

STATE PLANE
EAST ZONE GRID NORTH
NAD '83(2011)



0' 30' 60' 90'
SCALE IN FEET

LEGEND	
● IFP	IRON PIN FOUND
● IPS	IRON PIN SET (5/8" REBAR w/CAP)
■	CONCRETE MONUMENT FOUND
○	CALCULATED POINT
— ROW —	RIGHT OF WAY

According to the Flood Insurance Rate Map (FIRM) for the City of Boaz, Alabama (community-panel number 010276 0433 E, dated March 21, 2019), portion of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain." Portion of the subject property lies within Zone A, defined as "without base flood elevation."

PARCEL ID: 1809303000063004
BEST IN BOAZ, ADDITION TO BOAZ
LOT 2
MAP BOOK 8 PAGE 136
CHANDLER-WILSON LLC,
AN ALABAMA LLC
11456 US HWY 431
GUNTERSVILLE, AL 35976

LOT 1
PARCEL ID:
1809303000063002
BOOK 6941 PAGE 281
TWAS PROPERTIES LLC
115 EAST MAIN STREET
THOMASTON, GA 30286
72,049 Sq. Feet ±
1.65 Acres ±

PARCEL ID: 1809303000063003
BOOK 456 PAGE 743
MICHAEL W. DENDY
PO BOX 1607
ALBANYVILLE, AL 35950

AREA DEDICATED TO THE CITY OF BOAZ
PER THIS PLAT:
6,226 Sq. Feet ±
0.14 Acres ±

ACCORDING TO THE CITY OF BOAZ
REPRESENTATIVES, BUTLER AVENUE IS A
50 FOOT PUBLIC RIGHT OF WAY.
HOWEVER THE SUBJECT PROPERTY
DEEDS BUILD TO THE CENTERLINE OF
THE ROADWAY AND NO DEDICATED
RIGHT OF WAYS WAS FOUND BY THE
SURVEYOR.

PARCEL ID: 1809312000006027
BOOK 5598 PAGE 1
AKIN HOLDINGS II LLC
PO BOX 430113
BIRMINGHAM, AL 35243

PARCEL ID: 1809312000006013
BOOK 6736 PAGE 94
WAC PROPERTIES LLC
515 LOCUST ST
GADSDEN, AL 35901

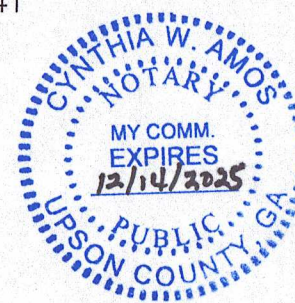
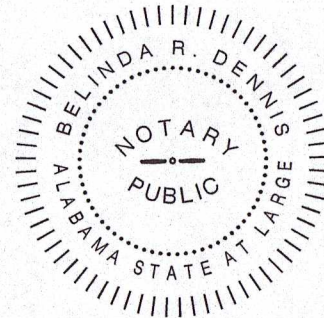
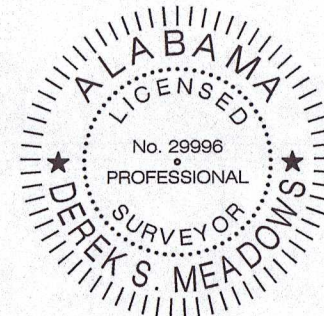
FOUND
5/8" REBAR

FOUND
5/8" REBAR
N 17°57'17" W
24.65'

FOUND
5/8" REBAR
N 15°10'6" W
21.191'

FOUND CAPPED REBAR
STAMPED CDG

20' SEWER EASEMENT PER
DEED BOOK 624, PAGE 441



STATE OF ALABAMA MARSHALL COUNTY

The undersigned Derek S. Meadows, a Registered Land Surveyor of the State of Alabama and TWAS Properties, LLC, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said Owner; that this plat or map is a true and correct map of lands shown therein and known as Tidal Wave's Addition to Boaz, showing the subdivisions into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length, width and name of each street as well as the number of each lot and block, and showing the relation of the lands to the government survey or to an adjacent recorded subdivision; and that iron pins have been installed at all lot corners and curve points as shown and designated by small solid circles on said plat or map. Said Owner also certifies that he is the Owner of said lands and that the same are not subject to any mortgage. Said surveyor also certifies that all parts of this survey and plat or map were prepared 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.

