

**PROPRIETOR'S POINTE, 1st Amended Plat
BEING SITUATED
IN SECTION 13, T8N, R1W AND SECTION 18 T8N, R1E
MADISON COUNTY, MISSISSIPPI**

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

I, R. Lamar Bullock, a Professional Surveyor, do hereby certify that at the request of MattSam, LLC, Jay F. Criddle, Andrea L. Criddle, George Russell Green, Amy M. Green, John T. Lamberth, Patricia D. Lamberth, Samuel Gardner Richey, Lisa Lamberth Richey, John Brunini, Angela Brunini, owners, I caused an actual field survey of the following described property to be performed and completed on January 20, 2022 and that it is true and correct to the best of my knowledge and belief.

Being part of the E½ of the E½ of Section 13, T8N-R1W and part of the W½ of Section 18, T8N-R1E, Madison County, Mississippi all being more particularly described as follows:

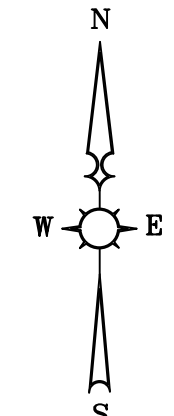
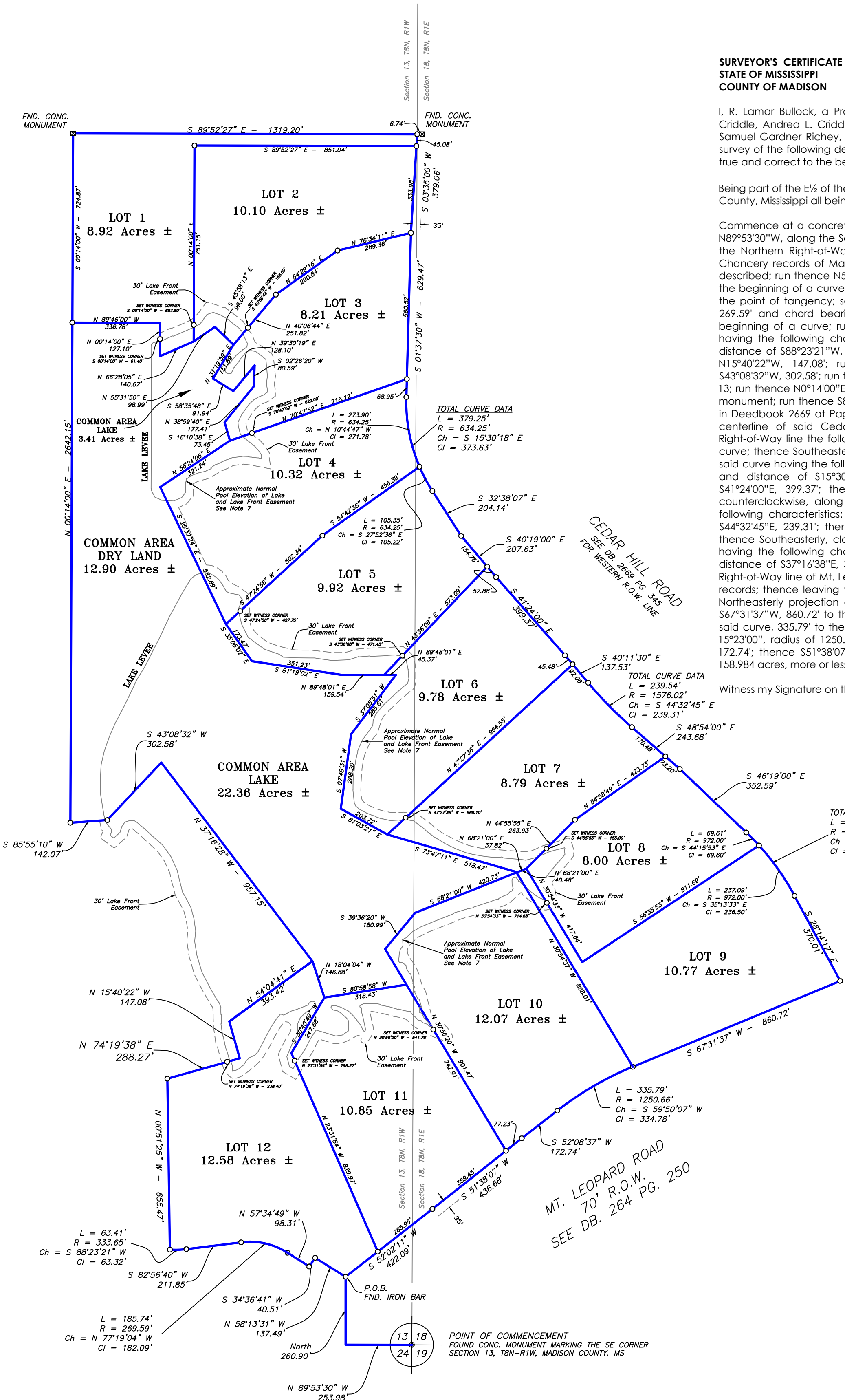
Commence at a concrete monument marking the Southeast corner of aforesaid Section 13 and run thence N89°53'30"W, along the South boundary of said Section 13, 253.98'; run thence North, 260.90' to an iron bar on the Northern Right-of-Way line of Mt. Leopard Road, as described in Deedbook 264 at Page 250 of the Chancery records of Madison County, Mississippi, marking the POINT OF BEGINNING for the property herein described; run thence N58°13'31"W, 137.49'; run thence S34°36'41"W, 40.51'; run thence N57°34'49"W, 98.31' to the beginning of a curve; run thence Northwesterly, counterclockwise, along the arc of said curve, 185.74' to the point of tangency; said curve having the following characteristics: central angle of 39°28'31", radius of 269.59' and chord bearing and distance of N77°19'04"W, 182.09'; run thence S82°56'40"W, 211.85' to the beginning of a curve; run thence Southwesterly, clockwise, along the arc of said curve 63.41'; said curve having the following characteristics: central angle of 10°53'22", radius of 333.65' and chord bearing and distance of S88°23'21"W, 63.32'; run thence N0°51'25"W, 655.47'; run thence N74°19'38"E, 288.27'; run thence N15°40'22"W, 147.08'; run thence N54°04'41"E, 393.42'; run thence N37°16'28"W, 957.15'; run thence S43°08'32"W, 302.58'; run thence S85°55'10"W, 142.07' to the West boundary of the E½ of said Section 13; run thence N0°14'00"E, along