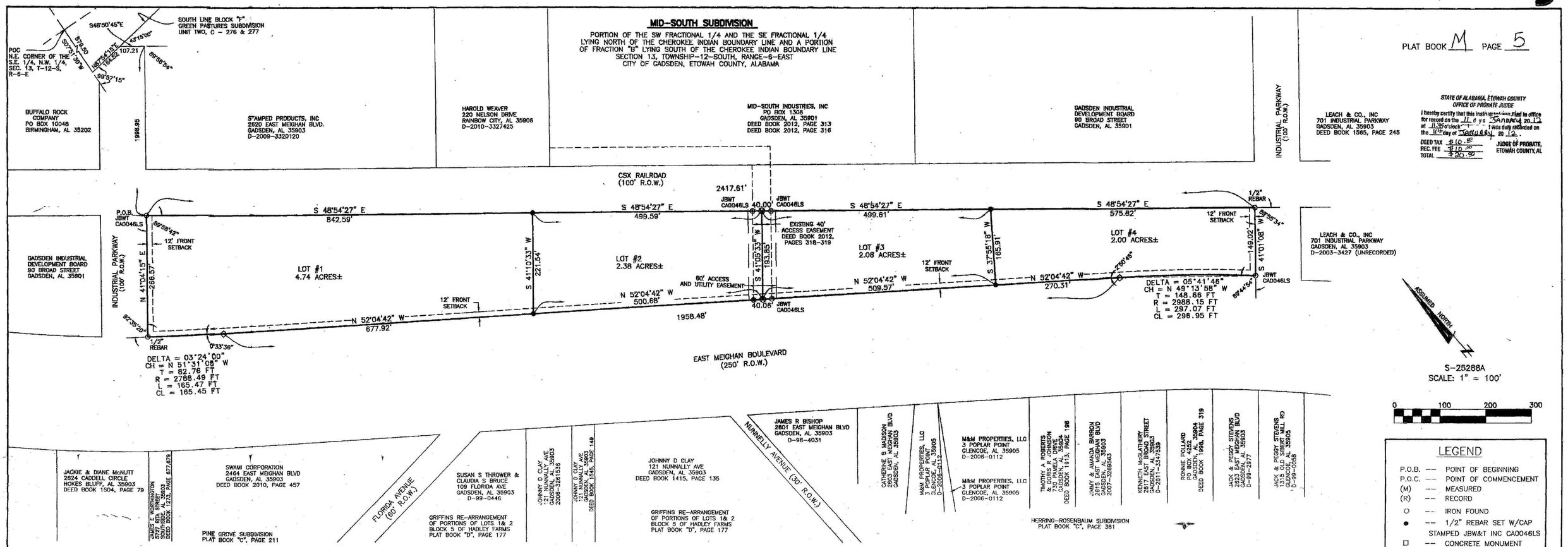
PLAT BOOK M PAGE 5

MID-SOUTH SUBDIVISION

PORTION OF THE SW FRACTIONAL 1/4 AND THE SE FRACTIONAL 1/4 LYING NORTH OF THE CHEROKEE INDIAN BOUNDARY LINE AND A PORTION OF FRACTION "B" LYING SOUTH OF THE CHEROKEE INDIAN BOUNDARY LINE
SECTION 13, TOWNSHIP-12-SOUTH, RANGE-6-EAST
CITY OF GADSDEN, ETOWAH COUNTY, ALABAMA



STATE OF ALABAMA, ETOWAH COUNTY
OFFICE OF PROBATE JUDGE

I hereby certify that this instrument was filed in office for record on the 11 day of November 20 11 at 11:30 o'clock A.M. and was duly recorded on the 11th day of November 20 11.

DEED TAX $10.00
REC. FEE $10.00
TOTAL $20.00

JUDGE OF PROBATE, ETOWAH COUNTY, AL

LEGEND

P.O.B.	--	POINT OF BEGINNING
P.O.C.	--	POINT OF COMMENCEMENT
(M)	--	MEASURED
(R)	--	RECORD
O	--	IRON FOUND
●	--	1/2" REBAR SET W/CAP STAMPED JBW&T INC CA0046LS
□	--	CONCRETE MONUMENT
⊙	--	EXISTING NAIL & SHINER
⊗	--	NAIL & SHINER SET
R.O.W.	--	RIGHT-OF-WAY

OWNER'S CERTIFICATE AND DEDICATION.

