

**STATE OF ALABAMA  
MONTGOMERY COUNTY  
TOWN OF PIKE ROAD**

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF PIKE ROAD, ALABAMA as follows:

SECTION 1 That the Zoning Ordinance of Pike Road, Alabama, adopted October 14, 2014, be amended by rezoning the following described property from (AG) Agricultural to Planned Unit Development (PUD).

See supporting regulatory documents and Master Plan, labeled as "Exhibit A", attached to this Ordinance.

Subject Property:

Parcel 1

COMMENCE AT A FOUND BOLT LYING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA; THENCE RUN S  $01^{\circ}02'45''$ E, 575.85 FEET TO A FOUND 1" OPEN TOP PIN; THENCE RUN S  $01^{\circ}19'50''$ E, 830.34 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN N  $88^{\circ}40'10''$  E, 464.02 FEET TO A POINT; THENCE RUN N  $47^{\circ}14'29''$  E, 1200.00 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY OF ALABAMA STATE HIGHWAY 110 (VAUGHN ROAD - ROW VARIES); THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY, S  $42^{\circ}45'31''$  E, 144.75 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY S  $40^{\circ}25'04''$  E, 767.41 FEET TO A FOUND 5/8" REBAR LYING AT THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY OF ALABAMA STATE HIGHWAY NO. 110 AND THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO MCCLURKIN FAMILY, LLC AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN RLPY 2543 AT PAGE 263; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY, S  $40^{\circ}27'22''$  E, 139.94 FEET TO A FOUND 5/8" REBAR LYING AT THE INTERSECTION OF THE SAID WESTERLY RIGHT OF WAY AND THE NORTHEAST CORNER OF SAID MCCLURKIN PARCEL; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY S  $40^{\circ}25'12''$ E, 443.08 FEET TO A FOUND CONCRETE MONUMENT LYING AT A POINT OF CURVATURE (CONCAVE SOUTHWESTLY); THENCE RUN ALONG SAID CURVE, WITH A RADIUS OF 2864.79', A CHORD OF S  $30^{\circ}43'47''$  E, 953.61 FEET TO A FOUND CONCRETE MONUMENT LYING AT A POINT OF TANGENCY ; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY S  $20^{\circ}59'36''$  E, 99.98 FEET TO A FOUND 1" OPEN TOP IRON; THENCE LEAVING WESTERLY RIGHT OF WAY OF SAID STATE HIGHWAY #110, RUN S  $88^{\circ}52'14''$  W, 173.65 FEET TO A FOUND 1" CRIMP TOP IRON; THENCE RUN S  $89^{\circ}53'52''$  W, 2639.80 FEET TO A FOUND 5/8" REBAR, GMC CAP #CA00156; THENCE RUN N  $01^{\circ}19'50''$  W, 1230.39 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, T- 16-N. R-20-E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 85.64 ACRES (3,730,443 S.F.) MORE OR LESS.