the West boundary of the E½ of the E½ of Section 13, 2642.15' to a concrete monument; run thence S89°52'27"E, 1319.20' to the Western Right-of-Way line of Cedar Hill Road, as described in Deedbook 2669 at Page 345 of the aforesaid Chancery records; said point being 35.00' West of the centerline of said Cedar Hill Road; run thence Southerly and Southeasterly, along the said Western Right-of-Way line the following courses: S3°35'00"W, 379.06'; thence S1°37'30"W, 629.47' to the beginning of a curve; thence Southeasterly, counterclockwise, along the arc of said curve, 379.25' to the point of tangency; said curve having the following characteristics: central angle of 10°53'22", radius of 333.65' and chord bearing and distance of S15°30'18"E, 373.63'; thence S32°38'07"E, 204.14'; thence S40°19'00"E, 207.63'; thence S41°24'00"E, 399.37'; thence S40°11'30"E, 137.53'; to the beginning of a curve; thence Southeasterly, counterclockwise, along the arc of said curve, 239.54' to the point of tangency; said curve having the following characteristics: central angle of 8°42'30", radius of 1576.02' and chord bearing and distance of S44°32'45"E, 239.31'; thence S48°54'00"E, 243.68'; thence S46°19'00"E, 352.59' to the beginning of a curve; thence Southeasterly, clockwise, along the arc of said curve, 306.70' to the point of tangency; said curve having the following characteristics: central angle of 18°04'43", radius of 972.00' and chord bearing and distance of S37°16'38"E, 305.43'; thence S28°14'17"E, 370.01' to the Northeastly projection of the Northern Right-of-Way line of Mt. Leopard Road as described in Deedbook 264 at page 250 of the aforesaid Chancery records; thence leaving the Western Right-of-Way line of Cedar Hill Road, run Southwesterly along the said Northeastly projection of and the Northern Right-of-Way line of Mt. Leopard Road the following courses: S67°31'37"W, 860.72' to the beginning of a curve; thence Southwesterly, counterclockwise, along the arc of said curve, 335.79' to the point of tangency; said curve having the following characteristics: central angle of 15°23'00", radius of 1250.66' and chord bearing and distance of S9°50'07"W, 334.78'; thence S52°08'37"W, 172.74'; thence S51°38'07"W, 436.68'; thence S52°02'11"W, 422.09' to the POINT OF BEGINNING; containing 158.984 acres, more or less.

