

$$A = 16^{\circ}42'05'' \qquad A = 70^{\circ}14'29'' \qquad A = 5^{\circ}26'13''$$

$$R = 533.08' \qquad R = 50.00' \qquad R = 568.11'$$

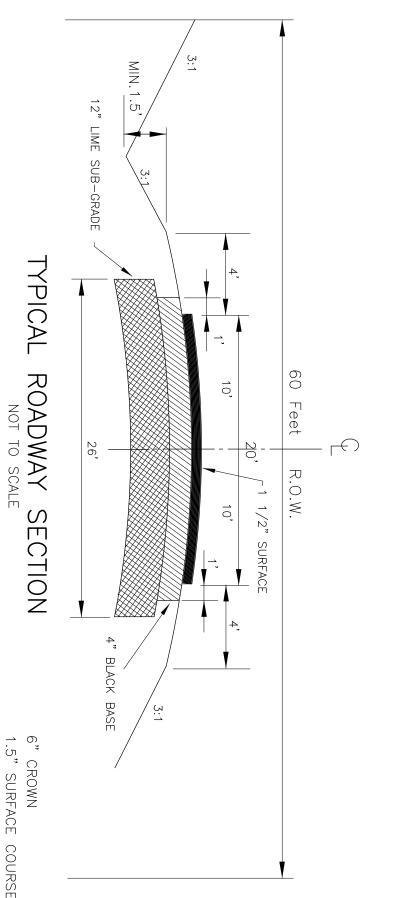
$$C = 154.84' \qquad C = 57.53' \qquad C = 53.89'$$

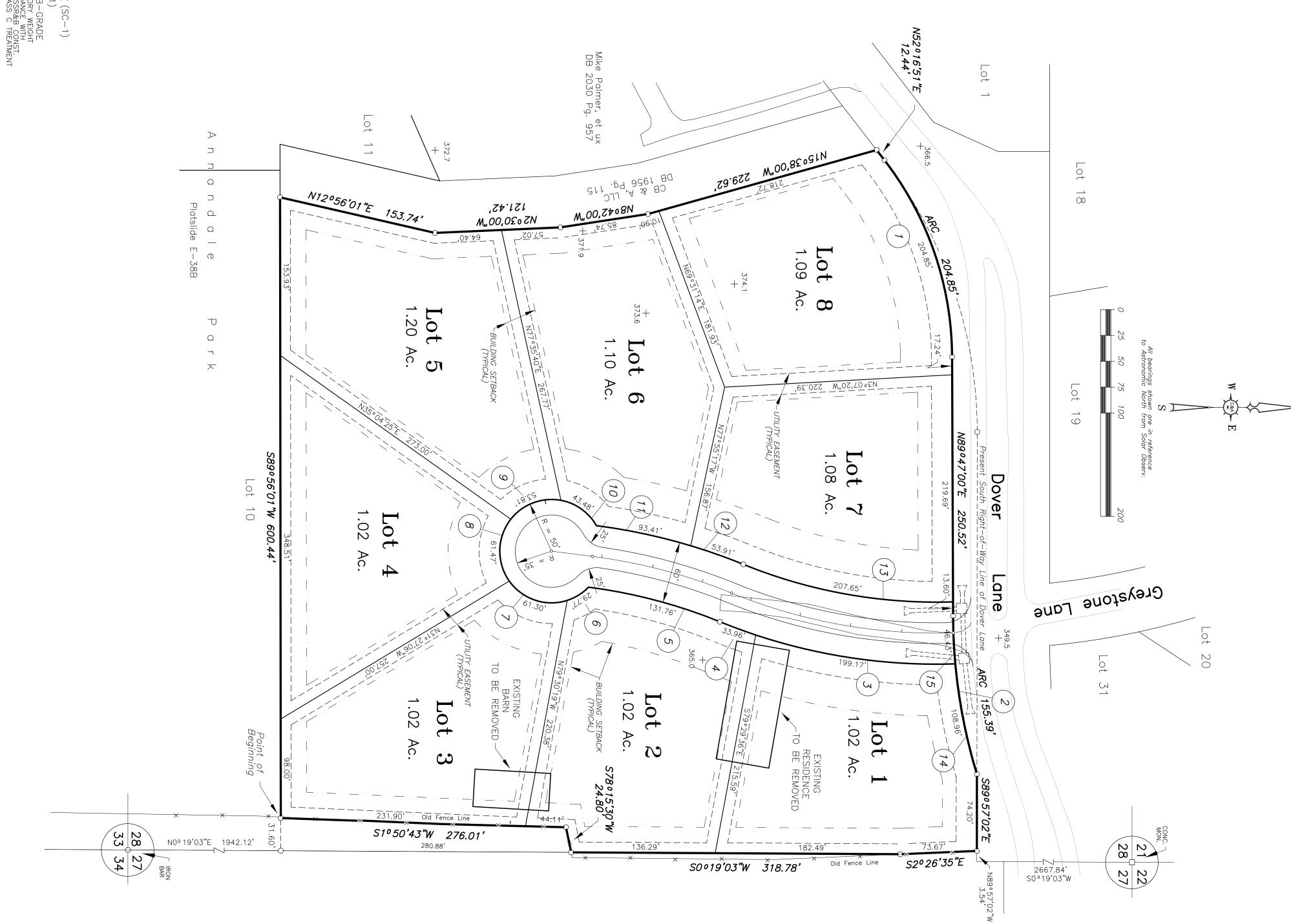
$$L = 155.39'' \qquad L = 61.30'' \qquad L = 53.91'$$