Parcel 2

COMMENCE AT A FOUND BOLT LYING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA; THENCE RUN S

01°02'45"E, 575.85 FEET TO A FOUND 1" OPEN TOP PIN; THENCE RUN S 01°19'50"E, 830.34 FEET TO A POINT; THENCE CONTINUE S 01°19'50" W, 1230.39 FEET TO A FOUND 5/8" REBAR (GMC CAP CA00156) LYING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO McCLURKIN FAMILY, LLC AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN RLPY 2543 AT PAGE 263; THENCE RUN ALONG THE SOUTH LINE OF SAID PARCEL, N 89°53'52" E, 2639.80 FEET TO A FOUND 1" CRIMP TOP IRON PIN; THENCE CONTINUE ALONG SAID SOUTH LINE, N 88°52'14" E, 173.65 FEET TO A FOUND 1" OPEN TOP IRON PIN LYING AT THE INTERSECTION OF THE SOUTHEAST CORNER OF SAID PARCEL WITH THE WEST RIGHT OF WAY OF ALABAMA HIGHWAY 110 (VAUGHN ROAD – ROW VARIES); THENCE RUN ALONG SAID WEST RIGHT OF WAY, S 20°59'36" E, 18.60 FEET TO A POINT OF RIGHT OF WAY CHANGE; THENCE RUN N 69°00'24" E, 20.03 FEET TO A FOUND BROKEN CONCRETE MONUMENT LYING ON SAID WEST RIGHT OF WAY; THENCE RUN ALONG SAID WEST RIGHT OF WAY, S 20°57'51" E, 2249.84 FEET TO A POINT; THENCE CONTINUE S 21°24'48" E, 587.78 FEET TO A FOUND CONCRETE MONUMENT (BUSTED) AT THE BEGINNING OF A CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE WESTERLY, R=926.01'), A CHORD OF S 10°29'28" E, 350.92 FEET TO A FOUND CONCRETE MONUMENT AT A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, S 00°38'56" W, 158.75 FEET TO A POINT OF RIGHT OF WAY FLARE; THENCE CONTINUE S 11°50'08" W, 50.98 FEET TO A POINT; THENCE CONTINUE S 00°34'11" W, 100.00 FEET TO A POINT OF RIGHT OF WAY FLARE; THENCE CONTINUE S 28°46'42" W, 74.05 FEET TO A FOUND CONCRETE MONUMENT LYING AT THE BEGINNING OF A CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE EASTERLY, R=1335.00'), A CHORD OF S 01°31'21" E, 99.75 FEET TO A POINT OF INTERSECTION OF SAID WEST RIGHT OF WAY WITH THE NORTH RIGHT OF WAY OF AN EXISTING 100' RAILROAD RIGHT OF WAY; THENCE RUN ALONG SAID NORTH RIGHT OF WAY, N 65°33'50" W, 4057.14 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHEASTERLY, R=2882.59'), A CHORD OF N 53°38'43" W, 1002.71 FEET TO POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 41°49'17" W, 2293.61 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY OF ALDOT PROJECT NO. DPI-0035 (MONTGOMERY OUTER LOOP INTERCHANGE AT SR-110); THENCE RUN ALONG SAID EAST RIGHT OF WAY, N 22°51'35" E, 218.89 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 24°28'11" E, 1323.95 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 19°37'30" E, 468.86 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE N 23°09'15" E, 279.14 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO FREDERICK BURKS AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN RLPY 2210 AT PAGE 150, SAID POINT LYING ON THE NORTH LINE OF THE AFOREMENTIONED SECTION 33; THENCE LEAVE SAID EAST RIGHT OF WAY AND RUN ALONG SAID SECTION LINE, N 89°14'07" E, 1196.89 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE SOUTH HALF OF SECTION 33 AND IN THE SOUTHWEST QUARTER OF SECTION 34, T-16-N, R-20-E, THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 4, T-15-N, R-20-E, MONTGOMERY COUNTY, ALABAMA, AND CONTAINS 337.40 ACRES (14,697,288 S.F.), MORE OR LESS.

McLEMORE PROPERTIES, LTD. (SOUTH OF RR)

BEGIN AT A FOUND "U" CHANNEL LYING AT THE SOUTHEAST CORNER OF SECTION 32, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO PATRICK A. LITTLE AND MARTHA ANN

LITTLE AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN RLPY 357 AT PAGE 36; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 32, S 89°44'18" W, 1024.05 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE EASTERLY RIGHT OF WAY OF ALDOT PROJECT NO. DPI-0035 (MONTGOMERY OUTER LOOP INTERCHANGE AT SR-110); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY, N 24°43'05" E, 951.51 FEET TO A POINT OF RIGHT OF WAY FLARE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 38°45'15" E, 135.27 FEET TO A POINT; THENCE CONTINUE N 24°43'05" E, 1320.82 FEET TO A POINT; THENCE CONTINUE N 25°08'43" E, 548.76 FEET TO A FOUND STAKE AT A POINT OF RIGHT OF WAY FLARE; THENCE RUN N 89°17'38" E, 293.45 FEET TO A POINT; THENCE RUN N 23°21'15" E, 114.83 FEET TO A FOUND STAKE; THENCE RUN N 38°05'11" W, 293.45 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 22°51'35" E, 113.71 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTHERLY RIGHT OF WAY OF AN EXISTING 100' RAILROAD RIGHT OF WAY; THENCE RUN ALONG SAID RAILROAD RIGHT OF WAY, S 41°49'17" E, 2248.66 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHEASTERLY, R=2982.59'), A CHORD OF S 52°30'19" E, 925.27 FEET TO A POINT OF INTERSECTION OF SAID RAILROAD RIGHT OF WAY WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, T-16-N, R-20-E; THENCE LEAVE SAID RIGHT OF WAY AND RUN ALONG SAID QUARTER LINE, S 1°05'26" E, 327.01 FEET TO A POINT; THENCE RUN N 89°38'56" W, 650.00 FEET TO A POINT; THENCE RUN S 00°08'20" E, 500.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE AFOREMENTIONED SECTION 33; THENCE RUN ALONG SAID SOUTH LINE, S 89°56'51" W, 680.87 FEET TO A FOUND 1" OPEN TOP IRON PIN LYING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO KENNETH H. STRINGER AND LINDA T. STRINGER AND RECORDED IN THE OFFICE OF THE JUDGE F PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN RLPY 535 AT PAGE 889; THENCE CONTINUE ALONG SAID SOUTH LINE, S 88°10'50" W, 1356.91 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND IN THE SOUTHWEST QUARTER OF SECTION 33, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA, AND CONTAINS 137.98 ACRES (6,010,520 S.F.), MORE OR LESS.

