

**RESERVATIONS**

THE LESSEE, AS NAMED BELOW, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, DOES HEREBY EXCEPT FROM THE DEDICATION OF THE PROPERTY AND DOES HEREBY RESERVE THE EXCLUSIVE RIGHT TO CONSTRUCT, RECONSTRUCT, ALTER, MAINTAIN AND OPERATE A TV, CABLE, INTERNET, TELEPHONE OR OTHER COMMUNICATION CABLE SYSTEM AND APPURTENANCES, IN ALL OF THE EASEMENTS, WHETHER SHOWN ON THIS PLAT OR SET FORTH IN ANY AND ALL COVENANTS, DECLARATIONS OR RESTRICTIONS PERTAINING TO THIS SUBDIVISION AND IN RIGHTS OF WAY, STREETS, AVENUES, BOULEVARDS, PRIVATE DRIVES, WALKWAYS AND REAR LANES SHOWN ON THIS PLAT. THE APPROVAL OF THIS SUBDIVISION PLAT BY THE BOARD OF SUPERVISORS OF MADISON COUNTY SHALL BE THE ACKNOWLEDGMENT OF AND APPROVAL TO THE AFORESAID RESERVATION OF SAID RIGHTS.

LESSEE DOES HEREBY EXPRESSLY RETAIN OWNERSHIP FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, ANY AND ALL EQUIPMENT, LINES, INFRASTRUCTURE, CABLE OR APPURTENANCES CONNECTION WITH OR ATTACHED TO OR OPERATED BY THE OPERATION OF ANY AND ALL TV, CABLE, INTERNET OR OTHER COMMUNICATION CABLE SYSTEM, AND APPURTENANCES, TELEPHONE, AND PLACED IN, ON OR UNDER SAID EASEMENTS, RIGHTS OF WAY, STREETS, AVENUES, BOULEVARDS, PRIVATE DRIVES, REAR LANES, WALKWAYS AND COMMON AREAS AS SHOWN ON SAID PLAT.

ALL REAR LANES ARE PRIVATE STREETS RESERVED BY THE LESSEE FOR THE USE, BENEFIT AND ENJOYMENT OF THE OWNERS OF LOTS IN LOST RABBIT PHASE IV AND THE MEMBERS OF THE LOST RABBIT NEIGHBORHOOD ASSOCIATION, INC., A MISSISSIPPI NON-PROFIT CORPORATION. THE DESIGNATION OF SAID REAR LANES ON THIS PLAT SHALL NOT MEAN OR IMPLY AN DEDICATION TO THE PUBLIC OR THAT THE PUBLIC AT LARGE ACQUIRES ANY EASEMENTS OF USE OR RIGHT OF ENJOYMENT WITH RESPECT THERETO. THE RIGHT TO USE SAID REAR LANES AS EASEMENTS OR RIGHTS OF WAY ARE LIMITED AS SET FORTH HEREINAFTER.

THE LOST RABBIT PHASE IV GREEN SPACE, OPEN SPACE, WALKWAYS AND COMMON AREAS ARE RESERVED FOR THE USE, BENEFIT AND ENJOYMENT OF THE OWNERS OF LOTS IN LOST RABBIT PHASE IV AND MEMBERS OF THE LOST RABBIT NEIGHBORHOOD ASSOCIATION, INC. AS SET FORTH, DEFINED AND LIMITED IN THE DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD AND IN THE MASTER DEED AND LEASE RESTRICTION AS SAME MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME. GREEN SPACES, OPEN SPACES, WALKWAYS, COMMON AREAS AND PRIVATE STREETS SHALL BE MAINTAINED BY AND THE LOST RABBIT NEIGHBORHOOD ASSOCIATION.

