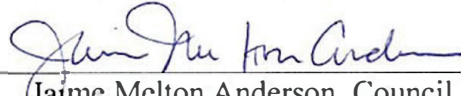


Ordinance No. 2026- 032 -ADM

An Ordinance to Authorize the Mayor to Sign a Property Swap Agreement, Involving Three Parcels & Six Easements, with the Trussville Utilities Board

BE IT ORDAINED by the City Council of the City of Trussville, Alabama, that the Mayor is hereby authorized to sign a proposed Property Swap Agreement (**Exhibit 1**), involving three (3) parcels & six (6) easements, with the Trussville Utilities Board

ADOPTED AND APPROVED THIS THE 13TH OF OCTOBER 2026



Jaime Melton Anderson, Council President

Ben Short, Mayor
City of Trussville

Attest:



Dan Weinrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dan Weinrib, City Clerk of the City of Trussville, Alabama, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance duly adopted by the City Council of the City of Trussville, Alabama, on the 13th day of October 2026.

The above and foregoing ordinance was published on the 14th day of October 2026 by posting copies thereof in three public places within the City of Trussville, one of which was at Trussville City Hall.

Witness my hand and seal of office this the 14th day of October 2026



Dan Weinrib MMC, City Clerk

PROPERTY SWAP AGREEMENT

THIS AGREEMENT is made between The Utilities Board of the City of Trussville (“TGW”), and the City of Trussville, Alabama (“City”), concerning the swapping of certain parcels of real property between these entities as outlined herein.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other valuable consideration the sufficiency of which is hereby acknowledged, and intending to be legally bound, the parties hereto agree as follows:

RECITALS

WHEREAS, TGW currently a parcel of real property, located within the city limits of Trussville, Jefferson County, Alabama, and identified by the survey and legal description attached as Exhibit A (the "TGW Parcel") that the City requires for future development of public-related improvements;

WHEREAS, the City currently owns two parcels located within the city limits of Trussville, Jefferson County, Alabama, along with easements rights across City owned property that contain water wells and related infrastructure used by TGW for the provision of utility service to its customers. A copy of the surveys and legal descriptions identifying those parcels and easements are attached as Exhibit B (the “City Parcels”);

WHEREAS, the Parties desire to swap the above referenced parcels so as to better allow the development and best use of the referenced parcels and adjoining parcels, at present and in the future; and

WHEREAS, the Parties have determined that the property swap as outlined in this Agreement will improve the quality of life for residents in and around the City and will serve a valid and sufficient public purpose, and;

NOW THEREFORE, upon and in consideration of One (\$1.00) Dollar and the mutual promises and covenants contained herein and for other valuable consideration, the receipt, adequacy, and sufficiency of which is hereby acknowledged, the Parties agree as follows:

ARTICLE 1

1. The Parties hereby agree to swap the above-described parcels as described on the attached Exhibits A and B. The Parties will convey their respective parcels by Statutory Warranty Deed. The conveyances shall occur within thirty (30) days of the effective date of this Agreement.

ARTICLE 2

1. The execution, delivery, and performance of this Agreement by the City shall be subject to a resolution duly adopted by its City Council’s approval of this Agreement and authorizing the Mayor to execute this Agreement on behalf of the City, a resolution duly adopted by the City Council declaring the property conveyed by the City under this Agreement as surplus as defined under Section 11-47-20 and Section 11-47-21, of the Code of Alabama 1975.

2. The execution, delivery, and performance of this Agreement by TGW shall be subject to a resolution duly adopted by its Board of Directors approving the terms of this Agreement.

3. Warranty of Title. The Parties represent to each other that at the time of the conveyance of each parcel and easement noted on Exhibits A and B (“Property”) each Party has good, indefeasible, and marketable fee simple title to their respective parcels comprising part of the Property, free and clear of all liens. The Parties also warrant and represent to each other that the execution and delivery of the deeds referenced herein will not violate any provision, as applicable, of a Party’s certificate of formation, by-laws, operating agreement, or, of any law, other agreement, indenture, note, or other instrument binding upon any Party to this Agreement. In the event a Party to this Agreement, or a Party’s successors and/or assigns, requires the execution of additional documents to obtain marketable title to the parcels identified herein, each Party shall agree to take all reasonable actions requested by any other Party. All costs associated with the requested documents shall be borne by the requesting Party.

4. Third Party Approvals. No approval, consent, exemption, authorization, or other action by, or notice to, or filing with, any party that is not a party to this Agreement is necessary or required in connection with the execution, delivery or performance by, or enforcement against, any Party of this Agreement.

ARTICLE 3

1. Public Purpose of the Project. The City does hereby determine, declare, and find that the actions described herein are in the best interest of the City and will serve a public purpose and further enhance the public benefit and welfare by, among other things: promoting economic development and stimulating the economy within the corporate limits of the City; increasing employment opportunities within the City; and promoting the development of infrastructure at appropriate locations. The City finds the above-cited items constitute important public benefits to the City and its residents.

2. Assignment. No assignment of this Agreement may be made without the express written consent of all parties hereto.

3. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.

4. Governing Law. The governing law of this Agreement shall be the law of the State of Alabama.

5. Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

6. Section Titles and Headings. The section titles and headings are for convenience only and do not define, modify, or limit any of the terms and provisions hereof.

7. Binding Effect. This Agreement and all terms, provisions, and obligations set forth herein shall be binding upon and shall inure to the benefit of each of the Parties and its permitted successors and assigns as provided herein.

8. Entire Agreement; Amendment. This Agreement constitutes one entire and complete agreement, and neither of the Parties hereto shall have any rights arising from any separate component of this Agreement without complying in all respects with its duties and obligations under all parts and components hereof. This Agreement constitutes and includes all promises and representations, expressed or implied, made by the Parties. No stipulations, agreements, or understandings of the Parties hereto shall be valid or enforceable unless contained in this Agreement. No oral conditions, warranties, or modifications hereto shall be valid between the Parties. This Agreement may be amended only by a written instrument executed by the Parties.

9. No Waiver. No consent or waiver, express or implied, by a Party or to any breach or default by another Party in the performance by the other Party of its obligations hereunder shall be valid unless in writing and no such consent or waiver to or of one breach or default shall constitute a consent or waiver to or of any other breach or default in the performance by such other Party of the same or any other obligations of such Party hereunder. Failure on the part of either Party to complain of any act or failure to act of the other Party or to declare the other Party in default, irrespective of how long such failure continues, shall not constitute a waiver by such Party of its rights hereunder. The granting of any consent or approval in any one instance by or on behalf of any Party hereto shall not be construed to waive or limit the need for such consent in any other or subsequent instance.

WHEREFORE, premises considered, the parties have hereby set their hand and seal to this Agreement on the _____ day of _____, 2026.

CITY OF TRUSSVILLE, ALABAMA

By: _____
Ben Short, Mayor

Date: _____

ATTEST:

Dan Weinrib, City Clerk

The Utilities Board for the City of Trussville

By: _____
Michael J. Strength, General Manager

Date: _____

EXHIBIT A

A parcel of land, being a portion of parent property as described in Deed LR 201512, Page 5783, and a portion of parent property described in Deed LR 200617, Page 19520, situated in the NW quarter of the SE quarter and the NE quarter of the SW quarter of Section 7, Township 16 South, Range 1 East, Jefferson County Alabama, being more particularly described as follows:

Commence at a capped rebar found, marked SSI CA0053LS, purported to be the NW corner of the NW quarter of the SE quarter of said Section 7, Township 16 South, Range 1 East, Jefferson County Alabama, also being THE POINT OF BEGINNING of said parcel; thence proceed N 88°26'44" E, along the North line of the SW quarter of Section 7 (see note) for a distance of 316.96 feet (320.21 feet deed) to a capped rebar found, marked WSE CA003 on the West right of way of Deerfoot Parkway; thence proceed S 24°06'42" E along said right of way a distance of 22.71 feet (19.24 feet deed) to a concrete monument found; thence proceed S 06°54'41" E along said right of way for a distance of 42.50 feet (42.44 feet deed) to a capped rebar found marked Benchmark CA754PLS; thence leaving said right of way, proceed S 88°27'17" W for a distance of 362.55 feet (362.81 feet deed) to a capped rebar found, marked SSI CA0053PLS; thence proceed S 25°56'29" W for a distance of 746.23 feet to a capped rebar set marked MCA CA #250LS; thence proceed N 47°06'32" W for a distance of 750.00 feet to a capped rebar set marked MCA CA #250LS; thence proceed N 01°16'31" W for a distance of 200.00 feet to a rebar set marked MCA CA #250LS on the North line of the NE quarter of the SW quarter of Section 7; thence proceed N 88°26'44" E, along the North line of the SW quarter, for a distance of 911.90 feet to THE POINT OF BEGINNING.

Said parcel contains 406,074 square feet or 9.32 acres, more or less.

EXHIBIT B

PARCEL 1:

A parcel of land lying in the West ½ of the NW ¼ of Section 23, Township 16S, Range 1W, Jefferson County, Alabama, and being a part of Lot 43-AA of "Anderson Small Farm Resurvey 1" recorded in Map Book 253, Page 51 in the Office of the Judge of Probate, Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the NW corner of Section 23, Township 16S, Range 1W, Jefferson County, Alabama; thence proceed S 00°11'15" E, along the West line of said section, for a distance of 1284.37' to a point at the SW corner of Lot 43-AA of "Anderson Small Farms Resurvey 1" recorded in Map Book 253, Page 51 in the Office of the Judge of Probate, Jefferson County, Alabama, said point also being on the North Right of Way (ROW) of Cherokee Drive; thence proceed S 72°45'34" E (S 72°46'02" E Map), along the South line of said Lot 43-AA and the said North ROW, for a distance of 102.48' to a Capped Iron Found (unreadable); thence, leaving said North ROW, proceed S 89°17'52" E, along the South line of said Lot 43-AA, for a distance of 105.36' to a Nail and Shiner Set (stamped "CA 250 LS") in a paved driveway, said point being the POINT OF BEGINNING; thence continue S 89°17'52" E, along the South line of said Lot 43-AA, for a distance of 171.42' to a point at the SE corner of said Lot 43-AA, said point being in the Cahaba River; thence proceed N 13°21'57" E, along the East line of said Lot 43-AA, for a distance of 125.87' to a point in the Cahaba River; thence proceed N 06°52'57" E, along the East line of said Lot 43-AA, for a distance of 77.00' for a point in the Cahaba River; thence proceed N 53°24'27" W, along the North line of said Lot 43-AA to a point; thence, leaving said North line of said Lot 43-AA, proceed S 55°06'16" W for a distance of 75.53' to a Capped Iron Set (stamped "MC&A INC, CA 250 LS"); thence proceed N 33°09'06" W for a distance of 16.05' to a Capped Iron Set (stamped "MC&A INC, CA 250 LS"); thence proceed S 77°12'12" W for a distance of 71.07' to a Capped Iron Set (stamped "MC&A INC, CA 250 LS"); thence proceed N 44°02'48" W for a distance of 170.58' to a Capped Iron Set (stamped "MC&A INC, CA 250 LS"); thence proceed N 59°48'25" E for a distance of 37.59' to a Capped Iron Set (stamped "MC&A INC, CA 250 LS"); thence proceed N 29°50'06" W for a distance of 50.63' to a Capped Iron Set (stamped "MC&A INC, CA 250 LS"); thence proceed S 59°43'34" W for a distance of 85.44' to a Nail and Shiner Set (stamped "CA 250 LS") in a paved driveway; thence proceed S 47°27'18" E, along said paved driveway, for a distance of 64.16' to a Nail and Shiner Set (stamped "CA 250 LS") in said paved driveway at the beginning of a non-tangent curve to the right, said curve having a central angle of 24°37'10", a radius of 291.75', a chord which bears S 37°07'27" E, and a chord distance of 124.40'; thence proceed, along said paved driveway, and along the arc of said non tangent curve to the right for a distance of 125.36' to a Nail and Shiner Set (stamped "CA 250 LS") in said paved driveway at the beginning of a non-tangent curve to the right, said curve having a central angle of 24°36'15", a radius of 441.65', a chord which bears S 11°35'57" E, and a chord distance of 188.20'; thence proceed, along said paved driveway, and along the arc of said non tangent curve to the right for a distance of 189.66' to the POINT OF BEGINNING.