McLEMORE PROPERTIES, LTD. RAILROAD PARCEL

COMMENCE AT A FOUND "U" CHANNEL LYING AT THE SOUTHEAST CORNER OF SECTION 32, T-16-N, R- 20-E, MONTGOMERY COUNTY, ALABAMA, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO PATRICK A. LITTLE AND MARTHA ANN LITTLE AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN RLPY 357 AT PAGE 36; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 32, S 89°44'18" W, 1024.05 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE EASTERLY RIGHT OF WAY OF ALDOT PROJECT NO. DPI-0035 (MONTGOMERY OUTER LOOP INTERCHANGE AT SR-110); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY, N 24°43'05" E, 951.51 FEET TO A POINT OF RIGHT OF WAY FLARE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 38°45'15" E, 135.27 FEET TO A POINT; THENCE CONTINUE N 24°43'05" E, 1320.82 FEET TO A POINT; THENCE CONTINUE N 25°08'43" E, 548.76 FEET TO A FOUND STAKE AT A POINT OF RIGHT OF WAY FLARE; THENCE RUN N 89°17'38" E, 293.45 FEET TO A POINT; THENCE RUN N 23°21'15" E, 114.83 FEET TO A FOUND STAKE; THENCE RUN N 38°05'11" W, 293.45 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 22°51'35" E, 113.71 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTHERLY RIGHT OF WAY OF AN EXISTING 100' RAILROAD RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE RUN ALONG SAID RAILROAD RIGHT OF WAY, S 41°49'17" E, 2248.66 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHEASTERLY, R=2982.59'), A CHORD OF S 52°30'19" E, 925.27 FEET TO A POINT OF INTERSECTION OF SAID RAILROAD RIGHT OF WAY WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, T-16-N, R-20-E; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHEASTERLY, R=2982.59'), A CHORD OF S 62°33'40" E, 117.90 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, S 65°33'50" E, 4117.91 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY WITH THE WEST RIGHT OF WAY OF ALABAMA HIGHWAY 110 (VAUGHN ROAD – ROW VARIES), SAID POINT LYING IN A CURVE; THENCE RUN ALONG SAID WEST RIGHT OF WAY AND SAID CURVE (CONCAVE EASTERLY, R=1335.00'), A CHORD OF N 06°09'26" W, 116.17 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY OF SAID RAILROAD RIGHT OF WAY; THENCE RUN ALONG SAID NORTH RIGHT OF WAY, N 65°33'50" W, 4057.14 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHEASTERLY, R=2882.59'), A CHORD OF N 53°38'43" W, 1002.71 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 41°49'17" W, 2293.61 FEET TO A POINT OF INTERSECTION OF SAID NORTH RIGHT OF WAY WITH THE AFOREMENTIONED EAST RIGHT OF WAY OF ALDOT PROJECT NO. DPI-0035; THENCE LEAVE SAID RAILROAD RIGHT OF WAY AND RUN ALONG SAID EAST RIGHT OF WAY, S 22°51'35" W, 110.63 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND IN THE SOUTHWEST QUARTER OF SECTION 33, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA, AND CONTAINS 16.95 ACRES (738,593 S.F.), MORE OR LESS.

This conveyance is made subject to all restrictions, rights of way and easements of record affecting subject property.

SECTION 2: this ordinance shall take effect upon its passage, approval and publication, or as otherwise provided by law.

APPROVED AND ADOPTED THIS 22nd DAY OF June, 2022



MAYOR  
[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

ATTEST  
[Signature]  
CLERK

**Site Data**

Acres

<u>Item</u>	<u>Acres</u>
Single Family Residential	294.60 Ac
Open Space	283.39 Ac
Total	577.99 Ac

Residential

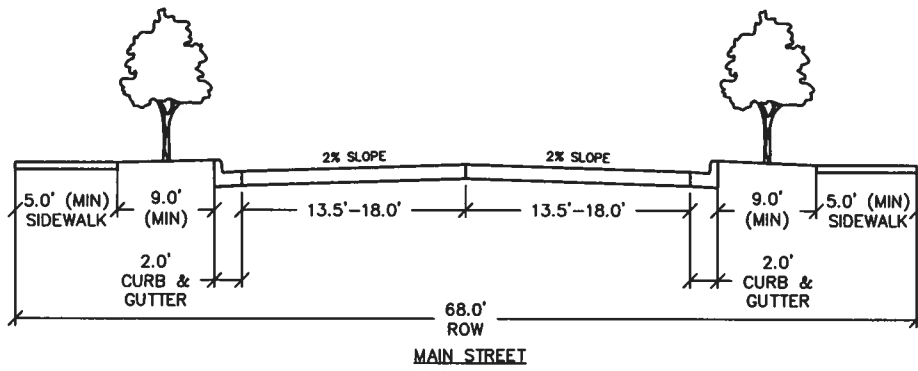
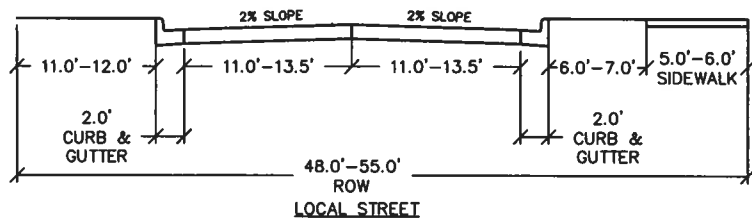
<u>Typical Lot</u>	<u>Zoning Class</u>	<u>Lot Count</u>
45'x120'	R5	126
50'x120'	R5	332
60'x130'	R5	318
70'x135'	R5	178
85'x140'	R5	137
Total		1091

