LAYOUT PLAT

HEDDEN & ASSOCIATES
C/O LARRY HEDDEN
4023 DOTSON DR
HUNTSVILLE AL 35802
DEED BOOK 987, PAGE 1126

KATHRYN PROPERTIES LLC
206 VERANDA DR
MADISON AL 35758
DOC#2019/0002610

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EAST RIGHT OF WAY FOR RESEARCH PARK BOULEVARD (250' ROW)

S 89°40'31" E 715.13'
451.19'
S 89°40'31" E 240.00'
N 88°50'23" W 240.00'
S 00°21'24" W 194.00'
N 00°58'51" E 595.28'

EL:734.15'
EL:734.19'
EL:734.28'
EL:734.41'
EL:734.43'
EL:741.40'
EL:743.88'
EL:744.59'
EL:736.43'
EL:734.50'
EL:736.36'
EL:734.40'
EL:735.98'
EL:742.38'
EL:736.71'
EL:736.32'
EL:736.75'
EL:735.12'
EL:742.91'
EL:759.25'
EL:760.99'
EL:767.74'
EL:739.51'
EL:739.97'
EL:737.24'
EL:736.25'
EL:736.16'

20' U&D ESMNT
20' U&D ESMNT
10' U&D ESMNT

INV.OUT
735.08

INV. IN
736.31

Existing Parking Lot

Southern Gymnastics

15 year tenant. New 10 year NNN lease

$10,000 per month with 2% annual increases

POND CONTAINS
82,377 CUBIC FEET OF VOLUME,
AT THE 742' CONTOUR .

DETENTION LOT
Contains 1.06 Acres
or 46137.71 sq ft +/-
DETENTION VOLUME
AT 742' CONTOUR IS
82,377 CUBIC FEET.

NOTE: VOLUME WAS GENERATED USING THE PRISMOIDAL METHOD. INDEPENDANT ENGINEERING FIRM USING THE SAME FIELD INFORMATION RAN PRISMOIDAL ON CIVIL 3-D AND CONFIRMED THE POND VOLUME.

conc. flume 0.53% slope

OAKWOOD COLLEGE INC
C/O TREASURER'S OFFICE
7000 ADVENTIST BLVD
HUNTSVILLE AL 35896
DOC#2008/0559670

EXISTING OFFICE
4532 RESEARCH PARK BLVD
Seller leasing office for 2 years

50' FMBL

199.7' 30" pvc pipe @ 0.50% slope

59.99'
80.00'
80.00'
50.3'
100.3'

RIDEOUT PLACE, PHASE THREE
Proposed Lot 3
Contains 10.68 Acres
or 465171.53 Sq Ft +/-

Existing Builbing #1
Existing Building #2
Existing Building #3

600.00'
600.00'
599.61'
599.65'
700.00'

20' U&D ESMNT
N 00°20'58" E 729.91'

C1
C2

N 89°23'01" E 50.20'
S 00°29'25" W 49.54'
S 01°16'08" W 50.46'
N 89°32'19" W 49.50'
Permanent Easement
DB 754 PG 737

60.73'
50.3'
61.98'
10.00'
20' U&D ESMNT
80.00'
100.30'
10' U&D ESMNT
80.00'
50.3'
37.17'
10.00'
147.22'
20' U&D ESMNT
30.22'
40.00'
40' ROW

THIS POINT IS LOCATED S 89°28'01" E 2163.94, N 01°13'59" E 29.32', N 55°44'28" W 169.60' AND N 02°55'56" E 1600.00' FROM THE SW CORNER OF SECTION 19, T-3-S, R-1-W OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA.

S 89°23'44" E 148.43'
KATHRYN PROPERTIES LLC
206 VERANDA DR
MADISON AL 35758
DOC#2019/0002610
LOT 2, RIDEOUT PLACE, PHASE TWO
DOC#2007/0734220

S 89°23'43" E 269.49'
DEDMON RICHARD B & KATHLEEN
218 TRAVIS RD
HUNTSVILLE AL 35806
DEED BOOK 597, PAGE 133

SUMMIT PROPERTIES INC.
4002 MARIE AVE NW STE A
HUNTSVILLE AL 35816
DOC#2020/00060428

The undersigned, as Traffic Engineer of the City of Huntsville or his duly authorized representative, hereby approves the within plat for the recording of same in the Probate Office of _____ County, Alabama, this the ____ day of _____, 20__.

Traffic Engineer _____ Date _____

SUMMIT PROPERTIES INC.
4002 MARIE AVE NW STE A
HUNTSVILLE AL 35816
PARCEL#1404190002043000

Expansion space

SUMMIT PROPERTIES INC.
4002 MARIE AVE NW STE A
HUNTSVILLE AL 35816
DOC#2020/000661140

Expansion space

SUMMIT PROPERTIES INC.
4002 MARIE AVE NW STE A
HUNTSVILLE AL 35816
DOC#2020/00048248

Expansion space

SUMMIT PROPERTIES INC.
4002 MARIE AVE NW STE A
HUNTSVILLE AL 35816
DOC#2020/00050068

Expansion space

NOTES:
1) THIS SUBDIVISION CONTAINS 1 LOT, TOTALING 10.68 ACRES, MORE OR LESS. SAID LOT CONTAINING 465,171.53 SQ.FT.

2) THERE IS A 10' UTILITY AND DRAINAGE EASEMENT ALONG ALL EXISTING STREET RIGHT OF WAYS AND A 20' U&D EASEMENT AROUND THE SUBDIVISION PERIMETER, UNLESS OTHERWISE SHOWN.

3) THERE IS A 5' U&D EASEMENT ALONG EACH SIDE OF EACH LOT LINE, UNLESS OTHERWISE NOTED.

4) THE OWNER IS:
SUMMIT PROPERTIES, LLC
4002 MARIE AVE. SUITE A,
HUNTSVILLE, AL 35816
CONTACT - TERRY GREEN
PHONE: (256) 837-4630
DOC# 2007 / 0150620 &
DOC# 2019 / 0019173

5) ALL PROPERTY CORNERS ARE MARKED WITH A #4 REBAR CAPPED LEWIS PLS 20639, UNLESS SHOWN OTHERWISE.

6) DOC# 2007 / 0150620 & DOC# 2019 / 0019173 WERE THE SOURCES OF INFORMATION USED TO PERFORM THIS SURVEY.

FLOOD HAZARD CERTIFICATE

I, BEN GEORGE LEWIS, THE SURVEYOR OF RECORD, CERTIFY THAT THE SUBDIVISION SHOWN HEREON LIES WITHIN FLOOD HAZARD AREAS " X ", AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAPS FOR MADISON COUNTY, ALABAMA.

FIRM PANEL # 010153 0168 E
DATED OCTOBER 2, 2014

Ben George Lewis
BEN GEORGE LEWIS, AL PLS # 20639

CERTIFICATE OF MINIMUM TECHNICAL STANDARDS

I, BEN GEORGE LEWIS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, WITH LEWIS LAND SURVEYING CO., INC. HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY REPRESENTED HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.
THIS THE 5TH DAY OF DECEMBER, 2019.

Ben George Lewis
BEN GEORGE LEWIS
AL. PLS# 20639

N
W E
S

REFERENCE NORTH ALABAMA EAST ZONE
STATE PLANE COORDINATE SYSTEM

40 30 20 10 0 40 80 120 160

NOTE:
ADDITIONAL FIELD WORK WAS PERFORMED ON MARCH 23, 2021 TO GENERATE A MORE ACCURATE TOPO OF THE POND AND SURROUNDING AREAS.

LAYOUT PLAT

RIDEOUT PLACE PHASE THREE

SECTION 19, T-3-S, R-1-W, MADISON COUNTY, ALABAMA

SCALE: 1" = 40' SHEET 1 OF 1

OFFICE WORK REVISED: APRIL 22, 2021

W.O.#4532RPB FIELD BK/PG 103/82

DRAWN BY: BGL APPROVED BY: BGL

LEWIS LAND SURVEYING
2697 READY SECTION RD
TONEY, AL 35773
OFF. 1-256-759-8418 FAX. 1-256-420-2814
EMAIL: LEWISLANDLLC@GMAIL.COM

LEGEND

- ● - IRON PIN FOUND.(SIZE SHOWN IS THE OUTSIDE DIAMETER.)
- ■ - CONCRETE MONUMENT FOUND.
- ⊙ - PK NAIL FOUND.
- ○ - #5 REBAR SET CAPPED LEWIS PLS# 20639.
- □ - CONCRETE MONUMENT SET STAMPED LEWIS PLS# 20639.
- ⊙ - PK NAIL SET WITH DISK STAMPED LEWIS PLS# 20639.
- △ - TRAVERSE POINT.
- -○- UTILITY POLE.
- -U- OVERHEAD UTILITY LINE(S).
- ROW - RIGHT OF WAY.
- --X-- - FENCE.
- ::::::: - CONCRETE.
- ( ) - RECORD.
- - - - - - NOT TO SCALE.
- Ac - ACRES.
- CL - CENTERLINE.
- D.B. - DEED BOOK.
- ESMNT - EASEMENT.
- MBL - MINIMUM BUILDING LINE.
- P.B. - PLAT BOOK.
- PG. - PAGE.
- PP - PINCHED PIPE.
- REMON. - REFERENCE MONUMENT.
- U&D - UTILITY & DRAINAGE.

ALABAMA
REGISTERED
NO. 20639
PROFESSIONAL
SURVEYOR
BEN GEORGE LEWIS