



VICINITY MAP
SCALE: 1"=1000'

Preliminary Plat of **THE TOWN OF LOST RABBIT, PHASE III**

Situated in the SE 1/4 of the SE 1/4 of Section 11 and the SW 1/4 of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 12, T7N, R2E, Madison County, Mississippi

**BENCHMARK
ENGINEERING & SURVEYING, LLC**

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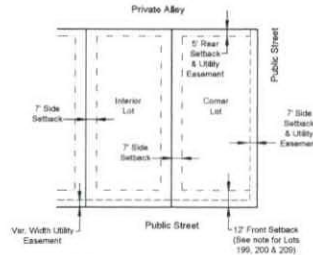
GRAPHIC SCALE



Developer:
Lushonmi, LLC
1100 Camelia Blvd., Lafayette, LA 70508

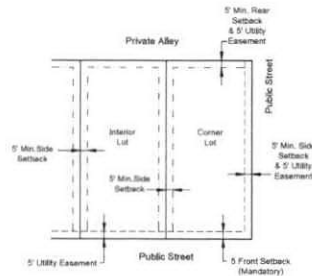
Development Acreage:
3.17 Ac.

Line	Bearing	Distance
1	S 6°59' W	41.43'
2	N 85°48'59" W	10.24'
3	S 21°02' W	20.97'
4	S 15°17'02" E	13.07'
5	S 23°20'21" E	30.84'
6	S 21°17'26" E	30.79'
7	N 87°42'11" E	20.14'
8	S 71°39'38" E	10.00'



TYPICAL LOT DETAIL FOR LOTS
199, 200 & 205-209

NOTES:
LOTS 199 & 200 WILL HAVE A FRONT SETBACK OF 12 FEET.
LOT 200 WILL HAVE A FRONT SETBACK OF 9 FEET.



TYPICAL LOT DETAIL FOR LOTS
201-204 & 210-219

NOTES:
LOTS 199 & 200 WILL HAVE A FRONT SETBACK OF 12 FEET.
LOT 200 WILL HAVE A FRONT SETBACK OF 9 FEET.

- GENERAL NOTES:
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "V" (NOT SHADDED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28862C0047, COMMUNITY PANEL NO. 28033A 088 F, EFFECTIVE DATE: MARCH 17, 2016.
 - THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS 5 SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LAND SURVEYING FOR PROFESSIONALS, ENGINEERS AND SURVEYORS.
 - BEARINGS SHOWN HEREON ARE DERIVED FROM PERFORMING GPS OBSERVATIONS AND BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, GRID COORDINATE SYSTEM WEST ZONE. CONVERSION FACTOR IS 0.999999999. SCALE FACTOR IS 999999.999. COMBINED FACTOR IS 999999.999.
 - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
 - 3/4" x 18" IRON PINS SET AT ALL CORNERS.
 - FIELD SURVEY COMPLETED JUNE 6, 2016.
 - SETBACKS ARE AS FOLLOWS:
THE SETBACK LINES DELINEATED ON LOTS 199, 200, 205-209 WILL ALSO BE THE SETBACK LINES.
LOTS 201-204 AND 210-219 WILL HAVE A MANDATORY 5 FT. FRONT SETBACK, A 5 FT. MINIMUM REAR AND SIDE SETBACK.
 - EASEMENTS:
THE SURFACE OF ALL EASEMENTS NOTED ON THIS PLAT ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH EASEMENTS AND DRAINAGE IMPROVEMENTS ARE LOCATED AND/OR THE HOMEOWNERS ASSOCIATION IN SUCH A MANNER THAT SURFACE WATER DRAINAGE IS UNRESTRICTED.
THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF DRAINAGE AND DRAINAGE IMPROVEMENTS.
SHORELINE & SEAWALL PROTECTION:
THE SHORELINE PROTECTION INCLUDING SEAWALLS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH SEAWALL OR SHORELINE PROTECTION ARE LOCATED AND/OR THE HOMEOWNERS ASSOCIATION OF THE PROPERTY.
THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF THE SHORELINE PROTECTION INCLUDING SEAWALLS.
 - REAR LANES TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



Point of Beginning
At a rock 30' from the
corner of the highway
of the Town of Lost Rabbit,
Phase III as depicted in
Plat No. E. Sides 42A-42B,
Bearing 197°59'74" E 277.573' of
the SE corner of Section 11,
T7N, R2E, Madison County, MS.