

BEFORE THE MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS

IN RE: ALTERATION OF THE PLAT OF LOT 33, CHARLTON PLACE, PART TWO

DAVID KELLY PEVEY AND RAMONA BRIDGERS PEVEY, PETITIONERS

**PETITION TO ALTER THE PLAT OF CHARLTON PLACE,
PART TWO**

COME NOW Petitioners, **DAVID KELLY PEVEY AND RAMONA BRIDGERS PEVEY**, pursuant to Section 17-1-23 (4) of the *Mississippi Code of 1972, Annotated, as Amended*, and file this their Petition before the Board of Supervisors of Madison County, Mississippi to alter the Plat of Charlton Place, Part Two, and in support hereof shows as follows:

1. Petitioners, **DAVID KELLY PEVEY AND RAMONA BRIDGERS PEVEY** are the owners of Lot 33, Charlton Place, Part Two. A copy of their Warranty Deed is attached hereto as **Exhibit "A"**.
2. Highway 22 Property, LLC, is the developer of Charlton Place, Part Two.
3. Charlton Place, Part Two, is a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, in Plat Cabinet E at Slide 180B and 181A. A reduced copy of the Plat is attached hereto as **Exhibit "B."**
4. Petitioners show that Lot 33 contains a total of 15.16 acres. Petitioners desire to divide Lot 33 into two lots, with the West portion of Lot 33 (Lot 33A) being 7.5808 acres and the East portion of Lot 33 (Lot 33B) being 7.5808 acres. The legal descriptions and plat of the division are attached hereto as composite **Exhibit "C."**
5. Petitioners show that after division of the Lot, the minimum of the Lot size

requirements of the Amendment and Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Charlton Place will be complied with.

6. Pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Charlton Place and Amendment and Supplement thereto, and Section 17-1-23(4) of the *Mississippi Code of 1972, Annotated, as Amended*, the only parties interested in the subject matter of this Petition are:

- a. David Kelly Pevey and Ramona Bridgers Pevey.
- b. Highway 22 Property, LLC, the Declarant/Developer.
- c. Charlton Place Property Owner's Association, Inc.

All of such interested parties join in this Petition.

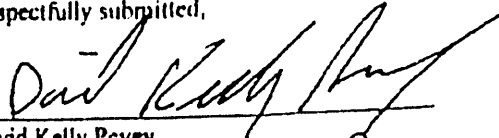
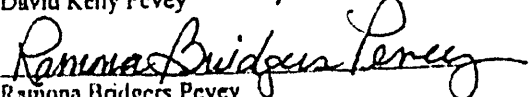
7. That the Board should approve the division of Lot 33, Charlton Place, Part Two.

WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this Petition be received, and that after due consideration, the Board of Supervisors of Madison County, Mississippi will enter its Order Altering the Plat of Charlton Place, Part Two, to reflect that Lot 33 shall be divided into 2 Lots (Lots 33A and 33B) in accordance with the Plat and Legal Descriptions attached hereto as composite **Exhibit "C."**

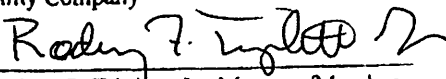
FURTHER, Petitioners request that the Board of Supervisors of Madison County, Mississippi grant any other relief to which Petitioners may be entitled

THIS the 18th day of APRIL 2022/23

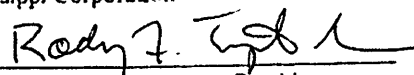
Respectfully submitted,


David Kelly Pevey

Ramona Bridgers Pevey

Highway 22 Property, LLC, a Mississippi Limited Liability Company

By: 
Rodney F. Triplett, Jr., Manager/Member

Charlton Place Property Owner's Association, Inc., a Mississippi Corporation

By: 
President

Don A. McGraw, Jr.
Montgomery McGraw, PLLC
P.O. Box 1039
151 W. Peace Street
Canton, MS 39046
Telephone: 601-859-3616
Facsimile: 601-859-3622
Email: Dmcgraw@montgomerymcgraw.com
Attorney for Petitioners



MADISON COUNTY, MS
 I certify this instrument filed/recorded
 03/09/2022 4:08:39 PM
 Inst. 952179 Page 1 of 2
 Book: W - 4180 / 214.00
 Witness my hand and seal
 RONNY LOTT, C.C. BY: DA D.C.

