

Department of Engineering
Tim Bryan, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

September 1, 2021

To: Sheila Jones, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
Karl Banks, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E.
County Engineer

Re: Thornberry Phase 2
Final Plat

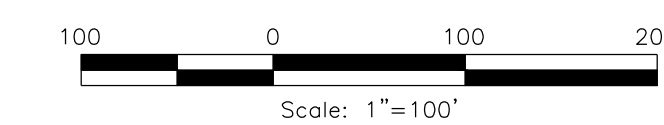
The Engineering Department recommends approval of Thornberry Development LLC's Final Plat of Thornberry Phase 2. The Development is approximately 33.9 acres with 72 lots at roughly 1/3 acre each. The Letter of Credit for the final wearing surface has been received for this development.

THORNBERRY, PHASE 2

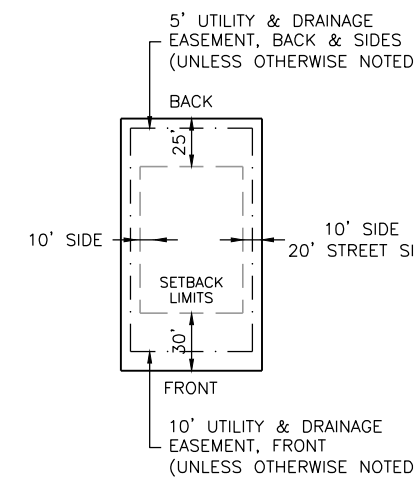
SITUATED IN THE SE 1/4 OF SECTION 14,
T8N-R1E, MADISON COUNTY, MISSISSIPPI

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken March 16, 2017
(Geodetic North)

Our Job No. M-2376-3FinalPlatPhase2
Date - May 28, 2021
Iron Pin Set (1/2"x18" Iron Rebar)
Easement Boundary
Concrete Monument
Minimum Finished Floor Elevation



Note:
Random Traverse Closure Precision For This Survey Meets
or Exceeds the Minimum Standards For a Class "B" Survey.