Density

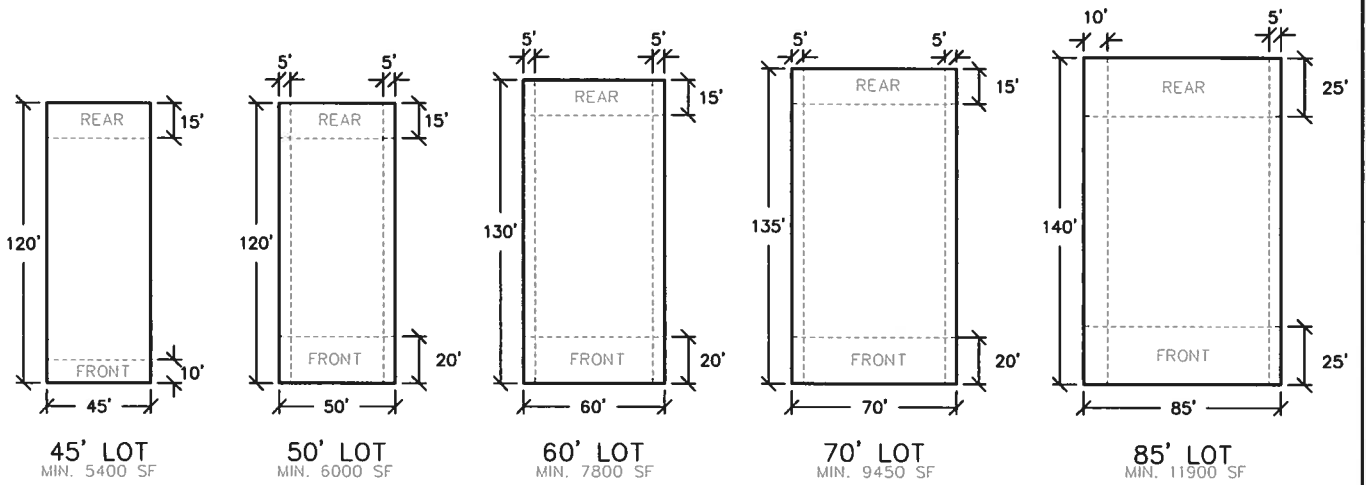
<u>Item</u>	
Total Units/Ac	1.89
Open Space % of Total Ac	49%

Right of Way and Street Widths

<u>Item</u>	<u>ROW</u>	<u>Street Width</u>
Avenue	100'	18' Lanes w/ 10' Median
Main Street	68'	27'-36'
Local Street	48'-55'	22'-27'



TYPICAL SECTIONS



PUD LOT SETBACK DETAIL

**PARCEL 1**  
**PROPERTY TO BE REZONED FROM AG TO PUD**  
**McCLURKIN FAMILY, LLC**  
**ALABAMA HIGHWAY 110 (VAUGHN ROAD)**  
**PIKE ROAD, ALABAMA**  
**MONTGOMERY COUNTY, ALABAMA**

COMMENCE AT A FOUND BOLT LYING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA; THENCE RUN S 01°02'45" E, 575.85 FEET TO A FOUND 1" OPEN TOP PIN; THENCE RUN S 01°19'50" E, 830.34 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN N 88°40'10" E, 464.02 FEET TO A POINT; THENCE RUN N 47°14'29" E, 1200.00 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY OF ALABAMA STATE HIGHWAY 110 (VAUGHN ROAD - ROW VARIES); THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY, S 42°45'31" E, 144.75 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY S 40°25'04" E, 767.41 FEET TO A FOUND 5/8" REBAR LYING AT THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY OF ALABAMA STATE HIGHWAY NO. 110 AND THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO MCCLURKIN FAMILY, LLC AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN RLPY 2543 AT PAGE 263; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY, S 40°27'22" E, 139.94 FEET TO A FOUND 5/8" REBAR LYING AT THE INTERSECTION OF THE SAID WESTERLY RIGHT OF WAY AND THE NORTHEAST CORNER OF SAID MCCLURKIN PARCEL; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY S 40°25'12" E, 443.08 FEET TO A FOUND CONCRETE MONUMENT LYING AT A POINT OF CURVATURE (CONCAVE SOUTHWESTLY); THENCE RUN ALONG SAID CURVE, WITH A RADIUS OF 2864.79', A CHORD OF S 30°43'47" E, 953.61 FEET TO A FOUND CONCRETE MONUMENT LYING AT A POINT OF TANGENCY ; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY S 20°59'36" E, 99.98 FEET TO A FOUND 1" OPEN TOP IRON; THENCE LEAVING WESTERLY RIGHT OF WAY OF SAID STATE HIGHWAY #110, RUN S 88°52'14" W, 173.65 FEET TO A FOUND 1" CRIMP TOP IRON; THENCE RUN S 89°53'52" W, 2639.80 FEET TO A FOUND 5/8" REBAR, GMC CAP #CA00156; THENCE RUN N 01°19'50" W, 1230.39 FEET TO THE POINT OF BEGINNING.

