

STATE OF ALABAMA
MONTGOMERY COUNTY
TOWN OF PIKE ROAD

AN ORDINANCE ALTERING AND ENLARGING THE CORPORATE LIMITS OF THE TOWN OF PIKE ROAD BY INCLUDING WITHIN THE BOUNDARIES OF THE TOWN OF PIKE ROAD THAT TERRITORY OF REAL PROPERTY AS DESCRIBED HEREIN IN THIS ORDINANCE.

WHEREAS, THE TOWN OF PIKE ROAD BOARD OF EDUCATION are the owners of the real property hereinafter described, did file with the Town Clerk a petition asking that the said tracts or parcels of land be annexed to and become a part of the Town of Pike Road; and

WHEREAS, said petition (attached as exhibit A) did contain the signatures of all the owners of the described territory and a map of said property (attached as exhibit B) showing its relationship to the corporate limits of the Town of Pike Road; and

WHEREAS, a warranty deed is attached, containing a legal description of the property (attached as exhibit C).

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the Town of Pike Road and it did further determine that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama 1975;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PIKE ROAD, ALABAMA, AS FOLLOWS:

Section 1. The Council of the Town of Pike Road, Alabama, finds and declares as the legislative body of the Town of Pike Road that it is in the best interests of the citizens of the Town of Pike Road, and the citizens of the affected area, to bring the territory described in Section 2 of this ordinance into the Town of Pike Road.

Section 2. The boundary lines of the Town of Pike Road, Alabama, be, and the same are hereby altered or rearranged so as to include all of the territory hereto before encompassed by the corporate limits of the Town of Pike Road, Alabama, and in addition thereto the following described territory, to-wit:

PARCEL G:

COMMENCE AT A POINT LOCATED AT THE SW CORNER OF BUCKMASTERS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 44 PAGE 128; THENCE ALONG THE WESTERN LINE OF SAID PLAT, N00°55'14"E, 1035.03' TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERN LINE, N00°55'14"E, 8.21 TO A POINT; THENCE LEAVING SAID WESTERN LINE, N89°18'11"E, 293.70' TO A POINT ON THE EASTERN LINE OF SAID PLAT; THENCE ALONG SAID EASTERN LINE, S00°31'20"E, 8.21' TO A POINT; THENCE LEAVING SAID EASTERN LINE, S89°18'11"W, 293.91' TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE SE ¼ OF SECTION 14, T-16-N, R-19,E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 0.05 ACRES, MORE OR LESS.

Section 3. This ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Montgomery County, Alabama.

Section 4. The territory described in this ordinance shall become a part of the corporate limits of Town of Pike Road, Alabama, upon publication of this ordinance as set forth in Section 3, above.

ADOPTED AND APPROVED, this the 25th day of September, 2024.

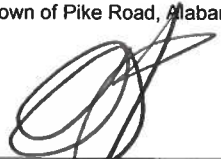


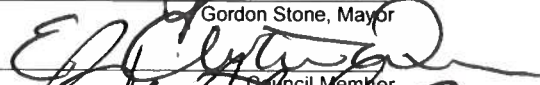
Council Member





Council Member

Attest: 
Town Clerk -- Treasurer



Gordon Stone, Mayor


Council Member


Council Member


Council Member



Ordinance 2024-0505
Date Passed- 9-25-2024

PETITION FOR ANNEXATION

TO: The Mayor and Town Council of the Town of Pike Road, Alabama, a municipal corporation, located in Montgomery County, State of Alabama.

The undersigned Petitioners, pursuant to §11-42-20 through §11-42-24, Code of Alabama 1975, as amended, respectfully petition the Mayor and Town Council of the Town of Pike Road, Alabama for annexation to the Town of Pike Road of the following described unincorporated territory or property in the County of Montgomery, State of Alabama, to wit:

LEGAL DESCRIPTION:

LOT 1, ACCORDING TO BUCKMASTERS PLAT NO. 1 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 44, AT PAGE 128.

That the territory or property described above abuts upon and is contiguous to the corporate limits of the Town of Pike Road.

