

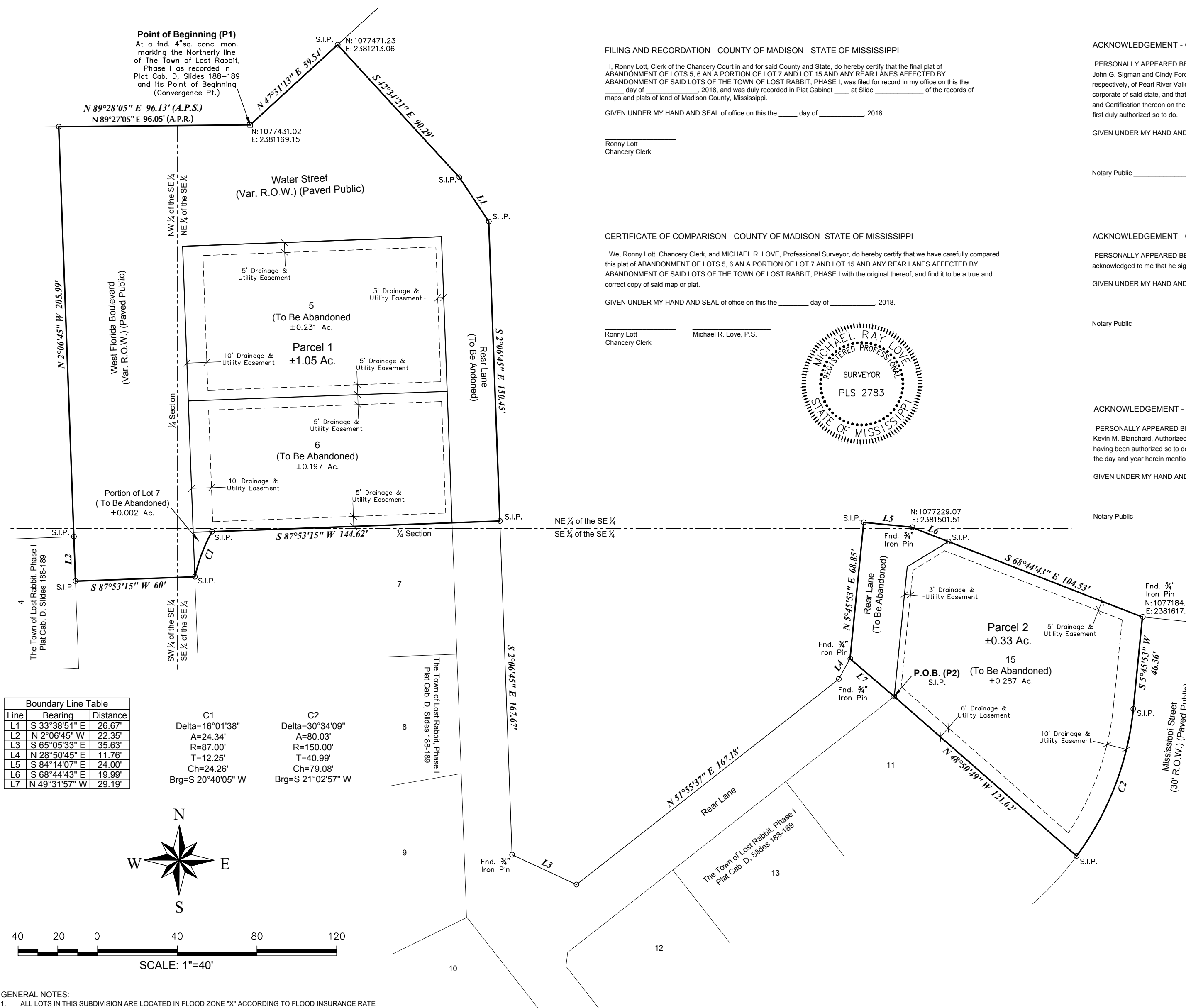
BENCHMARK ENGINEERING & SURVEYING, LLC

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ABANDONMENT OF LOTS 5, 6 AN A PORTION OF LOT 7 AND LOT 15 AND ANY REAR LANES AFFECTED BY ABANDONMENT OF SAID LOTS OF THE TOWN OF LOST RABBIT, PHASE I

Situated in The Town of Lost Rabbit, Phase I as recorded in Plat Cabinet D, Slides 188 and 189 in the Office of the Chancery Clerk of Madison County and also being a part of the SE 1/4 of Section 11, T7N, R2E, Madison County, Mississippi

PLAT CABINET _____, SLIDE _____



Line	Bearing	Distance
L1	S 33°38'51" E	26.67'
L2	N 2°06'45" W	22.35'
L3	S 65°05'33" E	35.63'
L4	N 28°50'45" E	11.76'
L5	S 84°14'07" E	24.00'
L6	S 68°44'43" E	19.99'
L7	N 49°31'57" W	29.19'

