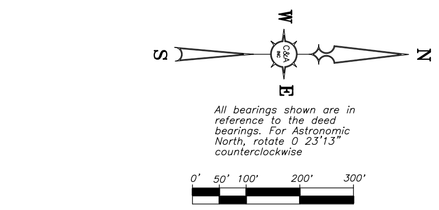
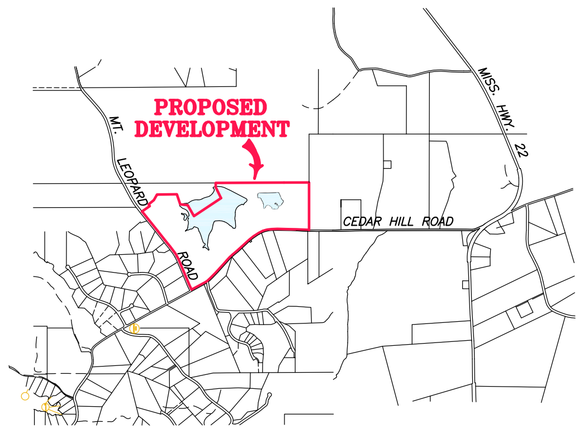
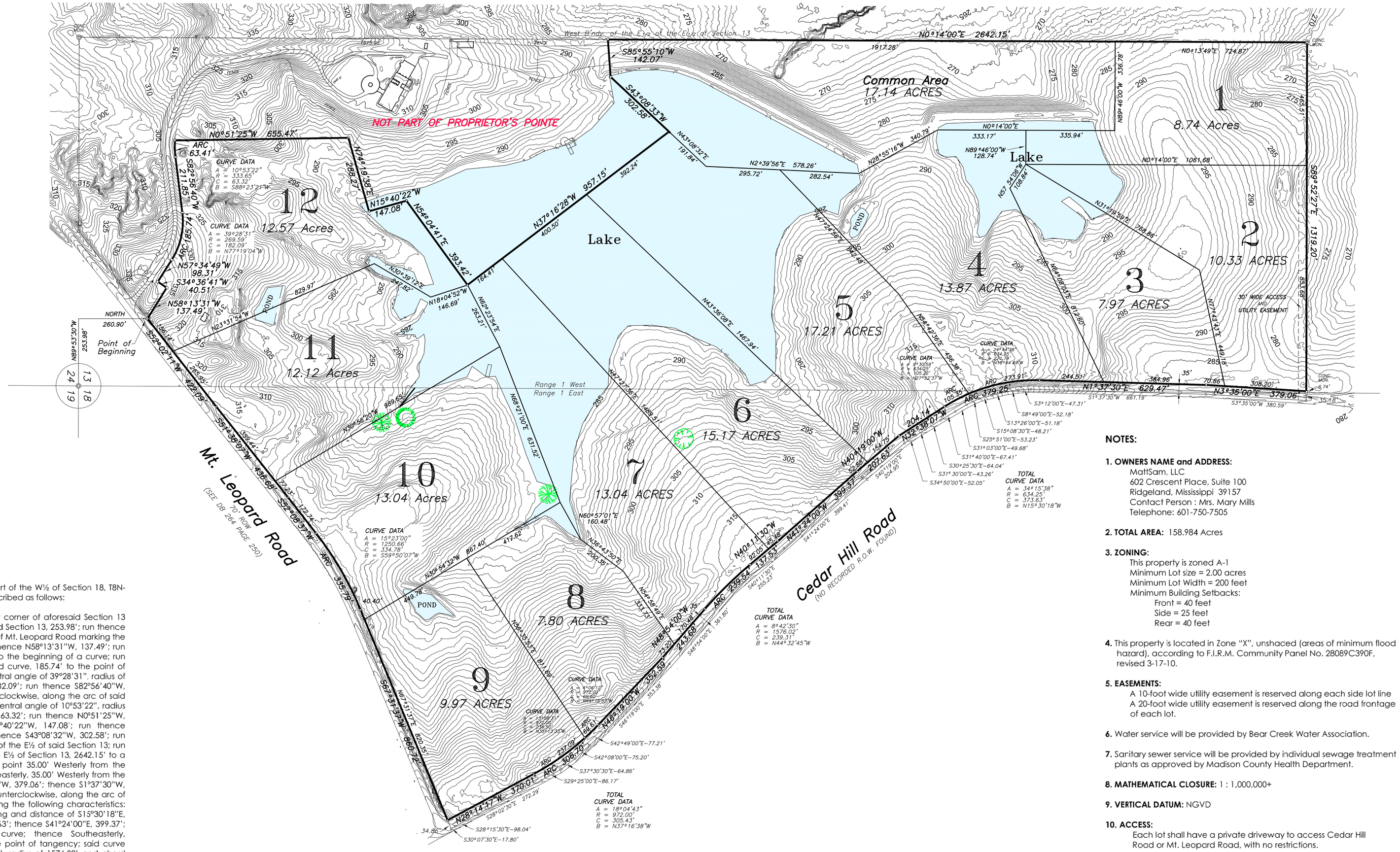




SITE LOCATION MAP

NOT TO SCALE



DESCRIPTION

Being part of the E½ of the E½ of Section 13, T8N-R1W and part of the W½ of Section 18, T8N-R1E, Madison County, Mississippi all being more particularly described as follows:

Commence at a concrete monument marking the Southeast corner of aforesaid Section 13 and run thence N89°53'30"W, along the South boundary of said Section 13, 253.98'; run thence North, 260.90' to an iron bar on the Northern Right-of-Way line of Mt. Leopard Road marking the POINT OF BEGINNING for the property herein described; run thence N58°13'31"W, 137.49'; run thence S34°36'41"W, 40.51'; run thence N57°34'49"W, 98.31' to the beginning of a curve; run thence Northwesterly, counterclockwise, along the arc of said curve, 185.74' to the point of tangency; said curve having the following characteristics: central angle of 39°28'31", radius of 269.59' and chord bearing and distance of N77°19'04"W, 182.09'; run thence S82°56'40"W, 211.85'to the beginning of a curve; run thence Southwesterly, clockwise, along the arc of said curve 63.41'; said curve having the following characteristics: central angle of 10°53'22", radius of 333.65' and chord bearing and distance of S88°23'21"W, 63.32'; run thence N0°51'25"W, 655.47'; run thence N74°19'38"E, 288.27'; run thence N15°40'22"W, 147.08'; run thence N54°04'41"E, 393.42'; run thence N37°16'28"W, 957.15'; run thence S43°08'32"W, 302.58'; run thence S85°55'10"W, 142.07' to the West boundary of the E½ of the E½ of said Section 13; run thence N0°14'00"E, along the West boundary of the E½ of the E½ of Section 13, 2642.15' to a concrete monument; run thence S89°52'27"E, 1319.20' to a point 35.00' Westerly from the centerline of Cedar Hill Road; run thence Southerly and Southeasterly, 35.00' Westerly from the centerline of Cedar Hill Road, the following courses: S3°35'00"W, 379.06'; thence S1°37'30"W, 629.47' to the beginning of a curve; thence Southeasterly, counterclockwise, along the arc of said curve, 379.25' to the point of tangency; said curve having the following characteristics: central angle of 34°15'38", radius of 634.25' and chord bearing and distance of S15°30'18"E, 373.63'; thence S32°38'07"E, 204.14'; thence S40°19'00"E, 207.63'; thence S41°24'00"E, 399.37'; thence S40°11'30"E, 137.53'; to the beginning of a curve; thence Southeasterly, counterclockwise, along the arc of said curve, 239.54' to the point of tangency; said curve having the following characteristics: central angle of 8°42'30", radius of 1576.02' and chord bearing and distance of S44°32'45"E, 239.31'; thence S48°54'00"E, 243.68'; thence S46°19'00"E, 352.59' to the beginning of a curve; thence Southeasterly, clockwise, along the arc of said curve, 306.70' to the point of tangency; said curve having the following characteristics: central angle of 18°04'43", radius of 972.00' and chord bearing and distance of S37°16'38"E, 305.43'; thence S28°14'17"E, 370.01' to the Northeasterly projection of the Northern Right-of-Way line of Mt. Leopard Road as described in Deedbook 264 at page 250 of the Chancery records of Madison County, Mississippi; run Southwesterly along the said Northeasterly projection of and the Northern Right-of-Way line of Mt. Leopard Road the following courses: S67°31'37"W, 860.72' to the beginning of a curve; thence Southwesterly, counterclockwise, along the arc of said curve, 335.79' to the point of tangency; said curve having the following characteristics: central angle of 15°23'00", radius of 1250.66' and chord bearing and distance of S59°50'07"W, 334.78'; thence S52°08'37"W, 172.74'; thence S51°38'07"W, 436.68'; thence S52°02'11"W, 422.09' to the POINT OF BEGINNING; containing 158.984 acres, more or less.

NOTES:

1. OWNERS NAME and ADDRESS:
Matt5am, LLC
602 Crescent Place, Suite 100
Ridgeland, Mississippi 39157
Contact Person : Mrs. Mary Mills
Telephone: 601-750-7505

2. TOTAL AREA: 158.984 Acres

3. ZONING:
This property is zoned A-1
Minimum Lot size = 2.00 acres
Minimum Lot Width = 200 feet
Minimum Building Setbacks:
Front = 40 feet
Side = 25 feet
Rear = 40 feet

4. This property is located in Zone "X", unshaced (areas of minimum flood hazard), according to F.I.R.M. Community Panel No. 28089C390F, revised 3-17-10.

5. EASEMENTS:
A 10-foot wide utility easement is reserved along each side lot line
A 20-foot wide utility easement is reserved along the road frontage of each lot.

6. Water service will be provided by Bear Creek Water Association.

7. Saritary sewer service will be provided by individual sewage treatment plants as approved by Madison County Health Department.

8. MATHEMATICAL CLOSURE: 1 : 1,000,000+

9. VERTICAL DATUM: NGVD

10. ACCESS:
Each lot shall have a private driveway to access Cedar Hill Road or Mt. Leopard Road, with no restrictions.

PRELIMINARY PLAT OF PROPRIETOR'S POINTE

SITUATED IN SECTION 13, T8N–R1W
and
SECTION 18, T8N–R1E, MADISON COUNTY, MISSISSIPPI

Case & Associates, Inc.

P.O. Box 54 — Madison, Mississippi
Scale: 1" = 200' — September, 2018
Telephone: 601–906–9093
REVISED 10/24/18

MILLS SUB PRELIMINARY PLAT.DWG