PREPARED BY:
 Don A. McGraw, Jr. - MSBN 2621
 Montgomery McGraw, PLLC
 P. O. Box 1039
 Canton, MS 39046
 601-859-3616

RETURN TO:
 Don A. McGraw, Jr.
 Montgomery McGraw, PLLC
 P. O. Box 1039
 Canton, MS 39046
 601-859-3616

INDEXING: Lot 33, Charlton Place Part Two, Madison County, Mississippi.

STATE OF MISSISSIPPI
 COUNTY OF MADISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned:

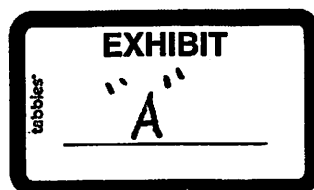
GRANTOR:
TODD A. NICHOLS
 133 Camden Lake Drive
 Madison, MS 39110
 Phone: 601-842-6782

does hereby sell, convey and warrant unto

GRANTEES:
DAVID KELLY PEVEY AND WIFE, RAMONA BRIDGERS PEVEY,
 as joint tenants with full rights of survivorship and not as tenants in common
 1 Middleton Place
 Clinton, MS 39056
 Phone: 601-832-5701

the following described land and property situated in Madison County, Mississippi, to wit:

Lot 33, Charlton Place Part Two, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet E at Slide 180B and 181A, reference to which is hereby made in aid of and as a part of this description.

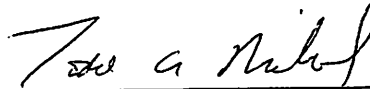


WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison, Mississippi, ad valorem taxes for the year 2022, which are not yet due and payable, shall be prorated as of the date hereof.
2. County of Madison, Mississippi, Zoning and Subdivision Regulations Ordinance, as amended.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities and restrictive covenants of record.

The subject property is no part of the homestead of the Grantor.

WITNESS MY SIGNATURE on this the 9th day of March, 2022.



Todd A. Nichols

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 9th day of March, 2022, within my jurisdiction, the within named **Todd A. Nichols** who acknowledged that he executed the above and foregoing instrument.

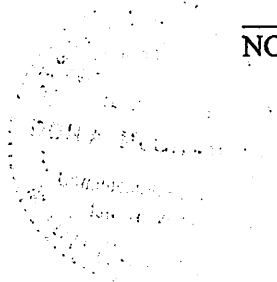


NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-18-2023

(SEAL)



CHARTLTON PLACE
PART TWO
 SITUATED IN THE SW 1/4 & THE SE 1/4
 OF SECTION 34, T9N-R1E
 AND IN THE NE 1/4 OF SECTION 3, T9N, R1E
 MADISON COUNTY, MISSISSIPPI

CURVE TABLE

CH	CHORD BEARING	ARC CHORD BEARING	CHORD BEARING
C1	S271.41°E	88.84	827.41°E
C2	S02.44°E	20.44	S82.72°E
C3	S02.44°E	20.44	S82.72°E
C4	S134.00°E	43.32	S87.11°E
C5	S24.00°E	24.00	S34.37°E
C6	S25.00°E	25.00	S35.37°E
C7	S28.00°E	28.00	S38.37°E
C8	S278.39°E	578.83	S87.87°E
C9	S183.39°E	183.39	S278.39°E
C10	S111.00°E	111.00	S111.00°E
C11	S120.00°E	120.00	S120.00°E
C12	S00.00°E	00.00	S00.00°E
C13	S00.00°E	00.00	S00.00°E
C14	S00.00°E	00.00	S00.00°E
C15	S00.00°E	00.00	S00.00°E
C16	S00.00°E	00.00	S00.00°E
C17	S00.00°E	00.00	S00.00°E
C18	S00.00°E	00.00	S00.00°E
C19	S00.00°E	00.00	S00.00°E
C20	S00.00°E	00.00	S00.00°E