Said parcel contains 50,548 square feet or 1.16 acres more or less.

PARCEL 2:

A parcel of land lying in the West ½ of the NW ¼ of Section 23, Township 16S, Range 1W, Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the NW corner of Section 23, Township 16S, Range 1W, Jefferson County, Alabama; thence proceed S 00°11'15" E, along the West line of said section, for a distance of 1284.37' to a point at the SW corner of Lot 43-AA of "Anderson Small Farms Resurvey 1" recorded in Map Book 253, Page 51 in the Office of the Judge of Probate, Jefferson County, Alabama, said point also being on the North Right of Way (ROW) of Cherokee Drive; thence proceed S 72°45'34" E (S 72°46'02" E Map), along the South line of said Lot 43-AA and the said North ROW, for a distance of 102.48' to a Capped Iron Found (unreadable); thence, leaving said North ROW, proceed S 89°17'52" E, along the South line of said Lot 43-AA, for a distance of 105.36' to a Nail and Shiner Set (stamped "CA 250 LS") in a paved driveway, said point being the POINT OF BEGINNING; thence continue S 89°17'52" E, along the South line of said Lot 43-AA, for a distance of 171.42' to a point at the SE corner of said Lot 43-AA, said point being in the Cahaba River; thence, leaving the South line of said Lot 43-AA, proceed S 13°21'57" W for a distance of 41.54'± to a point in the Cahaba River, said point being at the intersection of the East line of the aforementioned Lot 43-AA if extended, and the North ROW of Cherokee Drive; thence proceed N 83°13'33" W, along the said North ROW of Cherokee Drive, for a distance of 117.02' to Capped Iron Set (stamped "MC&A INC, CA 250 LS") at the beginning of a curve to the right, said curve having a central angle of 02°43'10", a radius of 988.25', a chord which bears N 81°51'58" W, and a chord distance of 46.90'; thence proceed, along the said North ROW of Cherokee Drive, and along the arc of said curve to the right, for a distance of 46.90' to a Nail and Shiner Set (stamped "CA 250 LS") in a paved driveway; thence, leaving said North ROW of Cherokee Drive, and in a Northerly direction along a curve to the left, said curve having a central angle of 02°51'57", a radius of 441.65', a chord which bears N 02°08'10" E, and a chord distance of 22.09', proceed along the arc of said curve to the left for a distance of 22.09' to the POINT OF BEGINNING.

Said parcel contains 5,349 square feet or 0.12 acres more or less.

Easement 1:

A 20 feet wide permanent Trussville Utility Board easement lying in the West ½ of the NW ¼, and the NE ¼ of the NW ¼ of Section 23, Township 16S, Range 1W, Jefferson County, Alabama, the centerline of which being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the NW corner of Section 23, Township 16S, Range 1W, Jefferson County, Alabama; thence proceed N 89°39'30" E, along the North line of said Section, for a distance of 1793.16' to a point at the intersection of the said North Section line and the South property line of "Parcel B" described in Instrument 2019041353, recorded in the Office of the Judge of Probate, Jefferson County, Alabama; thence, leaving said North Section line, proceed S 62°50'39" E, along the South property line of the said "Parcel B", for a distance of 86.12' to the POINT OF BEGINNING of the centerline of a 20.00' wide permanent Trussville Utility Board (TUB) easement; thence, leaving the South property line of the said "Parcel B", proceed S 68°05'31" W, along the centerline of said 20.00' wide TUB easement, for a distance of 135.64' to a point; thence proceed S 69°15'01" W, along the centerline of said 20.00' wide TUB easement, for a distance of 315.43' to a point; thence proceed S 66°21'08" W, along the centerline of said 20.00' wide TUB easement, for a distance of 263.86' to a point; thence proceed S 12°45'26" W, along the centerline of said 20.00' wide TUB easement, for a distance of 103.77' to a point; thence proceed S 22°43'18" W, along the centerline of said 20.00' wide TUB easement, for a distance of 71.37' to a point; thence proceed S 25°42'06" W, along the centerline of said 20.00' wide TUB easement, for a distance of 34.11' to a point; thence proceed S 17°08'46" W, along the centerline of said 20.00' wide TUB easement, for a distance of 47.05' to a point; thence proceed S 23°31'49" W, along the centerline of said 20.00' wide TUB easement, for a distance of 39.04' to a point; thence proceed S 30°16'15" W, along

the centerline of said 20.00' wide TUB easement, for a distance of 58.60' to a point; thence proceed S 39°29'45" W, along the centerline of said 20.00' wide TUB easement, for a distance of 92.59' to a point; thence proceed S 41°19'51" W, along the centerline of said 20.00' wide TUB easement, for a distance of 174.24' to a point; thence proceed S 30°49'29" W, along the centerline of said 20.00' wide TUB easement, for a distance of 147.48' to a point; thence proceed S 36°58'11" W, along the centerline of said 20.00' wide TUB easement, for a distance of 222.02' to a point; thence proceed S 31°35'02" W, along the centerline of said 20.00' wide TUB easement, for a distance of 212.61' to a point; thence proceed N 61°02'25" W, along the centerline of said 20.00' wide TUB easement, for a distance of 35.37' to a point; thence proceed N 52°57'32" W, along the centerline of said 20.00' wide TUB easement, for a distance of 150.34' to a point; thence proceed N 49°06'45" W, along the centerline of said 20.00' wide TUB easement, for a distance of 37.00'± to a point on the East property line of Lot 43-AA as shown in the Map of "Anderson Small Farms Resurvey 1" recorded in Map Book 253, Page 51 at the aforementioned Probate Office, said point being the END of the centerline of a 20.00' wide permanent Trussville Utility Board easement.

Easement lines extend or trim to match property, right of way, and other easement lines as required.
Said easement contains 42,810 square feet or 0.983 acres more or less.

Easement 2:

A variable width permanent Trussville Utility Board easement lying in the SE ¼ of the SW ¼, Section 13, Township 16S, Range 1W, and the NE ¼ of the NW ¼ of Section 23, Township 16S, Range 1W, Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the SW corner of Section 13, Township 16S, Range 1W, Jefferson County, Alabama; thence proceed N 89°39'30" E, along the South line of said Section, for a distance of 1793.16' to a point at the intersection of the said South Section line and the South property line of "Parcel B" described in Instrument 2019041353, recorded in the Office of the Judge of Probate, Jefferson County, Alabama; thence, leaving said South Section line, proceed S 62°50'39" E, along the South property line of the said "Parcel B", for a distance of 340.38' to a 5#8" Iron Found (No Cap) at the SE corner of said "Parcel B", said point being the POINT OF BEGINNING of a variable width Trussville Utility Board (TUB) easement; thence proceed, along the East property line of said "Parcel B", said East property line being in a curve to the right and having a central angle of 15°10'35", a radius of 763.90', a chord which bears N 27°09'21" E, and a chord distance of 201.75', proceed along said curve for an arc distance of 202.34' to a point at the NE corner of said "Parcel B"; thence, leaving said East property line of "Parcel B", proceed S 62°50'39" E for a distance of 10.02'± to a point on the West edge of a paved road (Pumphouse/Riverbend Road); thence proceed S 33°26'56" W, along the said West edge of a paved road, for a distance of 16.51' to a point; thence proceed S 30°56'15" W, along the said West edge of a paved road, for a distance of 65.98' to a point, said point being on a non-tangent curve to the left and having a central angle of 03°18'18", a radius of 1011.30', a chord which bears S 27°33'44" W, and a chord distance of 58.33'; thence proceed, along the said West edge of a paved road, and along the said curve to the left for an arc distance of 58.34' to a point, said point being on a non-tangent curve to the left and having a central angle of 06°13'58", a radius of 565.82', a chord which bears S 21°03'40" W, and a chord distance of 61.52'; thence proceed, along the said West edge of a paved road, and along the last said curve to the left for an arc distance of 61.55' to a point; thence, leaving said West edge of a paved road, proceed N 62°50'29" W for a distance of 9.98' to the POINT OF BEGINNING.

Easement lines extend or trim to match property, right of way, and other easement lines as required.

Said easement contains 2,020 square feet or 0.046 acres more or less.

Easement 3:

A 20 feet wide permanent Trussville Utility Board easement lying in the SE ¼ and the NE ¼ of the SW ¼, and the NW ¼ of the SE ¼ of Section 13, Township 16S, Range 1W, Jefferson County, Alabama, the centerline of which being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the SW corner of Section 13, Township 16S, Range 1W, Jefferson County, Alabama; thence proceed N 89°39'30" E, along the South line of said Section, for a distance of 1793.16' to a point at the intersection of the said South Section line and the South property line of "Parcel B" described in Instrument 2019041353, recorded in the Office of the Judge of Probate, Jefferson County, Alabama; thence, leaving said South Section line, proceed N 62°50'39" W, along the said South property line of "Parcel B", for a distance of 95.76' to a Capped Iron Found stamped "RLS 2082" at the SW corner of said "Parcel B"; thence proceed N 27°09'21" E, along the West line of said "Parcel B", for a distance of 201.75' to a Capped Iron Found stamped "RLS 2082" at the NW corner of said "Parcel B"; thence proceed S 62°50'39" E, along the North line of said "Parcel B", for a distance of 219.13' to the POINT OF BEGINNING of the centerline of a 20.00' wide permanent Trussville Utilities Board (TUB) easement; thence, leaving the North line of said "Parcel B", proceed N 11°56'39" W, along the centerline of said 20.00' wide TUB easement, for a distance of 41.82' to a point; thence proceed N 01°37'35" E, along the centerline of said 20.00' wide TUB easement, for a distance of 117.08' to a point; thence proceed N 25°44'08" E, along the centerline of said 20.00' wide TUB easement, for a distance of 71.17' to a point; thence proceed N 18°58'26" W, along the centerline of said 20.00' wide TUB easement, for a distance of 62.42' to a point; thence proceed N 31°18'48" W, along the centerline of said 20.00' wide TUB easement, for a distance of 113.27' to a point; thence proceed N 38°28'48" W, along the centerline of said 20.00' wide TUB easement, for a distance of 47.51' to a point; thence proceed S 59°21'09" W, along the centerline of said 20.00' wide TUB easement, for a distance of 31.73' to a point; thence proceed N 29°35'09" W, along the centerline of said 20.00' wide TUB easement, for a distance of 72.76' to a point; thence proceed N 26°09'09" E, along the centerline of said 20.00' wide TUB easement, for a distance of 64.08' to a point; thence continue N 26°09'09" E, along the centerline of said 20.00' wide TUB easement, for a distance of 128.02' to a point; thence proceed N 37°29'03" E, along the centerline of said 20.00' wide TUB easement, for a distance of 114.91' to a point; thence proceed N 45°18'41" E, along the centerline of said 20.00' wide TUB easement, for a distance of 316.86' to a point; thence proceed N 58°30'40" E, along the centerline of said 20.00' wide TUB easement, for a distance of 111.50' to a point; thence proceed N 51°01'03" E, along the centerline of said 20.00' wide TUB easement, for a distance of 322.39' to a point; thence proceed N 35°23'47" E, along the centerline of said 20.00' wide TUB easement, for a distance of 109.87' to a point; thence proceed N 41°20'49" E, along the centerline of said 20.00' wide TUB easement, for a distance of 95.35' to a point; thence proceed N 44°38'35" E, along the centerline of said 20.00' wide TUB easement, for a distance of 107.68' to a point; thence proceed N 50°09'21" E, along the centerline of said 20.00' wide TUB easement, for a distance of 68.33' to a point; thence proceed N 45°38'34" E, along the centerline of said 20.00' wide TUB easement, for a distance of 106.42' to a point; thence proceed N 45°50'09" E, along the centerline of said 20.00' wide TUB easement, for a distance of 111.53' to a point on the South edge of TUB easement 5, said point being the END of the centerline of a 20.00' wide permanent Trussville Utility Board easement.

