

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 15, 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: Charlton Place Part 3
Final Plat

The Engineering Department recommends approval of Highway 22 Properties, LLC's Final Plat of Charlton Place Part 3. There is no public infrastructure associated with this development.

THIS IS A CLASS "A" SURVEY ACCORDING TO "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(F), MISSISSIPPI CODE OF 1972 AS AMENDED.

REFERENCE MERIDIAN - RECORDED PLAT OF CHARLTON PLACE PART TWO.

INDICATES PROPERTY CORNERS.

ALL PROPERTY CORNERS ARE MARKED WITH 5/8" IRON PINS, UNLESS OTHERWISE NOTED. ALL ADJOINING PROPERTIES ARE NOW OR FORMERLY OWNED AS SHOWN HEREON.

CHARLTON PLACE, PART THREE

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, T9N, R1E & IN THE NORTHEAST 1/4 OF SECTION 3, T8N, R1E MADISON COUNTY, MISSISSIPPI

Lake
APPROXIMATE EDGE OF LAKE
POOL ELEVATION 273.0

LOT 9
THE RETREAT

THE RETREAT
COMMON AREA

POINT OF BEGINNING:
TRACT 3

REFERENCE MATERIALS

RECORDED SUBDIVISION PLAT OF "THE RETREAT"
RECORDED SUBDIVISION PLAT OF "CHARLTON PLACE, PART TWO"
RECORDED SUBDIVISION PLAT OF "CHURCHILL OF CHARLTON PLACE"
RECORDED SUBDIVISION PLAT OF "CHARLTON PLACE, PHASE ONE"
BOOK 386 PAGE 324
BOOK 386 PAGE 324
BOOK 3730 PAGE 889
BOOK 3063 PAGE 508

LEGEND	
---	LOT LINE
---	EASEMENT
---	PROPERTY LINE
---	FOUND 5/8 IRON PIN
---	RIGHT OF WAY

FIELD WORK COMPLETED: SEPTEMBER 13, 2021
PLAT DATE: SEPTEMBER 14, 2021

SURVEYED & MAPPED BY

BARNES SURVEYING, LLC

ROBERT MICHAEL BARNES

LAND SURVEYOR

272 S PERKINS ST., SUITE 400

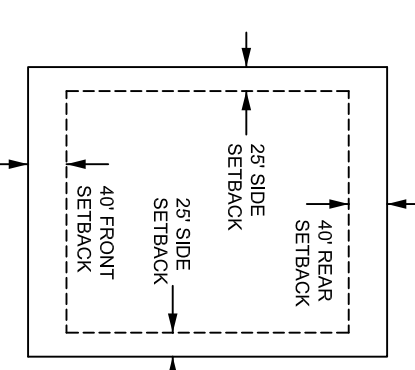
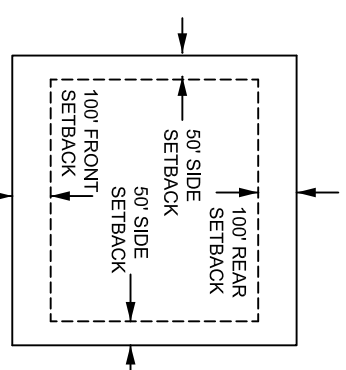
RIDGELAND, MISSISSIPPI 39157

