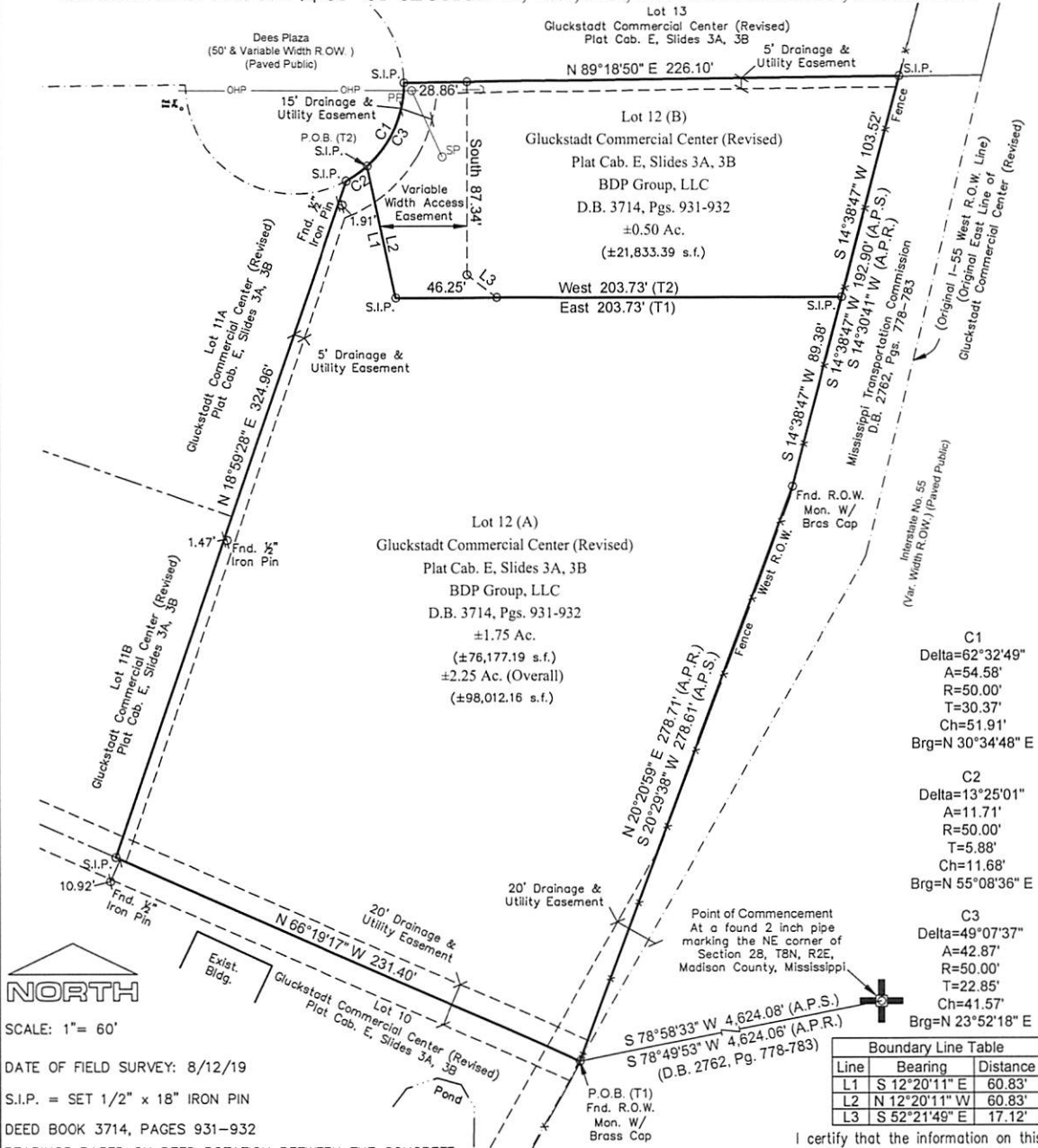


RATIFICATION OF PLAT PART OF LOT 12, GLUCKSTADT COMMERCIAL CENTER (REVISED)