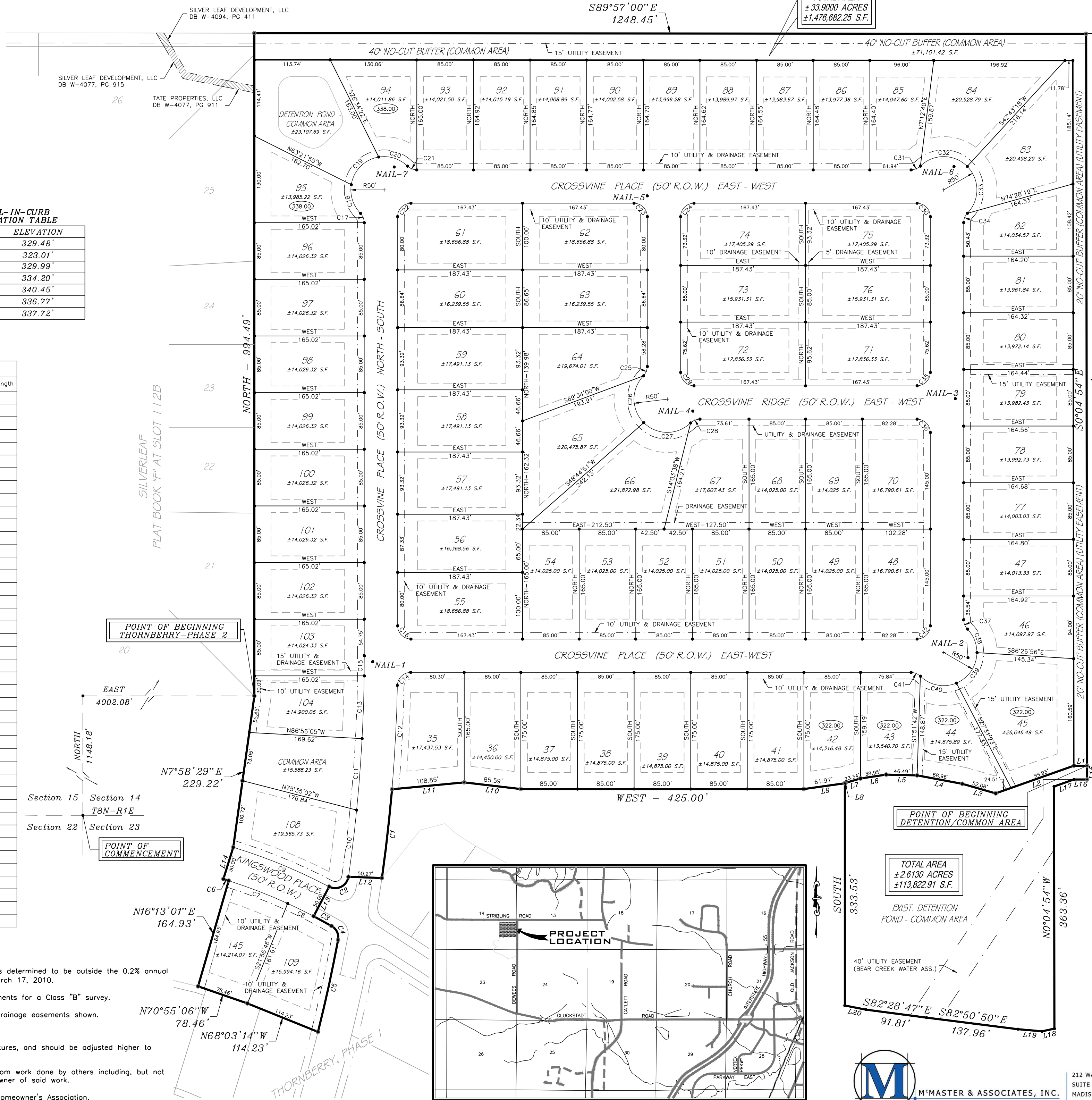


TYPICAL LOT DETAIL
N.T.S.

Line #	Length	Direction
L1	20.00	S89°55'06"W
L2	124.44	S70°29'06"W
L3	52.08	N73°58'44"W
L4	68.96	N79°20'31"W
L5	46.49	N88°41'24"W
L6	38.29	S91°31'11"W
L7	23.34	S73°44'16"W
L8	1.37	S64°24'40"W
L9	61.97	S81°56'42"W
L10	85.59	N83°17'25"W
L11	108.85	S84°30'48"W
L12	50.27	N87°50'18"W
L13	50.00	S27°36'03"W
L14	50.00	N17°05'35"E
L15	20.67	N0°04'54"W
L16	20.00	N90°00'00"E
L17	31.47	N70°29'06"E
L18	19.03	N78°03'32"E
L19	36.47	S84°58'13"E
L20	32.41	S78°50'08"E