THE UTILITY EASEMENTS SHOWN ARE FOR DRAINAGE AND THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER, SANITARY SEWER AND STORM DRAINAGE. ELECTRICAL DISTRIBUTION, TELECOMMUNICATION, NATURAL GAS, TELEPHONE, UNDERGROUND CABLE AND TO SERVE RESIDENTIAL CONSUMERS IN THE COMMUNITIES OF LOST RABBIT PHASE IV AND ARE FOR THE BENEFIT OF THE LESSEE OR ITS ASSIGNS, THE MEMBERS OF THE LOST RABBIT NEIGHBORHOOD ASSOCIATION, INC. AND THE UTILITY COMPANIES ARE AUTHORIZED TO PROVIDE A UTILITY SERVICE FOR THE BENEFIT OF THE AFORESAID PARTIES. NO PARTY OR ENTITY SHALL CONSTRUCT OR INSTALL ANY FACILITY, OR MAKE USE OF ANY PORTION OF SAID EASEMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF LESSEE REFERRED HEREINBELOW.

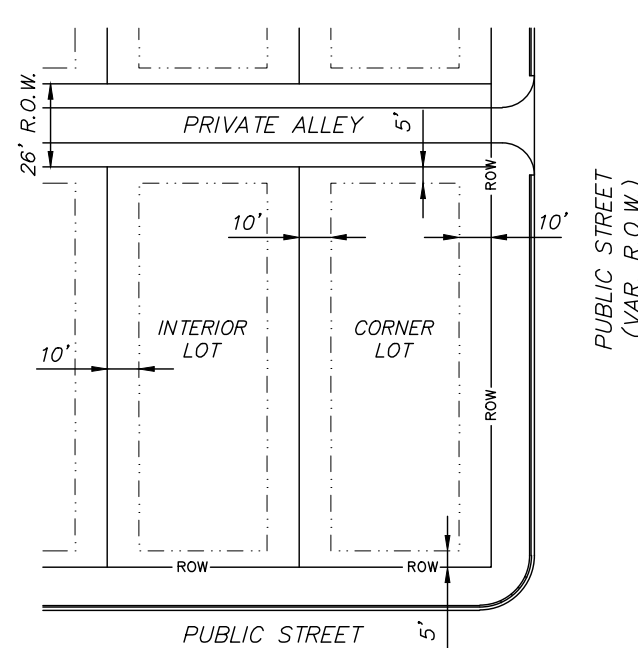
ALL OF THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE MASTER DEED AND LEASE RESTRICTION OF THE LOST RABBIT PHASE IV AND THE DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF THE LOST RABBIT PHASE IV AS SAID MAY BE DECLARED BY THE LESSEE AND FILED FOR RECORD IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI, TOGETHER WITH ANY AMENDMENTS AND SUPPLEMENTS THERETO. URBAN CODE AND MASTER PLAN MAY BE AMENDED FROM TIME TO TIME.

THE SURFACE OF ALL EASEMENTS NOTED ON THIS PLAT ARE TO BE MAINTAINED BY THE LESSEE OF THE PROPERTY ON WHICH THE EASEMENT IS LOCATED. DRAINAGE AND DRAINAGE IMPROVEMENTS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE LOCATED AND OR THE HOMEOWNER'S ASSOCIATION OR APPROPRIATE MUNICIPALITY OR GOVERNMENTAL ENTITY IN SUCH A MANNER THAT SURFACE WATER DRAINAGE IS UNOBSTRUCTED. DRAINAGE AND DRAINAGE IMPROVEMENTS ARE NOT TO BE MAINTAINED BY THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT. SEA WALLS, RIP RAP AND ALL OTHER SHORELINE PROTECTION ARE TO BE MAINTAINED BY THE LESSEE OF THE PROPERTY ON WHICH IT IS LOCATED. SHORE LINE PROTECTION IS NOT TO BE MAINTAINED BY THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT. MAINTENANCE OF THE COMMON AREAS AND THE GREEN SPACES ARE THE RESPONSIBILITY OF THE LOST RABBIT NEIGHBORHOOD ASSOCIATION.