1. That the undersigned Petitioner is the sole owner of the territory or property described above and requested to be annexed.
2. This Petition is accompanied by a map or plat of the said territory to be annexed, showing with reasonable certainty the territory to be annexed, the boundaries thereof, and its relationship to the established corporate limits of the Town of Pike Road. The maps are attached as Exhibit B.
3. WHEREFORE, Petitioner respectfully request that the territory or property described above be annexed to the Town of Pike Road, Alabama and that the governing body of said Town of Pike Road adopt an ordinance assenting to this annexation and take such action as is appropriate in the premises.

Adopted on this _____ day of _____, 20__.

NAME(S) AS RECORDED: THE TOWN OF PIKE ROAD BOARD OF EDUCATION.

ADDRESS OF PROPERTY: 10350 US HIGHWAY 80 E
MONTGOMERY, AL 36117

SIGNATURE(S): Kurt Lenzel, Superintendent

TOWN OF PIKE ROAD PETITION FOR ANNEXATION

NAME Keith LenkFord, Superintendent Pike Road Schools

ADDRESS 9045 Vaughn Rd, Montgomery AL 36117

PHONE 334 - 920-5300

EMAIL Keith.LenkFord@pike road schools .org

I, HEREBY MAKE MY DESIRE KNOWN TO BECOME ANNEXED INTO THE TOWN OF PIKE ROAD, AL. ON THIS THE 30th DAY OF AUGUST, 2024.

SIGN Keith LenkFord SIGN _____

WITNESSED Kelly Duncan

DO YOU OWN THIS PROPERTY? Yes ACREAGE Yes DO YOU LIVE ON THIS PROPERTY? NO

PLEASE FURNISH NAMES OF THOSE LIVING IN HOUSEHOLD

Property will be used as the central office for Pike Road Schools.

PLEASE SIGNIFY THE REGISTERED VOTERS WITH AN * AND PLACE A BESIDE SCHOOL AGE CHILDREN RESIDING AT THIS ADDRESS

PLEASE PROVIDE A COPY OF DEED, INCLUDING LEGAL DESCRIPTION, WITH THIS APPLICATION.

PARCEL ID#: 09 06 14 4 000 002.003

EMAIL, HAND DELIVER, or MAIL TO:
TOWN OF PIKE ROAD
9575 VAUGHN ROAD
PIKE ROAD, AL 36064
(334) 272-9883
Email: TOWNCLERK@PIKEROAD.US

ANNEXATION EXHIBIT



U.S. HIGHWAY
80 EAST
(80' R.O.W.)

H
0.02 ACRES ±

G
0.05 ACRES ±

I
0.01 ACRES ±

F
0.11 ACRES ±

J
0.01 ACRES ±

E
0.22 ACRES ±

D
0.44 ACRES ±

C
0.90 ACRES ±

B
2.55 ACRES ±

CHAPPELL HENRY LIBSCOMB
HILL AS PR OF EST OF
THOMAS BOWEN HILL, IV
5172 WILL INMAN ROAD
TAMOR CITY, NC 28463
PARCEL#
09-06-14-4-000-002.002
DEED BOOK 5679, PAGE 318

NEW TESTAMENT CHRISTIAN CENTER
10300 US HIGHWAY 80 E
MONTGOMERY, AL 36117
PARCEL# 09-06-14-4-000-002.000
DEED BOOK 1581, PAGE 543

