

RICHARD T. TOLBERT, PLS  
MADISON COUNTY SURVEYOR  
100 OLD ORCHARD ROAD  
MADISON, MS 39110

Date: 01/18/2019

Mr. Scott Weeks  
Madison County, Mississippi  
Canton, MS

RE: Streets in Rolling Hills Subdivision, Camden, MS

Dear Mr. Weeks,

As per your request to have the area you require to be surveyed, I provide by separate email the written descriptions and plat required to complete your conveyances.

The amount due for this survey is \$950.00.

If you should have any questions, please do not hesitate to contact me.

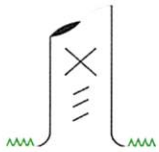
Thank you,



Richard

Richard T. Tolbert, PLS

601-750-1669 (cell)



“Following in the footsteps”..... for over 35 years.

**EXHIBIT "A"**

**0.15 ACRES**

**INDEXING INSTRUCTIONS:** A part of Lot 1, Rolling Hills Subdivision, Part 1, in the N 1/2 of the SW 1/4 of 19, T-11-N, R-5-E, Madison County, Mississippi.

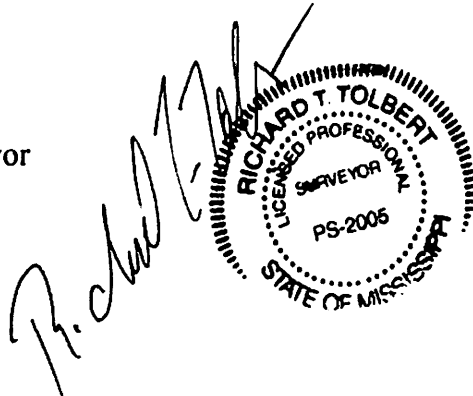
The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, NAVD88, grid values, using a combined scale factor of 0.999968675 and a ground to grid angle of N 00°16'32" W developed at the **Point of Beginning**, being derived using the University of Southern Mississippi's RTK/VRS network, said point having a value of N:1194550.22, E:2452927.51 and Z:284 on said coordinate system.

**Commencing** at the northeast corner of Lot 1 of Rolling Hills Subdivision, Part 1, a subdivision of record found in Plat Cabinet "A", Slide 159, said point represented presently by two iron pipes of 1/2" and 1" diameter both found in a fence line, thence run along the north line of said Lot 1, North 87 degrees 01 minutes 27 seconds West a distance of 188.85 feet to the **Point of Beginning** of the tract herein described;

From the **Point of Beginning** thence leave the north line of Lot 1 and run South 08 degrees 40 minutes 38 seconds East a distance of 206.30 feet to the north of a 30 foot road easement dedicated to Madison County by the above referenced recorded subdivision plat, said point having a value of N:1194346.26, E:2452958.64 on the above referenced coordinate system; thence run along said easement line North 85 degrees 24 minutes 28 seconds West a distance of 52.55 feet to the west line of Lot 1, thence run along the west line of Lot 1 North 02 degrees 58 minutes 33 seconds East a distance of 200.60 feet to the northwest corner of Lot 1, thence along the north line of said lot, South 87 degrees 01 minutes 27 seconds East a distance of 10.90 feet and the **Point of Beginning**, containing 0.15 acres, more or less, and being a part of Lot 1, Rolling Hills Subdivision, Part 1, in the North Half of the Southwest Quarter of Section 19, Township 11 North, Range 5 East, in the Great State of Mississippi.

Prepared by:

Richard T. Tolbert, PLS  
Madison County Surveyor  
100 Old Orchard Road  
Madison, MS 39110  
601-750-1669 (cell)



January 18, 2019

**EXHIBIT "A"**

**0.14 ACRES BE ABANDONED BY MADISON COUNTY TO BE  
REFERENCED HENCEFORTH AS LOT 2B, ROLLING HILLS  
SUBDIVISION, PART 1**

**INDEXING INSTRUCTIONS:** A parcel adjoining Lot 2, Rolling Hills  
Subdivision, Part 1, in the N 1/2 of the SW  
1/4 of 19, T-11-N, R-5-E, Madison County,  
Mississippi.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, NAVD88, grid values, using a combined scale factor of 0.999968675 and a ground to grid angle of N 00°16'32" W developed at the Point "A", being derived using the University of Southern Mississippi's RTK/VRS network, said point having a value of N:1194550.22, E:2452927.51 and Z:284 on said coordinate system.