Witness my Signature on this the _____ day of _____, 2022.

R. Lamar Bullock
Professional Surveyor
MS Registration No. 02648

NOTES:

1. This plat conforms to a Class "A" survey, according to THE STANDARD OF PRACTICE FOR SURVEYING in Mississippi.
2. This property is located in Zone "X", unshaded, according to F.I.R.M. Community Panel No. 28089C0390F, effective March 17, 2010.
3. EASEMENTS:
A 10 foot wide utility easement is reserved along each side of lot line.
A 20 foot wide utility easement is reserved along the road frontage of each lot.
4. Setback Requirements:
Refer to Declaration of Covenants, Conditions, and Restrictions for Proprietor's Pointe Subdivision dated December 7, 2020 by MATTSAM, LLC in Article X, Section 2 (A), (B), & (C).
5. All lot corners are marked by capped 1/2" iron rods except those that are within the lake. Reference corners are set on the lot lines with the distances to them shown.
6. This survey was done on the ground and completed on January 20, 2022 and the subdivision plat was prepared in January 2022.
7. 30' Lake Front Easement is defined in the Declaration of Covenants, Conditions, and Restrictions for Proprietor's Pointe Subdivision dated December 7, 2020 by MATTSAM, LLC. in Article XII, Section 3 (A) & (B). Normal Pool Elevation is considered to be 284.40 feet above Mean Sea Level.



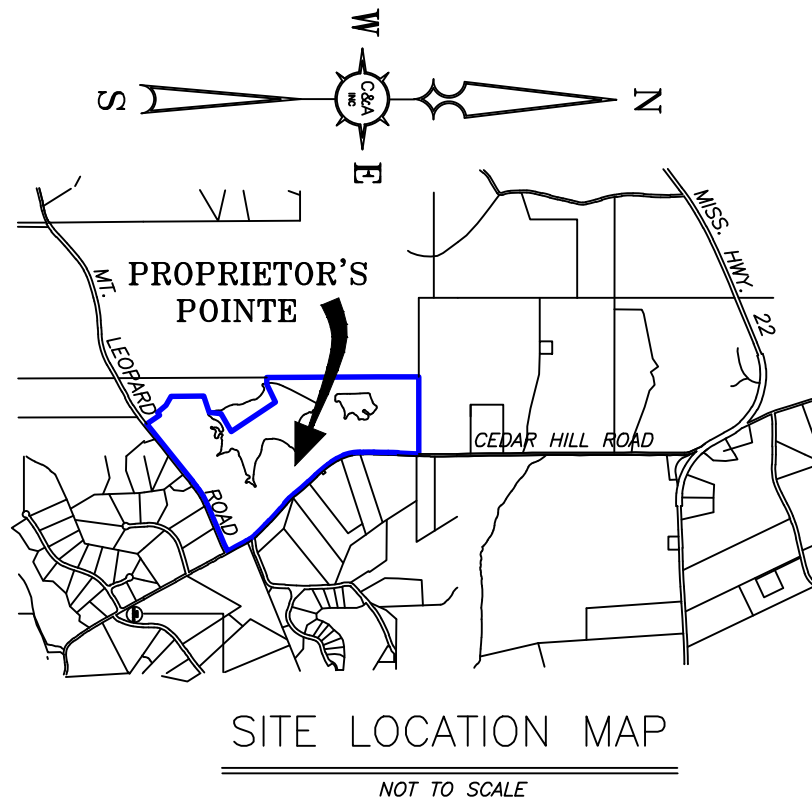
PLAT REFERENCE



BULLOCK SURVEYING & MAPPING, LLC

P.O. BOX 427 - MADISON, MISSISSIPPI 39130
PHONE (601) 941-3103 lamar@bullocksurvey.com
JANUARY 2022 PROJECT NO. BSM 21-079

**PROPRIETOR'S POINTE, 1st Amended Plat
BEING SITUATED
IN SECTION 13, T8N, R1W AND SECTION 18 T8N, R1E
MADISON COUNTY, MISSISSIPPI**



**OWNER'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON**

We, Richard H. Mills Jr., Manager of MattSam, LLC, a Mississippi Limited Liability Company, Jay F. Criddle, Andrea L. Criddle, George Russell Green, Amy M. Green, John T. Lamberth, Patricia D. Lamberth, Samuel Gardner Richey, Lisa Lamberth Richey, John Brunini, Angela Brunini as OWNERS of the property shown and described hereon, do hereby adopt this plat of **PROPRIETOR'S POINTE**, 1st Amended plat as our plan of subdivision and do hereby dedicate the road rights of way, and utility easements to the public forever.