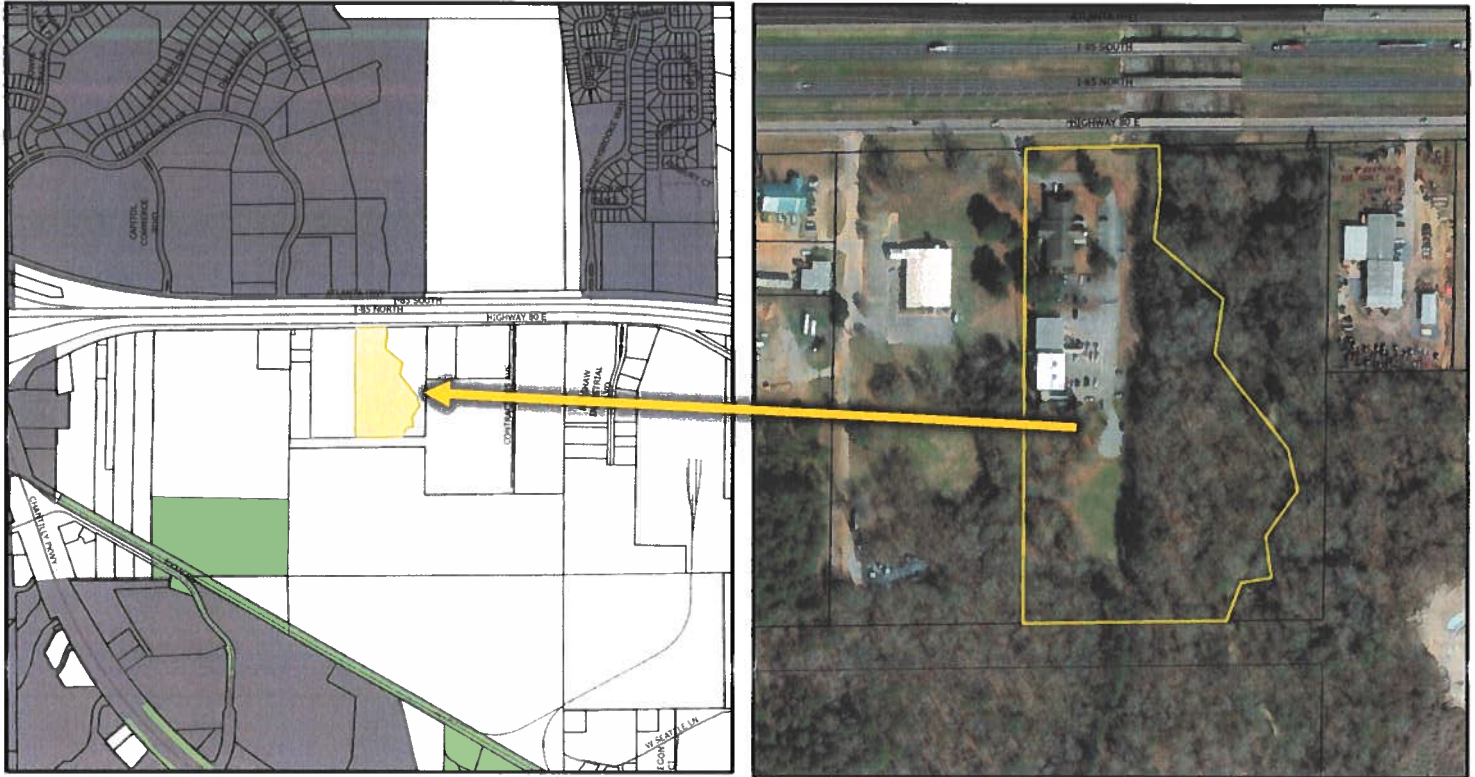
LOT 1
BUCKMASTERS PLAT NO. 1
BOOK 44, PAGE 128
FORMERLY THE ALABAMA AND TEXAS
LAND COMPANY, LLC

A
6.54 ACRES ±

SW CORNER OF LOT 1 OF
BUCKMASTERS PLAT NO.
PLAT BOOK 44, PAGE 128.

SHELBY CONCRETE, INC.
10442 US HIGHWAY 80 E
MONTGOMERY, AL 36117
PARCEL# 09-06-14-4-000-001.000
DEED BOOK 2020, PAGE 365

Annexation Case No. AX 24.11



Legend

- Roads
- Parcel Boundary
- Montgomery City Limits
- Pike Road Town Limits
- Subject Property

Parcels in consideration for annexation:
Parcel #: 09 06 14 4 000 002.003
The Town of Pike Road Board of Education

State of Alabama
Montgomery County
Town of Pike Road
Exhibit B
Ordinance 2024- 0585
Date Passed 9-25-2024

Exhibit C
Ordinance 8024-0585
9-25-2024

Grantor's mailing address:
The Alabama and Texas Land Company, LLC
Attn: W. Daniel Hughes, Jr.
4121 Carmichael Road, Suite 200
Montgomery, AL 36106