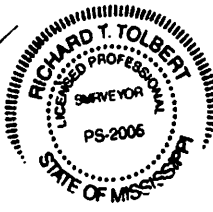
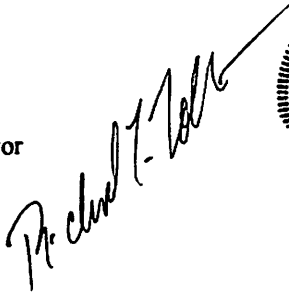
**Commencing** at the northeast corner of Lot 1 of Rolling Hills Subdivision, Part 1, a subdivision of record found in Plat Cabinet "A", Slide 159, said point represented presently by two iron pipes of ½" and 1" diameter, both found in a fence line, thence run along the north line of said Lot 1, North 87 degrees 01 minutes 27 seconds West a distance of 188.85 feet to the Point "A" noted above (being the Point of Beginning of a 0.15 acre parcel described separately), thence continue North 87 degrees 01 minutes 27 seconds West a distance of 10.90 feet to the northwest corner of said Lot 1; thence continue along the north line of the subdivision, North 87 degrees 01 minutes 27 Seconds West a distance of 50.40 feet to the **Point of Beginning** of the tract herein described;

From the **Point of Beginning** thence leave the north line of the subdivision and run South 08 degrees 40 minutes 38 seconds East a distance of 204.55 feet to a point 30 feet north of the south line the above referenced subdivision; thence along a line 30 feet parallel to the south line of the subdivision, North 85 degrees 24 minutes 28 seconds West a distance of 10.85 feet; thence continue North 86 degrees 59 minutes 13 seconds West a distance of 40.05 feet to the east line of Lot 2 at the point it intersects with the 30 foot road easement dedicated to Madison County by the above referenced recorded subdivision plat, said point having a value of N:1194354.17, E:2452846.39 on the above referenced coordinate system; thence run along east line of Lot 2, North 02 degrees 58 minutes 33 seconds East a distance of 200.00 feet to the northeast corner of Lot 2; thence along the north line of the subdivision, South 87 degrees 01 minutes 27 seconds East a distance of 9.60 feet to the **Point of Beginning**, containing 0.14 acres, more or less, and being a part of that certain 60 foot easement dedicated for road purposes as 3rd Avenue (now called Ward road) on the plat of Rolling Hills Subdivision, Part 1, in the North Half of the Southwest Quarter of Section 19, Township 11 North, Range 5 East, in the Great State of Mississippi.

Prepared by:

Richard T. Tolbert, PLS

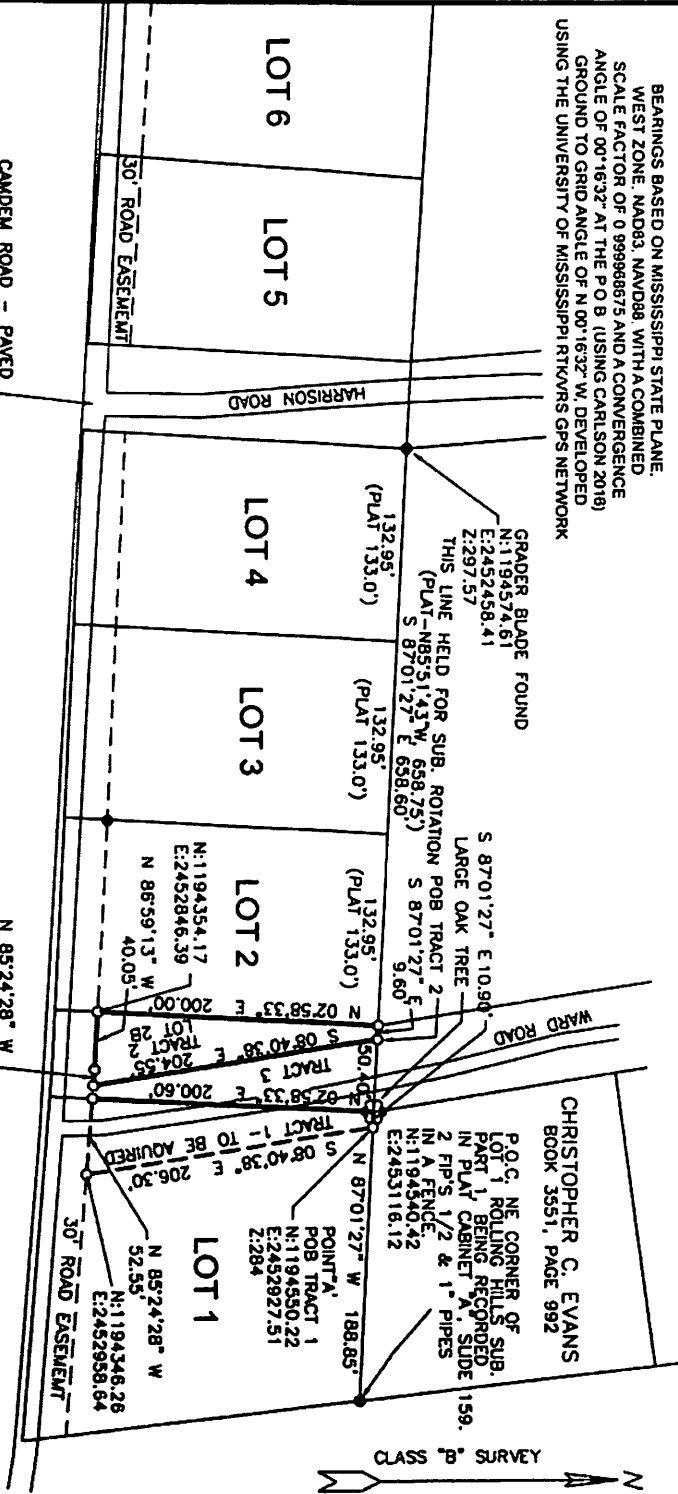
Madison County Surveyor  
100 Old Orchard Road  
Madison, MS 39110  
601-750-1669 (cell)



January 18, 2019

BEARINGS BASED ON MISSISSIPPI STATE PLANE:  
 WEST ZONE, NAD83, NAVD88, WITH A COMBINED  
 SCALE FACTOR OF 0.999968675 AND A CONVERGENCE  
 ANGLE OF 00°16'32" AT THE P.O.B. (USING CARLSON 2018)  
 GROUND TO GRID ANGLE OF N 00°16'32" W, DEVELOPED  
 USING THE UNIVERSITY OF MISSISSIPPI RTK/VRS GPS NETWORK

CAMDEN ROAD - PAVED  
 NORTH ROW 30' FROM ORIGINAL 1974 ROAD  
 CENTERLINE ACCORDING TO SUB. PLAT



Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: assessments, other than possible easements that were visible at the time of making of this survey, building set back lines, restrictive, zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose

FIELD WORK COMPLETED 1/18/2019  
 ○ DENOTES 1/2" REBAR SET/CAPPED  
 ● DENOTES MONUMENT FOUND

TRACT 1 - 0.15 ACRES  
 TO BE ACQUIRED EITHER IN FEE OR BY EASEMENT/ROW DEED

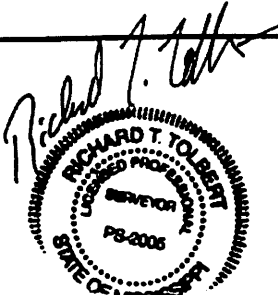
TRACT 2 - 0.14 ACRES  
 TO BE ACQUIRED ABANDONED (TITLE WOULD REVERT TO OWNER OF LOT 2 AS THE ONLY ADJOINING LANDOWNER, AND HENCEFORTH TO BE KNOWN AS LOT 2B)

TRACT 3 - PREVIOUSLY DEDICATED ROW REMAINING IN MADISON COUNTY TITLE



PLAT SHOWS SURVEY OF  
 TWO TRACTS PF 0.14 & 0.15 ACRES  
 N 1/2 OF SW 1/4 OF SECTION 19, T-11-N, R-5-E,  
 MADISON COUNTY, MISSISSIPPI

RICHARD T. TOLBERT, PLS  
 MADISON COUNTY SURVEYOR  
 100 OLD ORCHARD ROAD  
 MADISON, MISSISSIPPI  
 601-750-1669 (CELL)



PLAT CONSIDERED PRELIMINARY UNLESS SIGNED AND SEALED.

DATE: 1-18-2019	JOB NO. MCS 354	SCALE: 1" = 100'
+ CLASS B SURVEY	NOTES: DIGITAL	DWG = MCS 354