Easement lines extend or trim to match property, right of way, and other easement lines as required.
Said easement contains 44,294 square feet or 1.017 acres more or less.

Easement 4:

A 50 feet wide permanent Trussville Utility Board easement lying in the SE ¼ of the SW ¼ of Section 13, Township 16S, Range 1W, Jefferson County, Alabama, the centerline of which being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the SW corner of Section 13, Township 16S, Range 1W, Jefferson County, Alabama; thence proceed N 89°39'30" E, along the South line of said Section, for a distance of 1793.16' to a point at the intersection of the said South Section line and the South property line of "Parcel B" described in Instrument 2019041353, recorded in the Office of the Judge of Probate, Jefferson County, Alabama; thence, leaving said South Section line, proceed N 62°50'39" W, along the said South property line of "Parcel B", for a distance of 95.76' to a Capped Iron Found stamped "RLS 2082" at the SW corner of said "Parcel B"; thence proceed N 27°09'21" E, along the West line of said "Parcel B", for a distance of 201.75' to a Capped Iron Found stamped "RLS 2082" at the NW corner of said "Parcel B"; thence proceed S 62°50'39" E, along the North line of said "Parcel B", for a distance of 219.13' to a point; thence, leaving the North line of said "Parcel B", proceed N 11°56'39" W for a distance of 41.82' to a point; thence proceed N 01°37'35" E for a distance of 117.08' to a point; thence proceed N 25°44'08" E for a distance of 71.17' to a point; thence proceed N 18°58'26" W for a distance of 62.42' to a point; thence proceed N 31°18'48" W for a distance of 113.27' to a point; thence proceed N 38°28'48" W for a distance of 47.51' to a point; thence proceed S 59°21'09" W for a distance of 31.73' to a point; thence proceed N 29°35'09" W for a distance of 72.76' to a point; thence proceed N 26°09'09" E for a distance of 64.08' to the POINT OF BEGINNING of the centerline of a 50.00' wide permanent Trussville Utility Board (TUB) easement; thence proceed N 64°00'12" W, along the centerline of said 50.00' wide TUB easement, for a distance of 126.04' to a point; thence proceed N 61°48'54" W, along the centerline of said 50.00' wide TUB easement, for a distance of 118.64' to a point; thence proceed N 57°36'40" W, along the centerline of said 50.00' wide TUB easement, for a distance of 131.86'± to the East line of the Cahaba River and the END of the centerline of a 50.00' wide permanent Trussville Utility Board easement.

Easement lines extend or trim to match property, right of way, and other easement lines as required. Said easement contains 18,830 square feet or 0.432 acres more or less.

Easement 5:

A variable width permanent Trussville Utility Board easement lying in the NW ¼ of the SE ¼ of Section 13, Township 16S, Range 1W, Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the SW corner of Section 13, Township 16S, Range 1W, Jefferson County, Alabama; thence proceed N 89°39'30" E, along the South line of said Section, for a distance of 1006.67' to a point; thence, leaving said South line of said Section, proceed N 00°20'30" W for a distance of 1758.30' to the POINT OF BEGINNING of a variable width TUB permanent easement, said point also being the END of the centerline of Trussville Utility Board (TUB) easement described in TUB easement 3; thence proceed N 21°13'41" W for a distance of 20.87' to a point; thence proceed N 42°17'38" W for a distance of 93.30' to a point; thence proceed N 41°05'37" W for a distance of 239.63' to a point; thence proceed N 17°00'18" E for a distance of 174.55' to a point; thence proceed N 54°08'44" E for a distance of 80.52'± to a point on the West line of "Parcel D" described in Instrument 2019041353,

recorded in the Office of the Judge of Probate, Jefferson County, Alabama; thence proceed, along the said West line of "Parcel D", S 25°26'43" E for a distance of 23.01' to a Capped Iron Found stamped "RLS 2082"; thence proceed N 64°50'45" E, along the South line of said "Parcel D" for a distance of 19.65' to a point; thence, leaving said South line of said "Parcel D", proceed S 52°32'36" W for a distance of 93.72' to a point; thence proceed S 13°45'30" W for a distance of 149.81' to a point; thence proceed S 39°58'57" E for a distance of 63.53' to a point; thence proceed S 46°21'22" E for a distance of 83.72' to a point; thence proceed S 44°00'06" E for a distance of 76.68' to a point; thence proceed S 28°28'26" E for a distance of 21.82' to a point; thence proceed S 42°17'38" E for a distance of 93.49'± to the edge of a paved road (Riverbend Road); thence proceed S 46°50'59" W, along the edge of said paved road, for a distance of 41.38' to a point; thence, leaving the edge of said paved road, proceed N 21°13'41" W for a distance of 10.78' to the POINT OF BEGINNING.

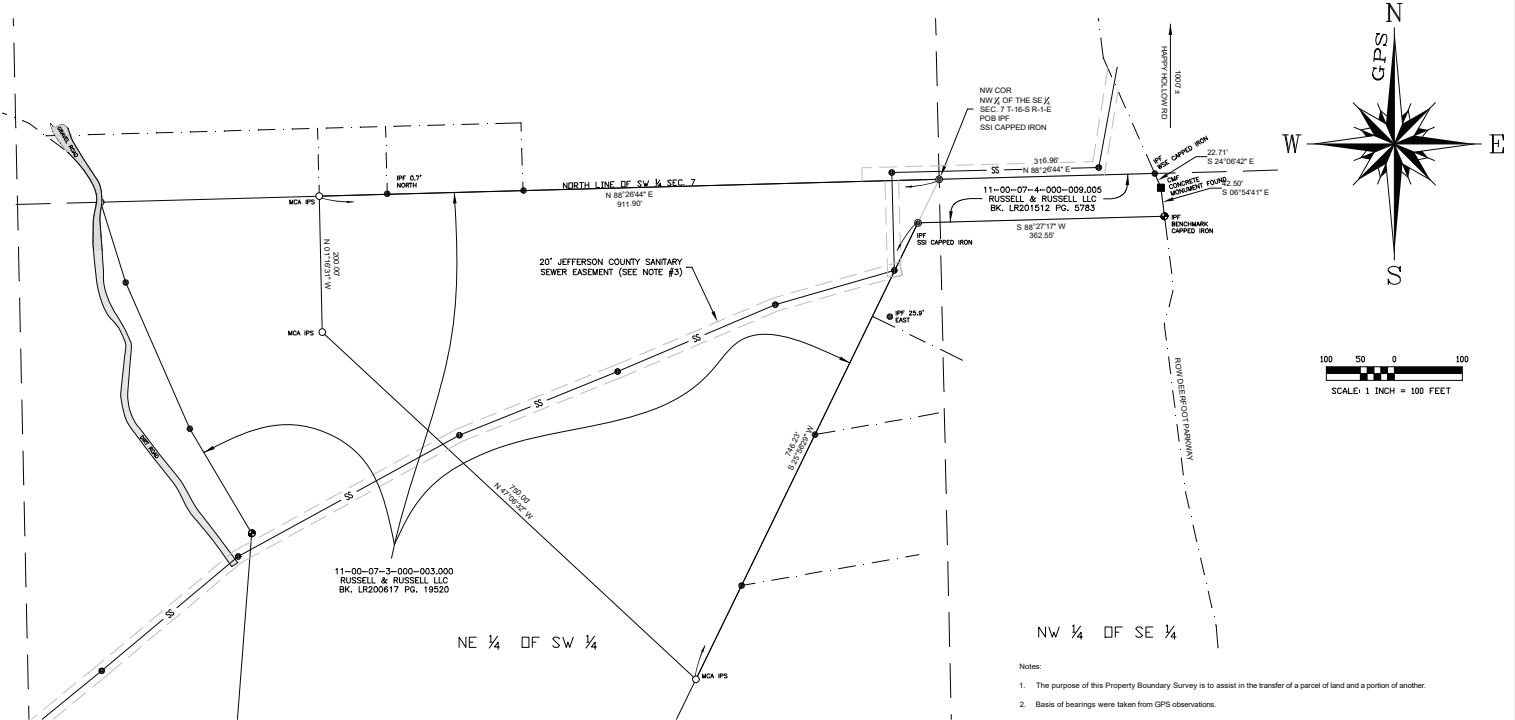
Easement lines extend or trim to match property, right of way, and other easement lines as required. Said easement contains 17,172 square feet or 0.394 acres more or less.

EASEMENT 6:

A variable width permanent Trussville Utility Board easement lying in the NW ¼ of the NW ¼ of Section 23, Township 16S, Range 1W, Jefferson County, Alabama, and being situated on Lot 43-AA of "Anderson Small Farm Resurvey 1" recorded in Map Book 253, Page 51 in the Office of the Judge of Probate, Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the NW corner of Section 23, Township 16S, Range 1W, Jefferson County, Alabama; thence proceed S 00°11'15" E, along the West line of said section, for a distance of 1079.08' to a point; thence, leaving said West Section line, proceed N 89°48'45" E for a distance of 177.55' to a point on the East line of "Parcel 1" described in a previous survey by McCullers-Capps & Associates, Inc. dated 04-22-2026, said point being the POINT OF BEGINNING of a variable width permanent Trussville Utility Board easement; thence proceed N 44°02'48" W, along the East line of said "Parcel 1", for a distance of 96.89' to a Capped Iron Set (stamped "MC&A INC, CA 250 LS"); thence proceed N 59°48'25" E, along the East line of said "Parcel 1", for a distance of 22.81' to a point; thence, leaving said East line of said "Parcel 1", proceed S 30°26'00" E for a distance of 94.07' to the POINT OF BEGINNING.