C1 Delta=16°01'38" A=24.34' R=87.00' T=12.25' Ch=24.26' Brg=S 20°40'05" W

C2 Delta=30°34'09" A=80.03' R=150.00' T=40.99' Ch=79.08' Brg=S 21°02'57" W

- GENERAL NOTES:**
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0585F, COMMUNITY PANEL NO. 280338 0585 F, EFFECTIVE DATE: MARCH 17, 2010.
 - THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL 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. CONVERGENCE ANGLE 00°08'49.90609" SCALE FACTOR 0.999958194
 - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
 - 1/2" x 18" IRON PINS SET AT ALL CORNERS.
 - FIELD SURVEY COMPLETED SEPTEMBER 2018.
 - EASEMENTS: THE SURFACE OF ALL EASEMENTS NOTED ON THIS PLAT ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE LOCATED AND/OR THE HOMEOWNERS' ASSOCIATION IN SUCH A MANNER THAT SURFACE WATER DRAINAGE IS UNOBSTRUCTED. THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF DRAINAGE AND DRAINAGE IMPROVEMENTS.
 - PREPARATION OF PLAT DATE: 10-02-18

FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of ABANDONMENT OF LOTS 5, 6 AN A PORTION OF LOT 7 AND LOT 15 AND ANY REAR LANES AFFECTED BY ABANDONMENT OF SAID LOTS OF THE TOWN OF LOST RABBIT, PHASE I, was filed for record in my office on this the ____ day of _____, 2018, and was duly recorded in Plat Cabinet _____ at Slide _____ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL of office on this the ____ day of _____, 2018.

Ronny Lott
Chancery Clerk

CERTIFICATE OF COMPARISON - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, Ronny Lott, Chancery Clerk, and MICHAEL R. LOVE, Professional Surveyor, do hereby certify that we have carefully compared this plat of ABANDONMENT OF LOTS 5, 6 AN A PORTION OF LOT 7 AND LOT 15 AND ANY REAR LANES AFFECTED BY ABANDONMENT OF SAID LOTS OF THE TOWN OF LOST RABBIT, PHASE I with the original thereof, and find it to be a true and correct copy of said map or plat.

GIVEN UNDER MY HAND AND SEAL of office on this the ____ day of _____, 2018.

Ronny Lott
Chancery Clerk

Michael R. Love, P.S.



BOARD OF SUPERVISORS - COUNTY OF MADISON - STATE OF MISSISSIPPI

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on the ____ day of _____, 2018.

Attest: _____
Chancery Clerk

President of Board of Supervisors
Madison County, Mississippi

COUNTY ENGINEER'S RECOMMENDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Dan Gallett, P.E., have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend final approval.

Dan Gallett, P.E.
County Engineer

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named John G. Sigman and Cindy Ford, who acknowledged to me that they are the General Manager and Executive Assistant, respectively, of Pearl River Valley Water Supply District, an agency of the State of Mississippi, and a body politic and corporate of said state, and that for and on behalf of said District and as its act and deed as lessor they executed this Plat and Certification thereon on the day and in the year therein mentioned for the purposes therein expressed, they having been first duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL of office on this the ____ day of _____, 2018.

Notary Public _____ My Commission Expires: _____

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named MICHAEL R. LOVE, Professional Surveyor, who acknowledged to me that he signed and delivered this Plat and Certificate thereon on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the ____ day of _____, 2018.

Notary Public _____ My Commission Expires: _____

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Kevin M. Blanchard, Authorized Representative of Lushommi, LLC, the Owner, who acknowledged to me that, after first having been authorized so to do, he signed and delivered this Plat and Certificate thereon on behalf of Lushommi, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the ____ day of _____, 2018.

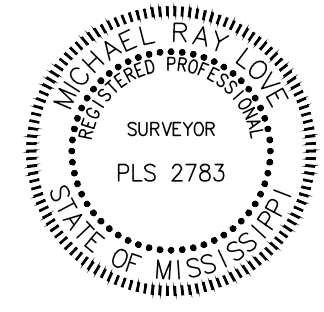
Notary Public _____ My Commission Expires: _____

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS
COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat shown hereon are a true and correct representation of a survey performed to the accuracy designated in the subdivision regulation for Madison County, Mississippi.

WITNESS MY SIGNATURE, this the ____ day of _____, 2018.

Michael R. Love, P.S.



CERTIFICATE OF DECLARATION OF LESSOR AND LESSEE - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, John G. Sigman, General Manager, and Cindy Ford, Executive Assistant, the undersigned officers of the Pearl River Valley Water Supply District, Lessor, and Lushommi, LLC, Lessee do hereby certify that said District and Lushommi, LLC are the Lessor and Lessee, respectively, of lands described in the foregoing certificate of Michael R. Love, Professional Land Surveyor, and that Lushommi, LLC have caused the same to be subdivided and platted as ABANDONMENT OF LOTS 5, 6 AN A PORTION OF LOT 7 AND LOT 15 AND ANY REAR LANES AFFECTED BY ABANDONMENT OF SAID LOTS OF THE TOWN OF LOST RABBIT, PHASE I.