Witness our signatures on this the _____ day of _____, 2022.

_____ Jay F. Criddle	_____ Andrea L. Criddle	_____ George Russell Green
_____ Amy M. Green	_____ John T. Lamberth	_____ Patricia D. Lamberth
_____ Samuel Gardner Richey	_____ Lisa Lamberth Richey	_____ John Brunini
_____ Angela Brunini		_____ MATTSAM, LLC. By: Richard H. Mills Manager

**CERTIFICATE OF ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for said county and state, on this the _____ day of _____, 2022, within my jurisdiction, the within named, Richard H. Mills, Jr., Manager of Mattsam, LLC., and as the act and deed of said "OWNER" executed, signed and delivered this plat of **PROPRIETOR'S POINTE**, 1st Amended plat after first being duly authorized by said Company so to do.

Notary Public My Commission Expires: _____

**CERTIFICATE OF ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for said county and state, on this the _____ day of _____, 2022, within my jurisdiction, the within named Jay F. Criddle, Andrea L. Criddle, George Russell Green, Amy M. Green, John T. Lamberth, Patricia D. Lamberth, Samuel Gardner Richey, Lisa Lamberth Richey, John Brunini, Angela Brunini as OWNERS and as the act and deed of said "OWNERS" executed, signed and delivered this plat of **PROPRIETOR'S POINTE**, 1st Amended plat after first being duly authorized by said "OWNERS" so to do.

Notary Public My Commission Expires: _____

**CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON**

We, Ronny Lott, Clerk of the Chancery Court in and for said county and state and R. Lamar Bullock, Professional Surveyor, do hereby certify that we have carefully compared this plat of **PROPRIETOR'S POINTE**, 1st Amended plat with the original thereof as made by R. Lamar Bullock, Professional Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office on this the _____ day of _____, 2022.

By: _____, D.C. _____
Ronny Lott R. Lamar Bullock
Chancery Clerk Professional Surveyor
MS Registration No. 02648

**CERTIFICATE OF ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named R. Lamar Bullock, Professional Surveyor, who acknowledged to me that he executed the foregoing instrument as Surveyor, for the purposes therein contained.

Given under my hand and seal on this the _____ day of _____, 2022.

Notary Public My Commission Expires: _____

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

I R. Lamar Bullock, a Professional 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 completed to the accuracy designated in the subdivision regulations for Madison County, Mississippi.

Witness my signature on this the _____ day of _____, 2022.

R. Lamar Bullock
Professional Surveyor

**CERTIFICATE OF FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON**

I, Ronny Lott, Clerk of the Chancery Court in and for said county and state, do hereby certify that this final plat of **PROPRIETOR'S POINTE**, 1st Amended plat was filed for record in my office on this the _____ day of _____, 2022 and was duly recorded on Platside _____.

By: _____
Ronny Lott
Chancery Clerk

**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 of **PROPRIETOR'S POINTE**, 1st Amended plat was approved by the Madison County Board of Supervisors in session on the _____ day of _____, 2022.

By: _____
Ronny Lott President, Board of Supervisors
Chancery Clerk Madison County, Mississippi

**COUNTY ENGINEER'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON**

I, Timothy Bryan, P.E., County Engineer for Madison County, Mississippi, have examined this plat of **PROPRIETOR'S POINTE**, 1st Amended plat and find that it conforms to all conditions set forth on the Preliminary Plat as approved by the Board of Supervisors and therefore recommend final approval.

Timothy Bryan, P.E.
County Engineer

BULLOCK SURVEYING & MAPPING, LLC

P.O. BOX 427 - MADISON, MISSISSIPPI 39130
PHONE (601) 941-3103 lamar@bullocksurvey.com
JANUARY 2022 PROJECT NO. BSM 21-079