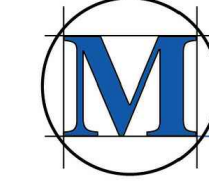
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	134.02	2375.00	3.23	S6°27'26"W	134.01
C2	38.19	20.00	109.40	S62°54'04"W	32.65
C3	30.57	800.00	2.19	S81°18'15"E	30.57
C4	24.71	20.00	70.78	S24°49'08"E	23.17
C5	141.05	2325.00	3.48	S17°18'34"W	141.03
C6	8.32	800.00	0.60	N72°36'33"W	8.32
C7	94.90	800.00	6.80	N68°54'47"W	94.84
C8	43.50	800.00	3.12	N63°57'25"W	43.50
C9	155.89	850.00	10.51	S67°39'11"E	155.67
C10	100.79	2325.00	2.48	N6°57'34"E	100.78
C11	107.63	2325.00	2.65	N4°23'29"E	107.62
C12	156.02	2375.00	3.76	N2°57'31"E	155.99
C13	94.13	2325.00	2.32	N1°54'19"E	94.12
C14	31.04	20.00	88.92	S45°32'18"W	28.02
C15	30.25	2325.00	0.75	N0°22'22"E	30.25
C16	31.42	20.00	90.00	S45°00'00"E	28.28
C17	15.59	20.00	44.66	N22°19'40"W	15.20
C18	46.87	50.00	53.70	S17°48'13"E	45.17
C19	62.45	50.00	71.57	S44°49'54"W	58.47
C20	46.95	50.00	53.80	N72°29'06"W	45.24
C21	15.50	20.00	44.42	S67°47'32"E	15.12
C22	31.42	20.00	90.00	S45°00'00"W	28.28
C23	31.42	20.00	90.00	N45°00'00"W	28.28
C24	31.42	20.00	90.00	S45°00'00"W	28.28
C25	15.51	20.00	44.45	N22°13'24"E	15.13
C26	78.04	50.00	89.43	S0°16'07"E	70.36
C27	78.04	50.00	89.43	S89°41'59"E	70.36
C28	15.50	20.00	44.42	S67°47'32"E	15.12
C29	31.42	20.00	90.00	S45°00'00"W	28.28
C30	31.42	20.00	90.00	N45°00'00"W	28.28
C31	15.50	20.00	44.42	N67°47'32"E	15.12
C32	78.03	50.00	89.42	N89°42'28"W	70.35
C33	78.03	50.00	89.42	N0°17'32"W	70.35
C34	15.50	20.00	44.42	S22°12'28"W	15.12
C35	31.42	20.00	90.00	N45°00'00"W	28.28
C36	31.42	20.00	90.00	N45°00'00"W	28.28
C37	15.50	20.00	44.42	S22°12'28"E	15.12
C38	39.23	50.00	44.96	N21°56'09"W	38.24
C39	58.41	50.00	66.94	N34°00'42"E	55.15
C40	58.41	50.00	66.94	S79°03'09"E	55.15
C41	15.50	20.00	44.42	N67°47'32"E	15.12
C42	31.42	20.00	90.00	N45°00'00"E	28.28

NAIL NO.	ELEVATION
NAIL-1	329.48'
NAIL-2	323.01'
NAIL-3	329.99'
NAIL-4	334.20'
NAIL-5	340.45'
NAIL-6	336.77'
NAIL-7	337.72'



- NOTES:
- This is to certify that this property is located in Zone "X"-Other Areas, defined as "Areas determined to be outside the 0.2% annual chance floodplain", as shown on FIRM Map Number No. 28089C0395F, revised date of March 17, 2010.
 - Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
 - No fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements shown.
 - No building may be constructed within any drainage or utility easement shown hereon.
 - The finish floor elevations shown represent the minimum elevation for the proposed structures, and should be adjusted higher to correspond with existing drainage patterns and surrounding grades.
 - Damage caused to any infrastructure owned or maintained by Madison County resulting from work done by others including, but not limited to, the placing of utilities and fences shall be the financial responsibility of the owner of said work.
 - Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
 - The individual lot owners/builders are responsible for additional drainage improvements (i.e. catch basins, storm pipe, trench drains etc.) needed to facilitate water flow on or across their lot.

VICINITY MAP
N.T.S.



M'MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

213 WATERFORD SQUARE
SUITE 309
MADISON, MS 39110
601.605.1090

THORNBERRY, PHASE 2

SITUATED IN THE SE 1/4 OF SECTION 14,
T8N-R1E, MADISON COUNTY, MISSISSIPPI

ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named W. Scott Gideon, who acknowledged to me that he is Manager of Thornberry Development, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plat and the certificates thereon, for and on behalf of said Thornberry Development, LLC, owner, as its act and deed, after being authorized so to do, and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, on the day and year herein mentioned.

Given under my hand and seal of office this the _____ day of _____, 2021.

By: _____ D.C.
Ronny Lott, Chancery Clerk

FILING AND RECORDED STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronny Lott, Chancery Clerk in and for said County and State, do hereby certify that the final plat of Thornberry, Phase 2, was filed for record in my office on this the _____ day of _____, 2021, and was duly recorded in Plat Cabinet _____ at Slide _____ of the records of maps and plats of land in Madison County, Mississippi.

