



**State of Alabama  
County of Morgan**

I, David Lee Fagerman, a Registered Land Surveyor with the firm of XRAM Inc., hereby state that to the best of my knowledge, information and belief, the foregoing is a true and correct map or plat of the following described property:

**Properties Location:** 662 Old Highway 24, Trinity, Alabama 35673  
SW ¼ of the SW ¼ of Section 21, Township 5 South, Range 5 West, Morgan  
County, Alabama  
Tax Parcels: 020521000004000

**Source of Information:** Deed Book 2009, Page 4749

**Legal Description per Photocopy of Deed Book 2009, Page 4749**

A tract of land containing 7.23 acres, more or less, situated in the SW ¼ of the SW ¼ of Section 21, Township 5 South, Range 5 West, Morgan County, Alabama, being more particularly described as follows:

Beginning at the Northeast corner of the SW ¼ of the SW ¼ of Section 21, Township 5 South, Range 5 West, thence run N 89° 42' 00" W along the North boundary of the SW ¼ of the SW ¼ of Section 21 for a distance of 478.03 feet to a point on the former South right-of-way margin of Alabama Highway No. 24; thence run S 75° 30' 00" W along said South right-of-way margin for a distance of 120.25 feet to a point; thence run S 00° 07' 00" W for a distance of 30.98 feet to a point on the present South right-of-way of Alabama Highway No. 24, said point being the TRUE POINT OF BEGINNING; thence run S 74° 58' 28" W along said South right of way margin for a distance of 235.88 feet to a point; thence run S 00° 48' 48" E along an existing fence for a distance of 1,000.24 feet to a point; thence run N 88° 15' 35" E for a distance of 197.91 feet to a point; thence run N 00° 33' 18" W for a distance of 202.27 feet to a point; thence run S 88° 25' 09" E for a distance of 128.71 feet to a point in an existing fence; thence run N 00° 47' 10" W along an existing fence for a distance of 883.17 feet to a point on the South right-of-way margin of Alabama Highway No. 24; thence run S 74° 58' 28" W along said South right-of-way margin for a distance of 102.29 feet to a point and back to the TRUE POINT OF BEGINNING. Said tract of land being subject to any existing easements and rights of way.

*Said tract being more particularly described by this recent on-the-ground survey:*

Commencing at a point and purported to be Northeast corner of the Southwest quarter of the Southwest quarter of Section 21, Township 5 South, Range 5 West, Morgan County, Alabama, said point for the Point of Commencement of the hereon described tract,

Thence North 88-degrees 48-minutes 57-seconds West a distance of 478.03-feet to a point,

Thence South 76-degrees 23-minutes 03-seconds West a distance of 120.25-feet to a point,

Thence South 01-degrees 00-minutes 03-seconds West a distance of 30.66-feet to a point and the Point of Beginning;

Thence South 75-degrees 46-minutes 53-seconds West a distance of 231.47-feet to a point;

Thence along a fence line South 00-degrees 11-minutes 49-seconds West a distance of 996.87-feet to 1-inch pipe found at fence corner;

Thence South 89-degrees 33-minutes 00-seconds East a distance of 196.67-feet to capped pin found "Non-Legible";

Thence along a fence line North 00-degrees 03-minutes 41-seconds East a distance of 202.29-feet to a #4 rebar found;

Thence along a fence line South 87-degrees 32-minutes 17-seconds East a distance of 126.39-feet to a #4 rebar found;

**Thence** along a fence line North 00-degrees 09-minutes 18-seconds East a distance of 803.10-feet to a capped "XRAM INC CA-1122-LS" iron pin set on the Southerly right-of- way of Alabama Highway No.24 (having a variable R.O.W );

**Thence** North 00-degrees 09-minutes 18-seconds East a distance of 80.07-feet to a point;

**Thence** South 75-degrees 46-minutes 53-seconds West a distance of 100.82-feet to the **Point of Beginning** of the hereon described tract, containing **7.12-acres**, more or less, in all.

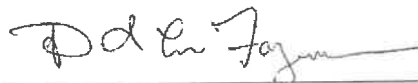
**SUBJECT TO** the variable right of way for Old Highway 24 along the Northerly boundary of the above-described tract

**Surveyor's Notes:**

- 1) Bearing basis for this tract was from GPS data collection, using Alabama West, U.S. Survey Foot, NAD 83 coordinate system for all values.
- 2) Unless stated otherwise, jurisdictional areas, if any, which might impact the use of the premises were not located.
- 3) Unless stated otherwise, only evidence of easements or structures thereto which are apparent from a casual above ground inspection of premises are shown.
- 4) Detailed location of improvements and below ground or above ground utilities are not shown, unless stated or shown otherwise.
- 5) Unless stated otherwise, no evidence of any type of easements, including prescriptive easements or and structures thereto were located during the survey of the premises.
- 6) No investigation was made during the performance of the survey to discover evidence of the existence of any structures which may indicate the location of buried utilities on the premises.
- 7) The premises shown and described hereon are subject to any existing easements, rights-of-way, restrictions, covenants, and set-back lines, whether recorded in public records or not recorded in public records.

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, and belief. Copyrighted by XRAM Inc., no part of this drawing may be copied, added to, altered, or reproduced by any means without written permission from XRAM Inc.

According to this Survey, under my supervision, this the 12<sup>th</sup> day of March 2024.



David Lee Fagerman, PLS #19253



David Lee  
Fagerman

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CN=David Lee Fagerman  
Date: 3/12/2024 22:03:26 -05:00