Dated: 5/3, 2023.
SURVEYOR
By: Derek S. Meadows
Derek S. Meadows
Corporate Partner
GONZALEZ-STRENGTH & ASSOCIATES, INC.
Reg. No. 29996

Dated: 5/14/23, 2023.
OWNER : TWAS Properties, LLC
By: Scott Blackstock
Designated Officer

STATE OF ALABAMA MARSHALL COUNTY

I, Belinda R. Dennis, the undersigned Notary Public in and for said County in said State, hereby certify that Derek S. Meadows, Corporate Partner, Gonzalez-Strength & Associates, Inc., whose name is signed to the foregoing certificate as Surveyor, and who is known to me, acknowledged before me on this date, that being informed of the contents of said certificate, he/she executed the same voluntarily as such individual with full authority therefor.

Given under my hand and seal this 30 day of May, 2023.
Belinda R. Dennis
Notary Public
My Commission Expires: 2/26/24

STATE OF ALABAMA MARSHALL COUNTY

I, Cynthia W. Amos, the undersigned Notary Public in and for said County in said State, hereby certify that Scott Blackstock, whose name is signed to the foregoing certificate as Designated Officer of TWAS Properties, LLC, and who is known to me, acknowledged before me on this date, that being informed of the contents of said certificate, he/she executed the same voluntarily as such individual with full authority therefor.

Given under my hand and seal this 30 day of May, 2023.
Cynthia W. Amos
Notary Public
My Commission Expires: 12/14/2025

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the plat for Tidal Wave's Addition to Boaz subdivision has been found to comply with the Subdivision Regulations for Boaz, Alabama, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the Probate of Marshall County.

_____, 2023

Chairman, Planning Commission

Mayor, City of Boaz

TIDAL WAVE'S ADDITION TO BOAZ

A parcel of land situated in the Southeast one-quarter of the Southwest one-quarter of Section 30, Township 9, South, Range 5 East, Marshall County, Alabama.

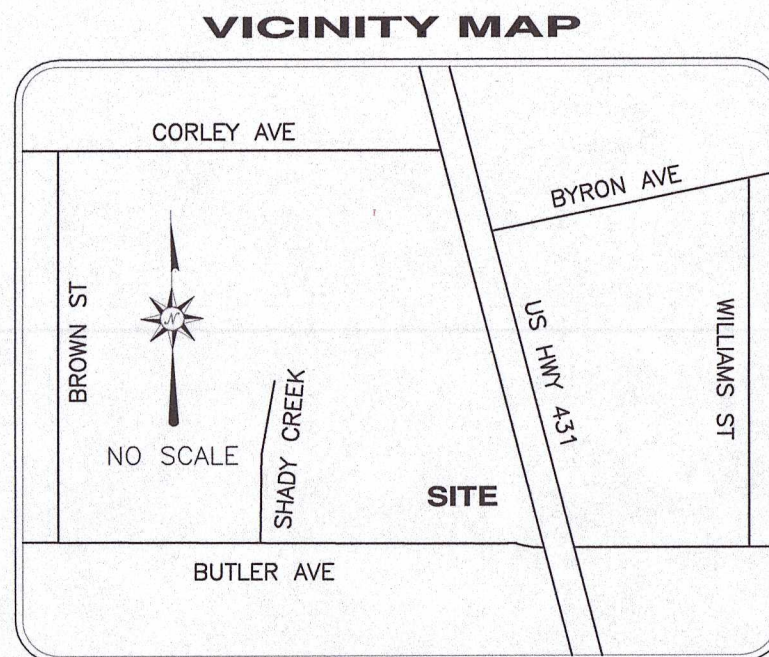
Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
1550 WOODS OF RIVERCHASE DRIVE, SUITE 200
HOOVER, ALABAMA 35244
PHONE: (205) 942-2486
FAX: (205) 942-3033
Gonzalez-Strength.com

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MAY 2023

JOB #22-0542



I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE 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.

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	156.95	494.73	18°10'35"
C2	156.29	494.73	18°10'35"