Easement lines extend or trim to match property, right of way, and other easement lines as required. Said easement contains 1,073 square feet or 0.025 acres more or less.



STATE OF ALABAMA
JEFFERSON COUNTY

A parcel of land, being a portion of parent property as described in Deed LR 201512, Page 5783, and a portion of parent property described in Deed LR 200617, Page 19520, situated in the NW quarter of the SE quarter and the NE quarter of the SW quarter of Section 7, Township 16 South, Range 1 East, Jefferson County Alabama, being more particularly described as follows:

Commence at a capped rebar found, marked SSI CA0053LS, purported to be the NW corner of the NW quarter of the SE quarter of said Section 7, Township 16 South, Range 1 East, Jefferson County Alabama, also being THE POINT OF BEGINNING of said parcel; thence proceed N 88°26'44" E, along the North line of the SW quarter of Section 7 (see note) for a distance of 316.96 feet (320.21 feet deed) to a capped rebar found, marked WISE CA003 on the West right of way of Deerfoot Parkway; thence proceed S 24°06'42" E along said right of way a distance of 22.71 feet (19.24 feet deed) to a concrete monument found, thence proceed S 06°54'41" E along said right of way for a distance of 42.50 feet (42.44 feet deed) to a capped rebar found marked Benchmark CA754PLS; thence leaving said right of way, proceed S 88°27'17" W for a distance of 362.35 feet (362.81 feet deed) to a capped rebar found, marked SSI CA0053PLS; thence proceed S 25°16'23" W for a distance of 146.23 feet to a capped rebar set marked MCA CA #250LS; thence proceed N 47°06'32" W for a distance of 750.00 feet to a capped rebar set marked MCA CA #250LS; thence proceed N 01°16'31" W for a distance of 200.00 feet to a rebar set marked MCA CA #250LS on the North line of the NE quarter of the SW quarter of Section 7; thence proceed N 88°26'44" E, along the North line of the SW quarter, for a distance of 911.90 feet to THE POINT OF BEGINNING.

Said parcel contains 406.074 square feet or 9.32 acres, more or less.

*Note: After location of existing monuments, corners and deed calls, it appears there is a discrepancy in past surveys attributable to the exact location of the North line of the Southwest quarter of Section 7. This Surveyor has found multiple corners along two lines which seem to be intended to be the same North line of the Southwest quarter of Section 7. The final North line of the Southwest quarter was established on this survey by locating and comparing the NW corner of the SW quarter, the NE corner of the NW quarter of the SW quarter, the NE corner of the NE quarter of the SW quarter and the NE corner of the NW quarter of the SE quarter of Said Section 7. The above description will not match the deed referenced above but does follow deed calls and existing monuments and capped rebar.

February 4, 2026

I, Jim C. McCullers, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standard of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Jim C. McCullers
AL: PLS # 15154

**Notice of possible exception to Rule No. 1.03 in the "Standards of Practice for Surveying in the State of Alabama", effective January 1, 2025.

Property corners and improvements shown on this survey have been located with GPS equipment. All efforts were made for accurate measurements. Property corner observations were repeated multiple times, positions evaluated and those found within acceptable limits averaged for a final location. Final corner locations were compared to locations described on property deeds used as the basis of this survey. In this Surveyor's opinion, no major (significant) differences were found except those noted on this survey. This survey was conducted during summer months. Parcels are heavily wooded and have extensive ground cover. Because of the foliage coverage, it is possible that some corner position may exceed that required in Rule No. 1.03 in the "Standards of Practice for Surveying in the State of Alabama" effective January 1, 2025. Notice of this possibility is hereby reported as required.

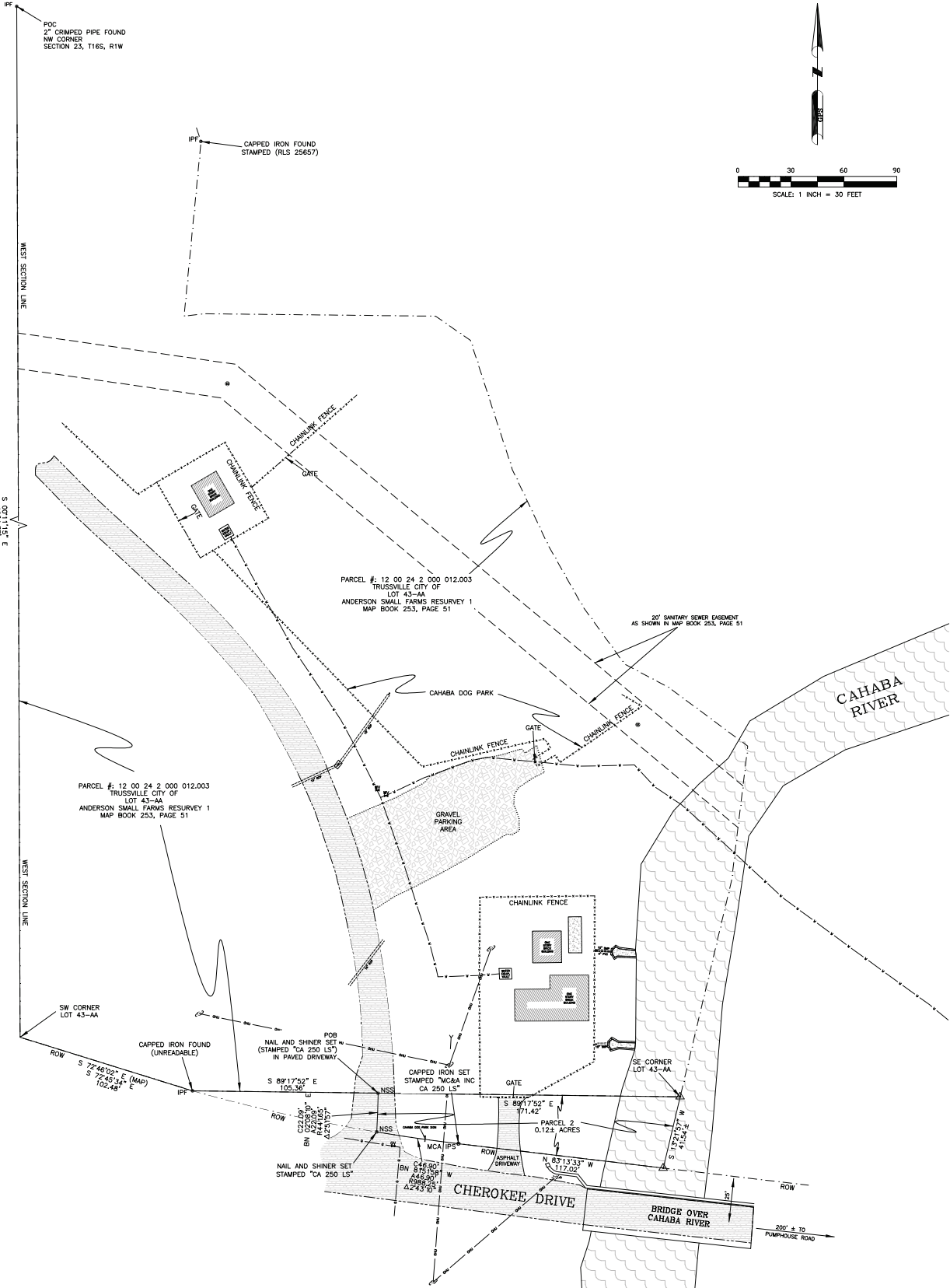
LEGEND

IPP	● CAPPED IRON UNREMARKED	()	RECORD
●	CAPPED IRON "SS"	—A—	NOT TO SCALE
●	CAPPED IRON "VSC"	Ac	ACRES
●	CAPPED IRON "BENCHMARK"	€	CENTERLINE
○	UNCAPPED IRON PIN	ROW	RIGHT OF WAY
IPP	○ IRON PIN SET	ESMT	EASEMENT
CW	■ CONCRETE MONUMENT FOUND	HP	HWP BOLD
▲	ANGLE POINT	DB	DEED BOLD
●	SANITARY SEWER MANHOLE	Pg	PAGE
☛	POWER POLE	POC	POINT OF COMMENCEMENT
□	GRAVEL	PBB	POINT OF BEGINNING
			TRUSSVILLE UTILITIES BOUNDARY LINE
			PROPERTY OR ROW LINE
			QUARTER LINE
			UNDERGROUND SANITARY SEWER LINE

McCULLERS-CAPPS & ASSOCIATES, INC.
Surveyors-Mappers-Consultants
(205) 957-1519
1900 Crestwood Blvd., Suite 97
Birmingham, Alabama 35210

BOUNDARY SURVEY FOR
TRUSSVILLE UTILITIES
NE 1/4 OF SW 1/4 & NW 1/4 OF SE 1/4
SEC. 7 T-16-S R-1-E
JEFFERSON COUNTY ALABAMA

Date	2/4/2026	Job no.	26010	dwn. by	MSV	dwg. no.	S-1	rev.	0
Scale	1"=100'	Tab. no.	293	CHKD. BY	JCH				



STATE OF ALABAMA
JEFFERSON COUNTY

PARCEL 2:

A parcel of land lying in the West ½ of the NW ¼ of Section 23, Township 16S, Range 1W, Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the NW corner of Section 23, Township 16S, Range 1W, Jefferson County, Alabama; thence proceed S 00°11'15" E, along the West line of said section, for a distance of 1284.37' to a point at the SW corner of Lot 43-AA of "Anderson Small Farms Resurvey 1" recorded in Map Book 253, Page 51 in the Office of the Judge of Probate, Jefferson County, Alabama, said point also being on the North Right of Way (ROW) of Cherokee Drive; thence proceed S 72°45'34" E (S 72°46'02" E Map), along the South line of said Lot 43-AA and the said North ROW, for a distance of 102.48' to a Capped Iron Found (unreadable); thence, leaving said North ROW, proceed S 89°17'52" E, along the South line of said Lot 43-AA, for a distance of 105.36' to a Nail and Shiner Set (stamped "CA 250 LS") in a paved driveway, said point being the POINT OF BEGINNING; thence continue S 89°17'52" E, along the South line of said Lot 43-AA, for a distance of 171.42' to a point at the SE corner of said Lot 43-AA, said point being in the Cahaba River; thence, leaving the South line of said Lot 43-AA, proceed S 13°21'57" W for a distance of 41.54' to a point in the Cahaba River, said point being at the intersection of the East line of the aforementioned Lot 43-AA if extended, and the North ROW of Cherokee Drive; thence proceed N 83°13'33" W, along the said North ROW of Cherokee Drive, for a distance of 117.02' to Capped Iron Set (stamped "MC&A INC, CA 250 LS") at the beginning of a curve to the right, said curve having a central angle of 02°43'10", a radius of 988.25', a chord which bears N 51°51'58" W, and a chord distance of 46.90'; thence proceed, along the said North ROW of Cherokee Drive, and along the arc of said curve to the right, for a distance of 46.90' to a Nail and Shiner Set (stamped "CA 250 LS") in a paved driveway; thence, leaving said North ROW of Cherokee Drive, and in a Northerly direction along a curve to the left, said curve having a central angle of 02°51'57", a radius of 441.65', a chord which bears N 02°08'10" E, and a chord distance of 22.09'; proceed along the arc of said curve to the left for a distance of 22.09' to the POINT OF BEGINNING.