PHONE: 601.553.7878

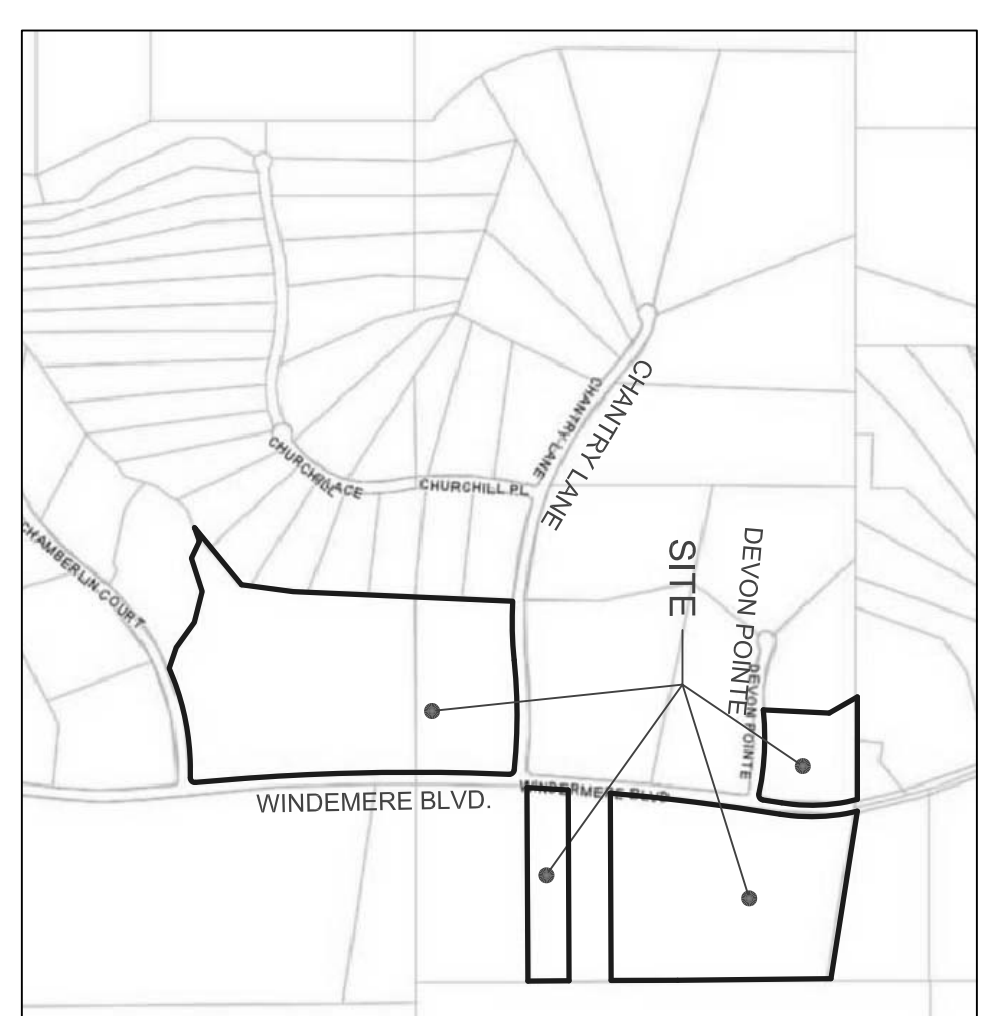
EMAIL: mike@barnessurvey.com

WORK COMPLETED: SEPTEMBER 13, 2021

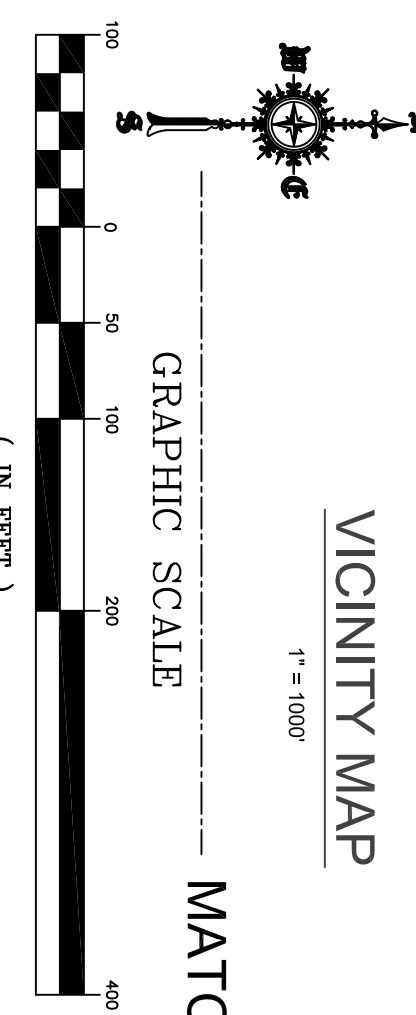
7286-30



MINIMUM SETBACK FROM MEAN HIGH WATER MARK OF LAKE - 100'
MINIMUM LOT WIDTH @ FRONT 40' SETBACK - 100'