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**PARCEL 2**  
**PROPERTY TO BE REZONED FROM AG TO PUD**  
**McLEMORE PROPERTIES, LTD.**  
**RLPY 1061, PAGE 867**  
**ALABAMA HIGHWAY 110 (VAUGHN ROAD)**  
**PIKE ROAD, ALABAMA**  
**MONTGOMERY COUNTY, ALABAMA**

COMMENCE AT A FOUND BOLT LYING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA; THENCE RUN S 01°02'45" E, 575.85 FEET TO A FOUND 1" OPEN TOP PIN; THENCE RUN S 01°19'50" E, 830.34 FEET TO A POINT; THENCE CONTINUE S 01°19'50" W, 1230.39 FEET TO A FOUND 5/8" REBAR (GMC CAP CA00156) LYING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO McCLURKIN FAMILY, LLC AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN RLPY 2543 AT PAGE 263; THENCE RUN ALONG THE SOUTH LINE OF SAID PARCEL, N 89°53'52" E, 2639.80 FEET TO A FOUND 1" CRIMP TOP IRON PIN; THENCE CONTINUE ALONG SAID SOUTH LINE, N 88°52'14" E, 173.65 FEET TO A FOUND 1" OPEN TOP IRON PIN LYING AT THE INTERSECTION OF THE SOUTHEAST CORNER OF SAID PARCEL WITH THE WEST RIGHT OF WAY OF ALABAMA HIGHWAY 110 (VAUGHN ROAD – ROW VARIES); THENCE RUN ALONG SAID WEST RIGHT OF WAY, S 20°59'36" E, 18.60 FEET TO A POINT OF RIGHT OF WAY CHANGE; THENCE RUN N 69°00'24" E, 20.03 FEET TO A FOUND BROKEN CONCRETE MONUMENT LYING ON SAID WEST RIGHT OF WAY; THENCE RUN ALONG SAID WEST RIGHT OF WAY, S 20°57'51" E, 2249.84 FEET TO A POINT; THENCE CONTINUE S 21°24'48" E, 587.78 FEET TO A FOUND CONCRETE MONUMENT (BUSTED) AT THE BEGINNING OF A CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE WESTERLY, R=926.01'), A CHORD OF S 10°29'28" E, 350.92 FEET TO A FOUND CONCRETE MONUMENT AT A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, S 00°38'56" W, 158.75 FEET TO A POINT OF RIGHT OF WAY FLARE; THENCE CONTINUE S 11°50'08" W, 50.98 FEET TO A POINT; THENCE CONTINUE S 00°34'11" W, 100.00 FEET TO A POINT OF RIGHT OF WAY FLARE; THENCE CONTINUE S 28°46'42" W, 74.05 FEET TO A FOUND CONCRETE MONUMENT LYING AT THE BEGINNING OF A CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE EASTERLY, R=1335.00'), A CHORD OF S 01°31'21" E, 99.75 FEET TO A POINT OF INTERSECTION OF SAID WEST RIGHT OF WAY WITH THE NORTH RIGHT OF WAY OF AN EXISTING 100' RAILROAD RIGHT OF WAY; THENCE RUN ALONG SAID NORTH RIGHT OF WAY, N 65°33'50" W, 4057.14 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHEASTERLY, R=2882.59'), A CHORD OF N 53°38'43" W, 1002.71 FEET TO POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 41°49'17" W, 2293.61 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY OF ALDOT PROJECT NO. DPI-0035 (MONTGOMERY OUTER LOOP INTERCHANGE AT SR-110); THENCE RUN ALONG SAID EAST RIGHT OF WAY, N 22°51'35" E, 218.89 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 24°28'11" E, 1323.95 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 19°37'30" E, 468.86 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE N 23°09'15" E, 279.14 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO FREDERICK BURKS AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN RLPY 2210 AT PAGE 150, SAID POINT LYING ON THE NORTH LINE OF THE AFOREMENTIONED SECTION 33; THENCE LEAVE SAID EAST RIGHT OF WAY AND RUN ALONG SAID SECTION LINE, N 89°14'07" E, 1196.89 FEET TO THE POINT OF BEGINNING.