SITUATED IN THE NW ¼ OF SECTION 28, T8N, R2E, MADISON COUNTY, MISSISSIPPI



C1
Delta=62°32'49"
A=54.58'
R=50.00'
T=30.37'
Ch=51.91'
Brg=N 30°34'48" E

C2
Delta=13°25'01"
A=11.71'
R=50.00'
T=5.88'
Ch=11.68'
Brg=N 55°08'36" E

C3
Delta=49°07'37"
A=42.87'
R=50.00'
T=22.85'
Ch=41.57'
Brg=N 23°52'18" E

Boundary Line Table		
Line	Bearing	Distance
L1	S 12°20'11" E	60.83'
L2	N 12°20'11" W	60.83'
L3	S 52°21'49" E	17.12'



SCALE: 1" = 60'

DATE OF FIELD SURVEY: 8/12/19

S.I.P. = SET 1/2" x 18" IRON PIN

DEED BOOK 3714, PAGES 931-932

BEARINGS BASED ON DEED ROTATION BETWEEN THE CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF LOT 13 AND THE RIGHT OF WAY MONUMENT AT THE SOUTHEAST CORNER OF LOT 12, GLUCKSTADT COMMERCIAL CENTER (REVISED), BEING S 11°36'34" W 829.60'

CLASSIFICATION:

THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

FLOOD NOTE:

THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) & X SHADED ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0415F, COMMUNITY PANEL NO. 280228 0415 F, EFFECTIVE DATE: MARCH 17, 2010.

THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY.

I certify that the information on this plat is thorough and accurate to the best of my knowledge.



DATE:	12-16-20	DWG. NO.:	B-7302_RAT
DRAWN:	CHF	PROJ. NO.:	B-7302
CHECKED:	MRL	CREW:	CHALK
REVISED:			

BENCHMARK

ENGINEERING & SURVEYING, LLC

101 Highpointe Court, Suite B
Brandon, Mississippi 39042
601-591-1077

660 Katherine Drive, Suite 302
Flowood, Mississippi 39232
601-627-7780

www.benchmarkms.net

DWG PATH: F:\PROJECTS\B-7302\Drawings\B-7302.DWG

**Description
For
BDP Group, LLC Property
Lot 12, Gluckstadt Commercial Center (Revised)**

A tract or parcel of land containing **2.25 acres**, more or less, lying and being situated in the Northwest 1/4 of Section 28, Township 8 North, Range 2 East, Madison County, Mississippi and being a part of Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) as recorded in Plat Cabinet E, Slides 3A and 3B in the Office of the Chancery Clerk of Madison County and being more particularly described by metes and bounds as follows:

Commencing at a found 2 pipe marking the Northeast corner of said Section 28; run thence

South 78 degrees 58 minutes 33 seconds West for a distance of 4,624.08 feet to a found right of way monument with brass cap marking the Southeast corner of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) and the point of beginning of the Mississippi Transportation Commission property as recorded in Deed Book 2762, Pages 778-783 in the Office of the Chancery Clerk of Madison County and the **Point of Beginning** of the herein described property; thence

North 66 degrees 19 minutes 17 seconds West along the South line of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) for a distance of 231.40 feet to a set 1/2 inch iron pin marking the Southwest corner of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED); thence

North 18 degrees 59 minutes 25 seconds East along the West line of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) for a distance of 324.96 feet to a set 1/2 inch iron pin; thence

Northeasterly along the West line of said Lot 12 and the East right of way of Dees Plaza and the arc of a curve to the left for a distance of 54.58 feet, said curve having a radius of 50.00 feet, and a delta angle of 62 degrees 32 minutes 49 seconds, chord bearing and distance, (North 30 degrees 34 minutes 48 seconds East, 51.91 feet) to a set 1/2 inch iron pin marking the Northwest corner of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED); thence

North 89 degrees 18 minutes 50 seconds East along the North line of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) for a distance of 226.10 feet to a set 1/2 inch iron pin marking the West line of said Mississippi Transportation Commission property; thence

South 14 degrees 38 minutes 47 seconds West along said West line of the Mississippi Transportation Commission property for a distance of 192.90 feet to a found right of way monument with brass cap; thence

South 20 degrees 29 minutes 38 seconds West along said West line of the Mississippi Transportation Commission property for a distance of 278.61 feet to the **Point of Beginning**.

Prepared by:
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