MATCH LINE C



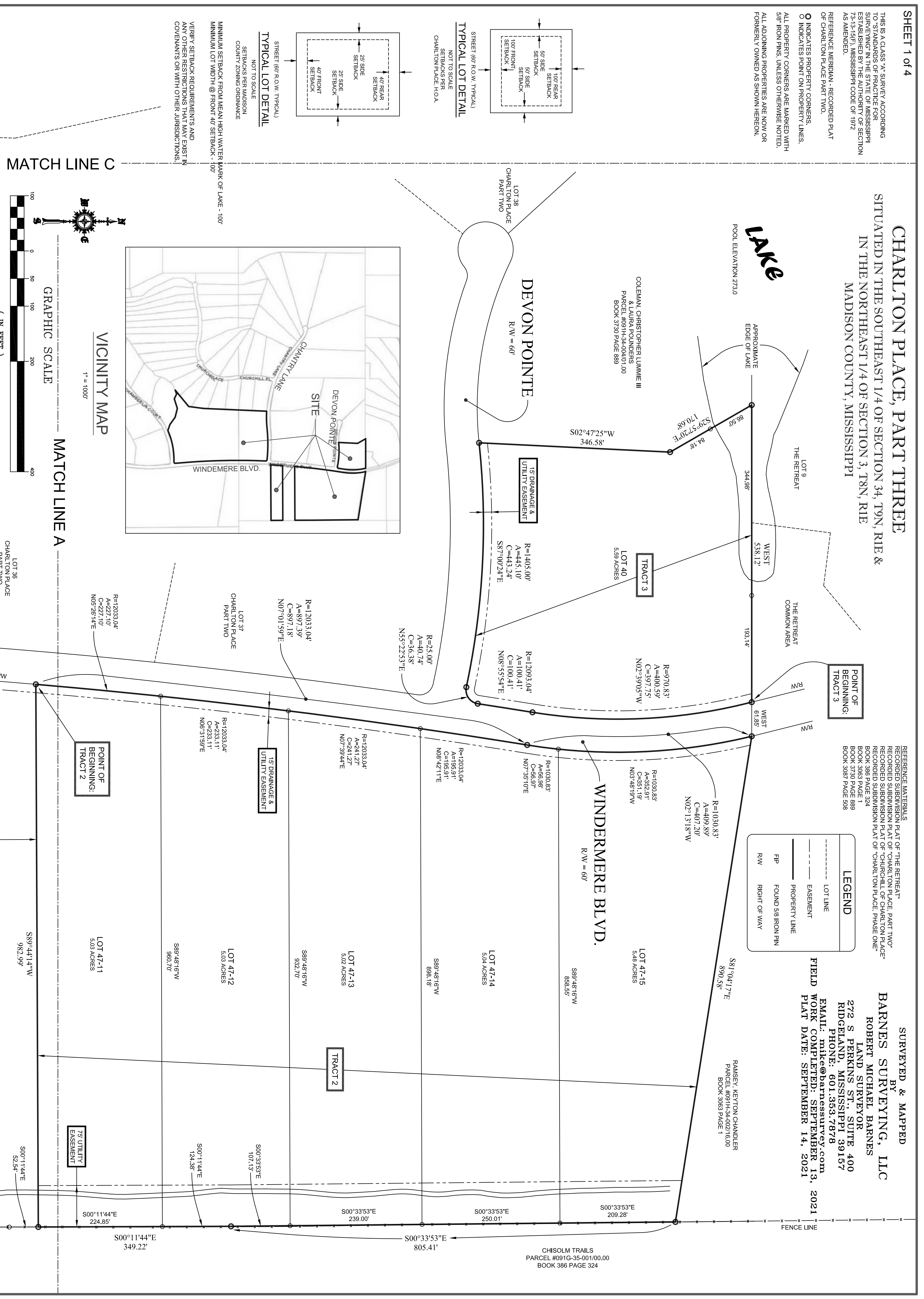
MATCH LINE A

LOT 36
CHARLTON PLACE
PART TWO

R/W

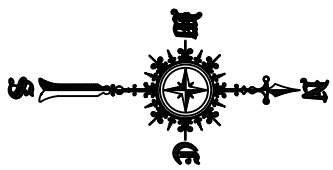
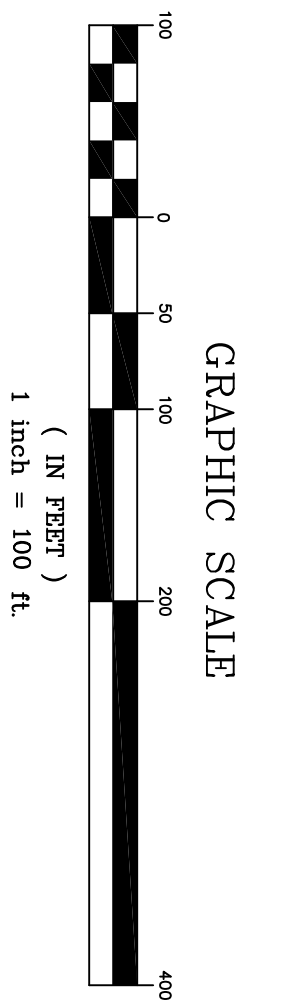
NOT A PART OF