**EASEMENTS**

THE SURFACE OF ALL EASEMENTS NOTED ON THIS PLAT ARE TO BE MAINTAINED BY THE LESSEE OF THE PROPERTY ON WHICH THE EASEMENTS IS LOCATED. DRAINAGE AND DRAINAGE IMPROVEMENTS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE LOCATED AND/OR THE HOMEOWNER'S ASSOCIATION IN SUCH A MANNER THAT SURFACE WATER DRAINAGE IS UNOBSTRUCTED.

THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE AND DRAINAGE IMPROVEMENTS.



TYPICAL LOT DETAIL

SETBACKS:  
FRONT: 5' SIDE: 0' or 10' REAR: 5'  
(INCLUDING CORNER LOTS)

**NOTES:**

DATE OF SURVEY: 7-28-16  
ELEVATIONS ARE NAVD83  
THE TOWN OF LOST RABBIT, PHASE IV A ACREAGE - ± 8.28 ac.  
CURRENT ZONING - SUI, SPECIAL USE DISTRICT  
TOTAL LOTS - 37

THE EXTENT OF EXISTING UTILITIES & STORM DRAINAGE THAT SHALL BE DEMOLISHED WILL BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION PLANS. EXISTING UTILITIES NOT SUITABLE FOR FUTURE USE SHALL BE REMOVED AND DISPOSED OF AS DETERMINED BY THE ENGINEER.  
LOCATION, SIZES, AND INVERTS FOR WATER, SEWER & STORM DRAIN INFRASTRUCTURE TO BE DETERMINED DURING PREPARATION OF CONSTRUCTION PLANS SHOULD PRELIMINARY PLAT BE APPROVED.

**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.

DATE OF FIELD SURVEY: 6-20-16  
DEED BOOK 3199, PAGES 986-998

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°08'52.2008"  
SCALE FACTOR 0.999995268  
COMBINED FACTOR 0.99992453

