

SURVEYOR'S NOTES

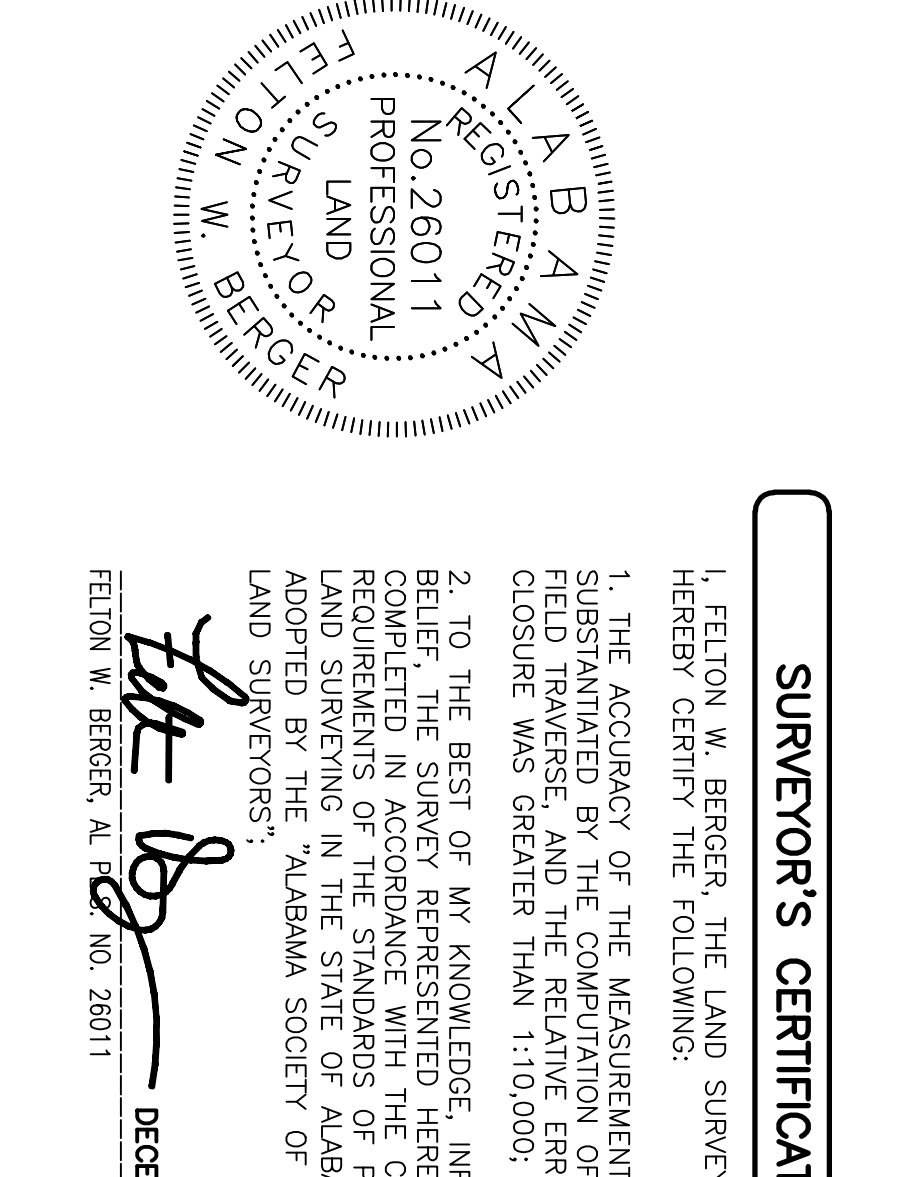
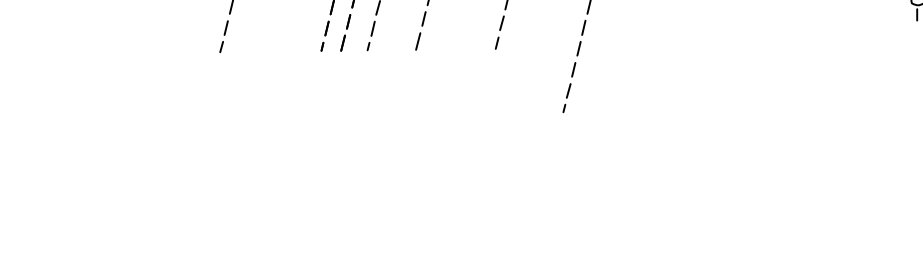
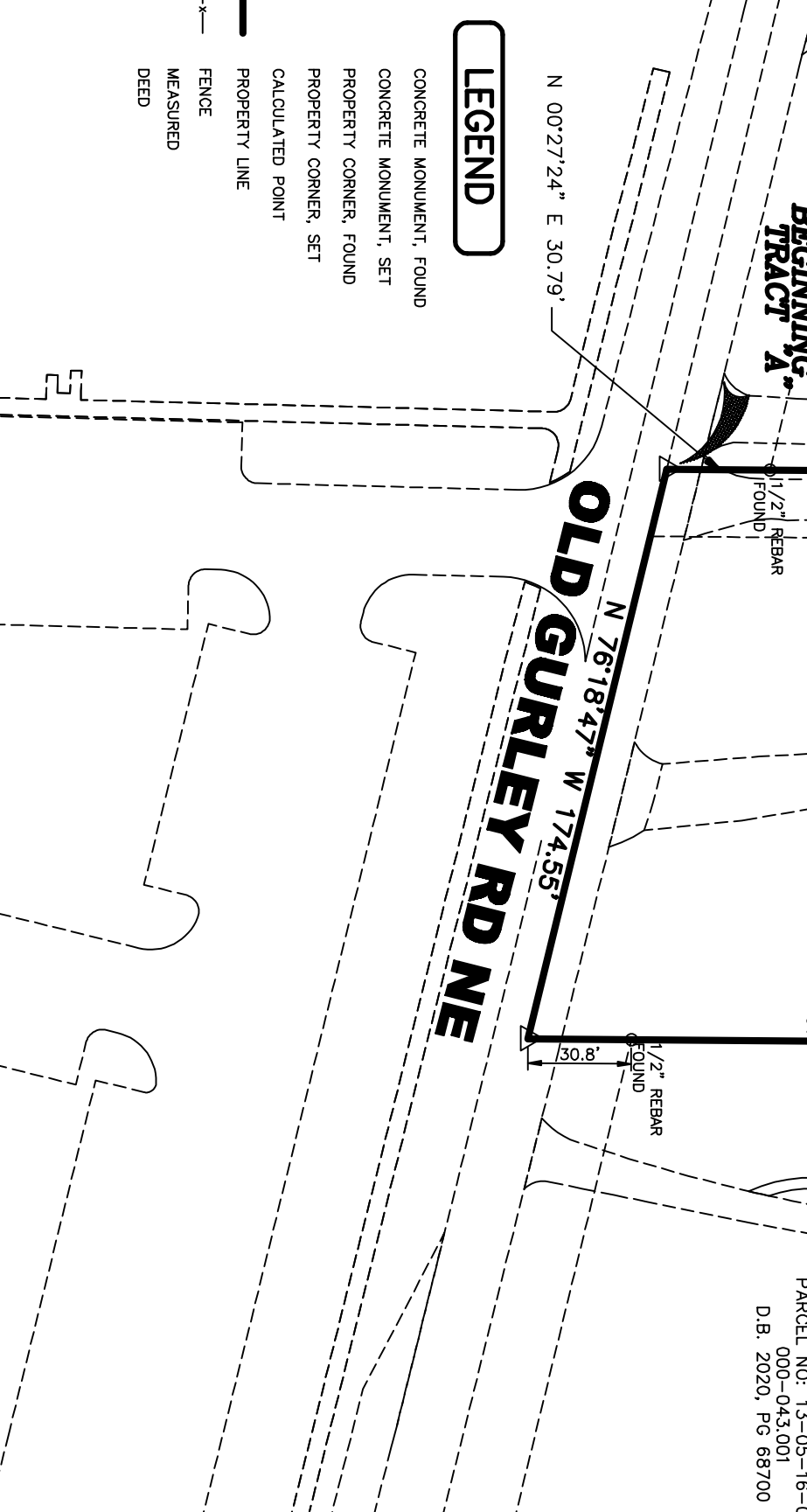
NOTE: ALL UTILITY LOCATIONS HAVE BEEN PROVIDED BY THE RESPECTIVE UTILITY DEPARTMENTS OR COMPANIES. CONTRACTORS ARE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CALL UTILITY COMPANY OR CITY DEPARTMENTS FOR GROUND LOCATIONS BEFORE DIGGING.