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**McLEMORE PROPERTIES, LTD. (SOUTH OF RR)  
RLPY 1061, PG 767  
RLPY 3540, PG 913  
PIKE ROAD, ALABAMA  
MONTGOMERY COUNTY, ALABAMA**

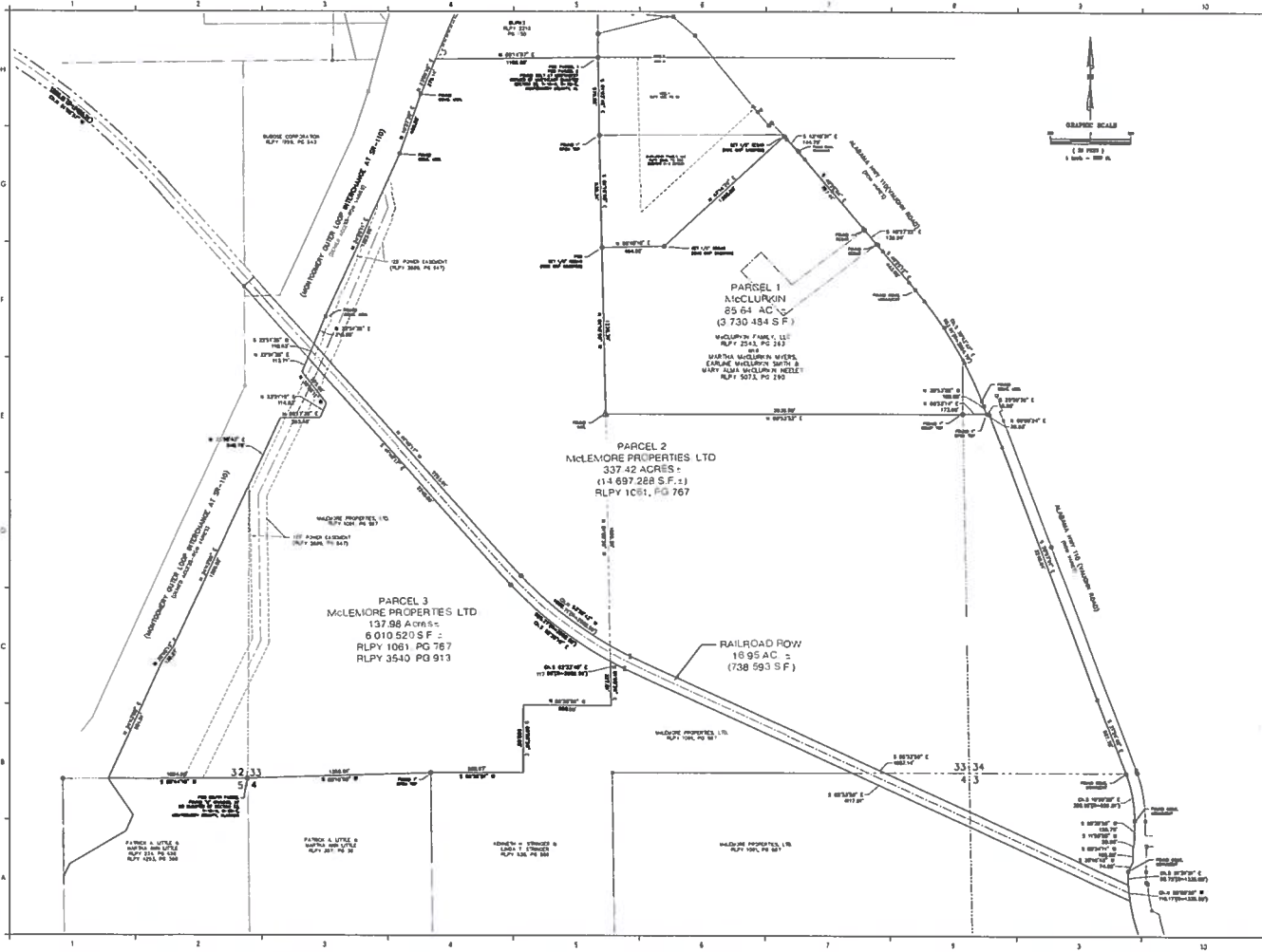
BEGIN AT A FOUND "U" CHANNEL LYING AT THE SOUTHEAST CORNER OF SECTION 32, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO PATRICK A. LITTLE AND MARTHA ANN LITTLE AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN RLPY 357 AT PAGE 36; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 32, S 89°44'18" W, 1024.05 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE EASTERLY RIGHT OF WAY OF ALDOT PROJECT NO. DPI-0035 (MONTGOMERY OUTER LOOP INTERCHANGE AT SR-110); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY, N 24°43'05" E, 951.51 FEET TO A POINT OF RIGHT OF WAY FLARE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 38°45'15" E, 135.27 FEET TO A POINT; THENCE CONTINUE N 24°43'05" E, 1320.82 FEET TO A POINT; THENCE CONTINUE N 25°08'43" E, 548.76 FEET TO A FOUND STAKE AT A POINT OF RIGHT OF WAY FLARE; THENCE RUN N 89°17'38" E, 293.45 FEET TO A POINT; THENCE RUN N 23°21'15" E, 114.83 FEET TO A FOUND STAKE; THENCE RUN N 38°05'11" W, 293.45 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 22°51'35" E, 113.71 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTHERLY RIGHT OF WAY OF AN EXISTING 100' RAILROAD RIGHT OF WAY; THENCE RUN ALONG SAID RAILROAD RIGHT OF WAY, S 41°49'17" E, 2248.66 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHEASTERLY, R=2982.59'), A CHORD OF S 52°30'19" E, 925.27 FEET TO A POINT OF INTERSECTION OF SAID RAILROAD RIGHT OF WAY WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, T-16-N, R-20-E; THENCE LEAVE SAID RIGHT OF WAY AND RUN ALONG SAID QUARTER LINE, S 1°05'26" E, 327.01 FEET TO A POINT; THENCE RUN N 89°38'56" W, 650.00 FEET TO A POINT; THENCE RUN S 00°08'20" E, 500.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE AFOREMENTIONED SECTION 33; THENCE RUN ALONG SAID SOUTH LINE, S 89°56'51" W, 680.87 FEET TO A FOUND 1" OPEN TOP IRON PIN LYING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO KENNETH H. STRINGER AND LINDA T. STRINGER AND RECORDED IN THE OFFICE OF THE JUDGE F PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN RLPY 535 AT PAGE 889; THENCE CONTINUE ALONG SAID SOUTH LINE, S 88°10'50" W, 1356.91 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND IN THE SOUTHWEST QUARTER OF SECTION 33, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA, AND CONTAINS 137.98 ACRES (6,010,520 S.F.), MORE OR LESS.