The undersigned Jerry Weaver, as Chairman Emeritus of Mid-South Industries, Inc. does hereby certify that Mid-South Industries, Inc. is the owner of the land shown shown on the Plat of the Mid-South Subdivision, and that the Plat presents a correct survey of the above described property.

Witness my hand this 3rd day of November, 2011.

WITNESS Delpha Minshew CHAIRMAN EMERITUS

NOTARY CERTIFICATE
STATE OF Alabama
COUNTY OF Etowah

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Weaver, whose name as Chairman Emeritus of Mid-South Industries, Inc., 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 said instrument he, as such manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand official seal of office this the 3rd day of November 2011.

Delpha Minshew
A NOTARY PUBLIC
6/12/12
My commission expires

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for Mid-South Subdivision has been found to comply with the Subdivision Regulations for Gadsden, Alabama with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the Probate Judge of Etowah County.

Chairman Planning Commission Date: 10/25/11

SURVEYOR'S CERTIFICATE.

I John S. Bowlin, II, the under-signed, do hereby certify that I am a professional land surveyor and that the annexed map of Mid-South Subdivision, consisting of 1 sheet, correctly represents a survey made under my supervision on the 6th day of October 2011; and that all of the monuments shown hereon actually exist and their positions are correctly shown. And further certify that all parts of this survey and drawing have been completed in accordance with the current requirements for the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Signature: John S. Bowlin II
License # Ala. Reg. No. 18667
Jones, Blair, Waldrup & Tucker Inc.
306 N. 5th Street
Gadsden, Al 35901 (256)547-6379

ALABAMA REGISTERED No. 18667 PROFESSIONAL LAND SURVEYOR JOHN SAMUEL BOWLIN II

Gadsden City Engineer Date: 10/25/2011

Etowah County Engineer
For Recording Purposes Only 11/1/11 Date

Manager 11/2/11 Date
The Water Works and Sewer Board of the City of Gadsden

ETOWAH COUNTY HEALTH DEPARTMENT

All lots contained in this plat must connect to public sewer. No onsite sewage treatment allowed. I hereby approve the within plat for the recording of the same in the probate office of Etowah County, Alabama

Etowah County Health Department
For Recording Purposes Only 11/1/11 Date

FLOOD NOTE
BY GRAPHIC PLOTTING ON THE FLOOD INSURANCE RATE MAP OF THE CITY OF GADSDEN, ETOWAH COUNTY, ALABAMA, MAP NUMBER 01055C0325, HAVING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, THE SUBJECT PROPERTY LIES IN ZONE "X", UNSHADED, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING
ACCORDING TO THE MUNICIPAL CODE OF THE CITY OF GADSDEN, THIS PROPERTY IS ZONED B-2 (GENERAL BUISNESS DISTRICT)

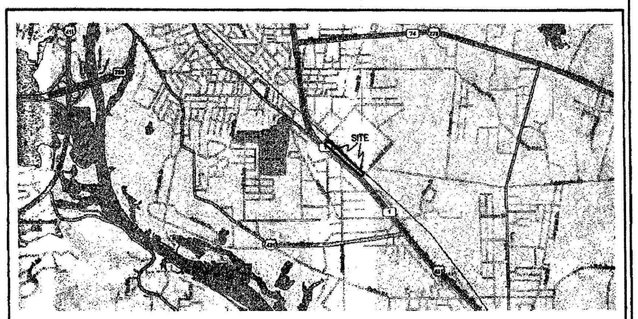
MINIMUM SETBACK REQUIREMENTS
FRONT YARD 12 FEET
THERE ARE NO MINIMUM REQUIRED SIDE OR REAR YARD SETBACKS.