Said parcel contains 5,349 square feet or 0.12 acres more or less.

April 23, 2026

I, Jim C. McCullers, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standard of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Jim C. McCullers

Jim C. McCullers
AL. PLS # 15154



NOTES:
The purpose of this survey is to cut a piece of land from a larger parcel lying in the West ½ of the NW ¼ of Section 23, Township 16S, Range 1W, Jefferson County, Alabama.

The basis of bearings shown on this survey are taken from GPS observations.

The property lines shown on this map are based upon property corners found in the field as well as property deeds and subdivision maps recorded in the Office of the Judge of Probate in Jefferson County, Alabama, in MB. 253, PG. 51, and DB. 3616, PG. 484.

Underground utilities on this map were marked on site by others and should be considered approximate.

Other utilities and/or structures may exist that are not shown or mentioned.

Surveyor did not conduct a title search nor make any opinion of title.

McCullers-Capps & Associates, Inc.
Surveyors-Mappers-Consultants
(205) 957-1519
1900 CRESTWOOD BLVD, SUITE 97
IRONDALE, ALABAMA 35210

**TRUSSVILLE UTILITY BOARD
BOUNDARY SURVEY
PARCEL 2**
WEST ½ OF THE NW ¼
SECTION 23, TOWNSHIP 16S, RANGE 1W,
JEFFERSON COUNTY, ALABAMA

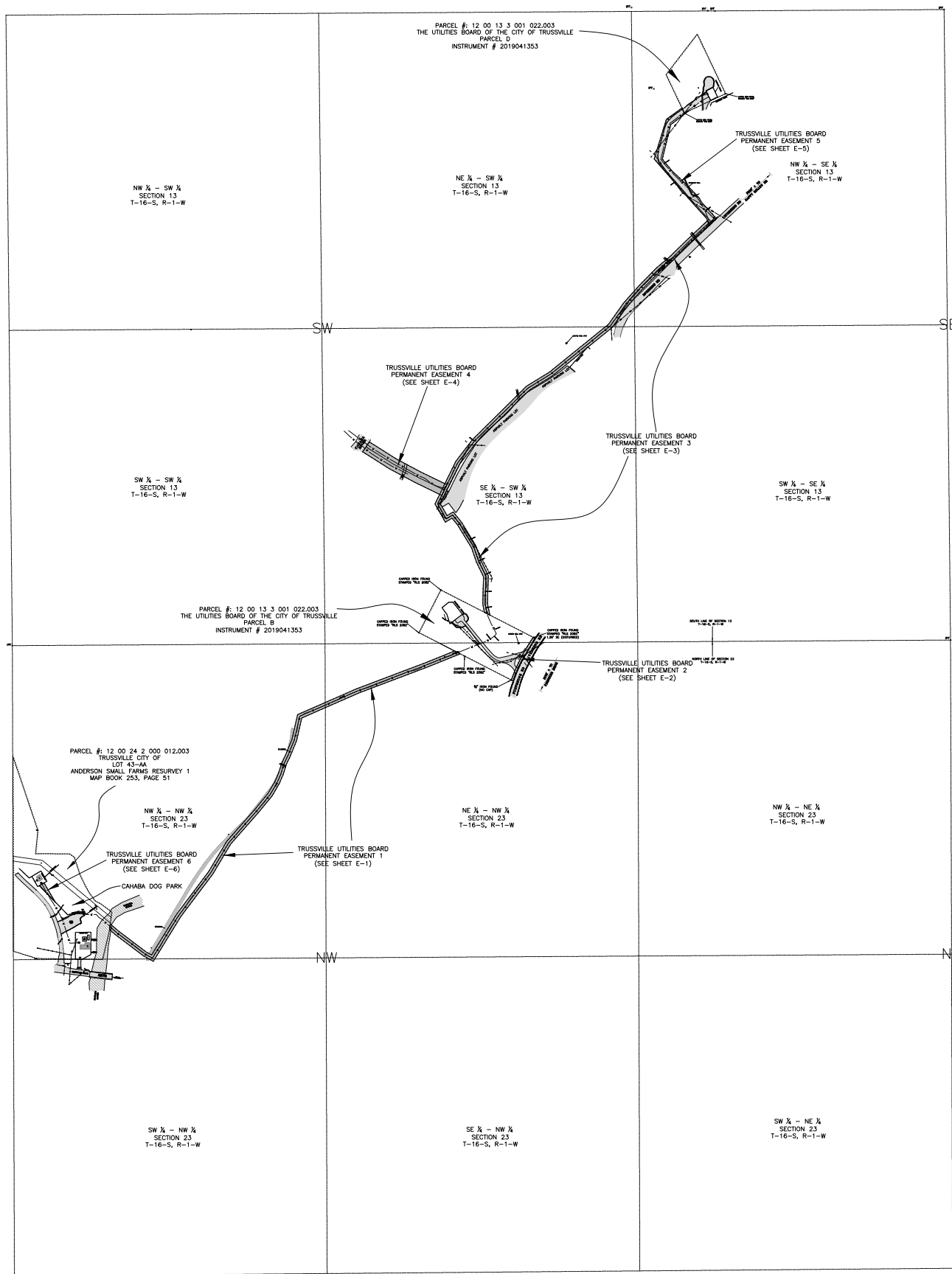
DATE: 04/23/2026
SCALE: 1"=30'

JOB NO. 25003
F.B. NO. 325

DRAWN BY: JTM
CHECKED BY: JTM

DWG. NO. P-2
REV. 0

LEGEND	
-----	PROPERTY OR RIGHT OF WAY LINE
-----	UTILITY MARKER (FLAT OR ROUND)
-----	WATER PIPE
-----	WATER METER
-----	WATER VALVE
-----	FIRE HYDRANT
-----	SANITARY SEWER MANHOLE
-----	GAS PIPE
-----	OVERHEAD UTILITY CABLE
-----	UTILITY POLE
-----	UTILITY ANCHOR
-----	FENCE
-----	CONCRETE
-----	ASPHALT
-----	GRAVEL
-----	CENTURINE TRUSSVILLE UTILITY EASEMENT
-----	TRUSSVILLE UTILITY EASEMENT
IPF	IRON PIN OR PIPE FOUND
IPS	IRON PIN SET
NSS	NAIL AND SHINER SET
AP	ANGLE POINT
RECORD	RECORD
NOT TO SCALE	NOT TO SCALE
Ac	ACRES
E	CENTERLINE
ROW	RIGHT OF WAY
ESMT	EASEMENT
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PCE	POINT OF ENDING



KEY LOCATION MAP
TRUSSVILLE SPORTS COMPLEX
(NOT TO SCALE)



NOTES:

This sheet is not a survey.

The purpose of this map is to show the approximate location of the various Trussville Utilities Board easements on the City of Trussville property near the Sports Complex. Individual surveys are attached.

For more detailed information, see the specific easement survey(s).

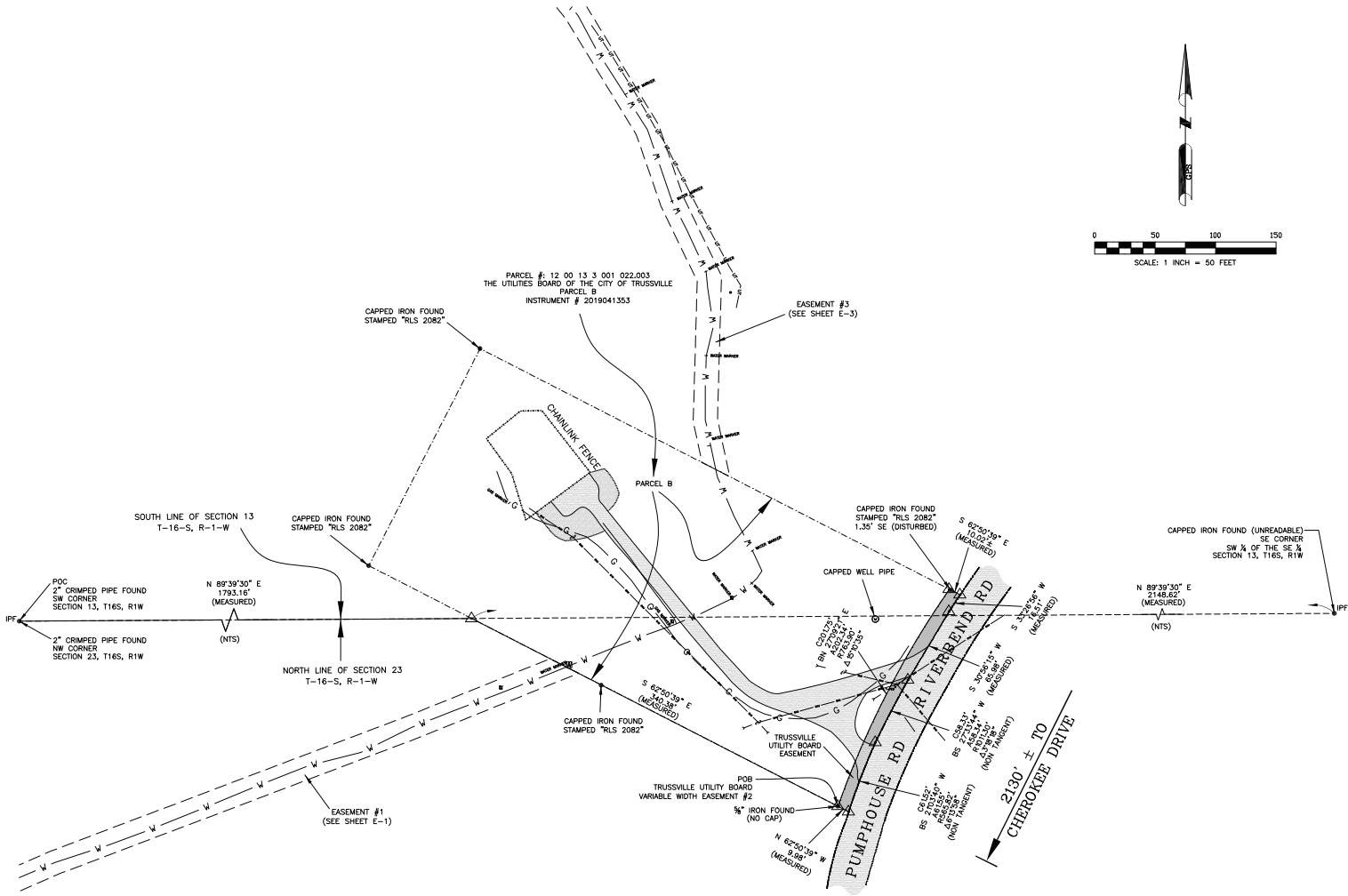
The basis of bearings shown on this map are taken from GPS observations.

Underground utilities on this map were marked on site by others and should be considered approximate.

Other utilities and/or structures may exist that are not shown or mentioned.

Surveyor did not conduct a title search nor make any opinion of title.