Given under my hand and seal of office this the _____ day of _____, 2021.

By: _____ D.C.
Ronny Lott, Chancery Clerk

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, W. Scott Gideon, Manager of Thornberry Development, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that as Manager of said Thornberry Development, LLC, owner, have caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plat of said subdivision as the free act and deed of said limited liability company as owner and have designated the same as Thornberry, Phase 2.

All utilities, utility easements, and other easements are as designated and defined hereon.
All utilities, utility easements, streets, and street rights-of-way shall be dedicated for public use.
Witness my signature this _____ day of _____, 2021.

Thornberry Development, LLC
A Mississippi Limited Liability Company

By: _____
W. Scott Gideon, Manager

COUNTY ENGINEER'S RECOMMENDATION STATE OF MISSISSIPPI COUNTY OF MADISON

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

By: _____
Timothy Bryan, P.E.
Madison County Engineer

APPROVAL OF THE BOARD OF SUPERVISORS STATE OF MISSISSIPPI COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 2021.

Madison County Board of Supervisors

By: _____
Karl Banks, President
Ronny Lott, Chancery Clerk

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

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat and plan shown and described hereon are a true and correct representation of a survey to the accuracy designated in the subdivision regulations for Madison County, Mississippi.

Witness my signature this _____ day of _____, 2021.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor

CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plat of Thornberry, Phase 2, with the original thereof, as made by Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office this the _____ day of _____, 2021.

Ronald C. McMaster, Jr., P.E., P.S. Ronny Lott, Chancery Clerk

By: _____ D.C.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that at the request of Thornberry Development, LLC, the owner, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 33,900 acres (1,476,682.25 Sq. Ft.), more or less, lying and being situated in the Southeast 1/4 of Section 14, T8N-R1E, Madison County, Mississippi, being a part of that property described in Deed Book 3192 at Page 763 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at an iron pin lying at the SW corner of said Section 14, T8N-R1E, Madison County, Mississippi, said point also lying on the Easterly boundary of Johnstone Phase Two, as shown on map or plat of same, in Plat Cabinet "D" at Slot 116 of the Records of said Madison County, Mississippi; run thence

North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Johnstone Phase Two, for a distance of 910.83 feet to the NE corner of said Johnstone Phase Two, said point also being and lying at the SE corner of Devin Springs Two, as shown on map or plat of same, in Plat Cabinet "D" at Slot 179 of the Records of said Madison County, Mississippi; thence

Continue North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devin Springs Two, for a distance of 160.55 feet to the centerline of an existing thirty (30) foot Shell Pipeline Corporation easement, as described in Deed Book 124 at Page 440 of the Records of said Madison County, Mississippi; thence

Leaving the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, continue North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devin Springs Two for a distance of 45.01 feet; thence

Leaving the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devin Springs Two, run to points at each of the following calls:
South 89 degrees 36 minutes 23 seconds East for a distance of 767.53 feet; thence
South 66 degrees 25 minutes 34 seconds East for a distance of 234.29 feet; thence
South 89 degrees 36 minutes 23 seconds East for a distance of 677.27 feet; thence
North 17 degrees 19 minutes 02 seconds East for a distance of 20.76 feet; thence
North 08 degrees 59 minutes 43 seconds East for a distance of 163.89 feet; thence
North 00 degrees 44 minutes 15 seconds West for a distance of 153.10 feet; thence
North 10 degrees 08 minutes 13 seconds West for a distance of 153.10 feet; thence
North 18 degrees 51 minutes 03 seconds West for a distance of 161.56 feet; thence
North 17 degrees 29 minutes 25 seconds West for a distance of 188.71 feet; thence
North 13 degrees 10 minutes 11 seconds West for a distance of 189.97 feet; thence

North 09 degrees 30 minutes 43 seconds West for a distance of 130.62 feet to the Southerly Right-of-Way of Stribling Road, as described in Deed Book 264 at Page 50 of the Records of said Madison County, Mississippi; thence; thence