Grantee's mailing address:
9045 Vaughn Road
Montgomery, AL 36117

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF MONTGOMERY

For the sum of Two Million One Hundred Fifty Thousand and No/100 (\$2,150,000.00) Dollars and other good and valuable considerations to the undersigned paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned **The Alabama and Texas Land Company, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor"), has granted, bargained and sold, and does by these presents, GRANT, BARGAIN, SELL and CONVEY unto **The Town of Pike Road Board of Education** (herein referred to as "Grantee"), its successors and assigns, the following described real estate (the "Property") located in the County of Montgomery and State of Alabama, to-wit:

Lot 1, according to Buckmasters Plat No. 1 recorded in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 44, at Page 128.

Together with a non-exclusive permanent easement for ingress and egress to and from the above- described property, over, upon and through the following described property:


Commence at the Southeast Corner of the Southwest Quarter of Section 14, T16N, R19E, Montgomery County, Alabama; thence run North 00° 14' 32" East, 1320.54 feet; thence North 89° 06' 57" East, 630.06 feet; thence North 00° 15' 33" East, 951.34 feet to the point of beginning; thence from said point of beginning run north 26° 36' 53" West, 110.58 feet to South right of way of U.S. Highway 80; thence along the South right to way of said U.S. Highway 80 North 88° 41' 43" East, 50.00 feet; thence South 00° 15' 33" West, 100.00 feet to the point of beginning.

This conveyance is made subject to (1) ad valorem taxes and governmental assessments not currently due and payable, (2) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County, (3) any matters which a current survey or inspection of the Property would reveal, (4) any and all rights, title and interests arising out of any prior grants and reservations of oil, gas, coal and other minerals affecting the Property.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, its successors and assigns, FOREVER.

IN WITNESS WHEREOF W. Daniel Hughes, Jr., as Manager for The Alabama and Texas Land Company, LLC, has hereunto set his hand and seal, this 12th day of June 2024.

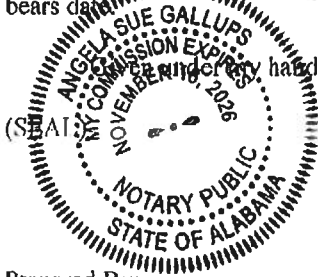
The Alabama and Texas Land Com, AN
ALABAMA LIMITED LIABILITY
COMPANY


 (L.S.)
By: **W. Daniel Hughes, Jr.**,
Its: Manager

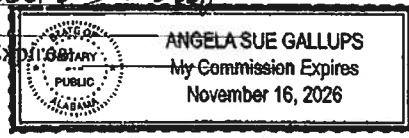
STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned, Notary Public in and for said County and State, hereby certify that **W. Daniel Hughes, Jr.**, whose name as Manager of **The Alabama and Texas Land Company, LLC**, an Alabama limited liability company is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity and with full authority, executed the same voluntarily behalf of said limited liability company on the day the same bears date

and official seal this 12th day of June 2024.




Notary Public
My Commission Expires



Prepared By:
MATTHEW T. ELLIS
CRUM, ELLIS, & ASSOCIATES, P.C.
P.O. Box 1186
Montgomery, AL 36101
MTE-24-7668

The Town of Pike Road Board of Education Annexation – 10350 Highway 80 E

PARCEL A:

BEGIN AT A POINT LOCATED AT THE SW CORNER OF BUCKMASTERS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 44 PAGE 128; THENCE ALONG THE WESTERN LINE OF SAID PLAT, N00°55'14"E, 525.65' TO A POINT; THENCE LEAVING SAID WESTERN LINE, N89°18'11"E, 468.84' TO A POINT ON THE EASTERN LINE OF SAID PLAT; THENCE ALONG SAID EASTERN LINE THE FOLLOWING SIX (6) CALLS: 1) S36°47'54"E, 188.03' TO A POINT; 2) S12°22'42"E, 95.51' TO A POINT; 3) S35°24'23"W, 122.94' TO A POINT; 4) S07°12'37"E, 92.97' TO A POINT; 5) S81°12'31"W, 66.36' TO A POINT; 6) S21°37'30"W, 90.04' TO A POINT; THENCE LEAVING SAID EASTERN LINE, N89°51'19"E, 452.04' TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE SE ¼ OF SECTION 14, T-16-N, R-19,E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 6.54 ACRES, MORE OR LESS.