**McLEMORE PROPERTIES, LTD. RAILROAD PARCEL  
NO DEED REFERENCE  
PIKE ROAD, ALABAMA  
MONTGOMERY COUNTY, ALABAMA**

COMMENCE AT A FOUND "U" CHANNEL LYING AT THE SOUTHEAST CORNER OF SECTION 32, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO PATRICK A. LITTLE AND MARTHA ANN LITTLE AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, IN RLPY 357 AT PAGE 36; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 32, S 89°44'18" W, 1024.05 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE EASTERLY RIGHT OF WAY OF ALDOT PROJECT NO. DPI-0035 (MONTGOMERY OUTER LOOP INTERCHANGE AT SR-110); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY, N 24°43'05" E, 951.51 FEET TO A POINT OF RIGHT OF WAY FLARE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 38°45'15" E, 135.27 FEET TO A POINT; THENCE CONTINUE N 24°43'05" E, 1320.82 FEET TO A POINT; THENCE CONTINUE N 25°08'43" E, 548.76 FEET TO A FOUND STAKE AT A POINT OF RIGHT OF WAY FLARE; THENCE RUN N 89°17'38" E, 293.45 FEET TO A POINT; THENCE RUN N 23°21'15" E, 114.83 FEET TO A FOUND STAKE; THENCE RUN N 38°05'11" W, 293.45 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 22°51'35" E, 113.71 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTHERLY RIGHT OF WAY OF AN EXISTING 100' RAILROAD RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID RAILROAD RIGHT OF WAY, S 41°49'17" E, 2248.66 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHEASTERLY, R=2982.59'), A CHORD OF S 52°30'19" E, 925.27 FEET TO A POINT OF INTERSECTION OF SAID RAILROAD RIGHT OF WAY WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, T-16-N, R-20-E; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHEASTERLY, R=2982.59'), A CHORD OF S 62°33'40" E, 117.90 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, S 65°33'50" E, 4117.91 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY WITH THE WEST RIGHT OF WAY OF ALABAMA HIGHWAY 110 (VAUGHN ROAD – ROW VARIES), SAID POINT LYING IN A CURVE; THENCE RUN ALONG SAID WEST RIGHT OF WAY AND SAID CURVE (CONCAVE EASTERLY, R=1335.00'), A CHORD OF N 06°09'26" W, 116.17 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY OF SAID RAILROAD RIGHT OF WAY; THENCE RUN ALONG SAID NORTH RIGHT OF WAY, N 65°33'50" W, 4057.14 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHEASTERLY, R=2882.59'), A CHORD OF N 53°38'43" W, 1002.71 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 41°49'17" W, 2293.61 FEET TO A POINT OF INTERSECTION OF SAID NORTH RIGHT OF WAY WITH THE AFOREMENTIONED EAST RIGHT OF WAY OF ALDOT PROJECT NO. DPI-0035; THENCE LEAVE SAID RAILROAD RIGHT OF WAY AND RUN ALONG SAID EAST RIGHT OF WAY, S 22°51'35" W, 110.63 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND IN THE SOUTHWEST QUARTER OF SECTION 33, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA, AND CONTAINS 16.95 ACRES (738,593 S.F.), MORE OR LESS.