SURVEYOR HAS MADE NO INVESTIGATION OR INQUIRY REGARDING ANY ENCUMBRANCES OR RESTRICTIONS, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SINCE THE DATE OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF THE SURVEYOR, MAY HAVE ALTERED THE VALIDITY AND ACCURACY OF THIS SURVEY. THE SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM A CASUAL REVIEW OF THE RECORD ENCUMBRANCES SHOWN OR NOTED HEREON.

POINT OF BEGINNING

THIS POINT IS EMPLOYED AS BEING THE CENTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA.



COUNTY OF MADISON STATE OF ALABAMA TRACT 7A

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE MERIDIAN, INSIDE THE CITY LIMITS OF HUNTSVILLE, MADISON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE CENTERLINE OF OLD GURLEY ROAD, SAID PLACE OF BEGINNING BEING LOCATED NORTH 01 DEGREES 05 MINUTES EAST, 350.0 FEET AND SOUTH 76 DEGREES 30 MINUTES EAST, 353.76 FEET; NORTH 00 DEGREES 27 MINUTES EAST, 30.79 FEET TO A POINT; REBAR FOUND ON THE NORTH MARGIN OF SAID OLD GURLEY ROAD, NORTH 00 DEGREES 27 MINUTES EAST, 30.79 FEET TO A POINT; SAID POINT BEING THE CENTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST;

THENCE, FROM THE PLACE OF BEGINNING, NORTH 00 DEGREES 27 MINUTES 24 SECONDS EAST, 30.79 FEET TO A POINT; REBAR FOUND ON THE NORTH MARGIN OF SAID OLD GURLEY ROAD, THENCE, NORTH 00 DEGREES 27 MINUTES 24 SECONDS EAST, 226.70 FEET TO A POINT; THENCE, SOUTH 27 DEGREES 46 MINUTES WEST, 226.70 FEET TO A POINT; SAID POINT BEING THE CENTERLINE OF SAID OLD GURLEY ROAD; THENCE, ALONG THE CENTERLINE OF SAID OLD GURLEY ROAD, NORTH 76 DEGREES 30 MINUTES WEST, 174.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.01 ACRES, MORE OR LESS.

SUBJECT TO: EASEMENTS AND RESTRICTIONS THAT MAY OR MAY NOT BE OF RECORD.

JOINT USE EGRESS-EGRESS EASEMENT OF THE WEST BOUNDARY OF THE ABOVE DESCRIBED 1.01 ACRE TRACT.

SOURCE OF INFORMATION USED: DEED BOOK 635 PAGE 1017 AND DEED BOOK 216, PAGE 257 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA.

COUNTY OF MADISON STATE OF ALABAMA TRACT 7B

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE MERIDIAN, INSIDE THE CITY LIMITS OF HUNTSVILLE, MADISON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE CENTERLINE OF OLD GURLEY ROAD, SAID PLACE OF BEGINNING BEING LOCATED NORTH 01 DEGREES 05 MINUTES EAST, 350.0 FEET; SOUTH 76 DEGREES 30 MINUTES EAST, 353.76 FEET; NORTH 00 DEGREES 27 MINUTES EAST, 30.79 FEET TO A POINT; REBAR FOUND ON THE NORTH MARGIN OF SAID OLD GURLEY ROAD, NORTH 00 DEGREES 27 MINUTES EAST, 30.79 FEET TO A POINT; SAID POINT BEING THE CENTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST;

THENCE, FROM THE PLACE OF BEGINNING, SOUTH 78 DEGREES 46 MINUTES EAST, 450.59 FEET TO A POINT; THENCE, NORTH 00 DEGREES 27 MINUTES 24 SECONDS EAST, 174.20 FEET TO A POINT; THENCE, SOUTH 76 DEGREES 30 MINUTES EAST, 171.18 FEET TO A POINT; SAID ALABAMA HIGHWAY 72, NORTH 88 DEGREES 07 MINUTES 00 SECONDS WEST, 171.18 FEET TO A POINT; REBAR FOUND, THENCE, ALONG THE SOUTH MARGIN OF SAID ALABAMA HIGHWAY 72, SOUTH 00 DEGREES 27 MINUTES EAST, 90.00 FEET TO A POINT; SOUTH 00 DEGREES 26 MINUTES WEST, 122.00 FEET TO A POINT; THENCE, SOUTH 00 DEGREES 27 MINUTES 24 SECONDS WEST, 113.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES, MORE OR LESS.

SUBJECT TO: EASEMENTS AND RESTRICTIONS THAT MAY OR MAY NOT BE OF RECORD.

SOURCE OF INFORMATION USED: DEED BOOK 756 PAGE 308 AND DEED BOOK 216, PAGE 257 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA.