PARCEL B:

COMMENCE AT A POINT LOCATED AT THE SW CORNER OF BUCKMASTERS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 44 PAGE 128; THENCE ALONG THE WESTERN LINE OF SAID PLAT, N00°55'14"E, 525.65' TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERN LINE, N00°55'14"E, 262.92' TO A POINT; THENCE LEAVING SAID WESTERN LINE, N89°18'11"E, 346.67' TO A POINT ON THE EASTERN LINE OF SAID PLAT; THENCE ALONG SAID EASTERN LINE THE FOLLOWING THREE (3) CALLS: 1) S49°19'03"E, 120.48' TO A POINT; 2) S09°04'55"W, 122.95' TO A POINT; 3) S36°47'54"E, 76.75' TO A POINT; THENCE LEAVING SAID EASTERN LINE, S89°18'11"W, 468.84' TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE SE ¼ OF SECTION 14, T-16-N, R-19,E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 2.55 ACRES, MORE OR LESS.

PARCEL C:

COMMENCE AT A POINT LOCATED AT THE SW CORNER OF BUCKMASTERS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 44 PAGE 128; THENCE ALONG THE WESTERN LINE OF SAID PLAT, N00°55'14"E, 788.57' TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERN LINE, N00°55'14"E, 131.46' TO A POINT; THENCE LEAVING SAID WESTERN LINE, N89°18'11"E, 292.13' TO A POINT ON THE EASTERN LINE OF SAID PLAT; THENCE ALONG SAID EASTERN LINE THE FOLLOWING TWO (2) CALLS: 1) S07°51'56"W, 77.34' TO A POINT; 2) S49°19'03"E, 83.09' TO A POINT; THENCE LEAVING SAID EASTERN LINE, S89°18'11"W, 346.67' TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE SE ¼ OF SECTION 14, T-16-N, R-19,E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 0.90 ACRES, MORE OR LESS.

PARCEL D:

COMMENCE AT A POINT LOCATED AT THE SW CORNER OF BUCKMASTERS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 44 PAGE 128; THENCE ALONG THE WESTERN LINE OF SAID PLAT, N00°55'14"E, 920.03' TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERN LINE, N00°55'14"E, 65.72' TO A POINT; THENCE LEAVING SAID WESTERN LINE, N89°18'11"E, 295.15' TO A POINT ON THE EASTERN LINE OF SAID PLAT; THENCE ALONG SAID EASTERN LINE THE FOLLOWING TWO (2) CALLS: 1)S00°31'20"E, 34.01' TO A POINT; 2) S07°51'56"W, 32.04' TO A POINT; THENCE LEAVING SAID EASTERN LINE, S89°18'11"W, 292.13' TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE SE ¼ OF SECTION 14, T-16-N, R-19,E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 0.44 ACRES, MORE OR LESS.

PARCEL E:

COMMENCE AT A POINT LOCATED AT THE SW CORNER OF BUCKMASTERS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY

COUNTY, ALABAMA, IN PLAT BOOK 44 PAGE 128; THENCE ALONG THE WESTERN LINE OF SAID PLAT, N00°55'14"E, 985.75' TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERN LINE, N00°55'14"E, 32.86 TO A POINT; THENCE LEAVING SAID WESTERN LINE, N89°18'11"E, 294.32' TO A POINT ON THE EASTERN LINE OF SAID PLAT; THENCE ALONG SAID EASTERN LINE, S00°31'20"E, 32.85' TO A POINT; THENCE LEAVING SAID EASTERN LINE, S89°18'11"W, 295.15' TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE SE ¼ OF SECTION 14, T-16-N, R-19,E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 0.22 ACRES, MORE OR LESS.