McCULLERS-CAPPS & ASSOCIATES, INC. Surveyors-Mappers-Consultants (205) 957-1519 1900 CRESTWOOD BLVD, SUITE 97 IRONDAL, ALABAMA 35210				
TRUSSVILLE UTILITY BOARD SPORTS COMPLEX PERMANENT EASEMENTS KEY LOCATION MAP SECTION 13, TOWNSHIP 16S, RANGE 1W, SECTION 23, TOWNSHIP 16S, RANGE 1W, JEFFERSON COUNTY, ALABAMA				
date 04/29/2024	job no. 25003	drawn by STV	dwg. no. KLM	rev. 0
scale NONE	chkd. by JCM			



EASEMENT # 2
(SEE KEY LOCATION MAP)

STATE OF ALABAMA
JEFFERSON COUNTY

Easement 2:

A variable width permanent Trussville Utility Board easement lying in the SE ¼ of the SW ¼, Section 13, Township 16S, Range 1W, and the NE ¼ of the NW ¼ of Section 23, Township 16S, Range 1W, Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the SW corner of Section 13, Township 16S, Range 1W, Jefferson County, Alabama; thence proceed N 89°39'30" E, along the South line of said Section, for a distance of 1793.16' to a point at the intersection of the said South Section line and the South property line of "Parcel B" described in Instrument 2019041353, recorded in the Office of the Judge of Probate, Jefferson County, Alabama; thence, leaving said South Section line, proceed S 62°50'39" E, along the South property line of the said "Parcel B", for a distance of 340.38' to a ½" Iron Found (No Cap) at the SE corner of said "Parcel B", said point being the POINT OF BEGINNING of a variable width Trussville Utility Board (TUB) easement; thence proceed, along the East property line of said "Parcel B", said East property line being in a curve to the right and having a central angle of 15°10'35", a radius of 763.90', a chord which bears N 27°09'21" E, and a chord distance of 201.75', proceed along said curve for an arc distance of 202.34' to a point at the NE corner of said "Parcel B"; thence, leaving said East property line of "Parcel B", proceed S 62°50'39" E for a distance of 10.02' to a point on the West edge of a paved road (Pumphouse/Riverbend Road); thence proceed S 33°26'56" W, along the said West edge of a paved road, for a distance of 16.51' to a point; thence proceed S 30°56'15" W, along the said West edge of a paved road, for a distance of 65.98' to a point, said point being on a non tangent curve to the left and having a central angle of 03°18'18", a radius of 1011.30', a chord which bears S 27°33'44" W, and a chord distance of 58.33'; thence proceed, along the said West edge of a paved road, and along the said curve to the left for an arc distance of 58.34' to a point, said point being on a non tangent curve to the left and having a central angle of 06°13'58", a radius of 565.82', a chord which bears S 21°03'40" W, and a chord distance of 61.52'; thence proceed, along the said West edge of a paved road, and along the last said curve to the left for an arc distance of 61.55' to a point; thence, leaving said West edge of a paved road, proceed N 62°50'29" W for a distance of 9.98' to the POINT OF BEGINNING.

Easement lines extend or trim to match property, right of way, and other easement lines as required.
Said easement contains 2,020 square feet or 0.046 acres more or less.

April 29, 2026

I, Jim C. McCullers, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standard of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Jim C. McCullers

Jim C. McCullers.
AL. PLS # 15154



LEGEND

-----	PROPERTY OR RIGHT OF WAY LINE	IPF	IRON PIN OR PIPE FOUND
-----	UTILITY MARKER (FLAT OR ROUND)	IPSO	IRON PIN SET
-----	WATER PIPE	NSS	NAIL AND SHINER SET
-----	WATER VALVE	Δ	ANGLE POINT
-----	FIRE HYDRANT	()	RECORD
-----	SANITARY SEWER MANHOLE	Ad	NOT TO SCALE
-----	GAS PIPE	Ad	ADRES
-----	OVERHEAD UTILITY CABLE	Ad	ADRES
-----	UTILITY POLE	Ad	ADRES
-----	GUY ANCHOR	Ad	ADRES
-----	FENCE	Ad	ADRES
-----	CONCRETE	Ad	ADRES
-----	ASPHALT	Ad	ADRES
-----	GRAVEL	Ad	ADRES
-----	CENTERLINE TRUSSVILLE UTILITY EASEMENT	Ad	ADRES
-----	TRUSSVILLE UTILITY EASEMENT	Ad	ADRES

NOTES:

The purpose of this survey is to create a variable width permanent Trussville Utility Board easement to provide ingress/egress access to the property described as Parcel "B" in instrument 2019041353, recorded in the Office of the Judge of Probate, Jefferson County, Alabama.

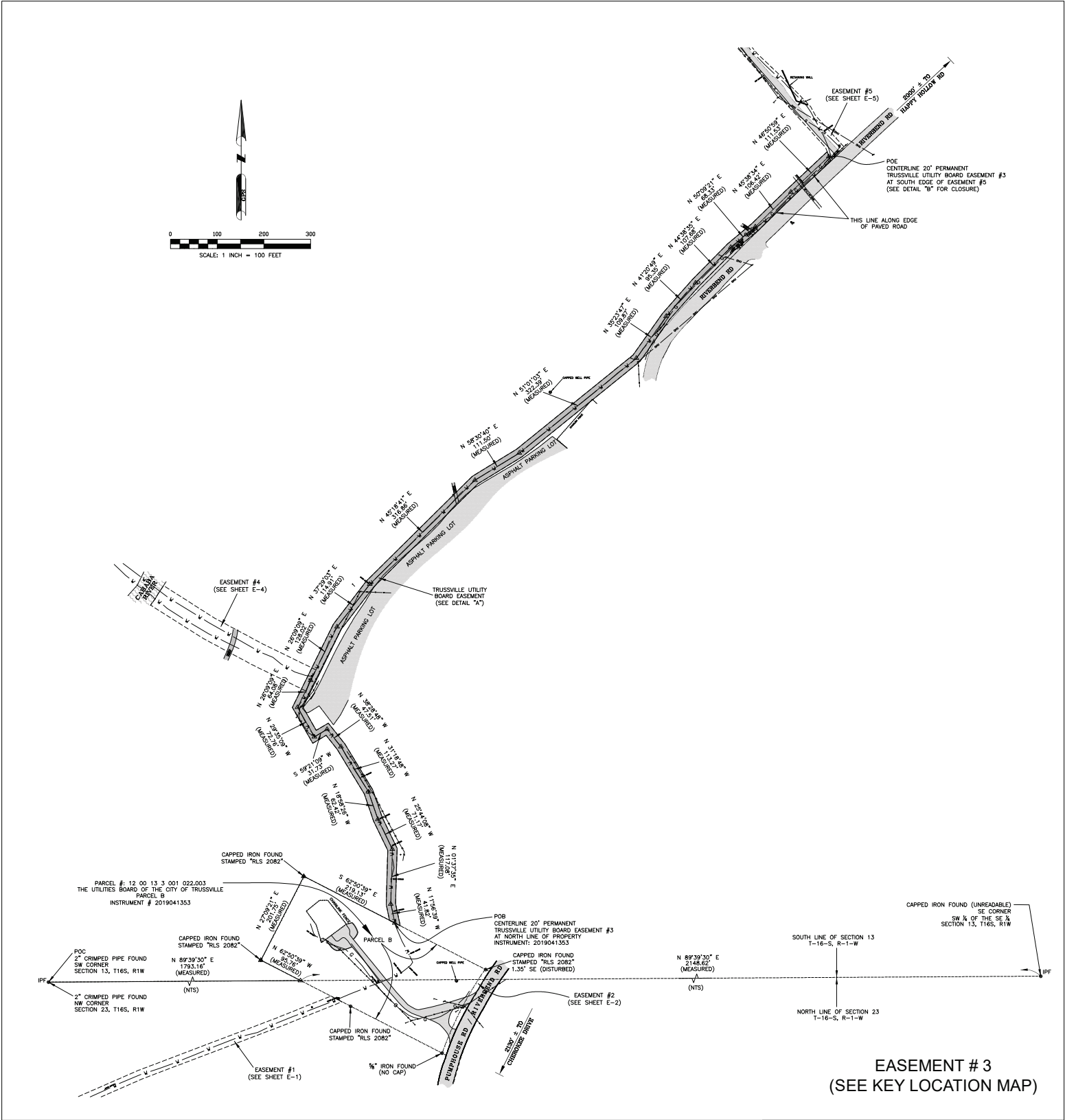
The basis of bearings shown on this survey are taken from GPS observations.

The property lines shown on this map are based upon property corners found in the field as well as property deeds recorded in the Office of the Judge of Probate in Jefferson County, Alabama, in Instrument 2019041353, and DB. 3616, PG. 484.

Other utilities and/or structures may exist that are not shown or mentioned.

Surveyor did not conduct a title search nor make any opinion of title.

McCULLERS-CAPPS & ASSOCIATES, INC. Surveyors-Mappers-Consultants (205) 957-1519 1900 CRESTWOOD BLVD, SUITE 97 IRONDAL, ALABAMA 35210				
TRUSSVILLE UTILITY BOARD TRUSSVILLE SPORTS COMPLEX VARIABLE WIDTH PERMANENT EASEMENT #2 SE ¼ OF THE SW ¼ OF SECTION 13 NE ¼ OF THE NW ¼ OF SECTION 23 TOWNSHIP 16S, RANGE 1W JEFFERSON COUNTY, ALABAMA				
date 04/29/2026 scale 1"=50'	job no. E0003	drawn by STV	chkd by JCM	rev. E-2 0



EASEMENT # 3
(SEE KEY LOCATION MAP)

STATE OF ALABAMA
JEFFERSON COUNTY

Easement 3:

A 20 feet wide permanent Trussville Utility Board easement lying in the SE ¼ and the NE ¼ of the SW ¼, and the NW ¼ of the SE ¼ of Section 13, Township 16S, Range 1W, Jefferson County, Alabama, the centerline of which being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the SW corner of Section 13, Township 16S, Range 1W, Jefferson County, Alabama; thence proceed N 89°39'30" E, along the South line of said Section, for a distance of 1793.16' to a point at the intersection of the said South Section line and the South property line of "Parcel B" described in Instrument 2019041353, recorded in the Office of the Judge of Probate, Jefferson County, Alabama; thence, leaving said South Section line, proceed N 62°50'39" W, along the said South property line of "Parcel B", for a distance of 95.76' to a Capped Iron Found stamped "RLS 2082" at the SW corner of said "Parcel B"; thence proceed N 27°09'21" E, along the West line of said "Parcel B", for a distance of 201.75' to a Capped Iron Found stamped "RLS 2082" at the NW corner of said "Parcel B"; thence proceed S 62°50'39" E, along the North line of said "Parcel B", for a distance of 219.13' to the POINT OF BEGINNING of the centerline of a 20.00' wide permanent Trussville Utilities Board (TUB) easement; thence, leaving the North line of said "Parcel B", proceed N 11°56'39" W, along the centerline of said 20.00' wide TUB easement, for a distance of 41.82' to a point; thence proceed N 01°37'35" E, along the centerline of said 20.00' wide TUB easement, for a distance of 117.08' to a point; thence proceed N 25°44'08" E, along the centerline of said 20.00' wide TUB easement, for a distance of 71.17' to a point; thence proceed N 18°58'26" W, along the centerline of said 20.00' wide TUB easement, for a distance of 62.42' to a point; thence proceed N 31°18'48" W, along the centerline of said 20.00' wide TUB easement, for a distance of 113.27' to a point; thence proceed N 38°28'48" W, along the centerline of said 20.00' wide TUB easement, for a distance of 47.51' to a point; thence proceed S 59°21'09" W, along the centerline of said 20.00' wide TUB easement, for a distance of 31.73' to a point; thence proceed N 29°35'09" W, along the centerline of said 20.00' wide TUB easement, for a distance of 72.76' to a point; thence proceed N 26°09'09" E, along the centerline of said 20.00' wide TUB easement, for a distance of 64.08' to a point; thence continue N 26°09'09" E, along the centerline of said 20.00' wide TUB easement, for a distance of 118.02' to a point; thence proceed N 37°29'03" E, along the centerline of said 20.00' wide TUB easement, for a distance of 114.91' to a point; thence proceed N 45°18'41" E, along the centerline of said 20.00' wide TUB easement, for a distance of 316.86' to a point; thence proceed N 58°30'40" E, along the centerline of said 20.00' wide TUB easement, for a distance of 111.50' to a point; thence proceed N 51°01'03" E, along the centerline of said 20.00' wide TUB easement, for a distance of 322.39' to a point; thence proceed N 35°23'47" E, along the centerline of said 20.00' wide TUB easement, for a distance of 109.87' to a point; thence proceed N 41°20'49" E, along the centerline of said 20.00' wide TUB easement, for a distance of 95.35' to a point; thence proceed N 44°38'35" E, along the centerline of said 20.00' wide TUB easement, for a distance of 107.68' to a point; thence proceed N 50°09'21" E, along the centerline of said 20.00' wide TUB easement, for a distance of 68.33' to a point; thence proceed N 45°36'34" E, along the centerline of said 20.00' wide TUB easement, for a distance of 106.42' to a point; thence proceed N 45°50'09" E, along the centerline of said 20.00' wide TUB easement, for a distance of 111.53' to a point on the South edge of TUB easement 5, said point being the END of the centerline of a 20.00' wide permanent Trussville Utility Board easement.

