

ORDINANCE # 1628

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PRICHARD, BEING ORDINANCE NO. 981.

BE IT ORDAINED BY THE CITY COUNCIL OF PRICHARD, ALABAMA, AS FOLLOWS:

SECTION 1. That the Zoning Ordinance of the City of Prichard, being Ordinance No. 981, together with the Zoning Map of the City of Prichard be, and the same are hereby changed and altered in respect to that certain property in the City of Prichard, State of Alabama, described as follows:

Certain property forming a portion of the right of way of the Illinois Central Gulf Railroad Company's Mobile District, said property situated in the S/2 SW/4 Section 29, T.3 S., R.1 W., St. Stephen's Meridian, Mobile County, Alabama, is described as follows: From the point where the Northeast line of Main Street intersects the Northwest line of Eighth Street, run northwesterly along said Northeast line, 769.30 feet to the southerlymost corner of that 66 foot wide tract of land conveyed by Grantor to Mack Manufacturing, Inc., by deed dated November 6, 1981; Thence N 43 degrees 46' E along the Southeast line of said 66 foot wide "Mack" tract, 688 feet, more or less, to the easternmost corner thereof at a point 100 feet perpendicularly distant southwesterly from the centerline of Grantor's main track, said point being the Point of Beginning; Thence continuing N 43 degrees 46' E, a distance of 50 feet, more or less, to a point 50 feet perpendicularly distant southwesterly from said main track centerline; Thence northwesterly parallel with said main track centerline, 1010 feet, more or less, to a point in the Northeastern extension of the Southeast line of Sixth Street; Thence S 43 degrees 13' W along said Southeast line of Sixth Street, being along the Southeast line of that 10.406 acre tract of land conveyed by Grantor to Virginia Martin by deed dated September 10, 1980, 459.12 feet, more or less, to the northernmost corner of that 2.70 acre tract of land conveyed by Grantor to the Flaco Corporation by deed dated December 4, 1974; Thence S 59 degrees 38' E along the Northeast line of said "Flaco" property, 276.38 feet to a point; Thence southeasterly along the arc of a curve concave to the Northeast, said curve having a radius of 1921.0 feet and continuing along the Northeast line of said "Flaco" property, an arc distance of 191.1 feet to the easternmost corner thereof; Thence S 42 degrees 44' 33" W along the Southeast line of said "Flaco" property, 338.0 feet to the southernmost corner thereof in the aforesaid Northeast line of Main Street; Thence southeasterly along said Northeast line of Main Street, 42 feet, more or less, to the westernmost corner of that 2.57 acre tract of land conveyed by the former Gulf, Mobile and Ohio Railroad Company to Charles W. Baird by deed dated September 4, 1968; Thence N 43 degrees 20' E along the Northwest line of said "Baird" tract, 336.68 feet to a property corner; Thence S 66 degrees 15' E along the Northwest line of said "Baird" tract, 297.98 feet to a property corner, said point situated in the Northwest line of that 2.72 acre tract of land conveyed by the former Gulf, Mobile and Ohio Railroad Company to Mack Welding Company, Inc., by deed dated March 10, 1972; Thence N 43 degrees 46' E along the Northwest line of said "Mack Welding" tract, 200.0 feet to the northernmost corner thereof, said point situated in a line that lies parallel with and 100 feet normally distant southwesterly from said main tract centerline; Thence S 46 degrees 14' E along said parallel line, 241 feet, more or less, to return to the Point of Beginning.

Being a portion of that property conveyed by Jack Meredith, as Special Master, et al. to the Gulf Mobile and Ohio Railroad Company (predecessor of Grantor) by deed dated September 4, 1940, recorded in Deed Book No. 299, N. S. pages 228.

GRANTOR reserves for itself, its successors and assigns all coal, oil, gas, ores and any other minerals whether similar or dissimilar or now known to exist or hereafter discovered of every kind in, on or under said premises, together with the right at any time to explore, drill for, mine, remove and market all such products in any manner which

will not damage structures on the surface of said premises. Grantee will release for itself, its successors or assigns the Grantors, its successors or assigns from any liability for any damages attributable to removing said minerals and this release shall run with the land.

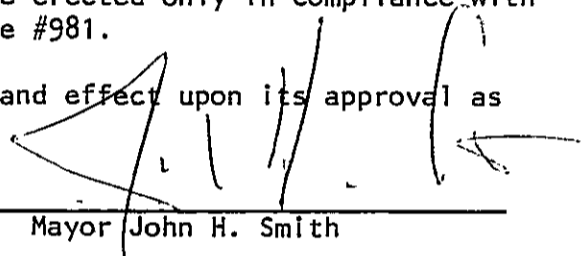
GRANTOR reserves the right for the continued maintenance, replacement and use of all existing driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities and easements on said premises whether or not of record including the repair, reconstruction and replacement thereof and Grantee agrees not to interfere with the rights herein reserved or any facilities used pursuant thereto.

As a part of the consideration hereof, and in accepting this conveyance, the Grantee agrees and binds itself to purchase, affix and cancel any and all documentary stamps of every kind and nature in the amount prescribed by statute, and to pay any and all required transfer taxes and fees incidental to recordation of this instrument.

The Classification of said property is hereby changed from Manufacturing (M-1) District to Manufacturing (M-2) District and it shall hereafter be lawful to construct on such property any structures permitted by the terms of said Ordinance in a Manufacturing (M-2) District; provided, however, that the plans for any structure, or building sought to be erected on said property shall be in compliance with the Building Laws of the City of Prichard, and that any structure shall be approved by the Building Inspector of the City of Prichard, and that any such structure be erected only in compliance with such laws, including the requirements of said Ordinance #981.

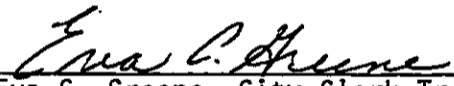
SECTION 2. This Ordinance shall have full force and effect upon its approval as required by law.

APPROVED



Mayor John H. Smith

ATTEST



Eva C. Greene, City Clerk-Treasurer

Adopted this 21st day of May, 1985.

PUBLISH: PRESS
June 11, 1985