GOODWYN MILLS CRAWFORD, LLC

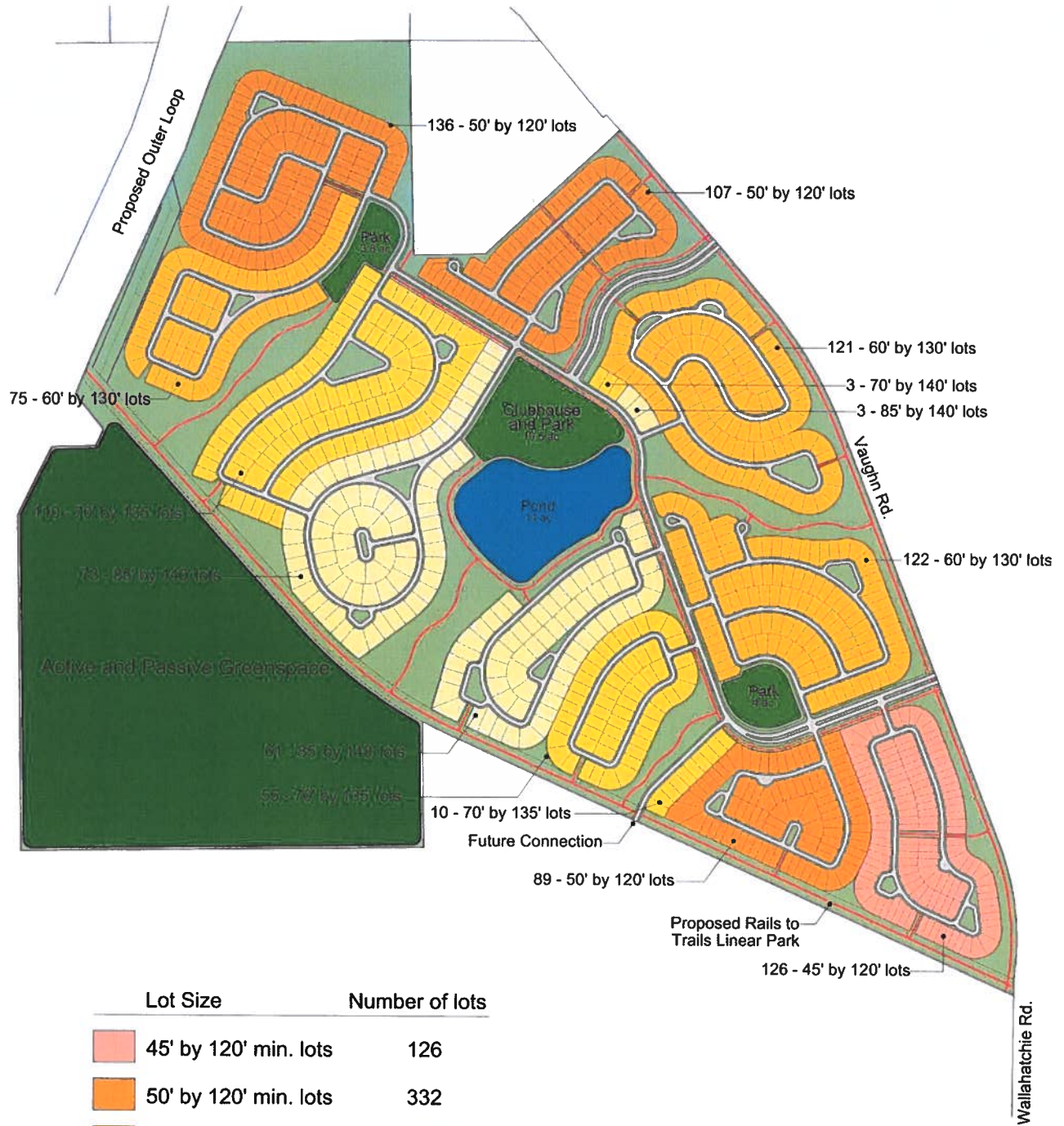
2650 East Chase Lane, Suite 200  
 Montgomery, AL 36117  
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 gmc@mcclurg.com

ISSUE DATE	BY	FOR
01/11/2011	AL	PLAT
01/11/2011	AL	RECORD
01/11/2011	AL	INDEX
01/11/2011	AL	FILE
01/11/2011	AL	SEARCH
01/11/2011	AL	PROPERTY

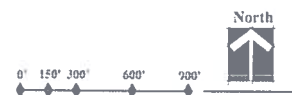
for Lower New Homes

ALABAMA HIGHWAY 110  
 PIKE ROAD, ALABAMA

**PROPOSED REZONING  
 FROM AG TO PUD  
 McCLURGFAMILY, LLC  
 McLEMORE PROPERTIES, LTD.**



Lot Size	Number of lots
45' by 120' min. lots	126
50' by 120' min. lots	332
60' by 130' min. lots	318
70' by 135' min. lots	178
85' by 140' min. lots	137
<b>Total Number of Units</b>	<b>1091</b>



**LOWDER**  
**NEW HOMES**  
 Montgomery, Alabama

**Preliminary Concept Plan**  
 for the  
**McLemore / McClurkin Property**



Pike Road, Alabama