WITNESS MY SIGNATURE, this the ____ day of _____, 2018.

Lessor: Pearl River Valley Water Supply District

John G. Sigman, General Manager
Cindy Ford, Executive Assistant

Lessee: Lushommi, LLC

Kevin M. Blanchard, Authorized Representative

SURVEYOR'S CERTIFICATE - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Lushommi, LLC, the Owner, I have subdivided and platted the following described land situated in The Town of Lost Rabbit, Phase I as recorded in Plat Cabinet D, Slides 188 and 189 in the Office of the Chancery Clerk of Madison County and also being a part of the Southeast 1/4 of Section 11, Township 7 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Tract 1:

Beginning at a found 4 square concrete monument marking the point of beginning of said The Town of Lost Rabbit, Phase I; run thence

North 47 degrees 31 minutes 13 seconds East along the North line of said The Town of Lost Rabbit, Phase 1 for a distance of 59.54 feet to a set 1/2 inch iron pin marking the Northwest corner of said The Town of Lost Rabbit, Phase 1; thence

South 42 degrees 34 minutes 21 seconds East along said East line of said The Town of Lost Rabbit, Phase 1 for a distance of 90.29 feet to a set 1/2 inch iron pin; thence

South 33 degrees 38 minutes 51 seconds East along said East line of The Town of Lost Rabbit, Phase 1 for a distance of 26.67 feet to a set 1/2 inch iron pin; thence

South 2 degrees 06 minutes 45 seconds East along said East line of The Town of Lost Rabbit, Phase 1 for a distance of 150.45 feet to a set 1/2 inch iron pin; thence

South 87 degrees 53 minutes 15 seconds West along the South line of Lot 6 of said The Town of Lost Rabbit, Phase 1 and its Eastern projection for a distance of 144.62 feet to a set 1/2 inch iron pin; thence

Southwesterly along the arc of a curve to the left for a distance of 24.34 feet, said curve having a radius of 87.00 feet, a delta angle of 16 degrees 01 minutes 38 seconds, chord bearing and distance, South 20 degrees 40 minutes 05 seconds West, 24.26 feet to a set 1/2 inch iron pin on the West line of Lot 7 of said The Town of Lost Rabbit, Phase 1; thence

South 87 degrees 53 minutes 15 seconds West for a distance of 60.00 feet to a set 1/2 inch iron pin marking the West line of said The Town of Lost Rabbit, Phase 1; thence

North 2 degrees 06 minutes 45 seconds West along said West line of The Town of Lost Rabbit, Phase 1 for a distance of 22.35 feet to a set 1/2 inch iron pin; thence

North 2 degrees 06 minutes 45 seconds West along said West line of The Town of Lost Rabbit, Phase 1 for a distance of 205.99 feet to a set 1/2 inch iron pin marking the Northwest corner of said The Town of Lost Rabbit, Phase 1; thence

North 89 degrees 28 minutes 05 seconds East along said North line of The Town of Lost Rabbit, Phase 1 for a distance of 96.13 feet to the **Point of Beginning**, containing **1.05 acres**, more or less.

Tract 2:

Beginning at a set 1/2 inch iron pin marking the Southwest corner of Lot 15 of said The Town of Lost Rabbit, Phase 1; run thence

North 49 degrees 31 minutes 57 seconds West for a distance of 29.19 feet to a found 3/4 inch iron pin marking the East line of said The Town of Lost Rabbit, Phase 1; thence

North 5 degrees 45 minutes 53 seconds East along said East line of The Town of Lost Rabbit, Phase 1 for a distance of 68.85 feet to a set 1/2 inch iron pin; thence

South 84 degrees 14 minutes 07 seconds East along said East line of The Town of Lost Rabbit, Phase 1 for a distance of 19.99 feet to a set 1/2 inch iron pin marking the Northwest corner of said Lot 15; thence

South 68 degrees 44 minutes 43 seconds East along said East line of The Town of Lost Rabbit, Phase 1 for a distance of 104.53 feet to a found 3/4 inch iron pin marking the Northeast corner of said Lot 15; thence

South 5 degrees 45 minutes 53 seconds West along the East line of said Lot 15 for a distance of 46.36 feet to a set 1/2 inch iron pin; thence

Southwesterly along the said East line of Lot 15 and the arc of a curve to the right for a distance of 80.03 feet, said curve having a radius of 150.00 feet, a delta angle of 30 degrees 34 minutes 09 seconds, chord bearing and distance, South 21 degrees 02 minutes 57 seconds West, 79.08 feet to a set 1/2 inch iron pin marking the Southwest corner of said Lot 15; thence

North 48 degrees 50 minutes 49 seconds West along the South line of said Lot 15 for a distance of 121.62 feet to the **Point of Beginning**, containing **0.33 acres**, more or less.

WITNESS MY SIGNATURE on this the ____ day of _____, 2018.

Michael R. Love, P.S.