South 89 degrees 57 minutes 00 seconds East along the Southerly Right-of-Way of said Stribling Road, for a distance of 556.98 feet; thence

Leaving the Southerly Right-of-Way of said Stribling Road, run to points at each of the following calls:

South 13 degrees 01 minutes 35 seconds East for a distance of 183.97 feet; thence
South 18 degrees 40 minutes 10 seconds East for a distance of 215.87 feet; thence
South 16 degrees 03 minutes 28 seconds East for a distance of 192.15 feet; thence
South 06 degrees 40 minutes 36 seconds East for a distance of 292.86 feet; thence
South 02 degrees 45 minutes 07 seconds West for a distance of 194.60 feet; thence
South 10 degrees 14 minutes 34 seconds West for a distance of 192.90 feet; thence
South 84 degrees 09 minutes 16 seconds East for a distance of 207.60 feet; thence
South 73 degrees 40 minutes 38 seconds East for a distance of 207.60 feet; thence
South 68 degrees 46 minutes 11 seconds East for a distance of 209.39 feet; thence
North 17 degrees 06 minutes 42 seconds East for a distance of 382.39 feet; thence
North 48 degrees 11 minutes 27 seconds East for a distance of 58.71 feet; thence
South 89 degrees 53 minutes 26 seconds East for a distance of 1,056.09 feet to the SE corner of Silverleaf as shown on map or plat of same in Plat Cabinet "T" at Slide 112-B of the Records of said Madison County, Mississippi, said point lying 1,148.18 feet North and 4,002.08 feet East of the SW corner of said Section 14, T8N-R1E, Madison County, Mississippi and POINT OF BEGINNING of the herein described property; thence

North along the Easterly boundary of said Silverleaf, for a distance of 994.49 feet to the NE corner, thereof, said point also lying on the above referenced Southerly Right-of-Way of said Stribling Road; thence

South 89 degrees 57 minutes 00 seconds East along the Southerly Right-of-Way of said Stribling Road, for a distance of 1,248.45 feet to the intersection of the Southerly Right-of-Way of said Stribling Road and the Westerly boundary of Dewees Road, as it existed in September, 2021; thence

South 00 degrees 04 minutes 54 seconds East along the Westerly boundary of said Dewees Road for a distance of 1,098.10 feet to an iron pin; thence

Leaving the Westerly boundary of said Dewees Road, run to iron pins at each of the following calls:

South 89 degrees 55 minutes 06 seconds West for a distance of 20.00 feet; thence
South 70 degrees 29 minutes 06 seconds West for a distance of 124.44 feet; thence
North 73 degrees 58 minutes 44 seconds West for a distance of 52.08 feet; thence
North 73 degrees 20 minutes 31 seconds West for a distance of 68.95 feet; thence
North 88 degrees 41 minutes 24 seconds West for a distance of 46.49 feet; thence
South 81 degrees 31 minutes 11 seconds West for a distance of 38.95 feet; thence
South 73 degrees 44 minutes 16 seconds West for a distance of 23.34 feet; thence
South 64 degrees 24 minutes 40 seconds West for a distance of 1.37 feet; thence
South 81 degrees 56 minutes 42 seconds East for a distance of 61.97 feet; thence
West for a distance of 425.00 feet; thence
North 83 degrees 17 minutes 22 seconds West for a distance of 85.59 feet; thence
South 84 degrees 30 minutes 48 seconds West for a distance of 108.85 feet; thence

134.02 feet along the arc of a 2375.00 foot radius curve to the right, said arc having a 134.01 foot chord which bears South 06 degrees 27 minutes 26 seconds West; thence

North 87 degrees 50 minutes 18 seconds West for a distance of 50.27 feet; thence

38.19 feet along the arc of a 20.00 foot radius curve to the right, said arc having a 32.65 foot chord which bears South 62 degrees 54 minutes 04 seconds West; thence

