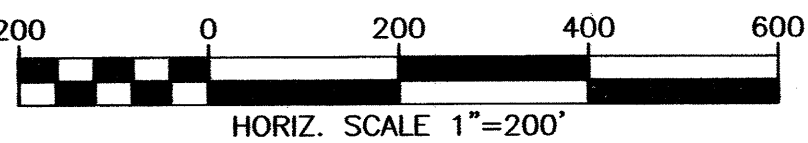
Signature: *Bill Blackwell*

Date: 12/2/2016

EXHIBIT "A"



DETAIL  
NOT TO SCALE

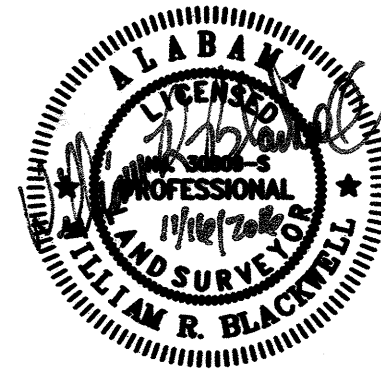


SYMBOL LEGEND	
●	SET 5/8" REBAR (GMC CAP NO. CA00156)
○	FOUND PROPERTY CORNER AS NOTED
□	FOUND CONCRETE MONUMENT
■	SET CONCRETE MONUMENT
○	SET NAIL AND WASHER (GMC NO. CA00156)
○	CALCULATED POINT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
CL	CENTERLINE
ROW	RIGHT-OF-WAY
(ACT)	ACTUAL CALL
(REC)	RECORD CALL
RLPY	REAL PROPERTY BOOK
P.B.	PLAT BOOK
PG	PAGE
SPC	STATE PLANE COORDINATE
M.B.L.	MINIMUM BUILDING LINE
M.S.S.	MINIMUM SIDE SETBACK