STATE OF ALABAMA
COUNTY OF ETOWAH

DESCRIPTION OF LAND PLATTED

Commence at the Northeast corner of the SE 1/4 of the NW 1/4, Section 13, T-12-S, R-6-E, and run South 7°51'30" West along the East line of the SE 1/4 of the NW 1/4 a distance of 879.50 feet; thence deflect 89°57'15" left and run North 87°54'15" East and along the South line of Block "F" of Green Pastures Subdivision Unit Two as recorded in Plat Book "C", Pages 276 and 277, Etowah County Probate Office, a distance of 164.52 feet; thence deflect 43°15'00" right and run South 48°50'45" East a distance of 107.21 feet; thence deflect 89°58'54" right and run Southwesterly along the Southeasterly right-of-way of Industrial Parkway a distance of 1998.95 feet to a point on the Southwesterly right-of-way of the CSX Railroad and the point of beginning. From said point of beginning deflect 89°58'42" left and run Southeasterly along the Southwesterly right-of-way of the CSX Railroad a distance of 2417.61 feet; thence deflect 89°55'34" right and run Southwesterly a distance of 149.02 feet to a point on the Northeasterly right-of-way of East Meighan Boulevard; thence deflect right and run Westerly along the Northeasterly right-of-way of East Meighan Boulevard and along a curve to the left having centerline curve data of Delta = 4°28'00", Tangent = 159.17 feet, Radius = 2864.93 feet, a distance of 298.95 feet measured along the chord of said curve having a Deflection Angle of 89°44'54" right from the previous course; thence deflect 2°50'45" left from the chord of said curve and continue Northwesterly along the Northeasterly right-of-way of East Meighan Boulevard a distance of 1958.48 feet; thence deflect right and continue Northwesterly along the Northeasterly right-of-way of East Meighan Boulevard and along a curve to the right having centerline curve data of Delta = 43°29'00", Radius = 2913.49 feet, a distance of 165.45 feet measured along the chord of said curve having a Deflection Angle of 0°33'36" right from the previous course, to a point on the Southeasterly right-of-way of Industrial Parkway; thence deflect 92°35'20" right from the chord of said curve and run Northeasterly along the Southeasterly right-of-way of Industrial parkway a distance of 266.57 feet to the point of beginning.

Said parcel of land being a portion of the SW Fractional 1/4 and the SE Fractional 1/4 lying North of the Cherokee Indian Boundary Line and a portion of Fraction "B" lying South of the Cherokee Indian Boundary Line, being subject to utilities easement of the City of Gadsden as recorded in Book 1242, Page 772, and all easement rights of existing public utilities and pipe lines stipulated in Deed of conveyance from the United States of America to Allis-Chalmers Manufacturing Company, a corporation, as recorded in Book 385, Page 563, in the Etowah County Probate Office, and any railroad rights-of-way as now located over, through, or across any portion thereof, also being subject to easement rights of Alabama Power Company and being subject to a 40-foot access easement across the center of the property, and containing 11.20 acres, more or less.



VICINITY MAP
NOT TO SCALE

NOTES:

1) INTERIOR IMPROVEMENTS LOCATED ONLY AS DIRECTED BY CLIENT.
2) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE OWNER. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
3) NO TITLE SEARCH OR ABSTRACT HAS BEEN PERFORMED BY JBW&T TO ENSURE TITLE OR LOCATION OF EASEMENTS OR OTHER ISSUES THAT MAY AFFECT THE SUBJECT PROPERTY.
4) THE LOCATION OF JURISDICTIONAL WETLANDS LOCATED ONLY AS DIRECTED BY CLIENT.
5) THIS SUBDIVISION IS SERVED WITH PUBLIC WATER AND SEWER PROVIDED BY THE WATER WORKS AND SEWER BOARD OF THE CITY OF GADSDEN.
6) THE INTENT OF THIS PROPERTY IS FOR COMMERCIAL USE.

S-25288A

JBW&T
Jones, Blair, Waldrup and Tucker, Inc.
Consulting Engineers and Land Surveyors
306 N. Fifth Street - P.O. Box 631 - Gadsden, AL. 35902
Phone 256-547-6379 Fax 256-547-3464
www.jbwt.com

FINAL PLAT OF
MID-SOUTH SUBDIVISION
FOR
MID-SOUTH INDUSTRIES, INC.

DRAWN: JAM	APPROVED: MJW	SCALE: 1"=100'	DATE: 10-11-11

File name: Q:\25288\LAYOUT.DWG

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