

Legal Description

STATE OF ALABAMA BIBB COUNTY

I, Roger Moore, a Registered Professional Land Surveyor in said county and state, hereby certify the following to be a true and accurate description of the attached map or plat, to-wit:

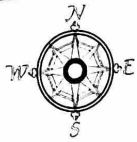
A parcel of land containing 2.86 acres, more or less, located in the SE 1/4 of the NW 1/4, Section 22, Township 21 South, Range 6 West, Bibb County, Alabama, described as follows: Commence at the Northeast corner of said 1/4-1/4 section and run South 01 degrees 22 minutes 40 seconds East along the East boundary of said 1/4-1/4 section 864.07 feet; thence run South 89 degrees 59 minutes 14 seconds West 395.78 feet to the intersection of the West right of way of Alabama Highway No. 5; thence run North 22 degrees 01 minutes 34 seconds West along said right of way 58.72 feet to an iron pin, said point being the point of beginning; thence continue along said right of way and along the same line 353.02 feet to a concrete right of way monument station 576+70; thence run North 71 degrees 0 minutes 25 seconds West along the flair of said right of way 71.28 feet to a concrete right of way monument station 577+20.4; thence continue along the flair of said right of way North 65 degrees 45 minutes 26 seconds West 76.64 feet to an iron pin at the intersection of the Southeast right of way of Townsend Road; thence run along the arc of a curve to the left of said right of way of Townsend Road subtended by a chord bearing South 37 degrees 0 minutes 45 seconds West a chord distance of 160.58 feet to an iron pin; thence continue along said right of way South 08 degrees 58 minutes 58 seconds West 312.0 feet to an iron pin; thence run North 89 degrees 59 minutes 14 seconds East 246.93 feet to an iron pin; thence run North 72 degrees 03 minutes 52 seconds East 176.71 feet to the point of beginning.

In accordance with my survey this the 1st day of April, 2024.

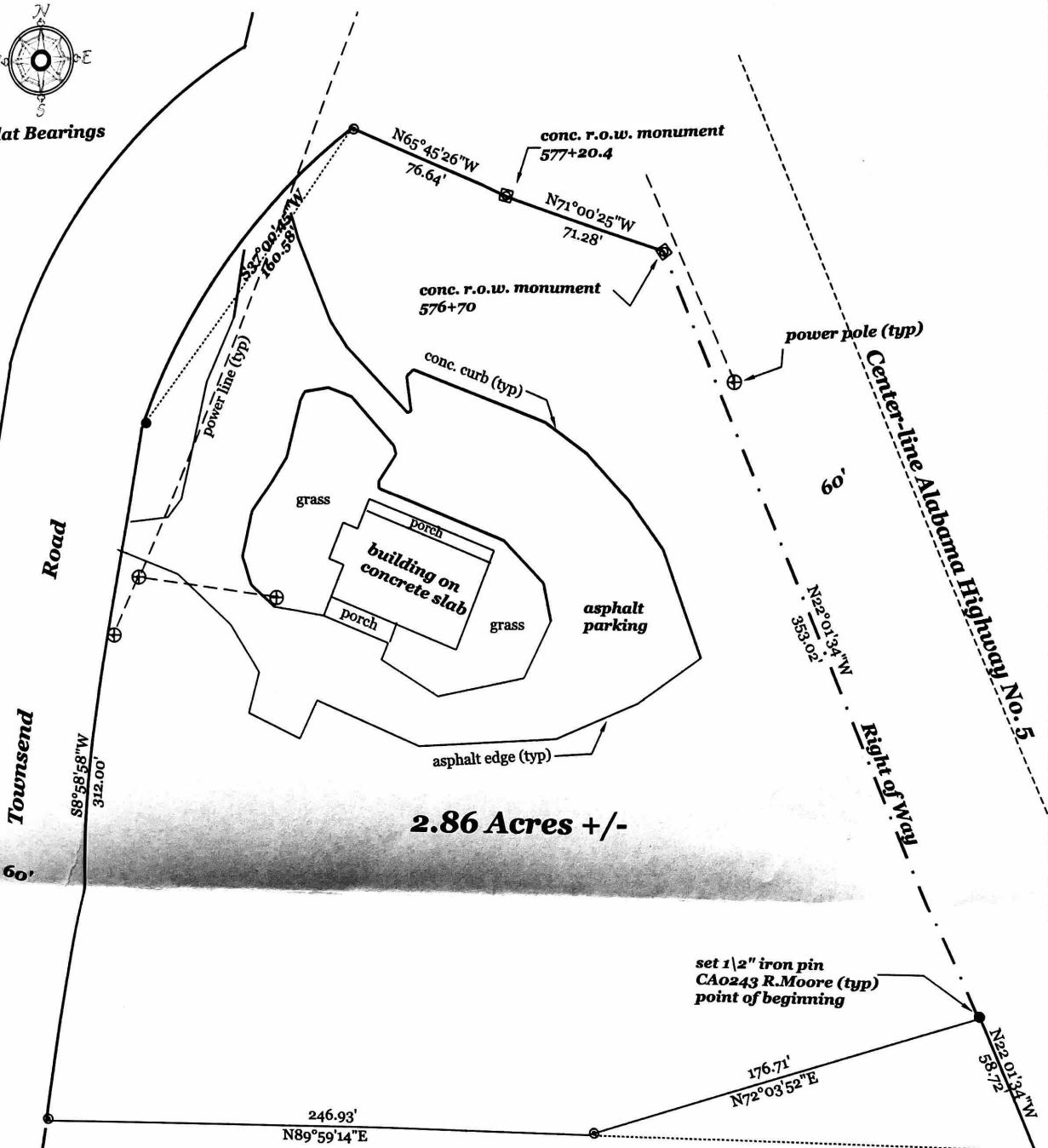


Roger Moore, Professional L.S. Reg. No. 13185





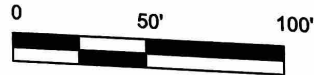
Plat Bearings



2.86 Acres +/-

set 1/2" iron pin
CA0243 R. Moore (typ)
point of beginning

Note: See calls in legal description for point of beginning.



Boundary Survey Map for Wayne Cox

A portion of the SE 1/4 of the NW 1/4, Section 22, Township 21 South, Range 6 West
Bibb County, Alabama

I hereby certify 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.

Moore & Arnold Surveying

Roger Moore
Roger Moore, Professional L.S. Reg. No. 13185
21840 Highway No. 5
West Blocton, Alabama, 35184
205-938-9941

FILE NAME		
WAYNE COX.TRV		
SCALE	DATE	DRAWN BY
50 Ft/in	4-1-2024	G. Arnold
JOB	REVISION	SHEET
134-04-24	1/1	1/1