7286-30



MATCH LINE C

MATCH LINE A



R=12033.04'
A=227.10'
C=227.10'
N05°26'14"E

POINT OF BEGINNING:
TRACT 2

LOT 38
CHARLTON PLACE
PART TWO

R=12033.04'
A=216.68'
C=216.67'
N03°19'30"E

POINT OF BEGINNING:
TRACT 4

R/W = 60'

CHANTRY LANE

R=1918.59'
A=307.15'
C=306.83'
S88°34'37"W

15' DRAINAGE &
UTILITY EASEMENT

R=2716.39'
A=573.50'
C=572.44'
N89°57'40"W

R=25.00'
A=37.66'
C=34.20'
N40°43'40"W

POINT OF COMMENCEMENT:
NORTHWEST CORNER OF LOT 45
CHARLTON PLACE PART TWO
MADISON COUNTY, MISSISSIPPI.

POINT OF BEGINNING:
TRACT 1

WINDERMERE BLVD.
R/W = 60'

CHARLTON PLACE, PART THREE

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, T9N, R1E &
IN THE NORTHEAST 1/4 OF SECTION 3, T8N, R1E
MADISON COUNTY, MISSISSIPPI

LOT 45
CHARLTON PLACE
PART TWO

S89°44'14"W
1015.65'

30' UTILITY
EASEMENT

LOT 47-9
5.07 ACRES

TRACT 1

S89°44'14"E
982.99'

S89°44'14"E
1001.39'

NOT A PART OF
THIS SUBDIVISION

R=12033.04'
A=221.74'
C=221.74'
N04°20'07"E

75' UTILITY
EASEMENT

LOT 47-11
5.03 ACRES

S00°11'44"E
224.85'

S00°11'4
349.2

OLD
ASPHALT
PATH

S00°26'57"E
168.47'

S00°26'57"E
216.25'

CHISOLM TRAILS
PARCEL #091G-35-001/00.00
BOOK 386 PAGE 324

LOT 50
CHURCHILL OF
CHARLTON PLACE

S02°29'04"W
1145.55'

30' UTILITY
EASEMENT

LOT 51
CHURCHILL OF
CHARLTON PLACE

S02°29'04"W
398.70'

TRACT 4

LOT 18-7
7.29 ACRES

S84°33'32"E
917.24'

LOT 18-8
11.65 ACRES

R=12093.04'
A=573.95'
C=573.90'
N01°01'52"E

R=12093.04'
A=282.76'
C=282.75'
S00°59'55"E

N88°14'46"E
935.75'

R=12093.04'
A=1635.28'
C=1634.04'
N01°29'00"W

MATCH LINE B

SECTION 34 - T9N - R1E
SECTION 3 - T8N - R1E

LEGEND

- LOT LINE
- - - EASEMENT
- PROPERTY LINE
- FIP FOUND 5/8 IRON PIN
- R/W RIGHT OF WAY

SURVEYED & MAPPED
BY

BARNES SURVEYING, LLC

ROBERT MICHAEL BARNES

LAND SURVEYOR

272 S PERKINS ST., SUITE 400

RIDGELAND, MISSISSIPPI 39157

PHONE: 601.353.7878

EMAIL: mike@barnessurvey.com

FIELD WORK COMPLETED: SEPTEMBER 13, 2021

PLAT DATE: SEPTEMBER 14, 2021

CHARLTON PLACE, PART THREE
 SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, T9N, R1E &
 IN THE NORTHEAST 1/4 OF SECTION 3, T8N, R1E
 MADISON COUNTY, MISSISSIPPI

SECTION 34 - T9N - R1E
 SECTION 3 - T8N - R1E

CHURCHILL PLACE
 R/W = 60'