COUNTY OF MADISON STATE OF ALABAMA TRACT 7C

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE MERIDIAN, INSIDE THE CITY LIMITS OF HUNTSVILLE, MADISON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE CENTERLINE OF OLD GURLEY ROAD, SAID PLACE OF BEGINNING BEING LOCATED NORTH 01 DEGREES 05 MINUTES EAST, 350.0 FEET; SOUTH 76 DEGREES 30 MINUTES EAST, 353.76 FEET; NORTH 00 DEGREES 27 MINUTES EAST, 30.79 FEET TO A POINT; REBAR FOUND ON THE NORTH MARGIN OF SAID OLD GURLEY ROAD, NORTH 00 DEGREES 27 MINUTES EAST, 30.79 FEET TO A POINT; SAID POINT BEING THE CENTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST;

THENCE, FROM THE PLACE OF BEGINNING, NORTH 00 DEGREES 27 MINUTES 24 SECONDS EAST, 122.00 FEET TO A POINT; THENCE, SOUTH 89 DEGREES 33 MINUTES EAST, 90.00 FEET TO A POINT; SOUTH 00 DEGREES 26 MINUTES WEST, 122.00 FEET TO A POINT; THENCE, NORTH 89 DEGREES 33 MINUTES EAST, 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.25 ACRES, MORE OR LESS.

SUBJECT TO: EASEMENTS AND RESTRICTIONS THAT MAY OR MAY NOT BE OF RECORD.

SOURCE OF INFORMATION USED: DEED BOOK 756 PAGE 308 AND DEED BOOK 216, PAGE 257 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA.

LEGAL DESCRIPTION

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ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE MERIDIAN, INSIDE THE CITY LIMITS OF HUNTSVILLE, MADISON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE CENTERLINE OF OLD GURLEY ROAD, SAID PLACE OF BEGINNING BEING LOCATED NORTH 01 DEGREES 05 MINUTES EAST, 350.0 FEET AND SOUTH 76 DEGREES 30 MINUTES EAST, 353.76 FEET; NORTH 00 DEGREES 27 MINUTES EAST, 30.79 FEET TO A POINT; REBAR FOUND ON THE NORTH MARGIN OF SAID OLD GURLEY ROAD, NORTH 00 DEGREES 27 MINUTES EAST, 30.79 FEET TO A POINT; SAID POINT BEING THE CENTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST;

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SOURCE OF INFORMATION USED: DEED BOOK 635 PAGE 1017 AND DEED BOOK 216, PAGE 257 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA.

COUNTY OF MADISON STATE OF ALABAMA TRACT 7B

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COUNTY OF MADISON STATE OF ALABAMA TRACT 7C

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SOURCE OF INFORMATION USED: DEED BOOK 756 PAGE 308 AND DEED BOOK 216, PAGE 257 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA.

FELTON W. BERGER, PLS EI
PROFESSIONAL LAND SURVEYOR
CIVIL DESIGNER

201 QUALITY CIRCLE NW, UNIT 518
HUNTSVILLE, ALABAMA 35806
(919) 353-3307
fbergerfc@cloud.com

A SURVEY OF TIPTON PROPERTIES
1736 HIGHWAY 72 EAST
CITY OF HUNTSVILLE, ALABAMA
MADISON COUNTY, ALABAMA

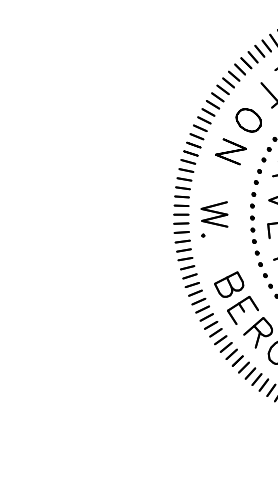
BEING A PART OF:
SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST
PARCEL NO.: 04-04-19-0-000-052.000

DATE:	REVISION:	DESCRIPTION:	BY:

FIELD WORK BY: FWB
FIELD WORK COMPLETED: 12-24-2021
OFFICE WORK COMPLETED: 12-28-2021
DRAWN BY: FWB

FOR: TIPTON

PROJECT NO.: 2021-057 AL
SCALE: 1" = 50'
SHEET NUMBER: 1 OF 1



SURVEYOR'S CERTIFICATION

I, FELTON W. BERGER, THE LAND SURVEYOR OF RECORD HEREBY CERTIFY THE FOLLOWING:

1. THE ACCURACY OF THE MEASUREMENTS HAS BEEN SUBSTANTIATED BY THE COMPUTATION OF A CLOSED FIELD TRAVERSE, AND THE RELATIVE ERROR OF CLOSURE WAS GREATER THAN 1:10,000;

2. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY REPRESENTED HEREON HAS BEEN ACCORDING TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA AS ADOPTED BY THE "ALABAMA SOCIETY OF PROFESSIONAL LAND SURVEYORS";

Felton W. Berger
FELTON W. BERGER, AL. F.S. NO. 26011

DECEMBER 28, 2021