PARCEL F:

COMMENCE AT A POINT LOCATED AT THE SW CORNER OF BUCKMASTERS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 44 PAGE 128; THENCE ALONG THE WESTERN LINE OF SAID PLAT, N00°55'14"E, 1018.61' TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERN LINE, N00°55'14"E, 16.42 TO A POINT; THENCE LEAVING SAID WESTERN LINE, N89°18'11"E, 293.91' TO A POINT ON THE EASTERN LINE OF SAID PLAT; THENCE ALONG SAID EASTERN LINE, S00°31'20"E, 16.42' TO A POINT; THENCE LEAVING SAID EASTERN LINE, S89°18'11"W, 294.32' TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE SE ¼ OF SECTION 14, T-16-N, R-19,E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 0.11 ACRES, MORE OR LESS.

PARCEL G:

COMMENCE AT A POINT LOCATED AT THE SW CORNER OF BUCKMASTERS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 44 PAGE 128; THENCE ALONG THE WESTERN LINE OF SAID PLAT, N00°55'14"E, 1035.03' TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERN LINE, N00°55'14"E, 8.21 TO A POINT; THENCE LEAVING

SAID WESTERN LINE, N89°18'11"E, 293.70' TO A POINT ON THE EASTERN LINE OF SAID PLAT; THENCE ALONG SAID EASTERN LINE, S00°31'20"E, 8.21' TO A POINT; THENCE LEAVING SAID EASTERN LINE, S89°18'11"W, 293.91' TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE SE ¼ OF SECTION 14, T-16-N, R-19,E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 0.05 ACRES, MORE OR LESS.

PARCEL H:

COMMENCE AT A POINT LOCATED AT THE SW CORNER OF BUCKMASTERS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 44 PAGE 128; THENCE ALONG THE WESTERN LINE OF SAID PLAT, N00°55'14"E, 1043.24' TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERN LINE, N00°55'14"E, 4.10' TO A POINT; THENCE LEAVING SAID WESTERN LINE, N89°18'11"E, 293.60' TO A POINT ON THE EASTERN LINE OF SAID PLAT; THENCE ALONG SAID EASTERN LINE, S00°31'20"E, 4.10' TO A POINT; THENCE LEAVING SAID EASTERN LINE, S89°18'11"W, 293.70' TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE SE ¼ OF SECTION 14, T-16-N, R-19,E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 0.02 ACRES, MORE OR LESS.

PARCEL I:

COMMENCE AT A POINT LOCATED AT THE SW CORNER OF BUCKMASTERS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 44 PAGE 128; THENCE ALONG THE WESTERN LINE OF SAID PLAT, N00°55'14"E, 1047.34' TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERN LINE, N00°55'14"E, 2.05 TO A POINT; THENCE LEAVING SAID WESTERN LINE, N89°18'11"E, 293.54 TO A POINT ON THE EASTERN LINE OF SAID PLAT; THENCE ALONG SAID EASTERN LINE, S00°31'20"E, 2.05' TO A

POINT; THENCE LEAVING SAID EASTERN LINE, S89°18'11"W, 293.60' TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE SE ¼ OF SECTION 14, T-16-N, R-19,E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 0.01 ACRES, MORE OR LESS.

PARCEL J:

COMMENCE AT A POINT LOCATED AT THE SW CORNER OF BUCKMASTERS PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 44 PAGE 128; THENCE ALONG THE WESTERN LINE OF SAID PLAT, N00°55'14"E, 1049.39' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERN LINE, N00°55'14"E, 1.88' TO A POINT ON THE SOUTHERN RIGHT OF WAY OF U.S. HIGHWAY 80 EAST (80' R.O.W.); THENCE LEAVING SAID WESTERN LINE AND ALONG SAID RIGHT OF WAY, N89°18'11"E, 293.50 TO A POINT ON THE EASTERN LINE OF SAID PLAT; THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID EASTERN LINE, S00°31'20"E, 1.88' TO A POINT; THENCE LEAVING SAID EASTERN LINE, S89°18'11"W, 293.54' TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE SE ¼ OF SECTION 14, T-16-N, R-19,E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 0.01 ACRES, MORE OR LESS.