LOT 55
 CHURCHILL OF
 CHARLTON PLACE

LOT 54
 CHURCHILL OF
 CHARLTON PLACE

LOT 53
 CHURCHILL OF
 CHARLTON PLACE

LOT 52
 CHURCHILL OF
 CHARLTON PLACE

LOT 51
 CHURCHILL OF
 CHARLTON PLACE

LOT 50
 CHURCHILL OF
 CHARLTON PLACE

LOT 18-4
 6.42 ACRES

LOT 18-6
 7.20 ACRES

LOT 18-7
 7.23 ACRES

LOT 18-5
 5.53 ACRES

LOT 17
 CHURCHILL OF
 CHARLTON PLACE
 PHASE ONE REVISED

DANIELS, JUSTIN B. & SARAH C.
 PARCEL #081B-03-02400.00
 BOOK 3087 PAGE 508

LOT CORNER TO
 CENTERLINE OF
 EASEMENT
 C=4.29'

MATCH LINE C

TRACT 4

30' UTILITY
 EASEMENT

15' DRAINAGE
 EASEMENT

S84°33'32"E
 917.24'

S84°33'32"E
 917.24'

MATCH LINE B

WINDERMERE BLVD.
 R/W = 60'

R=12093.04'
 A=1635.28'
 C=1634.04'
 N01°29'00"W

R=1790.24'
 A=519.26'
 C=517.44'
 S82°52'43"W

R=12093.04'
 A=282.16'
 C=282.15'
 S02°17'22"E

R=12093.04'
 A=282.76'
 C=282.75'
 S00°59'55"E

R=12093.04'
 A=516.42'
 C=516.38'
 N04°08'02"W

R=25.00'
 A=42.34'
 C=37.46'
 N43°10'00"E

R=1325.22'
 A=345.91'
 C=344.82'
 N84°12'46"E

R=1325.22'
 A=238.33'
 C=238.01'
 N71°34'59"E

R=1325.22'
 A=584.24'
 C=579.52'
 N79°03'38"E

S19°31'20"E
 544.28'

S30°36'34"W
 385.99'

S07°37'12"W
 270.66'

S02°29'04"W
 240.88'

S02°29'04"W
 398.70'

S02°29'04"W
 1145.55'

N69°51'33"E
 75.93'

S64°45'36"E
 23.21'

S64°45'36"E
 97.58'

N12°03'53"E
 166.42'

S75°47'09"E
 122.95'

S75°47'09"E
 166.42'

S75°47'09"E
 122.95'

S75°47'09"E
 166.42'

S75°47'09"E
 122.95'

S75°47'09"E
 166.42'

S75°47'09"E
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S75°47'09"E
 166.42'

S75°47'09"E
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S75°47'09"E
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S75°47'09"E
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S75°47'09"E
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S75°47'09"E
 122.95'

S75°47'09"E
 166.42'

S75°47'09"E
 122.95'

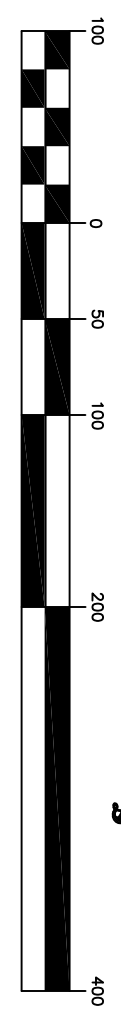
S75°47'09"E
 166.42'

S75°47'09"E
 122.95'

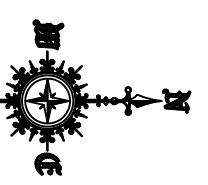
S75°47'09"E
 166.42'

Lake

CHAMBERLIN COURT
 R/W = 60'



GRAPHIC SCALE



SURVEYED & MAPPED
 BY
BARNES SURVEYING, LLC
 ROBERT MICHAEL BARNES
 LAND SURVEYOR
 272 S PERKINS ST., SUITE 400
 RIDGELAND, MISSISSIPPI 39157
 PHONE: 601.353.7878
 EMAIL: mike@barnesurvey.com
 WORK COMPLETED: SEPTEMBER 13, 2021
 PLAT DATE: SEPTEMBER 14, 2021

LEGEND	
---	LOT LINE
- - - -	EASEMENT
—	PROPERTY LINE
—	FOUND 5/8 IRON PIN
—	RIGHT OF WAY

CHARLTON PLACE, PART THREE
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, T9N, R1E &
IN THE NORTHEAST 1/4 OF SECTION 3, T8N, R1E
MADISON COUNTY, MISSISSIPPI

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI

COUNTY OF MADISON

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.
I, Robert M. Barnes, Registered Professional Land Surveyor, do hereby certify that at the request of the Owner, being shown and named under the Owners' Certificate hereon, have subdivided and platted the following described land being situated in the Southeast 1/4 of Section 34, Township 9 North, Range 1 East, and in the Northeast 1/4 of Section 3, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