South 27 degrees 36 minutes 03 seconds West for a distance of 50.00 feet; thence

30.57 feet along the arc of a 800.00 foot radius curve to the right, said arc having a 30.57 foot chord which bears South 61 degrees 18 minutes 13 seconds East; thence

24.71 feet along the arc of a 20.00 foot radius curve to the right, said arc having a 23.17 foot chord which bears South 24 degrees 49 minutes 08 seconds East; thence

141.05 feet along the arc of a 2325.00 foot radius curve to the right, said arc having a 141.03 foot chord which bears South 12 degrees 18 minutes 34 seconds West; thence

North 68 degrees 03 minutes 14 seconds West for a distance of 114.23 feet; thence
North 70 degrees 55 minutes 06 seconds West for a distance of 78.46 feet; thence
North 16 degrees 13 minutes 01 seconds West for a distance of 164.03 feet; thence

8.32 feet along the arc of a 800.00 foot radius curve to the left, said arc having a 8.32 foot chord which bears North 72 degrees 36 minutes 33 seconds West; thence

North 17 degrees 05 minutes 35 seconds East for a distance of 50.00 feet; thence
North 07 degrees 58 minutes 29 seconds East for a distance of 229.22 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

DESCRIPTION (DETENTION POND-COMMON AREA TRACT)

A parcel or tract of land, containing 2.6130 acres (113,822.91 Sq. Ft.), more or less, lying and being situated in the Southeast 1/4 of Section 14, T8N-R1E, Madison County, Mississippi, being a part of that property described in Deed Book 3192 at Page 763 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at an iron pin lying at the SW corner of said Section 14, T8N-R1E, Madison County, Mississippi, said point also lying on the Easterly boundary of Johnstone Phase Two, as shown on map or plat of same, in Plat Cabinet "D" at Slot 116 of the Records of said Madison County, Mississippi; run thence

North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Johnstone Phase Two, for a distance of 910.83 feet to the NE corner of said Johnstone Phase Two, said point also being and lying at the SE corner of Devin Springs Two, as shown on map or plat of same, in Plat Cabinet "D" at Slot 179 of the Records of said Madison County, Mississippi; thence

Continue North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devin Springs Two, for a distance of 160.55 feet to the centerline of an existing thirty (30) foot Shell Pipeline Corporation easement, as described in Deed Book 124 at Page 440 of the Records of said Madison County, Mississippi; thence

Leaving the centerline of said existing thirty (30) foot Shell Pipeline Corporation easement, continue North 00 degrees 33 minutes 33 seconds West (North 00 degrees 40 minutes 10 seconds West-Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devin Springs Two for a distance of 45.01 feet; thence

Leaving the Westerly boundary of said Section 14, T8N-R1E, and the Easterly boundary of said Devin Springs Two, run to points at each of the following calls:

South 89 degrees 36 minutes 23 seconds East for a distance of 767.53 feet; thence
South 66 degrees 25 minutes 34 seconds East for a distance of 234.29 feet; thence
South 89 degrees 36 minutes 23 seconds East for a distance of 677.27 feet; thence
North 17 degrees 19 minutes 02 seconds East for a distance of 20.76 feet; thence
North 08 degrees 59 minutes 43 seconds East for a distance of 163.89 feet; thence
North 00 degrees 44 minutes 15 seconds West for a distance of 153.10 feet; thence
North 10 degrees 08 minutes 13 seconds West for a distance of 153.10 feet; thence
North 18 degrees 51 minutes 03 seconds West for a distance of 161.56 feet; thence
North 17 degrees 29 minutes 25 seconds West for a distance of 188.71 feet; thence
North 13 degrees 10 minutes 11 seconds West for a distance of 189.97 feet; thence

North 09 degrees 30 minutes 43 seconds West for a distance of 130.62 feet to the Southerly Right-of-Way of Stribling Road, as described in Deed Book 264 at Page 50 of the Records of said Madison County, Mississippi; thence; thence

South 89 degrees 57 minutes 00 seconds East along the Southerly Right-of-Way of said Stribling Road, for a distance of 556.98 feet; thence

