

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 ILLEGIBLI 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 N87°57'31"W A DISTANCE OF 1308.71 FEET TO A 1 INCH DIAMETER BUGGY AXLE FOUND. THEN N01°27'00"E 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). THE CONTINUE N01°27'00"E A DISTANCE OF 738.52 FEET TO A % INCH DIAMETER REBAR FOUND. THEN S88°09'34"E A DISTANCE OF 1327.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.3 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.

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 PARTICULARI 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 ½ 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 O AN IRON SET. THEN S50°13'47"W A DISTANCE OF 277.03 FEET TO AN IRON SÉT. 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 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. THE 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.

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 1/2 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 5/8 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 LAND SURVEYING DATED 08-31-2023, PROJECT NUMBER 23-151.

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 WIT 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 POIN 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 OTHE 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 SAI 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 5.9 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 N9°59'20"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.

SUBJECT TO: RIGHT-OF-WAY FOR ELDORADO LANE, HAVING AN UNDETERMINED RIGHT-OF-WAY WIDTH.

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

ACCORDING TO A SURVEY PREPARED BY ALLEN SURVEYING LLC, DATED 08-31-2023.

ACCORDING TO A SURVEY PREPARED BY ALLEN SURVEYING LLC, DATED 08-31-2023.

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 MORI 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 1/8 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. 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 O 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.

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 WIT 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 1327.1 FEET TO A ½ INCH DIAMETER REBAR FOUND, THE POINT OF BEGINNING. THEN FROM THE POINT OF BEGINNING S01°27'00"W A DISTANCE OF 738.52 FEET TO AN IRON SET (THIS IRON AND AI 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 DIAMETE 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 171.48 FEET TO AN IRON SET. THEN LEAVING SAID RIGHT-OF-WAY N41°41'45"E A DISTANCE OF 1533.13 FEET TO AN IRON SET. THEN S87°51'32"E A DISTANCE O 239.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.05 ACRES MORE OR LESS. SUBJECT TO: AN OVERHEAD TRANSMISSION LINE EASEMENT CROSSING THE ABOVE DESCRIBED TRACT OF LAND.

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 1/2 INCH DIAMETER REBAR WITH ILLEGIBLE YELLOW CAP LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE east, marshall county, alabama. Then N88°09'34"W a distance of 1327.10 feet to a % inch diameter rebar found. Then S01°27'00"W a distance of 708.46 feet to the point o 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" ARI 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

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 WIT 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 1327.1 FEET TO A % 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 % INCH DIAMETEF 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 O 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 SAI RIGHT-OF-WAY NO2°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	N16°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'

DATA	LINE DATA			LINE DATA
NG & DISTANCE	LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
58'21"W 624.89'	L10	S87°51'32"E 239.98'	L19	N56°04'39"E 118.42'
15'48"W 166.04'	L11	N2°43'48"E 331.72'	L20	N50°13'47"E 276.36'
°16'04''W 5.93'	L12	S1°27'00"W 30.06'	L21	N53°32'25"E 612.99'
08'00"W 95.92'	L13	N84°49'32''W 220.58'	L22	S84°49'32"E 230.03'
50'40"W 346.30'	L14	S53°32'25"W 600.72'	L23	S88°01'11"E 51.16'
°50'40"W 3.68'	L15	S50°13'47"W 277.03'	L24	S87°58'21"E 70.27'
56'27''W 13.90'	L16	S56°04'39"W 78.52'	L25	S88°01'11"E 181.70'
56'27"W 171.48'	L17	S56°04'39"W 173.25'		
56'27''W 163.80'	L18	N56°04'39"E 123.26'		

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'	

FLOOD ZONE INFORMATION FOR THIS TRACT WAS NOT RESEARCHED THIS SURVEY.
ZONING REQUIREMENTS FOR THIS TRACT NOT RESEARCHED THIS SURVEY.

A REASONABLE ATTEMPT WAS MADE TO RESEARCH CURRENT RECORDS IN THE COUNTY PROBATE OFFICE. HOWEVER, NO TITLE SEARCH WAS PERFORMED WHICH MIGHT FIND EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS THAT MAY AFFECT THE TRACT SHOWN ON

THERE WAS NO ATTEMPT IN THE FIELD TO DETERMINE THE LOCATION OF, OR THE EXTENT OF POSSIBLE ENCROACHMENTS BENEATH THE SURFACE.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION,

> Brandon Allen 08-31-2023 BRANDON L. ALLEN, PLS ALABAMA LICENSE NO. 31826

No. 31 PROFESS	886 ★E
SCALE:	1" = 175'
DATE:	08/31/2023

JON

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SUR

SCALE:	1" = 175'
DATE:	08/31/2023
FIELD INFO:	JNH RLS 08/31/2023
DRAWN BY:	BLA JNH
CHECKED BY:	
QUALITY CHEC	CK:
APPROVED BY	:
R	REVISED:
DWG:	
PROJECT NO.:	23-151
SHEET NO.:	1 OF 1