TRACT 1

A parcel of land being situated in the Southeast 1/4 of Section 34, Township 9 North, Range 1 East, Madison County, Mississippi and being a part of Charlton Place, Phase One, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 63B and 64A in the Chancery Records of Madison County at Canton Mississippi and being more particularly described by metes and bounds as follows, to wit:
Commence at 5/8" iron pin found at the northwest corner of Lot 45 of Charlton Place Part Two, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 180B and 181A in the said Chancery Records which marks the **POINT OF BEGINNING** for the parcel herein described; run thence 216.68 feet along the arc of a 12,033.04 foot radius curve to the right along the eastern right of way line of Windermere Boulevard, said arc having a 216.67 foot chord which bears North 03° 19' 30" East to a 5/8" iron pin set; thence leave said eastern right of way line of Windermere Boulevard and run North 89° 44' 14" East for a distance of 1,001.39 feet to a 5/8" iron pin set; thence South 00° 26' 57" East for a distance of 216.25 feet along the eastern line of the said Charlton Place, Phase One to a 5/8" iron pin found; thence leave the said eastern line of Charlton Place, Phase One and run South 89° 44' 14" West for a distance of 1,015.65 feet along the northern line of the said Lot 45 of Charlton Place, Part Two to the **POINT OF BEGINNING**, containing 5.0083 acres (218,162 square feet), more or less.

TRACT 2

A parcel of land being situated in the Southeast 1/4 of Section 34, Township 9 North, Range 1 East, Madison County, Mississippi and being a part of Charlton Place Phase One, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 63B and 64A in the Chancery Records of Madison County at Canton Mississippi and being more particularly described by metes and bounds as follows, to wit:
Commence at 5/8" iron pin found at the northwest corner of Lot 45 of Charlton Place Part Two, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 180B and 181A in the said Chancery Records and run thence 216.68 feet along the arc of a 12,033.04 foot radius curve to the right along the eastern right of way line of Windermere Boulevard, said arc having a 216.67 foot chord which bears North 03° 19' 30" East to a 5/8" iron pin set; thence run 221.74 feet along the arc of a 12,033.04 foot radius curve to the right along the said eastern right of way line, said arc having a 221.74 foot chord which bears North 04° 22' 07" East to a 5/8" iron pin set which marks the **POINT OF BEGINNING** for the parcel herein described; thence run 897.39 feet along the arc of a 12,033.04 foot radius curve to the right along the said eastern right of way line, said arc having an 897.18 foot chord which bears North 07° 01' 59" East to a 5/8" iron pin found; thence run 409.89 feet along the arc of a 1,030.83 foot radius curve to the left along the said eastern right of way line, said arc having a 407.20 foot chord which bears North 02° 13' 18" West to a 5/8" iron pin found; thence leave the said eastern right of way line of Windermere Boulevard and run South 81° 04' 17" East for a distance of 890.58 feet along the northern line of the said Charlton Place Phase One to a 5/8" iron pin found; thence South 00° 33' 53" East for a distance of 805.41 feet along the eastern line of the said Charlton Place Phase One to a 5/8" iron pin found; thence South 00° 11' 44" East for a distance of 349.22 feet along the said eastern line to a 5/8" iron pin set; thence leave the said eastern line of Charlton Place Phase One and run South 89° 44' 14" West for a distance of 982.99 feet to the **POINT OF BEGINNING**, containing 25.6127 acres (1,115,688 square feet), more or less.

TRACT 3

A parcel of land being situated in the Southeast 1/4 of Section 34, Township 9 North, Range 1 East, Madison County, Mississippi and being a part of Charlton Place Phase One, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 63B and 64A in the Chancery Records of Madison County at Canton, Mississippi and being more particularly described by metes and bounds as follows, to wit:
Commence at 5/8" iron pin found at the northwest corner of Lot 45 of Charlton Place Part Two, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 180B and 181A in the said Chancery Records and run thence 216.68 feet along the arc of a 12,033.04 foot radius curve to the right along the eastern right of way line of Windermere Boulevard, said arc having a 216.67 foot chord which bears North 03° 19' 30" East to a 5/8" iron pin set; thence run 221.74 feet along the arc of a 12,033.04 foot radius curve to the right along the said eastern right of way line, said arc having a 221.74 foot chord which bears North 04° 22' 07" East to a 5/8" iron pin set; thence run 897.39 feet along the arc of a 12,033.04 foot radius curve to the right along the said eastern right of way line, said arc having an 897.18 foot chord which bears North 07° 01' 59" East to a 5/8" iron pin found; thence run 409.89 feet along the arc of a 1,030.83 foot radius curve to the left along the said eastern right of way line, said arc having a 407.20 foot chord which bears North 02° 13' 18" West to a 5/8" iron pin found; thence leave said eastern right of way line of Windermere Boulevard and run West for a distance of 61.85 feet to a 5/8" iron pin found at the western right of way line of the said Windermere Boulevard which marks the **POINT OF BEGINNING** for the parcel herein described; thence continue West for a distance of 193.14 feet along the northern line of the said Charlton Place Phase One to a 5/8" iron pin set which marks a witness corner for a point in a lake; thence continue West for a distance of 344.98 feet along the said northern line of Charlton Place Phase One to the said point in a lake; thence South 29° 57' 20" East for a distance of 86.50 feet along the eastern property line of that certain parcel of land as described in Book 3730 at Page 889 of the said Chancery Records to a 5/8" iron pin set which marks a witness corner for the said point in a lake; thence continue South 29° 57' 20" East for a distance of 84.18 feet along the said eastern property line to a 5/8" iron pin found; thence South 02° 47' 25" West for a distance of 346.58 feet along the said eastern property line of that certain parcel of land as described in Book 3730 at Page 889 of the said Chancery Records to a 5/8" iron pin found at the northern right of way line of Devon Point; thence run 445.10 feet along the arc of a 1,405.00 foot radius curve to the right along the said northern right of way line, said arc having a 443.24 foot chord which bears South 87° 00' 24" East to a 5/8" iron pin found; thence run 40.74 feet along the arc of a right of way flare having a 25.00 foot radius curve to the left, said arc having a 36.38 foot chord which bears North 55° 22' 53" East to a 5/8" iron pin found on the said western right of way line of Windermere Boulevard; thence run 100.41 feet along the arc of a 12,093.04 foot radius curve to the right along the said western right of way line, said arc having a 100.41 foot chord which bears North 08° 55' 54" East to a 5/8" iron pin found; thence run 400.59 feet along the arc of a 970.83 foot radius curve to the left along the said western right of way line of Windermere Boulevard, said arc having a 397.75 foot chord which bears North 02° 39' 05" West to the **POINT OF BEGINNING**, containing 5.5931 acres (243,637 square feet), more or less.

TRACT 4

A parcel of land being situated in the Southeast 1/4 of Section 34, Township 9 North, Range 1 East and in the Northeast 1/4 of Section 3, Township 8 North, Range 1 East, Madison County, Mississippi and being a part of Charlton Place Phase One, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 63B and 64A in the Chancery Records of Madison County at Canton, Mississippi and being more particularly described by metes and bounds as follows, to wit:
Commence at a 5/8" iron pin found at the northwest corner of Lot 45 of Charlton Place Part Two, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 180B and 181A in the said Chancery Records, said iron pin is on the eastern right of way line of Windermere Boulevard; thence leave said eastern right of way line and run thence South 55° 27' 36" West for a distance of 104.72 feet to a 5/8" iron pin found at the southern right of way line of Chantry Lane which marks the **POINT OF BEGINNING** for the parcel herein described; thence run 573.50 feet along the arc of a 2,716.39 foot radius curve to the left along the said southern right of way line, said arc having a 572.44 foot chord which bears North 89° 57' 40" West to a 5/8" iron pin found; thence run 307.15 feet along the arc of a 1,918.59 foot radius curve to the right along the said southern right of way line, said arc having a 306.83 foot chord which bears South 88° 34' 37" West to a 5/8" iron pin found; thence leave said southern right of way line of Chantry Lane and run South 02° 29' 04" West for a distance of 1,145.55 feet along the eastern line of Churchill of Charlton Place, a subdivision, the map or plat of which is recorded in Plat Cabinet F at Slides 3B, 4A and 4B in the said Chancery Records, to a 5/8" iron pin found; thence South 07° 37' 12" West for a distance of 270.66 feet along the said eastern line to a 5/8" iron pin found; thence South 50° 36' 34" West for a distance of 385.96 feet along the said eastern line to a 5/8" iron pin found; thence North 69° 51' 33" East for a distance of 75.93 feet along the northeastern property line of that certain parcel of land as described in Book 3087 at Page 508 of the said Chancery Records to a 5/8" iron pin found; thence South 64° 45' 36" East for a distance of 97.58 feet along the said northeastern property line to a 5/8" iron pin found; thence North 72° 13' 53" East for a distance of 182.09 feet along the said northeastern property line to a 5/8" iron pin found on the centerline of a 15 foot wide drainage easement; thence South 75° 47' 09" East for a distance of 166.42 feet along the said centerline and on the said northeastern property line to a 5/8" iron pin found; thence leave said centerline of a 15 foot wide drainage easement and run South 54° 11' 10" East for a distance of 160.81 feet along the said northeastern property line to a 5/8" iron pin found; thence South 71° 10' 38" East for a distance of 114.44 feet along the said northeastern property line to a 5/8" iron pin found at the northern right of way line of Chamberlin Court; thence run 584.24 feet along the arc of a 1,325.22 foot radius curve to the right along the said northern right of way line, said arc having a 579.52 foot chord which bears North 79° 03' 38" East to a 5/8" iron pin found; thence run 42.34 feet along the arc of a right of way flare having a 25.00 foot radius curve to the left, said arc having a 37.46 foot chord which bears North 43° 10' 00" East to a 5/8" iron pin found at the said western right of way line of Windermere Boulevard; thence run 1,635.28 feet along the arc of a 12,093.04 foot radius curve to the right along the said western right of way line, said arc having a 1,634.04 foot chord which bears North 01° 29' 00" West to a 5/8" iron pin found; thence run 37.66 feet along the arc of a right of way flare having a 25.00 foot radius curve to the left, said arc having a 34.20 foot chord which bears North 40° 45' 40" West to the **POINT OF BEGINNING**, containing 38.0295 acres (1,656,566 square feet), more or less.