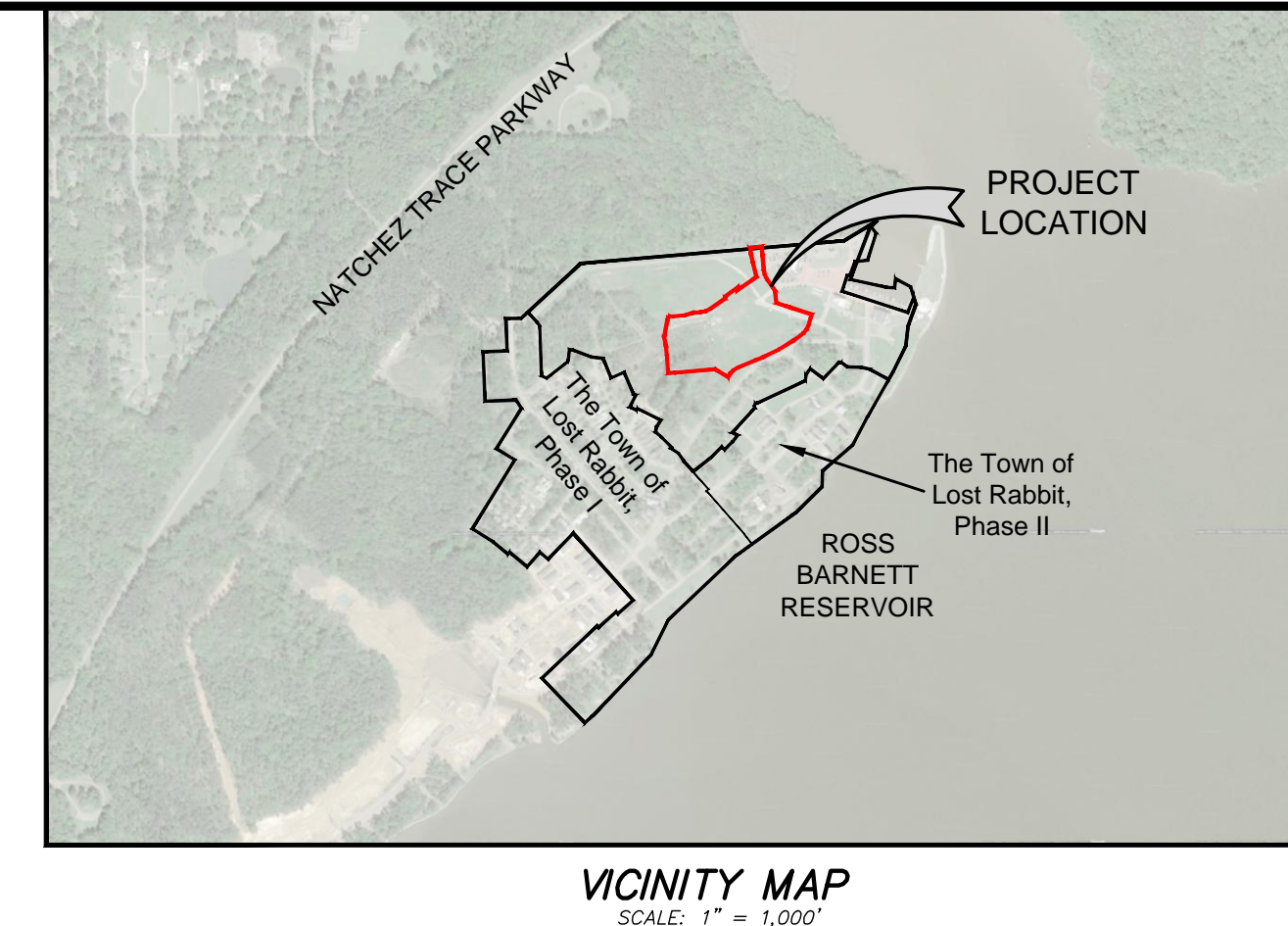
**FLOOD NOTE:**  
THIS PARCEL IS LOCATED IN FLOOD ZONE A & X (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0585F, COMMUNITY PANEL NO. 28038 0585 F, EFFECTIVE DATE MARCH 17, 2010.  
**EXISTING UTILITIES:**  
ANY AND ALL EXISTING UTILITIES SHOWN OR NOT SHOWN, THAT FALL WITHIN THIS DEVELOPMENT THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED OR RE-LOCATED. THE UTILITIES REFLECTED ON THE CONSTRUCTION DRAWINGS SHALL BE LOCATED WITHIN EASEMENTS THAT SHALL BE DEFINED AND SHOWN ON THE SUBDIVISION'S FINAL PLAT.

**LEGEND**

- PHASE BOUNDARY
- - - - - PROPOSED CURB
- - - - - EXISTING CURB
- - - - - PROPOSED EP
- - - - - EXISTING EP
- - - - - PROPOSED LOT LINE
- - - - - EXISTING R.O.W.
- - - - - PROPOSED R.O.W.
- - - - - EXISTING ADJACENT PROPERTY LINE

**BOUNDARY LINE TABLE**

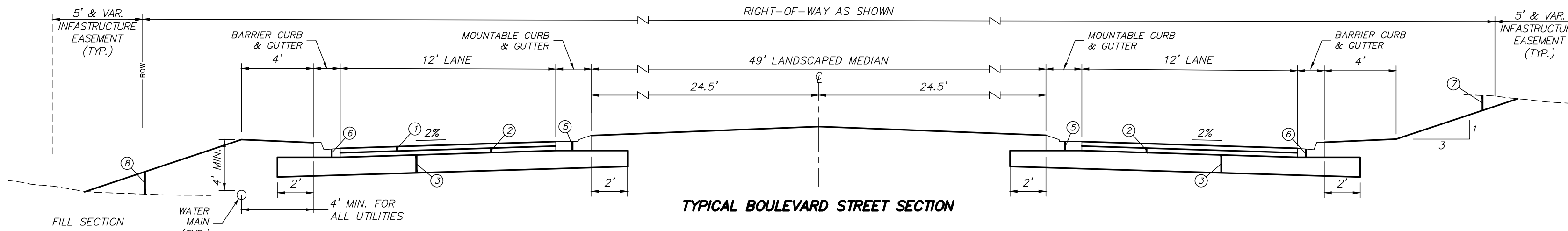
LINE	BEARING	DISTANCE
L1	S 85°04'41" W	54.02'
L2	N 04°55'19" W	76.94'
L3	N 04°57'21" W	99.47'
L4	N 11°34'04" W	28.33'
L5	S 34°15'57" W	90.76'
L6	N 05°29'16" W	78.35'
L7	N 71°46'36" W	63.40'
L8	N 71°46'36" W	26.00'
L9	N 71°46'36" W	150.71'
L10	N 18°12'33" E	74.77'
L11	N 55°41'15" E	55.19'
L12	N 68°28'52" E	126.26'
L13	N 31°28'55" E	26.00'
L14	S 58°31'04" E	97.94'
L15	N 85°02'39" E	259.60'
L16	N 87°54'00" E	40.14'
L17	S 04°57'21" E	110.54'
L18	S 04°57'21" E	56.70'
L19	S 10°37'23" E	58.99'
L20	S 10°40'02" W	109.58'
L21	S 13°01'47" W	26.08'
L22	S 85°02'39" W	72.65'
L23	S 75°31'41" W	50.12'
L24	S 85°02'48" W	50.12'
L25	S 55°40'03" W	116.40'
L26	S 04°19'57" E	14.43'
L27	S 55°40'03" W	96.34'
L28	N 04°19'57" E	14.43'
L29	S 55°40'03" W	145.93'
L30	S 04°57'21" E	126.06'
L31	S 04°55'19" E	50.38'



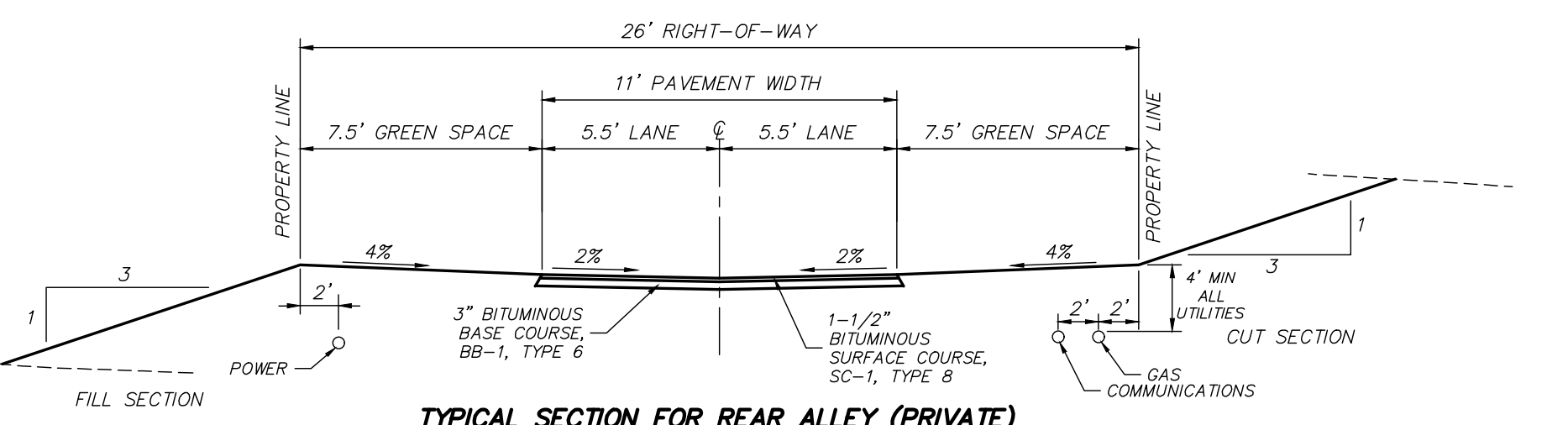
VICINITY MAP  
SCALE: 1" = 1,000'

**BOUNDARY CURVE DATA**

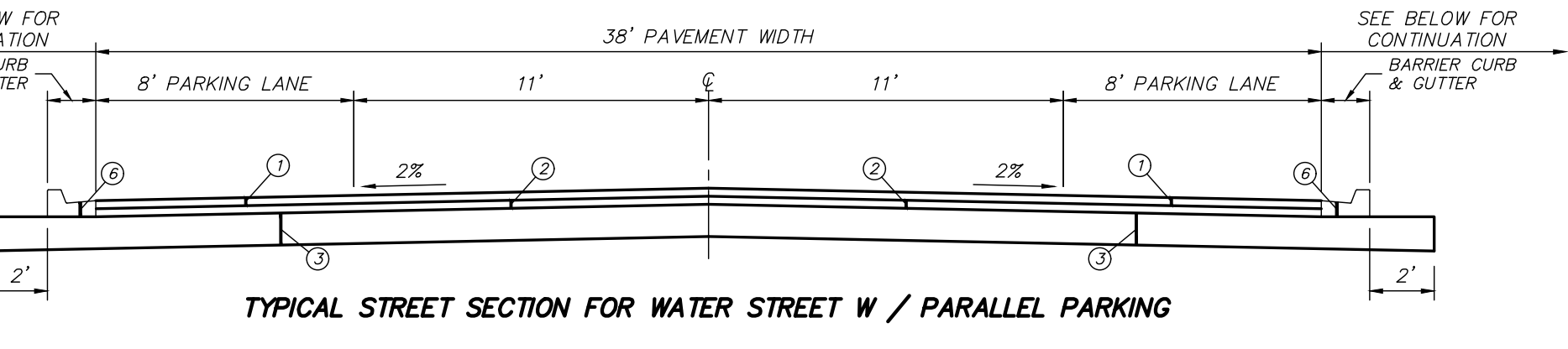
CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C1	16°09'11"	34.68'	123.00'	17.45'	34.56'	N 26°15'22" W
C2	27°31'30"	57.65'	120.00'	29.39'	57.10'	N 31°58'18" E
C3	9°57'12"	20.65'	120.00'	10.44'	20.62'	N 50°42'59" E
C4	10°35'40"	225.59'	1220.00'	113.12'	225.27'	N 60°59'05" E
C5	2°11'37"	46.71'	1220.00'	23.36'	46.71'	N 67°22'43" E
C6	36°59'40"	63.27'	98.00'	32.78'	62.18'	N 49°58'45" E
C7	3°55'58"	9.42'	138.00'	4.74'	9.42'	N 83°57'20" W
C8	9°02'03"	21.76'	138.00'	10.90'	21.74'	S 89°33'40" W
C9	29°22'35"	65.11'	127.00'	33.29'	64.40'	S 70°21'20" W
C10	1°31'26"	40.85'	177.00'	20.52'	40.76'	S 11°34'04" E



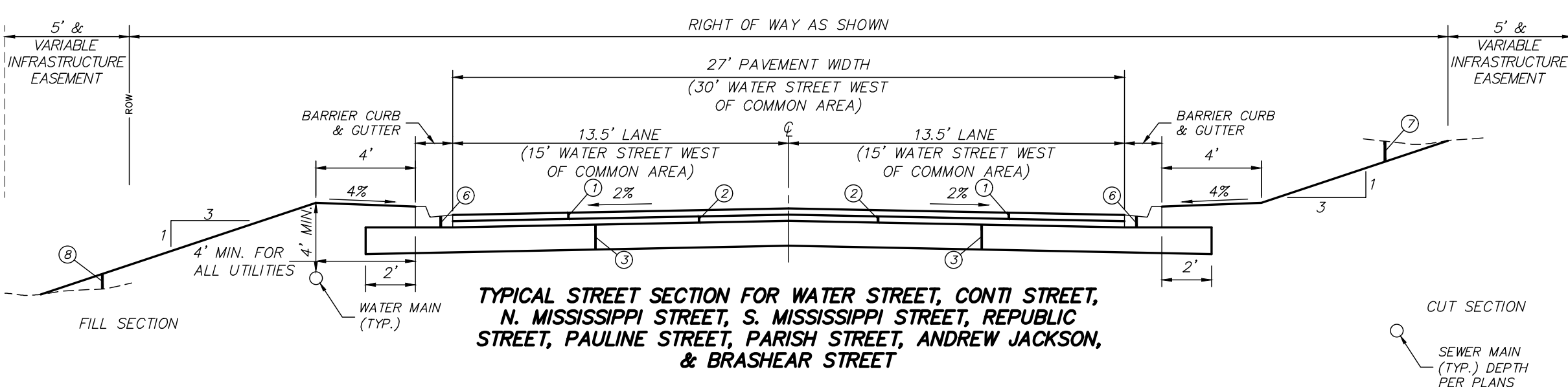
TYPICAL BOULEVARD STREET SECTION



TYPICAL SECTION FOR REAR ALLEY (PRIVATE)



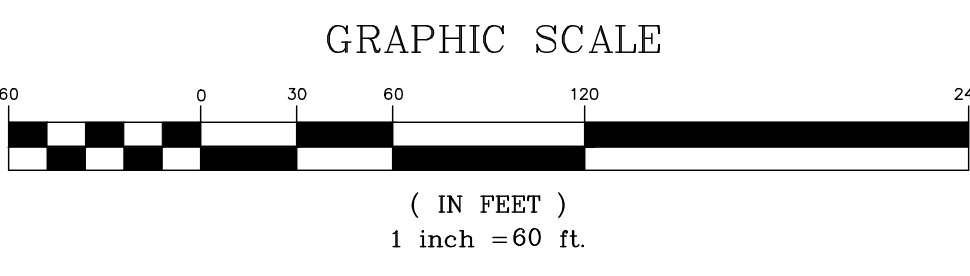
TYPICAL STREET SECTION FOR WATER STREET W / PARALLEL PARKING



TYPICAL STREET SECTION FOR WATER STREET, CONTI STREET, N. MISSISSIPPI STREET, S. MISSISSIPPI STREET, REPUBLIC STREET, PAULINE STREET, PARISH STREET, ANDREW JACKSON, & BRASHEAR STREET

TYPICAL ROADWAY SECTION

- 3" HOT MIX BITUMINOUS SURFACE COURSE (SC-1, TYPE-B) (2 LIFTS @ 1 1/2")
- 3" HOT MIX BITUMINOUS BASE COURSE (BB-1, TYPE 6) (1 LIFT @ 3")
- 12" HYDRATED LIME, 6% BY WEIGHT EXTENDING 2' BEYOND BACK OF CURB
- 2'-0" MOUNTABLE CURB & GUTTER
- 2'-0" MOUNTABLE CURB AND GUTTER W/ REVERSE GUTTER
- 1'-6" BARRIER CURB & GUTTER
- COMMON OR UNCLASSIFIED EXCAVATION
- SELECT BORROW MATERIAL



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REVISIONS:

DATE: 09/06/21 DRAWN: NEA  
CHECKED: GAB SCALE: 1"=60'  
REF C/L:  
EG SURFACE:  
FG SURFACE:

PROJECT LOCATION:  
LOST RABBIT COMMUNITY  
MADISON COUNTY, MISSISSIPPI  
CLIENT:  
CEDARSTONE CONSTRUCTION CORP  
866 OLD CANTON ROAD, CANTON, MS 39046

PROJECT:  
LOST RABBIT, PHASE IV A  
SHEET CONTENTS:  
PRELIMINARY PLAT

SHEET NUMBER  
1 of 1

PROJECT NUMBER  
B-8382