ISSUE DATE

THE VILLAGE AT OAKLAND SPRINGS  
PHASE 1

FOR: PLACEMAKER'S OAKLAND  
SPRINGS, LLC  
SEC. 2, T-4-S, R-3-W,  
LIMESTONE COUNTY, ALABAMA  
GMC JOB# CHUN140019



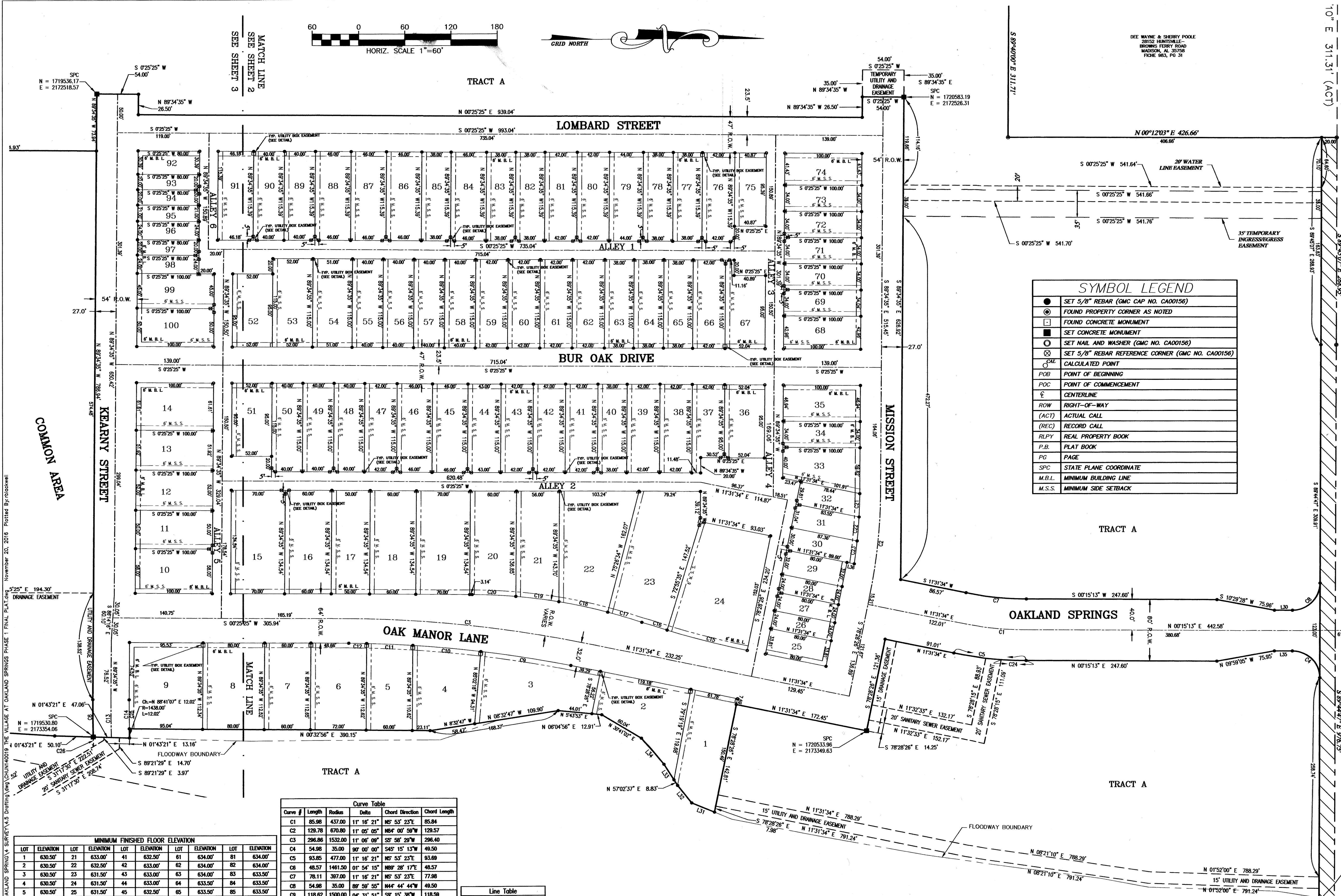
FINAL PLAT

1 of 4  
sheet

GOODWYN MILLS CAWOOD

7 Town Center Drive, Suite 201 | Huntsville, AL 35806  
Tel 256-539-3431 | GMCNETWORK.COM

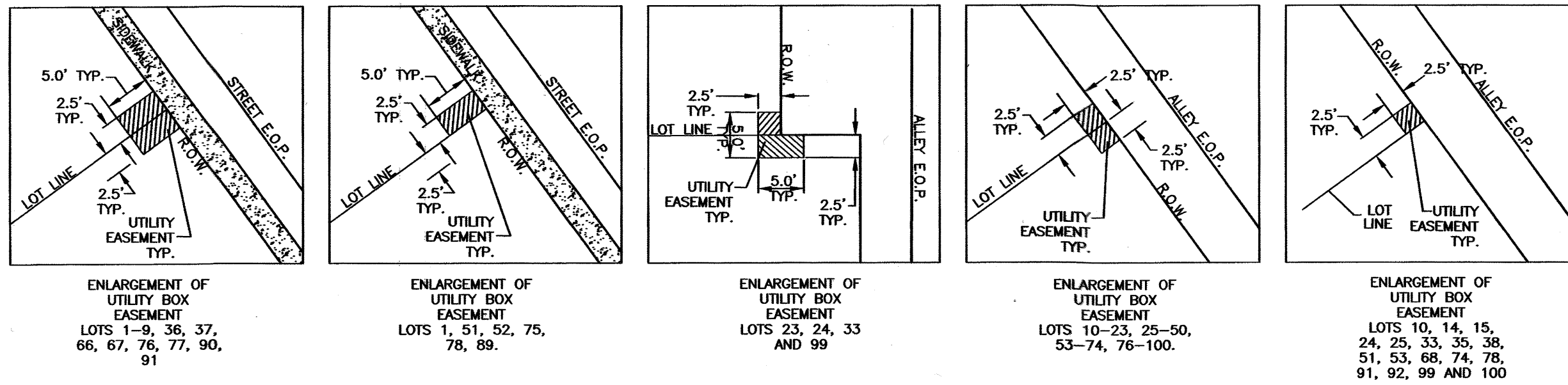




MINIMUM FINISHED FLOOR ELEVATION									
LOT	ELEVATION	LOT	ELEVATION	LOT	ELEVATION	LOT	ELEVATION	LOT	ELEVATION
1	630.50'	21	633.00'	41	632.50'	61	634.00'	81	634.00'
2	630.50'	22	632.50'	42	633.00'	62	634.00'	82	634.00'
3	630.50'	23	631.50'	43	633.00'	63	634.00'	83	633.50'
4	630.50'	24	631.50'	44	633.00'	64	633.50'	84	633.50'
5	630.50'	25	631.50'	45	633.50'	65	633.50'	85	633.50'
6	629.50'	26	631.50'	46	631.50'	66	632.50'	86	633.50'
7	629.50'	27	631.50'	47	631.50'	67	632.50'	87	633.50'
8	629.50'	28	631.50'	48	631.50'	68	631.50'	88	632.50'
9	629.50'	29	631.50'	49	631.50'	69	632.50'	89	632.50'
10	629.50'	30	631.50'	50	631.50'	70	632.50'	90	632.50'
11	629.50'	31	631.50'	51	632.50'	71	632.50'	91	631.50'
12	630.50'	32	631.50'	52	630.50'	72	632.50'	92	631.50'
13	630.50'	33	631.50'	53	631.50'	73	633.50'	93	631.50'
14	630.50'	34	631.50'	54	631.50'	74	633.50'	94	631.50'
15	629.50'	35	631.50'	55	632.50'	75	633.50'	95	631.50'
16	630.50'	36	631.50'	56	632.50'	76	633.50'	96	630.50'
17	630.50'	37	631.50'	57	633.50'	77	633.50'	97	630.50'
18	631.50'	38	631.50'	58	632.50'	78	633.50'	98	630.50'
19	632.50'	39	631.50'	59	633.50'	79	633.50'	99	630.50'
20	633.00'	40	632.50'	60	633.50'	80	634.00'	100	629.50'

Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C1	85.88	437.00	11° 16' 21"	N 6° 53' 23"E	85.84	
C2	129.78	670.80	11° 05' 05"	N 6° 40' 59"W	129.57	
C3	296.86	1532.00	11° 06' 09"	S 5° 58' 29"W	296.40	
C4	54.98	35.00	90° 00' 00"	S 45° 15' 13"W	49.50	
C5	83.85	477.00	11° 16' 21"	N 6° 53' 23"E	83.69	
C6	48.57	1461.50	01° 54' 15"	N 89° 28' 17"E	48.57	
C7	78.11	387.00	11° 16' 21"	N 6° 53' 23"E	77.88	
C8	54.98	35.00	89° 59' 55"	N 44° 44' 47"W	49.50	
C9	118.62	1500.00	04° 31' 51"	S 9° 15' 36"W	118.59	
C10	88.66	1500.00	03° 23' 12"	S 5° 15' 07"W	88.65	
C11	60.04	1500.00	02° 17' 36"	S 2° 27' 45"W	60.04	
C12	23.34	1500.00	00° 53' 30"	S 0° 52' 10"W	23.34	
C13	49.11	1461.50	01° 55' 31"	N 89° 27' 40"E	49.10	
C14	49.84	1438.00	01° 58' 40"	N 89° 26' 05"E	49.84	
C15	107.46	1110.00	05° 32' 48"	N 14° 17' 58"E	107.41	
C16	33.77	1110.00	01° 44' 36"	N 17° 56' 40"E	33.77	
C17	46.25	700.00	03° 47' 08"	S 16° 55' 23"W	46.24	
C18	65.10	700.00	05° 19' 43"	S 12° 21' 57"W	65.08	
C19	56.43	700.00	04° 37' 08"	S 7° 32' 32"W	56.42	
C20	56.92	700.00	04° 38' 32"	S 2° 45' 11"W	56.90	
C21	30.25	643.80	02° 41' 32"	N 88° 12' 45"W	30.25	
C22	31.27	643.80	02° 47' 00"	N 85° 28' 29"W	31.27	
C23	30.09	643.80	02° 40' 39"	N 82° 44' 39"W	30.08	
C24	32.51	477.00	03° 54' 20"	N 02° 12' 23"E	32.51	
C25	37.62	1438.00	01° 29' 57"	N 89° 40' 27"E	37.62	
C26	12.59	1461.50	00° 29' 36"	N 88° 16' 22"E	12.59	

Line #	Length	Direction
L30	23.33'	S 0° 15' 13" W
L31	31.88'	N 22° 22' 13" E
L32	29.15'	N 50° 58' 55" E
L33	23.83'	N 57° 02' 37" E
L34	44.47'	N 50° 23' 18" E
L35	23.33'	N 0° 15' 13" E
L36	9.60'	N 11° 31' 34" E



Final For Development  
Signature: *[Signature]*  
Date: 12/2/2016  
I 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, SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.  
WILLIAM R. BLACKWELL AL REG. 30809-S  
DATE 11/16/2016

GOODWYN MILLS CAWOOD

7 Town Center Drive, Suite 201 | Huntsville, AL 35806  
Tel 256.539.3431 | GMCNETWORK.COM

THE VILLAGE AT OAKLAND SPRINGS  
PHASE 1  
FOR: PLACEMAKER'S OAKLAND  
SPRINGS, LLC  
SEC. 2, T-4-S, R-3-W,  
LIMESTONE COUNTY, ALABAMA  
GMC JOB# CHUN140019

ISSUE DATE

11/08/2016	11/16/2016
DRAWING	REVISION
1	1
drawn by: ASH, SR, WRB	checked by: WRB

FINAL PLAT

Sheet 2 of 4



Z:\V\Huntville Survey Projects\CHUN140019 THE VILLAGE AT OAKLAND SPRINGS PHASE 1 FINAL PLATING November 20, 2016 Plotted By: fblackwell

LOT TABLE

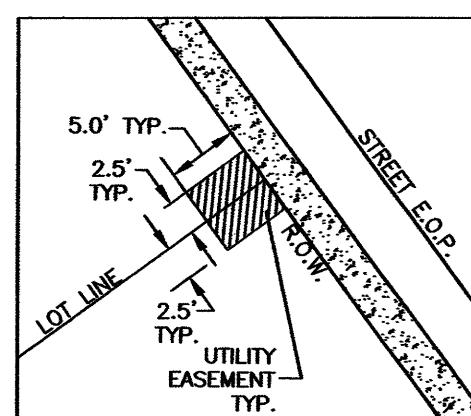
LOT	AREA (sq. ft. +/-)	SETBACKS			USE AREAS	LOT USE
		Front	Side	Rear		
1	8528	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
2	9219	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
3	11138	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
4	8798	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
5	6799	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
6	9115	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
7	6755	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
8	8994	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
9	10716	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
10	5800	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
11	5000	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
12	5200	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
13	5192	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
14	4181	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
15	9418	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
16	8072	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
17	8777	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
18	8072	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
19	9418	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
20	8116	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
21	7834	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
22	12855	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
23	14420	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
24	15078	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
25	2705	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
26	1920	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
27	1920	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
28	1920	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
29	2580	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
30	2580	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
31	2580	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
32	2418	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
33	4981	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
34	3400	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
35	4984	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
36	4944	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
37	4220	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
38	4830	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
39	4830	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
40	4370	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
41	4830	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
42	4830	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
43	4830	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
44	4945	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
45	5280	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
46	5280	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
47	4830	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
48	4800	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
49	4800	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
50	4800	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
51	4940	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
52	4940	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
53	5280	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
54	5280	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
55	4800	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
56	4800	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
57	4800	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
58	4800	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
59	4830	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
60	4830	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
61	4830	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
62	4830	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
63	4370	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
64	4370	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
65	4370	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
66	4830	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
67	5167	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
68	4286	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
69	3400	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
70	3400	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
71	3400	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
72	3400	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
73	3400	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
74	4143	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
75	3889	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached

LOT	AREA (sq. ft. +/-)	SETBACKS			USE AREAS	LOT USE
		Front	Side	Rear		
76	4946	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
77	4385	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
78	4385	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
79	5077	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
80	4946	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
81	4946	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
82	4385	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
83	4385	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
84	5308	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
85	4385	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
86	5308	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
87	5308	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
88	5308	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
89	4615	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
90	4615	6 ft. min. 20 ft. max.	4ft. min. on north - 0ft. min. on south	5 ft. min.	Mixed Residential	Single Family Detached
91	5328	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
92	1920	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
93	1920	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
94	1800	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
95	1800	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
96	1920	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
97	1920	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
98	1920	6 ft. min. 18 ft. max.	0ft. min.	5 ft. min.	Mixed Residential	Single Family Attached
99	4500	6 ft. min. 18 ft. max.	4ft. min. on west - 0ft. min. on east	5 ft. min.	Mixed Residential	Single Family Detached
100	5000	6 ft. min. 20 ft. max.	4ft. min. on west - 0ft. min. on east	5 ft. min.	Mixed Residential	Single Family Detached

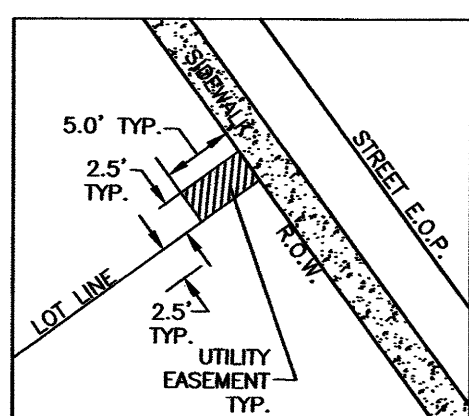
SYMBOL LEGEND	
●	SET 5/8" REBAR (GMC CAP NO. CA00156)
⊙	FOUND PROPERTY CORNER AS NOTED
□	FOUND CONCRETE MONUMENT
■	SET CONCRETE MONUMENT
○	SET NAIL AND WASHER (GMC NO. CA00156)
⊗	SET 5/8" REBAR REFERENCE CORNER (GMC NO. CA00156)
○	CALCULATED POINT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
—	CENTERLINE
—	RIGHT-OF-WAY
(ACT)	ACTUAL CALL
(REC)	RECORD CALL
RLPY	REAL PROPERTY BOOK
P.B.	PLAT BOOK
PG	PAGE
SPC	STATE PLANE COORDINATE
M.B.L.	MINIMUM BUILDING LINE
M.S.S.	MINIMUM SIDE SETBACK

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	85.98	437.00	11° 16' 21"	N 53° 23' E	85.84
C2	129.78	670.80	11° 05' 05"	N 84° 00' 59" W	129.57
C3	296.86	1532.00	11° 06' 09"	S 5° 28' 29" W	296.40
C4	54.98	35.00	90° 00' 00"	S 45° 15' 13" W	49.50
C5	93.85	477.00	11° 16' 21"	N 53° 23' E	93.69
C6	48.57	1461.50	01° 54' 15"	N 89° 28' 17" E	48.57
C7	78.11	397.00	11° 16' 21"	N 53° 23' E	77.98
C8	54.98	35.00	89° 59' 55"	N 44° 44' 44" W	49.50
C9	118.62	1500.00	04° 31' 51"	S 8° 15' 30" W	118.59
C10	88.66	1500.00	03° 23' 12"	S 5° 16' 07" W	88.65
C11	60.04	1500.00	02° 17' 36"	S 2° 27' 43" W	60.04
C12	23.34	1500.00	00° 53' 30"	S 0° 52' 10" W	23.34
C13	48.11	1461.50	01° 55' 31"	N 89° 27' 40" E	48.10
C14	48.64	1438.00	01° 58' 40"	N 89° 26' 05" E	48.64
C15	107.46	1110.00	05° 32' 46"	N 14° 17' 58" E	107.41
C16	33.77	1110.00	01° 44' 36"	N 17° 56' 40" E	33.77
C17	46.25	700.00	03° 47' 08"	S 16° 55' 23" W	46.24
C18	65.10	700.00	05° 19' 43"	S 12° 21' 57" W	65.08
C19	56.43	700.00	04° 37' 08"	S 7° 23' 32" W	56.42
C20	56.92	700.00	04° 39' 32"	S 2° 45' 11" W	56.90
C21	30.25	643.80	02° 41' 32"	N 88° 12' 45" W	30.25
C22	31.27	643.80	02° 47' 00"	N 85° 28' 29" W	31.27
C23	30.09	643.80	02° 40' 39"	N 82° 44' 39" W	30.08
C24	32.51	477.00	03° 54' 20"	N 02° 12' 23" E	32.51
C25	37.62	1438.00	01° 29' 57"	N 89° 40' 27" E	37.62
C26	12.59	1461.50	00° 29' 36"	N 88° 16' 22" E	12.59

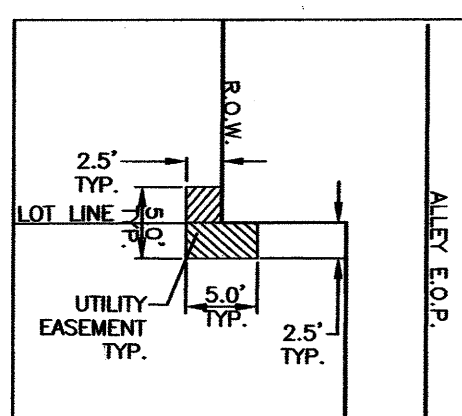
Line Table		
Line #	Length	Direction
L30	23.33'	S 0° 15' 13" W
L31	31.88'	N 22° 22' 13" E
L32	28.15'	N 50° 56' 55" E
L33	23.93'	N 57° 02' 37" E
L34	44.47'	N 50° 25' 18" E
L35	23.33'	N 0° 15' 13" E
L36	9.80'	N 11° 31' 34" E



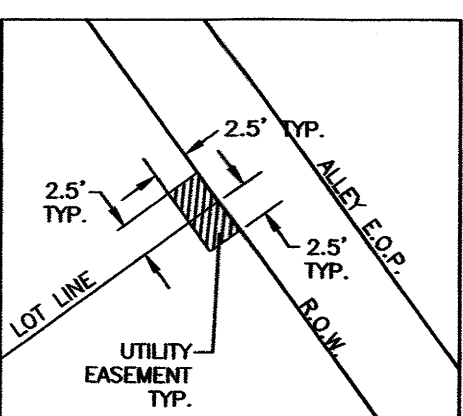
ENLARGEMENT OF UTILITY BOX EASEMENT  
LOTS 1-9, 36, 37, 66, 67, 76, 77, 90, 91



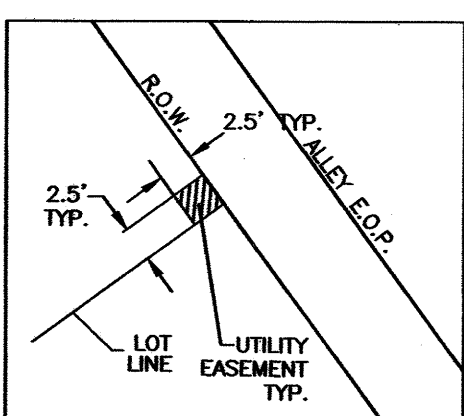
ENLARGEMENT OF UTILITY BOX EASEMENT  
LOTS 1, 51, 52, 75, 78, 89



ENLARGEMENT OF UTILITY BOX EASEMENT  
LOTS 10-23, 24, 33, AND 99



ENLARGEMENT OF UTILITY BOX EASEMENT  
LOTS 10, 14, 15, 24, 25, 33, 35, 38, 51, 53, 68, 74, 78, 91, 92, 99 AND 100



ENLARGEMENT OF UTILITY BOX EASEMENT  
LOTS 10, 14, 15,



SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA)  
COUNTY OF LIMESTONE)

I, WILLIAM R. BLACKWELL, A PROFESSIONAL LAND SURVEYOR OF MADISON, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF THE (PLACEMAKER'S OAKLAND SPRINGS, LLC AND PLACEMAKER'S NORTH AMERICA, LLC), A CORPORATION, SITUATED IN THE CITY OF MADISON, LIMESTONE COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE BEING THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 3 WEST, LIMESTONE COUNTY, ALABAMA, AS SHOWN ON THE FINAL PLAT OF ESTATES ESTATES, LOCATED IN PLAT BOOK 14, PAGE 64 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA; THENCE RUN S 00°29'44" W 40.02 FEET TO A FOUND 1/2" REBAR ATHENS LS CAP NO. CA0292LS BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; SAID POINT LIES ON THE SOUTH RIGHT OF WAY LINE OF HUNTSVILLE BROWNSPERRY ROAD; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY LINE S 89°44'30" E 748.71 FEET TO A FOUND 3/8" REBAR-BENT; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN S 00°15'18" W 426.10 FEET TO A FOUND 1/2" REBAR-BENT; THENCE RUN S 89°40'00" E 311.71 FEET TO A FOUND 3/8" REBAR; THENCE RUN N 00°12'03" E 426.66 FEET TO A SCRIBED X MADE ON AN ELECTRIC BOX; SAID POINT BEING ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY LINE AS FOLLOWS: S 89°45'07" E 298.95 FEET TO A FOUND 1/2" REBAR ATHENS LS CAP NO. CA0292LS; THENCE RUN S 89°44'47" E 976.75 FEET TO A FOUND 1/2" REBAR GMC CAP NO. CA00156LS; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN S 00°35'57" W 2622.47 FEET TO A FOUND 5/8" REBAR; SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 3 WEST; THENCE RUN N 89°40'14" W 1260.99 FEET TO A FOUND 1/2" REBAR ATHENS LS CAP NO. CA0292LS; THENCE RUN N 89°38'23" W 926.91 FEET TO A FOUND 1/2" REBAR ATHENS LS CAP NO. CA0292LS; THENCE RUN N 89°38'19" W 463.64 FEET TO A FOUND 5/8" REBAR COFFMAN CAP NO. 15455 PLS; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE AFOREMENTIONED SECTION 2; THENCE RUN N 00°25'25" E 2617.95 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 3 WEST, LIMESTONE COUNTY, ALABAMA; CONTAINS 6,843,536.529 SQUARE FEET OR 157.106 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE OF ACCURACY

I HEREBY 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 CLOSURE WAS NOT GREATER THAN 1:10000.  
WITNESS MY HAND AND SEAL, THIS THE 10th DAY OF November, 2016.

William R. Blackwell  
WILLIAM R. BLACKWELL  
AL LIC. NO. 30809-S

PLACEMAKER'S OAKLAND SPRINGS, LLC.

OWNER  
BY: ITS MANAGER:

David J. Slyman, Jr.  
PLACEMAKER'S NORTH AMERICA, LLC  
BY: DAVID J. SLYMAN, JR.  
ITS: MANAGER

DEDICATION

WE, PLACEMAKER'S OAKLAND SPRINGS, LLC. AND PLACEMAKER'S NORTH AMERICA, LLC, OWNERS, AND SERVSFIRST BANK, LIENHOLDER HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS "THE VILLAGE AT OAKLAND SPRINGS PHASE 1", A PART OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 3 WEST, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, AND THAT THE STREETS, DRIVES, ALLEYS, ETC. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN THE PRESENCE OF:

William R. Blackwell  
WITNESS  
David J. Slyman, Jr.  
BY: DAVID J. SLYMAN, JR.  
ITS: MANAGER

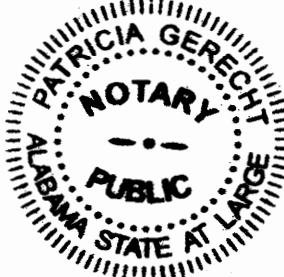
Hill Womble  
SERVSFIRST BANK  
LIENHOLDER  
BY: HILL WOMBLE  
ITS: VICE PRESIDENT

STATE OF ALABAMA)  
COUNTY OF MADISON)

I, PATRICIA GERECHT, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF SAID STATE, HEREBY CERTIFY THAT WILLIAM RUSSELL BLACKWELL, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE HE HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

AND I FURTHER CERTIFY THAT DAVID J. SLYMAN, JR., MANAGER OF PLACEMAKER'S NORTH AMERICA, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE FOREGOING CERTIFICATE, HE, AS SUCH OFFICER AND WITH FULL AUTHORITY EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID PLACEMAKER'S OAKLAND SPRINGS, LLC. AND PLACEMAKER'S NORTH AMERICA, LLC  
IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL, THIS THE 21st DAY OF November, 2016

Patricia Gerecht  
PATRICIA GERECHT  
NOTARY PUBLIC  
4-26-2020



STATE OF ALABAMA)  
COUNTY OF MADISON)

I, Stacy E. Marks, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT HILL WOMBLE, WHOSE NAME AS SENIOR VICE PRESIDENT OF SERVSFIRST BANK, IS SIGNED TO THE FOREGOING PLAT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE PLAT, HE, AS SUCH SENIOR VICE PRESIDENT, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF THE SAID, SERVSFIRST BANK, ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS THE 22nd DAY OF November A.D., 2016.

Stacy E. Marks  
NOTARY PUBLIC  
STATE OF ALABAMA  
COUNTY OF MADISON [SEAL]

MY COMMISSION EXPIRES: 3/4/16



CERTIFICATE OF APPROVAL BY THE MADISON FIRE DEPARTMENT

THE UNDERSIGNED, AS A DULY AUTHORIZED REPRESENTATIVE OF THE MADISON FIRE DEPARTMENT FOR MADISON, ALABAMA, HEREBY CERTIFIES THE WITHIN PLAT HAS BEEN REVIEWED AND IS APPROVED.  
THIS THE 22nd DAY OF November, 2016.

Cam Saxon  
MADISON FIRE DEPARTMENT  
MADISON, ALABAMA

CERTIFICATE OF APPROVAL BY MADISON UTILITIES

THE UNDERSIGNED, AS A DULY AUTHORIZED REPRESENTATIVE OF THE MADISON UTILITIES, MADISON, ALABAMA, HEREBY CERTIFIES THE WITHIN PLAT HAS BEEN REVIEWED AND IS APPROVED.  
THIS THE 22nd DAY OF November, 2016.

David J. Slyman, Jr.  
MADISON UTILITIES  
MADISON, ALABAMA

ATHENS UTILITIES

THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF ATHENS UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LIMESTONE COUNTY, ALABAMA. THIS THE 22nd DAY OF November, 2016.

Paul Johnson  
NAME AND TITLE  
ATHENS UTILITIES

NOTE:  
1. THE CITY OF ATHENS UTILITIES ELECTRIC DEPARTMENT WILL PROVIDE SERVICE TO THESE LOTS.  
2. THE COST FOR THE RELOCATION OF ANY ATHENS UTILITIES FACILITIES REQUIRED DUE TO THIS PROJECT MUST BE PAID BY THE DEVELOPER/PROPERTY OWNER.

11-22-16  
DATE  
Paul Johnson  
NAME AND TITLE  
(Asst. Const. Engineer)

APPROVAL BY THE LIMESTONE COUNTY WATER AND SEWER AUTHORITY

THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF THE LIMESTONE COUNTY WATER AND SEWER AUTHORITY IF LIMESTONE COUNTY, ALABAMA HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LIMESTONE COUNTY, ALABAMA. THIS THE 21st DAY OF November, 2016

LIMESTONE COUNTY WATER AND SEWER AUTHORITY  
BY: Sammy Smith  
TITLE: General Manager

NORTH ALABAMA GAS DISTRICT

CERTIFICATE OF APPROVAL BY THE NORTH ALABAMA GAS DISTRICT THE UNDERSIGNED, AS AUTHORIZED BY THE NORTH ALABAMA GAS DISTRICT, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LIMESTONE COUNTY, ALABAMA, THIS THE

DAY 21st OF November, 2016.

David M. Galey  
NORTH ALABAMA GAS DISTRICT

CITY ENGINEER OF THE CITY OF MADISON

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF MADISON, ALABAMA, HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LIMESTONE COUNTY, ALABAMA, THIS THE 22nd DAY OF November, 2016.

Ray R. Reynolds  
CITY ENGINEER  
CITY OF MADISON, ALABAMA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF "VILLAGE AT OAKLAND SPRINGS PHASE 1", CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF MADISON, ALABAMA, FOR RECORDING OF SAME IN THE PROBATE OFFICE OF LIMESTONE COUNTY, ALABAMA, THIS THE

2 DAY OF December, 2016.

PLANNING COMMISSION FOR THE CITY OF MADISON, ALABAMA

BY: Troy Atwood  
CHAIRMAN

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING

THE UNDERSIGNED, AS THE DIRECTOR OF PLANNING FOR THE CITY OF MADISON, ALABAMA, HEREBY CERTIFIES THAT THE PROPERTY AND PLAT HAS BEEN INSPECTED AND REVIEWED AND FOUND TO BE COMPLIANT WITH ZONING RESTRICTIONS AND SUBDIVISION REGULATIONS.  
THIS THE 22nd DAY OF November, 2016.

David M. Galey  
DIRECTOR, PLANNING  
CITY OF MADISON, ALABAMA

JUDGE OF PROBATE

I, CHARLES WOODROOF, JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THIS OFFICE ON THE 21st DAY OF December, 2016 AT 10:31 O'CLOCK A.M. AND DULY RECORDED IN PLAT BOOK 9 PAGE 43-46