WITNESS MY SIGNATURE this the _____ day of _____, 2021.

Robert M. Barnes
Registered Professional Land Surveyor
Mississippi P.L.S. No. 2583

ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert M. Barnes, Registered Professional Land 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 OFFICIAL SEAL, this the _____ day of _____, 2021.

NOTARY PUBLIC

My Commission Expires:

APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI

COUNTY OF MADISON

This plat of Charlton Place, Part Three is hereby approved by the Board of Supervisors of Madison County, Mississippi, pursuant to the authority of an Order and Resolution of said Board duly adopted, this the _____ day of _____, 2021.

MADISON COUNTY BOARD OF SUPERVISORS

ATTEST:

Karl Banks
President, Board of Supervisors

Ronnie Lott
Chancery Clerk of Madison County, Mississippi
Madison County, Mississippi

COUNTY ENGINEER'S APPROVAL

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 and the County of Madison and thus recommend final approval.

Tim Bryan, P.E.
County Engineer

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI

COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk in and for said County and State and Robert M. Barnes, Registered Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Charlton Place, Part Three with the original thereof, and find it to be a true and correct copy of the said plat.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the _____ day of _____, 2021.

Ronny Lott, Chancery Clerk

Robert M. Barnes, Registered Professional Land Surveyor

OWNERS CERTIFICATE

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, Rodney F. Triplett, Jr., manager/member of Highway 22 Property, LLC, a Mississippi limited liability company, do hereby certify that said limited liability company is the owner of the lands described in the foregoing Surveyor's Certificate of Robert M. Barnes, Registered Professional Land Surveyor, and that acting as the duly authorized officer of said limited liability company have caused said lands to be subdivided and platted as shown hereon. We hereby dedicate the utility easements and utilities as shown hereon for public use forever.

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

Highway 22 Property, LLC

By: _____
Rodney F. Triplett, Jr., manager/member

OWNERS ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me on this the _____ day of _____, 2021, the undersigned authority in and for the jurisdiction aforesaid, the within named Rodney F. Triplett, Jr., who acknowledged that he is the manager/member of Highway 22 Property, LLC, a Mississippi limited liability company, the Owner, and that for and in behalf of said limited liability company, as Owner, and as its act and deed, he executed this plat and certificate after being authorized so to do on the day and year herein mentioned.

NOTARY PUBLIC

My Commission Expires:

SURVEYED & MAPPED
BY
BARNES SURVEYING, LLC
ROBERT MICHAEL BARNES
LAND SURVEYOR
272 S PERKINS ST., SUITE 400
RIDGELAND, MISSISSIPPI 39157
PHONE: 601.353.7878
EMAIL: mike@barnessurvey.com
FIELD WORK COMPLETED: SEPTEMBER 13, 2021
PLAT DATE: SEPTEMBER 14, 2021