Easement lines extend or trim to match property, right of way, and other easement lines as required.
Said easement contains 44,294 square feet or 1.017 acres more or less.

April 29, 2026

I, Jim C. McCullers, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standard of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Jim C. McCullers

Jim C. McCullers
AL PLS # 15154



LEGEND

---	PROPERTY OR RIGHT OF WAY LINE	IPF ●	IRON PIN OR PIPE FOUND
---	UTILITY MARKER (FLAT OR ROUND)	IPF ○	IRON PIN SET
---	WATER PIPE	NSS ●	NAIL AND SHINER SET
---	WATER METER	NS ●	ANGLE POINT
---	WATER VALVE	Δ	RECORD
---	FIRE HYDRANT	---	NOT TO SCALE
---	SANITARY SEWER MANHOLE	Ac	ACRES
---	GAS PIPE	ROW	RIGHT OF WAY
---	OVERHEAD UTILITY CABLE	ESMT	EASEMENT
---	UTILITY POLE	MB	MAP BOOK
---	GUY AND/OR	DB	DEED BOOK
---	FENCE	PS	PAGE
---	CONCRETE	POB	POINT OF BEGINNING
---	ASPHALT	POE	POINT OF ENDING
---	GRAVEL		
---	CENTERLINE TRUSSVILLE UTILITY EASEMENT		
---	TRUSSVILLE UTILITY EASEMENT		

NOTES:

The purpose of this survey is to create a 20' wide permanent Trussville Utility Board easement to encompass utility lines marked in the field by others.

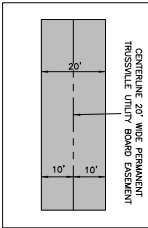
The basis of bearings shown on this survey are taken from GPS observations.

The property lines shown on this map are based upon property corners found in the field as well as property deeds recorded in the Office of the Judge of Probate in Jefferson County, Alabama, in Instrument 2019041353, and DB. 3616, PG. 484.

Other utilities and/or structures may exist that are not shown or mentioned.

Surveyor did not conduct a title search nor make any opinion of title.

EASEMENT DETAIL "A"



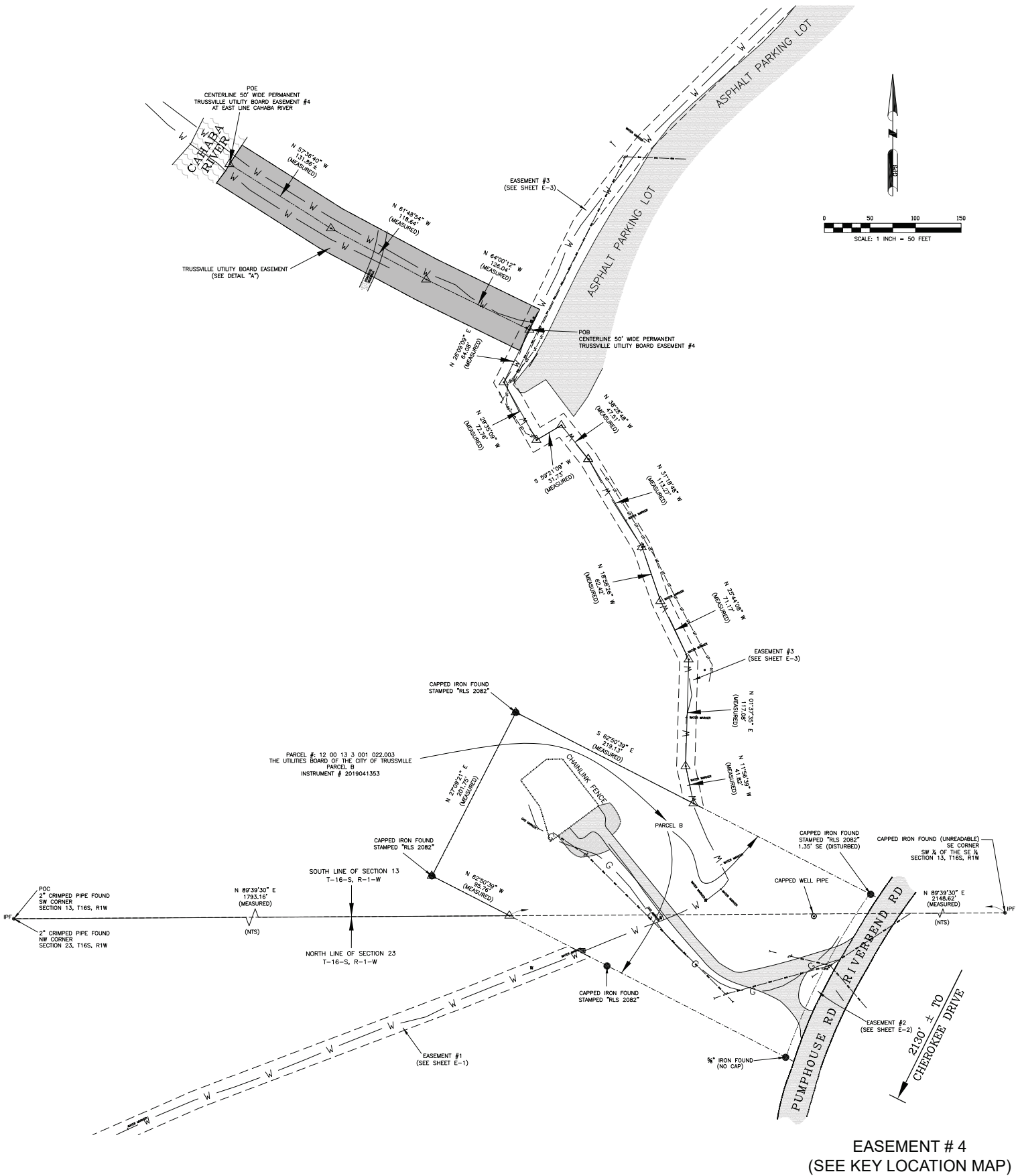
NOT TO SCALE

EASEMENT DETAIL "B"



NOT TO SCALE

McCullers-Capps & Associates, Inc. Surveyors-Mappers-Consultants (205) 957-1519 1900 CRESTWOOD BLVD, SUITE 97 IRONDAL, ALABAMA 35210				
TRUSSVILLE UTILITY BOARD TRUSSVILLE SPORTS COMPLEX 20' WIDE PERMANENT EASEMENT #3 SE ¼ AND THE NE ¼ OF THE SW ¼ AND THE NW ¼ OF THE SE ¼ SECTION 13, TOWNSHIP 16S, RANGE 1W, JEFFERSON COUNTY, ALABAMA				
date 04/29/2026	job no. 25003	drawn by JCM	checked by JCM	rev. E-3
scale 1"=100'	file no. 25003	date 04/29/2026	sheet 1 of 1	0



EASEMENT # 4
(SEE KEY LOCATION MAP)

STATE OF ALABAMA
JEFFERSON COUNTY

Easement 4:

A 50 feet wide permanent Trussville Utility Board easement lying in the SE ¼ of the SW ¼ of Section 13, Township 16S, Range 1W, Jefferson County, Alabama, the centerline of which being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the SW corner of Section 13, Township 16S, Range 1W, Jefferson County, Alabama; then proceed N 89°39'30" E, along the South line of said Section, for a distance of 1793.16' to a point at the intersection of the said South Section line and the South property line of "Parcel B" described in Instrument 2019041353, recorded in the Office of the Judge of Probate, Jefferson County, Alabama; then, leaving said South Section line, proceed N 62°50'39" W, along the said South property line of "Parcel B", for a distance of 95.76' to a Capped Iron Found stamped "RLS 2082" at the SW corner of said "Parcel B"; then proceed N 27°09'21" E, along the West line of said "Parcel B", for a distance of 201.75' to a Capped Iron Found stamped "RLS 2082" at the NW corner of said "Parcel B"; then proceed S 62°50'39" E, along the North line of said "Parcel B", for a distance of 219.13' to a point; then, leaving the North line of said "Parcel B", proceed N 11°56'39" W for a distance of 41.82' to a point; then proceed N 01°37'35" E for a distance of 117.08' to a point; then proceed N 25°44'08" E for a distance of 71.17' to a point; then proceed N 18°58'26" W for a distance of 62.42' to a point; then proceed N 31°18'48" W for a distance of 113.27' to a point; then proceed N 38°28'48" W for a distance of 47.51' to a point; then proceed S 59°21'09" W for a distance of 31.73' to a point; then proceed N 29°35'09" W for a distance of 72.76' to a point; then proceed N 26°09'09" E for a distance of 64.08' to the POINT OF BEGINNING of the centerline of a 50.00' wide permanent Trussville Utility Board (TUB) easement; then proceed N 64°00'12" W, along the centerline of said 50.00' wide TUB easement, for a distance of 126.04' to a point; then proceed N 61°48'54" W, along the centerline of said 50.00' wide TUB easement, for a distance of 118.64' to a point; then proceed N 57°36'40" W, along the centerline of said 50.00' wide TUB easement, for a distance of 131.86' to the East line of the Cahaba River and the END of the centerline of a 50.00' wide permanent Trussville Utility Board easement.

Easement lines extend or trim to match property, right of way, and other easement lines as required.
Said easement contains 18,830 square feet or 0.432 acres more or less.

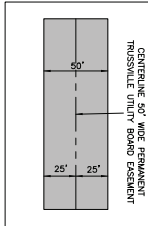
APRIL 29, 2026

I, Jim C. McCullers, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standard of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

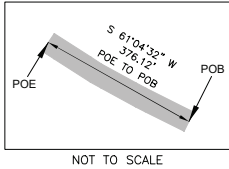
Jim C. McCullers.
AL. PLS #15154



EASEMENT DETAIL "A"



EASEMENT DETAIL "B"



LEGEND

---	PROPERTY OR RIGHT OF WAY LINE	IPF	IRON PIN OR PIPE FOUND
○	UTILITY MARKER (FLAT OR ROUND)	IPS	IRON PIN SET
—	WATER PIPE	NSS	NAIL AND SHINER SET
■	WATER VALVE	Δ	ANGLE POINT
●	FIRE HYDRANT	—	RECORD
—	SANITARY SEWER MANHOLE	—	NOT TO SCALE
—	GAS PIPE	Ac	ACRES
—	OVERHEAD UTILITY CABLE	℄	CENTERLINE
—	UTILITY POLE	ROW	RIGHT OF WAY
—	GUY ANCHOR	ESMT	EASEMENT
—	FENCE	MB	MAP BOOK
—	CONCRETE	DB	DEED BOOK
—	ASPHALT	PG	PAGE
—	GRAVEL	POC	POINT OF COMMENCEMENT
—	CENTERLINE TRUSSVILLE UTILITY EASEMENT	POB	POINT OF BEGINNING
—	TRUSSVILLE UTILITY EASEMENT	POE	POINT OF ENDING

NOTES:

The purpose of this survey is to create a 50' wide permanent Trussville Utility Board easement to encompass utility lines marked in the field by others.

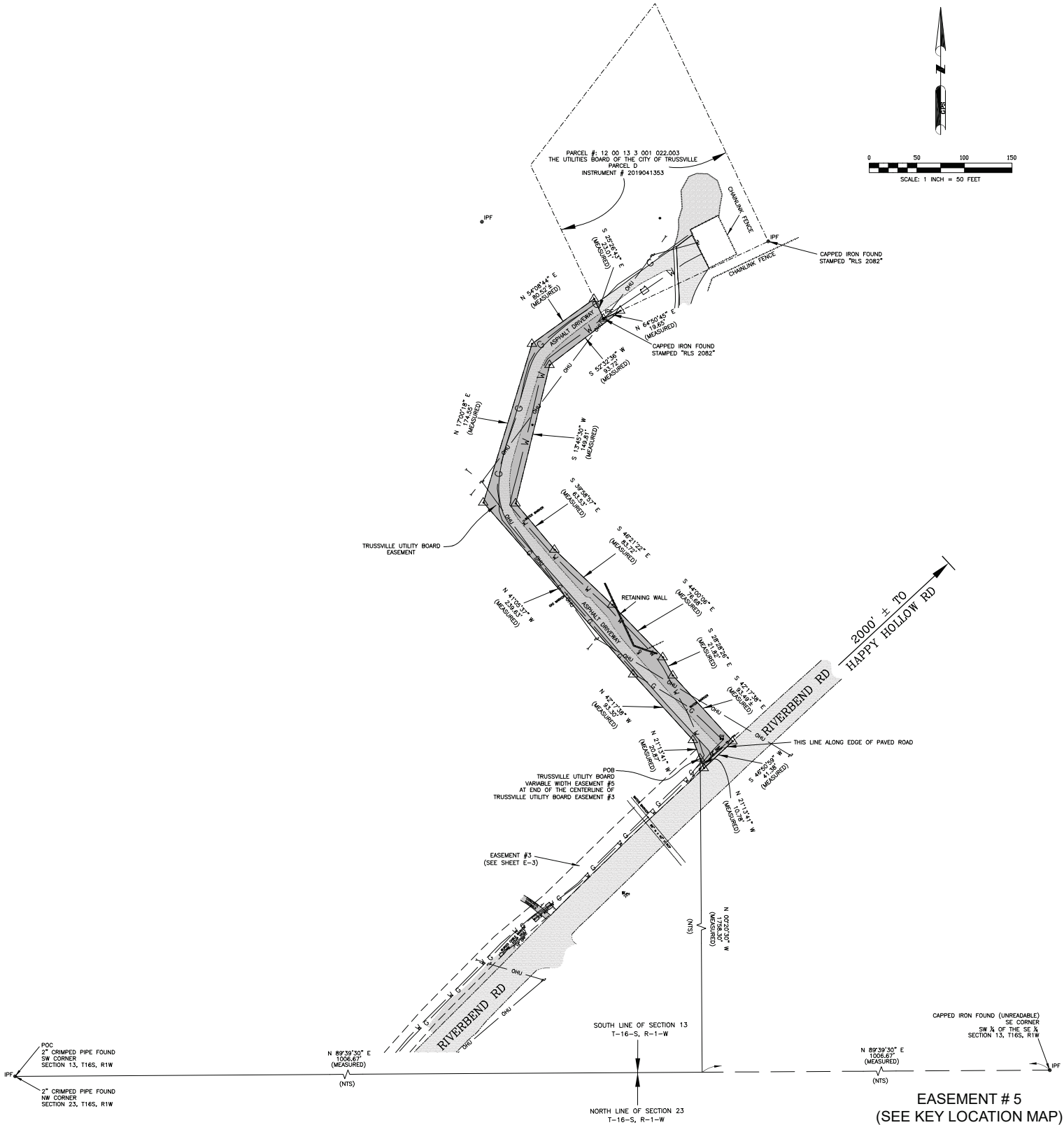
The basis of bearings shown on this survey are taken from GPS observations.

The property lines shown on this map are based upon property corners found in the field as well as property deeds recorded in the Office of the Judge of Probate in Jefferson County, Alabama, in Instrument 2019041353, and DB. 3616, PG. 484.

Other utilities and/or structures may exist that are not shown or mentioned.

Surveyor did not conduct a title search nor make any opinion of title.

McCullers-Capps & Associates, Inc. Surveyors-Mappers-Consultants (205) 957-1519 1900 CRESTWOOD BLVD, SUITE 97 IRONDAL, ALABAMA 35210				
TRUSSVILLE UTILITY BOARD TRUSSVILLE SPORTS COMPLEX 50' WIDE PERMANENT EASEMENT #4 SE ¼ OF THE SW ¼ SECTION 13, TOWNSHIP 16S, RANGE 1W, JEFFERSON COUNTY, ALABAMA				
date 04/29/2026	job no. 66003	drawn by JTM	dwg. no. E-4	rev. 0



STATE OF ALABAMA
JEFFERSON COUNTY

Easement 5:

A variable width permanent Trussville Utility Board easement lying in the NW ¼ of the SE ¼ of Section 13, Township 16S, Range 1W, Jefferson County, Alabama, and being more particularly described as follows:

COMMENCE at a 2" Crimped Pipe Found at the SW corner of Section 13, Township 16S, Range 1W, Jefferson County, Alabama; then proceed N 89°39'30" E, along the South line of said Section, for a distance of 1006.67' to a point; then, leaving said South line of said Section, proceed N 00°20'30" W for a distance of 1758.30' to the POINT OF BEGINNING of a variable width TUB permanent easement, said point also being the END of the centerline of Trussville Utility Board (TUB) easement described in TUB easement 3; then proceed N 21°13'41" W for a distance of 20.87' to a point; then proceed N 42°17'38" W for a distance of 93.30' to a point; then proceed N 41°05'37" W for a distance of 239.63' to a point; then proceed N 17°00'18" E for a distance of 174.55' to a point; then proceed N 54°08'44" E for a distance of 80.52' to a point on the West line of "Parcel D" described in Instrument 2019041353, recorded in the Office of the Judge of Probate, Jefferson County, Alabama; then proceed, along the said West line of "Parcel D", S 25°26'43" E for a distance of 23.01' to a Capped Iron Found stamped "RLS 2082"; then proceed N 64°50'45" E, along the South line of said "Parcel D" for a distance of 19.65' to a point; then, leaving said South line of said "Parcel D", proceed S 52°32'36" W for a distance of 93.72' to a point; then proceed S 13°45'30" W for a distance of 149.81' to a point; then proceed S 39°58'57" E for a distance of 63.53' to a point; then proceed S 46°21'22" E for a distance of 83.72' to a point; then proceed S 44°00'06" E for a distance of 76.68' to a point; then proceed S 28°28'26" E for a distance of 21.82' to a point; then proceed S 42°17'38" E for a distance of 93.49' to the edge of a paved road (Riverbend Road); then proceed S 46°50'59" W, along the edge of said paved road, for a distance of 41.38' to a point; then, leaving the edge of said paved road, proceed N 21°13'41" W for a distance of 10.78' to the POINT OF BEGINNING.

Easement lines extend or trim to match property, right of way, and other easement lines as required.
Said easement contains 17,172 square feet or 0.394 acres more or less.

April 29, 2026

I, Jim C. McCullers, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standard of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Jim C. McCullers

Jim C. McCullers.
AL. PLS # 15154



EASEMENT # 5 (SEE KEY LOCATION MAP)

LEGEND

-----	PROPERTY OR RIGHT OF WAY LINE	IPF	IRON PIN OR PIPE FOUND
---+---	UTILITY MARKER (FLAT OR ROUND)	IPF-O	IRON PIN SET
---	WATER PIPE	NSS	NAIL AND SHINER SET
---	WATER METER	Δ	ANGLE POINT
---	FIRE HYDRANT	()	RECORD
---	SANITARY SEWER MANHOLE	---	NOT TO SCALE
---	GAS PIPE	Ac	ACRES
---	OVERHEAD UTILITY CABLE	€	CENTERLINE
---	UTILITY POLE	ROW	RIGHT OF WAY
---	GLY ANCHOR	ESMT	EASEMENT
---	FENCE	MB	MAP BOOK
---	CONCRETE	DB	DEED BOOK
---	ASPHALT	PG	PAGE
---	GRAVEL	POC	POINT OF COMMENCEMENT
---	CENTERLINE TRUSSVILLE UTILITY EASEMENT	POB	POINT OF BEGINNING
---	TRUSSVILLE UTILITY EASEMENT	PCE	POINT OF ENDING

NOTES:

The purpose of this survey is to create a variable width permanent Trussville Utility Board easement to encompass a driveway and utility lines marked in the field by others.

The basis of bearings shown on this survey are taken from GPS observations.

The property lines shown on this map are based upon property corners found in the field as well as property deeds recorded in the Office of the Judge of Probate in Jefferson County, Alabama, in Instrument 2019041353, and DB. 3616, PG. 484.

Other utilities and/or structures may exist that are not shown or mentioned.

Surveyor did not conduct a title search nor make any opinion of title.

McCullers-Capps & Associates, Inc. Surveyors-Mappers-Consultants (205) 957-1519 1900 CRESTWOOD BLVD, SUITE 97 IRONDAL, ALABAMA 35210				
TRUSSVILLE UTILITY BOARD TRUSSVILLE SPORTS COMPLEX VARIABLE WIDTH PERMANENT EASEMENT #5 NW ¼ OF THE SE ¼ SECTION 13, TOWNSHIP 16S, RANGE 1W, JEFFERSON COUNTY, ALABAMA				
date 04/29/2026	job no. 25003	drawn by JTM	scale 1"=50'	rev. E-5 0

