



Description:

A certain parcel of land being situated in the Southwest 1/4 of the Northeast 1/4 of Section 29, T8N-R2E, City of Gluckstadt, Madison County, Mississippi, and being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of the aforesaid Section 29, T8N-R2E and run thence South 89 degrees 41 minutes 50 seconds West along the North line of said Section 29 for a distance of 1,316.08 feet to a point; leaving said North line of Section 29, run thence South 00 degrees 06 minutes 39 seconds East along the East line of Red Oak Plantation Part Two-B, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet D at Slide 52, and the northern projection thereof for a distance of 1,926.13 feet to a set 1/2" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said East line of Red Oak Plantation Part Two-B, run thence North 89 degrees 40 minutes 48 seconds East for a distance of 402.35 feet to an existing 1/2" iron pin; run thence North 51 degrees 32 minutes 27 seconds East for a distance of 79.33 feet to an existing 1/2" iron pin on the western right-of-way line of Enterprise Drive; said existing 1/2" iron pin also being on the arc of a 9,094.57 degree curve bearing to the left having a central angle of 27 degrees 17 minutes 55 seconds and a radius of 630.00 feet; run thence southeasterly along said western right-of-way line of Enterprise Drive and along the arc of said curve an arc length of 152.38 feet to an existing 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 29 degrees 17 minutes 45 seconds East and a chord distance of 152.00 feet; run thence South 36 degrees 22 minutes 38 seconds East along said western right-of-way line of Enterprise Drive for a distance of 172.49 feet to a set 1/2" iron pin on the northern right-of-way line of American Way; leaving said western right-of-way line of Enterprise Drive, run thence South 53 degrees 42 minutes 42 seconds West along said northern right-of-way line of American Way for a distance of 254.69 feet to an existing 1/2" iron pin; leaving said northern right-of-way line of American Way, run thence North 36 degrees 26 minutes 31 seconds West for a distance of 88.54 feet to an existing 1/2" iron pin; run thence North 89 degrees 47 minutes 39 seconds West for a distance of 382.03 feet to an existing 1/2" iron pin on the aforesaid East line of Red Oak Plantation Part Two-B; run thence North 00 degrees 13 minutes 55 seconds East along said East line of Red Oak Plantation Part Two-B for a distance of 62.11 feet to an existing 1/2" iron pin; run thence North 00 degrees 21 minutes 32 seconds West along said East line of Red Oak Plantation Part Two-B for a distance of 235.89 feet to the POINT OF BEGINNING, containing 4.08 acres, more or less.

The above described parcel of land lies within the boundary of that certain property as described in deed recorded in Deed Book 394 at Page 724, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi.

SURVEYOR'S CERTIFICATE

To: American Packaging Company, Inc. and Chicago Title Insurance Company, This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

Don F. Garner, Professional Surveyor
Mississippi PS #02488

- NOTES:**
THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:
- TITLE INFORMATION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 24-07-1202 DATED: AUGUST 1, 2024 AT 8:00 A.M.
 - BEARINGS DERIVED FROM GPS (GRID) ORIENTATION.
 - SURVEY CLASSIFICATION "A"
 - THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0415F EFFECTIVE MARCH 17, 2010.
 - NO EVIDENCE OF CEMETERIES ON THE PROPERTY.
 - THERE IS NO EVIDENCE OF EARTHWORK AT THE TIME OF SURVEY
 - NO WETLANDS DELINEATED BY OTHERS AT TIME OF SURVEY.
 - SUBJECT PROPERTY HAS DIRECT ACCESS TO PUBLIC STREETS, ENTERPRISE DRIVE AND AMERICAN WAY, AS SHOWN HEREON.
 - NO UNDERGROUND UTILITIES LOCATED AT TIME OF SURVEY.
 - NO RECENT STREET OR SIDEWALK CONSTRUCTION AT TIME OF SURVEY.
 - F.I.P. DENOTES FOUND 1/2" IRON PIN. F.I.B. DENOTES FOUND IRON BAR. S.I.P. DENOTES SET 1/2" IRON PIN.
 - THIS PROPERTY IS ZONED C-2. BUILDING SETBACKS: FRONT-35' SIDE-5' REAR-5' MAX BUILDING HEIGHT-40'

CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B, PART II EXCEPTIONS
COMMITMENT NO.: 24-07-1202
DATED: AUGUST 1, 2024 AT 8:00 A.M.

- NOT A SURVEY MATTER.
- RIGHT-OF-WAY TO ENTERGY MS RECORDED IN BOOK 520 AT PAGE 301 AND IN BOOK 2373 AT PAGE 27. DOES AFFECT SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- RIGHT-OF-WAY TO MP&L RECORDED IN BOOK 310 AT PAGE 404; DOES NOT AFFECT SUBJECT PROPERTY.
- ALL MATTERS SHOWN ON THE FINAL SURVEY OF HDLANG AND ASSOCIATES, SPECIFICALLY INCLUDING THE ASPHALT DRIVEWAY ENCRoACHING ON THE DOES AFFECT SUBJECT PROPERTY, AS SHOWN ON SURVEY.

H D LANG AND ASSOCIATES, INC.
POST OFFICE BOX 16085 JACKSON, MISSISSIPPI 39236
601-362-4886

CLIENT
ALTA/NSPS LAND TITLE SURVEY
FOR
AMERICAN PACKAGING COMPANY, INC.

LOCATION
158 AMERICAN WAY
SITUATED IN THE
SW 1/4 OF THE NE 1/4 OF SECTION 29,
TOWNSHIP 8 NORTH - RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

DATE	REVISION	BY	DRAWN BY:
08-22-24	REVISED POWERLINE	D.F.G.	D.F.G./H.V.C.
			DATE: 07-12-2024
			SCALE: 1" = 50'
			BOOK: PAGE:
			PROJECT NO.: 24-070

SHEET