Leaving the Southerly Right-of-Way of said Stribling Road, run to points at each of the following calls:

South 13 degrees 01 minutes 35 seconds East for a distance of 183.97 feet; thence
South 18 degrees 40 minutes 10 seconds East for a distance of 215.87 feet; thence
South 16 degrees 03 minutes 28 seconds East for a distance of 192.15 feet; thence
South 06 degrees 40 minutes 36 seconds East for a distance of 292.86 feet; thence
South 02 degrees 45 minutes 07 seconds West for a distance of 194.60 feet; thence
South 10 degrees 14 minutes 34 seconds West for a distance of 192.90 feet; thence
South 84 degrees 09 minutes 16 seconds East for a distance of 207.60 feet; thence
South 73 degrees 40 minutes 38 seconds East for a distance of 207.60 feet; thence
South 68 degrees 46 minutes 11 seconds East for a distance of 209.39 feet; thence
North 17 degrees 06 minutes 42 seconds East for a distance of 382.39 feet; thence
North 48 degrees 11 minutes 27 seconds East for a distance of 58.71 feet; thence
South 89 degrees 53 minutes 26 seconds East for a distance of 1,056.09 feet; thence

North for a distance of 994.49 feet to the above referenced Southerly Right-of-Way of said Stribling Road; thence

South 89 degrees 57 minutes 00 seconds East along the Southerly Right-of-Way of said Stribling Road, for a distance of 1,248.45 feet to the intersection of the Southerly Right-of-Way of said Stribling Road and the Westerly boundary of Dewees Road, as it existed in July, 2020; thence

South 00 degrees 04 minutes 54 seconds East along the Westerly boundary of said Dewees Road for a distance of 1,098.10 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence

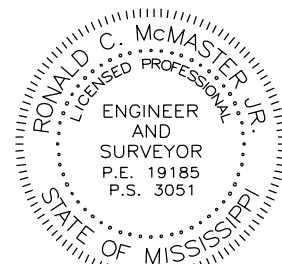
Leaving the Westerly boundary of said Dewees Road, run to iron pins at each of the following calls:

South 89 degrees 55 minutes 06 seconds West for a distance of 20.00 feet; thence
South 70 degrees 29 minutes 06 seconds West for a distance of 124.44 feet; thence
North 73 degrees 58 minutes 44 seconds West for a distance of 52.08 feet; thence
North 73 degrees 20 minutes 31 seconds West for a distance of 68.95 feet; thence
North 88 degrees 41 minutes 24 seconds West for a distance of 46.49 feet; thence
South 81 degrees 31 minutes 11 seconds West for a distance of 38.95 feet; thence
South 73 degrees 44 minutes 16 seconds West for a distance of 23.34 feet; thence
South 64 degrees 24 minutes 40 seconds West for a distance of 1.37 feet; thence
South for a distance of 333.53 feet; thence
South 78 degrees 50 minutes 08 seconds East for a distance of 32.41 feet; thence
South 82 degrees 28 minutes 47 seconds East for a distance of 91.81 feet; thence
South 82 degrees 50 minutes 50 seconds East for a distance of 137.86 feet; thence
South 84 degrees 58 minutes 13 seconds East for a distance of 36.47 feet; thence
North 78 degrees 03 minutes 32 seconds East for a distance of 19.03 feet; thence
South 68 degrees 46 minutes 11 seconds West for a distance of 209.39 feet; thence
North 70 degrees 29 minutes 06 seconds East for a distance of 31.47 feet; thence
East for a distance of 20.00 feet to the Westerly boundary of the above referenced Dewees Road; thence

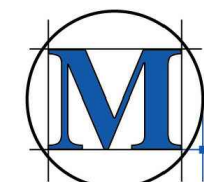
North 00 degrees 04 minutes 54 seconds West along the Westerly boundary of said Dewees Road, for a distance of 20.67 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2021.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor
Mississippi P.S. No. 3051



212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090



M-MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS