



TRACT 1 PROPERTY DESCRIPTION

A PART OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A ½ INCH DIAMETER REBAR WITH ILLEGIBLE YELLOW CAP LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, THEN FROM THE POINT OF BEGINNING S02°14'28"W A DISTANCE OF 1334.82 FEET TO A 1 INCH DIAMETER BUGGY AXLE FOUND, THEN N01°27'00"E A DISTANCE OF 1308.71 FEET TO A 1 INCH DIAMETER BUGGY AXLE FOUND, THEN N01°27'00"E A DISTANCE OF 591.71 FEET TO AN IRON SET (THIS IRON AND ALL OTHER IRONS REFERRED TO AS "SET") ARE ½ INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED ALLEN CA-1005-LS), THEN CONTINUE N01°27'00"E A DISTANCE OF 738.52 FEET TO A ¾ INCH DIAMETER REBAR FOUND, THEN S88°09'34"E A DISTANCE OF 1327.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.31 ACRES MORE OR LESS.

SUBJECT TO: AN OVERHEAD TRANSMISSION LINE EASEMENT CROSSING THE ABOVE DESCRIBED TRACT OF LAND ACCORDING TO A SURVEY PREPARED BY ALLEN SURVEYING LLC, DATED 08-31-2023.

EASEMENT A DESCRIPTION

ALSO: A 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT THAT IS A PART OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A ½ INCH DIAMETER REBAR WITH ILLEGIBLE YELLOW CAP LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, THEN N88°09'34"W A DISTANCE OF 1327.10 FEET TO A ¾ INCH DIAMETER REBAR FOUND, THEN S01°27'00"W A DISTANCE OF 708.46 FEET TO THE POINT OF BEGINNING FOR SAID EASEMENT, THEN FROM THE POINT OF BEGINNING S01°27'00"W A DISTANCE OF 30.06 FEET TO AN IRON SET (THIS IRON AND ALL OTHER IRONS REFERRED TO AS "SET") ARE ½ INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED ALLEN CA-1005-LS), THEN N84°49'32"W A DISTANCE OF 220.58 FEET TO AN IRON SET, THEN S53°32'25"W A DISTANCE OF 600.72 FEET TO AN IRON SET, THEN S50°13'47"W A DISTANCE OF 277.03 FEET TO AN IRON SET, THEN S56°04'39"W A DISTANCE OF 78.52 FEET TO A POINT, THEN N88°01'11"W A DISTANCE OF 51.16 FEET TO A POINT, THEN N56°04'39"E A DISTANCE OF 118.42 FEET TO A POINT, THEN N50°13'47"E A DISTANCE OF 276.36 FEET TO A POINT, THEN N53°32'25"E A DISTANCE OF 612.99 FEET TO A POINT, THEN S84°49'32"E A DISTANCE OF 230.03 FEET TO THE POINT OF BEGINNING FOR SAID EASEMENT.

SUBJECT TO: AN OVERHEAD TRANSMISSION LINE EASEMENT CROSSING THE ABOVE DESCRIBED TRACT OF LAND, ACCORDING TO A SURVEY PREPARED BY ALLEN SURVEYING LLC, DATED 08-31-2023.

EASEMENT B DESCRIPTION

ALSO: A 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT THAT IS A PART OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A ½ INCH DIAMETER REBAR WITH ILLEGIBLE YELLOW CAP LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, THEN N88°09'34"W A DISTANCE OF 1327.10 FEET TO A ¾ INCH DIAMETER REBAR FOUND, THEN S01°27'00"W A DISTANCE OF 708.46 FEET TO A POINT, THEN S01°27'00"W A DISTANCE OF 30.06 FEET TO AN IRON SET (THIS IRON AND ALL OTHER IRONS REFERRED TO AS "SET") ARE ½ INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED ALLEN CA-1005-LS), THEN N84°49'32"W A DISTANCE OF 220.58 FEET TO AN IRON SET, THEN S53°32'25"W A DISTANCE OF 600.72 FEET TO AN IRON SET, THEN S50°13'47"W A DISTANCE OF 277.03 FEET TO AN IRON SET, THEN S56°04'39"W A DISTANCE OF 78.52 FEET TO THE POINT OF BEGINNING, THEN FROM THE POINT OF BEGINNING S56°04'39"W A DISTANCE OF 173.25 FEET TO AN IRON SET ON THE EAST RIGHT-OF-WAY OF CRANFORD ROAD, THEN ALONG SAID RIGHT-OF-WAY N16°50'40"W A DISTANCE OF 3.68 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 589.54 FEET, AN ARC LENGTH OF 27.51 FEET AND A CHORD BEARING AND DISTANCE OF N18°10'53"W 27.51 FEET TO A POINT, THEN LEAVING SAID RIGHT-OF-WAY N56°04'39"E A DISTANCE OF 123.26 FEET TO A POINT, THEN S88°01'11"E A DISTANCE OF 51.16 FEET TO THE POINT OF BEGINNING FOR SAID EASEMENT.

SUBJECT TO: AN OVERHEAD TRANSMISSION LINE EASEMENT CROSSING THE ABOVE DESCRIBED TRACT OF LAND, ACCORDING TO A SURVEY PREPARED BY ALLEN SURVEYING DATED 08-31-2023, PROJECT NUMBER 23-151.

TRACT 2 PROPERTY DESCRIPTION

A PART OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A ½ INCH DIAMETER REBAR WITH ILLEGIBLE YELLOW CAP LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, THEN S02°14'28"W A DISTANCE OF 1334.82 FEET TO A 1 INCH DIAMETER BUGGY AXLE FOUND, THEN N87°57'31"W A DISTANCE OF 1308.71 FEET TO A 1 INCH DIAMETER BUGGY AXLE FOUND, THE POINT OF BEGINNING, THEN FROM THE POINT OF BEGINNING S1°56'18"W A DISTANCE OF 1337.01 FEET TO A ½ INCH DIAMETER REBAR FOUND, THEN N87°58'21"W A DISTANCE OF 624.89 FEET TO AN IRON SET (THIS IRON AND ALL OTHER IRONS REFERRED TO AS "SET") ARE ½ INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED ALLEN CA-1005-LS), ON THE EAST RIGHT-OF-WAY OF CRANFORD ROAD, THEN ALONG SAID RIGHT-OF-WAY N39°15'48"W A DISTANCE OF 166.04 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 873.60 FEET, AN ARC LENGTH OF 381.12 FEET AND A CHORD BEARING AND DISTANCE OF N26°45'56"W 378.10 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY N14°16'04"W A DISTANCE OF 5.93 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 993.21 FEET, AN ARC LENGTH OF 193.01 FEET AND A CHORD BEARING AND DISTANCE OF N8°42'02"W 192.71 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY N03°08'00"W A DISTANCE OF 95.92 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 685.80 FEET, AN ARC LENGTH OF 164.11 FEET AND A CHORD BEARING AND DISTANCE OF N05°09'20"W 163.72 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY N16°50'40"W A DISTANCE OF 346.30 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY N16°50'40"W A DISTANCE OF 3.68 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY TO A CURVE TO THE LEFT HAVING A RADIUS OF 589.54 FEET, AN ARC LENGTH OF 93.60 FEET AND A CHORD BEARING AND DISTANCE OF N21°23'34"W 93.50 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY N25°56'27"W A DISTANCE OF 13.90 FEET TO AN IRON SET, THEN LEAVING SAID RIGHT-OF-WAY S88°01'11"E A DISTANCE OF 1151.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.77 ACRES MORE OR LESS.

SUBJECT TO: AN OVERHEAD TRANSMISSION LINE EASEMENT CROSSING THE ABOVE DESCRIBED TRACT OF LAND, ACCORDING TO A SURVEY PREPARED BY ALLEN SURVEYING LLC, DATED 08-31-2023.

EASEMENT B DESCRIPTION

SUBJECT TO: A 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT THAT IS A PART OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A ½ INCH DIAMETER REBAR WITH ILLEGIBLE YELLOW CAP LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, THEN N88°09'34"W A DISTANCE OF 1327.10 FEET TO A ¾ INCH DIAMETER REBAR FOUND, THEN S01°27'00"W A DISTANCE OF 708.46 FEET TO A POINT, THEN S01°27'00"W A DISTANCE OF 30.06 FEET TO AN IRON SET (THIS IRON AND ALL OTHER IRONS REFERRED TO AS "SET") ARE ½ INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED ALLEN CA-1005-LS), THEN N84°49'32"W A DISTANCE OF 220.58 FEET TO AN IRON SET, THEN S53°32'25"W A DISTANCE OF 600.72 FEET TO AN IRON SET, THEN S50°13'47"W A DISTANCE OF 277.03 FEET TO AN IRON SET, THEN S56°04'39"W A DISTANCE OF 78.52 FEET TO THE POINT OF BEGINNING, THEN FROM THE POINT OF BEGINNING S56°04'39"W A DISTANCE OF 173.25 FEET TO AN IRON SET ON THE EAST RIGHT-OF-WAY OF CRANFORD ROAD, THEN ALONG SAID RIGHT-OF-WAY N16°50'40"W A DISTANCE OF 3.68 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 589.54 FEET, AN ARC LENGTH OF 27.51 FEET AND A CHORD BEARING AND DISTANCE OF N18°10'53"W 27.51 FEET TO A POINT, THEN LEAVING SAID RIGHT-OF-WAY N56°04'39"E A DISTANCE OF 123.26 FEET TO A POINT, THEN S88°01'11"E A DISTANCE OF 51.16 FEET TO THE POINT OF BEGINNING FOR SAID EASEMENT.

SUBJECT TO: AN OVERHEAD TRANSMISSION LINE EASEMENT CROSSING THE ABOVE DESCRIBED TRACT OF LAND, ACCORDING TO A SURVEY PREPARED BY ALLEN SURVEYING DATED 08-31-2023, PROJECT NUMBER 23-151.

TRACT 3 PROPERTY DESCRIPTION

A PART OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A ½ INCH DIAMETER REBAR WITH ILLEGIBLE YELLOW CAP LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, THEN N88°09'34"W A DISTANCE OF 1327.10 FEET TO A ¾ INCH DIAMETER REBAR FOUND, THEN FROM THE POINT OF BEGINNING S01°27'00"W A DISTANCE OF 708.46 FEET TO AN IRON SET (THIS IRON AND ALL OTHER IRONS REFERRED TO AS "SET") ARE ½ INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED ALLEN CA-1005-LS), THEN S1°27'00"W A DISTANCE OF 591.71 FEET TO A 1 INCH DIAMETER BUGGY AXLE FOUND, THEN N88°01'11"W A DISTANCE OF 1151.62 FEET TO AN IRON SET ON THE EAST RIGHT-OF-WAY OF CRANFORD ROAD, THEN CONTINUE ALONG SAID RIGHT-OF-WAY N25°56'27"W A DISTANCE OF 13.90 FEET TO AN IRON SET, THEN LEAVING SAID RIGHT-OF-WAY N02°43'48"E A DISTANCE OF 1002.22 FEET TO A ½ INCH DIAMETER REBAR FOUND, THEN S87°51'32"E A DISTANCE OF 1063.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.57 ACRES MORE OR LESS.

ACCORDING TO A SURVEY PREPARED BY ALLEN LAND SURVEYING DATED 08-31-2023, PROJECT NUMBER 23-151.

EASEMENT A DESCRIPTION

SUBJECT TO: A 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT THAT IS A PART OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A ½ INCH DIAMETER REBAR WITH ILLEGIBLE YELLOW CAP LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, THEN N88°09'34"W A DISTANCE OF 1327.10 FEET TO A ¾ INCH DIAMETER REBAR FOUND, THEN S01°27'00"W A DISTANCE OF 708.46 FEET TO THE POINT OF BEGINNING FOR SAID EASEMENT, THEN FROM THE POINT OF BEGINNING S01°27'00"W A DISTANCE OF 30.06 FEET TO AN IRON SET (THIS IRON AND ALL OTHER IRONS REFERRED TO AS "SET") ARE ½ INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED ALLEN CA-1005-LS), THEN N84°49'32"W A DISTANCE OF 220.58 FEET TO AN IRON SET, THEN S53°32'25"W A DISTANCE OF 600.72 FEET TO AN IRON SET, THEN S50°13'47"W A DISTANCE OF 277.03 FEET TO AN IRON SET, THEN S56°04'39"W A DISTANCE OF 78.52 FEET TO A POINT, THEN N88°01'11"W A DISTANCE OF 51.16 FEET TO A POINT, THEN N56°04'39"E A DISTANCE OF 118.42 FEET TO A POINT, THEN N50°13'47"E A DISTANCE OF 276.36 FEET TO A POINT, THEN N53°32'25"E A DISTANCE OF 612.99 FEET TO A POINT, THEN S84°49'32"E A DISTANCE OF 230.03 FEET TO THE POINT OF BEGINNING FOR SAID EASEMENT.

SUBJECT TO: AN OVERHEAD TRANSMISSION LINE EASEMENT CROSSING THE ABOVE DESCRIBED TRACT OF LAND, ACCORDING TO A SURVEY PREPARED BY ALLEN SURVEYING LLC, DATED 08-31-2023.

TRACT 4 PROPERTY DESCRIPTION

A PART OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A ½ INCH DIAMETER REBAR WITH ILLEGIBLE YELLOW CAP LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, MARSHALL COUNTY, ALABAMA, THEN N88°09'34"W A DISTANCE OF 1327.10 FEET TO A ¾ INCH DIAMETER REBAR FOUND, THEN N87°51'32"W A DISTANCE IF 239.98 FEET TO AN IRON SET (THIS IRON AND ALL OTHER IRONS REFERRED TO AS "SET") ARE ½ INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED ALLEN CA-1005-LS), THE POINT OF BEGINNING, THEN FROM THE POINT OF BEGINNING S41°41'45"W A DISTANCE OF 1533.13 FEET TO AN IRON SET ON THE EAST RIGHT-OF-WAY OF CRANFORD ROAD, THEN ALONG SAID RIGHT-OF-WAY N25°56'27"W A DISTANCE OF 163.80 FEET TO AN IRON SET, THEN CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 589.04 FEET, AN ARC LENGTH OF 40.89 FEET AND A CHORD BEARING AND DISTANCE OF N27°53'59"W 40.88 FEET TO AN IRON SET, THEN LEAVING SAID RIGHT-OF-WAY N02°43'48"E A DISTANCE OF 1002.22 FEET TO A ½ INCH DIAMETER REBAR FOUND, THEN S87°51'32"E A DISTANCE OF 1063.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.57 ACRES MORE OR LESS.

ACCORDING TO A SURVEY PREPARED BY ALLEN LAND SURVEYING DATED 08-31-2023, PROJECT NUMBER 23-151.

LINE DATA		
LINE	BEARING & DISTANCE	
L1	N87°58'21"W 624.89'	
L2	N39°15'48"W 166.04'	
L3	N14°16'04"W 5.93'	
L4	N3°08'00"W 95.92'	
L5	N16°50'40"W 346.30'	
L6	N18°50'40"W 3.68'	
L7	N25°56'27"W 13.90'	
L8	N25°56'27"W 171.48'	
L9	N25°56'27"W 163.80'	

LINE DATA		
LINE	BEARING & DISTANCE	
L10	S87°51'32"E 239.98'	
L11	N2°43'48"E 331.72'	
L12	S1°27'00"W 30.06'	
L13	N84°49'32"W 220.58'	
L14	S53°32'25"W 600.72'	
L15	S50°13'47"W 277.03'	
L16	S56°04'39"W 78.52'	
L17	S56°04'39"W 173.25'	
L18	N56°04'39"E 123.26'	

LINE DATA		
LINE	BEARING & DISTANCE	
L19	N56°04'39"E 118.42'	
L20	N50°13'47"E 276.36'	
L21	N53°32'25"E 612.99'	
L22	S84°49'32"E 230.03'	
L23	S88°01'11"E 51.16'	
L24	S87°58'21"E 70.27'	
L25	S88°01'11"E 181.70'	

CURVE DATA			
CURVE	LENGTH	RADIUS	CHORD
C1	381.12'	873.60'	N26°45'56"W 378.10'
C2	193.01'	993.21'	N8°42'02"W 192.71'
C3	164.11'	685.80'	N9°59'20"W 163.72'
C4	93.60'	589.54'	N21°23'34"W 93.50'
C5	40.89'	598.04'	N27°53'59"W 40.88'
C6	27.51'	589.54'	N18°10'53"W 27.51'

BOUNDARY SURVEY FOR

JARROD JONES

MARSHALL COUNTY, ALABAMA

ALLEN LAND SURVEYING, LLC

201 COUNTY ROAD 1859 ARAB, AL. 35016

1-256-640-3516

AL BAMA LICENSED

No. 31828

PROFESSIONAL

LAND SURVEYOR

BRANDON ALLEN

SCALE: 1" = 175'

DATE: 08/31/2023

FIELD INFO: JNH RLS 08/31/2023

DRAWN BY: BLA JNH

CHECKED BY:

QUALITY CHECK:

APPROVED BY:

REVISED:

DWG:

PROJECT NO.: 23-151

SHEET NO.: 1 OF 1

Brandon Allen 08-31-2023

BRANDON L. ALLEN, PLS DATE

ALABAMA LICENSE NO. 31828