Charles C. Woodroof  
JUDGE OF PROBATE

FINAL PLAT

THE VILLAGE AT OAKLAND SPRINGS

PHASE 1

FOR: PLACEMAKER'S OAKLAND SPRINGS, LLC

SEC. 2, T-4-S, R-3-W,

LIMESTONE COUNTY, ALABAMA

GMC JOB# CHUN140019

ISSUE DATE

DRAWING 11/08/2016

drawn by: ASK, SR, WRB  
checked by: WRB



sheet 4 of 4

Final For Development

Signature: Ray R. Reynolds

Date: 12/2/2016

**EXHIBIT “B”**

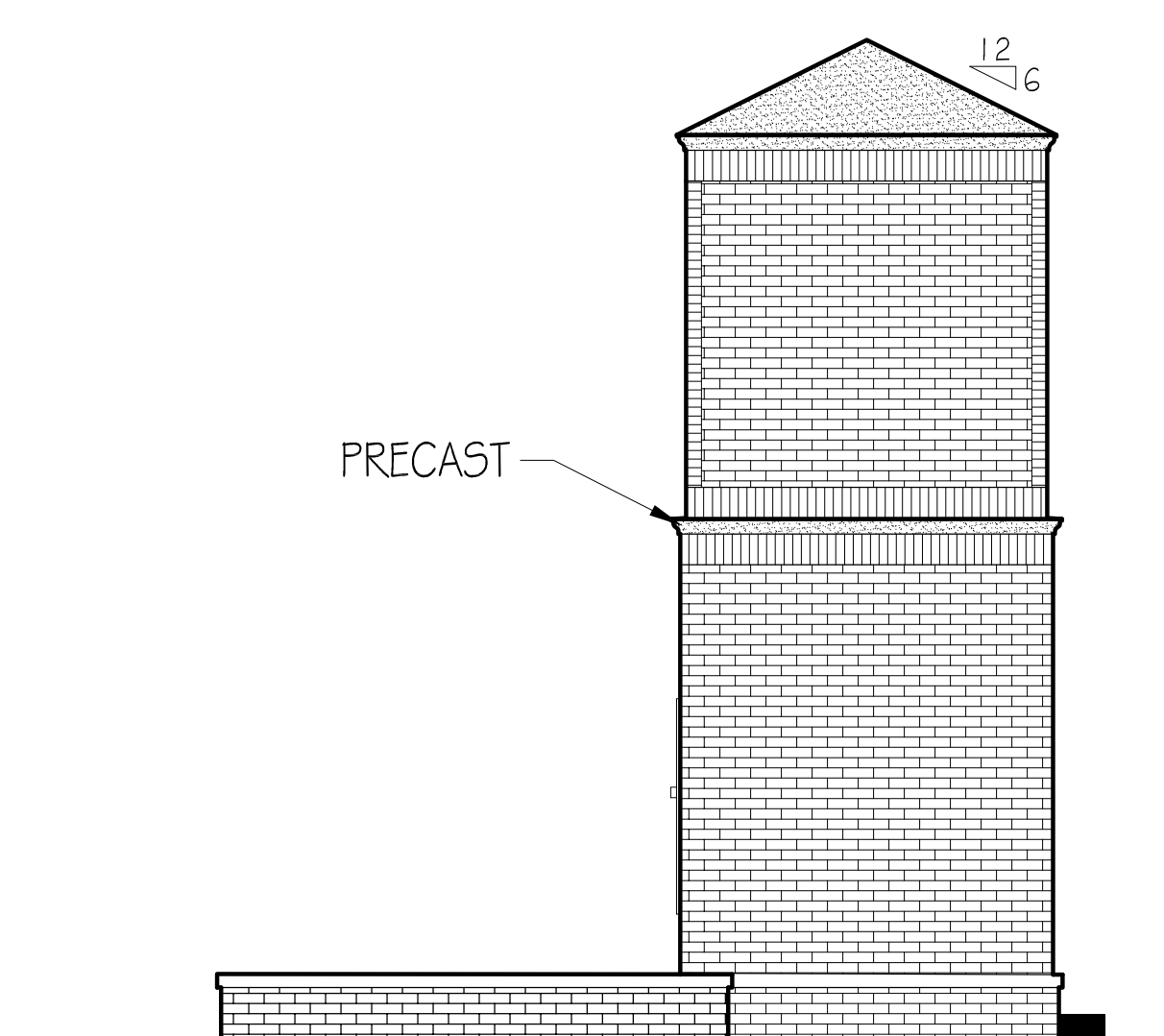
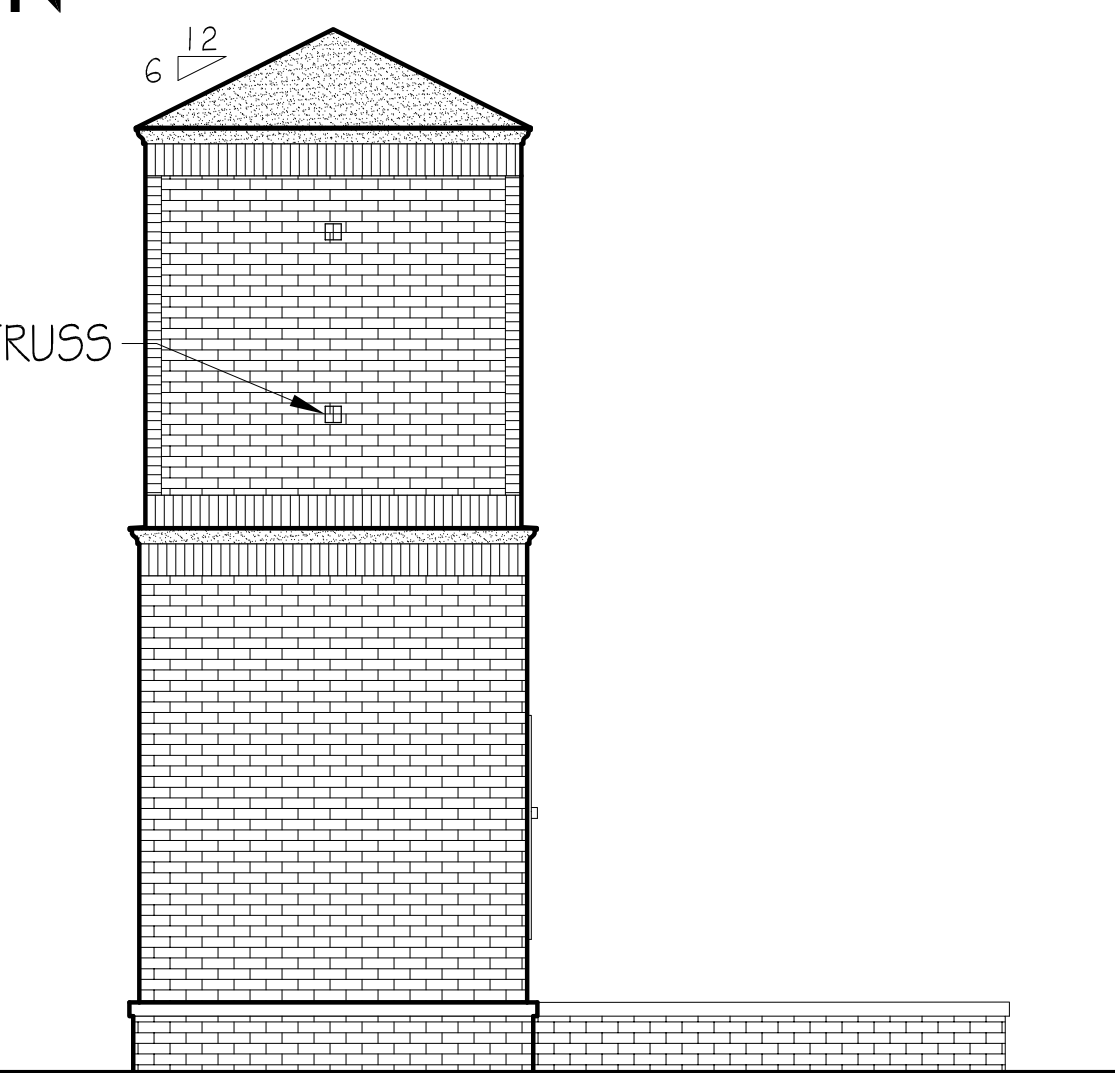
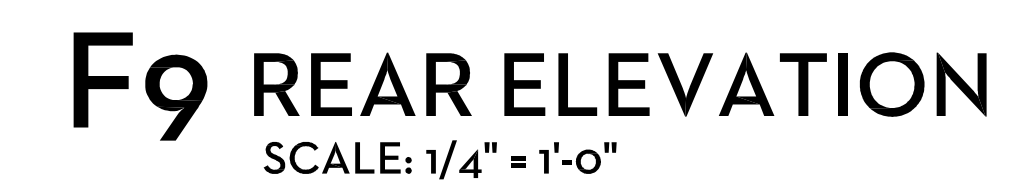
**SIGN PLANS**





# H<sub>4</sub> ROOF PLAN

SCALE: 1/4" = 1'-0"



## The Tract

[illegible]

Technical drawing of a road intersection. The drawing shows a horizontal road with a dashed centerline and a solid edge line. A vertical road crosses it. Dimensions are given in feet and inches. A red double-headed arrow indicates a width of 50'-0" from the centerline to the edge of the travel way. Another red double-headed arrow indicates a width of 49'-0" from the centerline to the edge of the travel way. The vertical road has a width of 39'-0" and 34'-0". The intersection area is marked with a dashed line. The drawing includes a north arrow pointing up and a scale bar at the bottom.