$$S = 155.39' \qquad L = 53.91'$$

$$L = \frac{30325}{199.16}, W \qquad L = \frac{61.46}{61.46}, V \qquad L = \frac{207.65}{207.65}, V \qquad L = \frac{100.05}{207.65}, V \qquad L = \frac{100.05}{207.65},$$







DESCRIPTION

Being situated in the SE 1/4 of Section 28, T8N-R1E, Madison Mississippi and being more particularly described as follows: County,

Commence at an iron bar marking the Southeast corner of aforesaid Section 28. 1942.12"; run thence 889°56'01"W, 31.60" to an iron bar marking the Northeast corner of Annandale Park, a subdivision recorded on Platslide E-38B of the Chancery records of Madison County, Mississippi; and the POINT OF BEGINNING for the property herein described; continue thence \$89°56'01"W, along the Northern boundary of said Annandale Park, 460.44"; thence leaving Annandale Park, run N12°56'01"E, along an Eastern boundary of that certain property conveyed to CB & A, LLC , as recorded in Deedbook 1956 at page 115 of the aforesaid Chancery records, 153.74"; continue along said Eastern boundary the following courses: N2°30'00"W, 121.42"; N8°42'00"W, 85.74"; N15°38'00"W, 229.62" to the Southern Right-of-Way line of Dover Lane, 12.44" to the beginning of a curve; run thence Northeasterly, clockwise, along the arc of said curve, 204.85" to the point of tangency; said curve having the following characteristics: central angle of 37°30'09", radius of 312.97" and chord bearing and distance of N71901'57"E, 201.21"; run thence N89°47'00"E, 250.52" to the beginning of a curve; run thence tange of a curve; run thence Northeasterly, counterclockwise, along the arc of said curve. 155.39" to a point on the aforesaid Southern Right-of-Way line of Dover Lane; said curve having the following characteristics: central angle of 18°42'05", radius of 33.08" and chord bearing and distance of N81°25'59"E, 154.84"; run thence 839°57'02"E, along the Southern Right-of-Way line of Dover Lane; said curve having the following characteristics: central angle of 18°42'05", radius of 533.08" and chord bearing and distance of N81°25'59"E, 154.84"; run thence 839°57'02"E, along the Southern Right-of-Way line of Dover Lane; said curve having the following characteristics: central angle of 18°42'05", radius of 533.08" and chord bearing and distance of N81°25'59"E, 154.84"; run thence 839°57'02"E, along the Southern Right-of-Way line of Dover Lane; 74.20" to the East bounda

NOTES

OWNERS NAME and ADDRESS:
 Peter De Beukelaer
 213 Industrial Drive North
 Madison, Mississippi 39110

TOTAL AREA = 9.201 Acres

. BUILDING SETBACKS: Front = 50 Feet Side = 15 Feet Rear = 25 Feet

MINIMUM LOT SIZE = 30,500 Square Feet

MATHEMATICAL CLOSURE = 1: 50,000+

 $\dot{\varrho}$ EASEMENTS:

A 10-Foot Wide Utility Easement is Reserved along each rear and side lot line.
A 20-Foot Wide Utility Easement is Reserved along the street frontafe of each lot.

This property is located in Zone "X", unshaded according to F.I.R.M Community Panel No. 28089C0390F, Revised 3—17—10.

Water and Sewer service will be furnished by Bear Creek Water Association.

9 ZONING: This property is Zoned R1-A Minimum lot size = 30,500 square feet Minimum lot width = 100 feet

10. VERTICAL DATUM = NGVD

Preliminary Plat

New W Castle, Part

Situated ⊇. the SW 1/4 of Section 28, Madison County, Mississippi -N8T -R1E,

-9093 & Associates, Inc. NS S≥

3 P.O. BOX 54, I SCALE: 1" = 60' MARCH, 2017