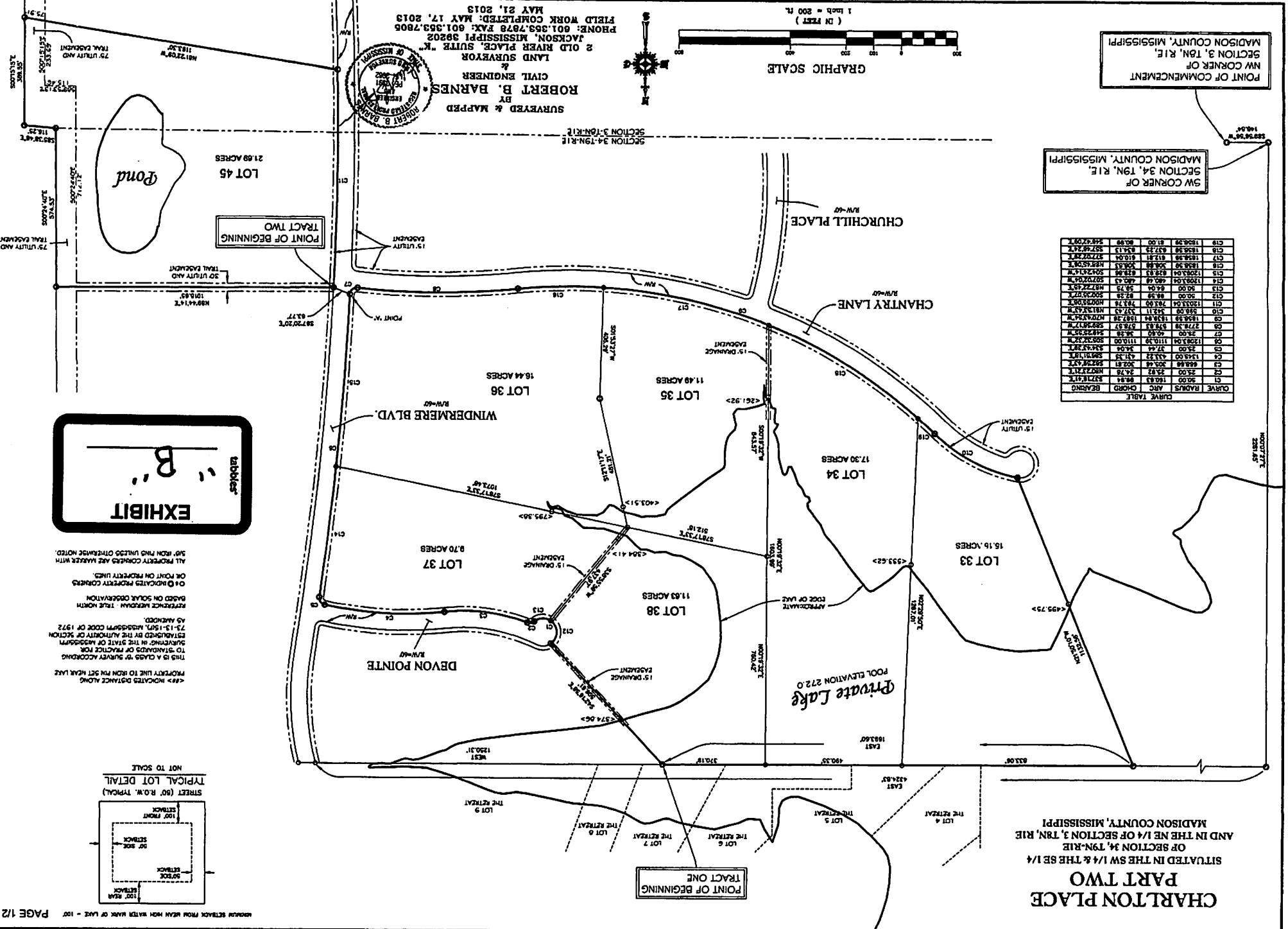
SW CORNER OF
 SECTION 34, T9N, R1E,
 MADISON COUNTY, MISSISSIPPI

POINT OF COMMENCEMENT
 NW CORNER OF
 SECTION 3, T9N, R1E,
 MADISON COUNTY, MISSISSIPPI

GRAPHIC SCALE
 1 Inch = 200 Ft.
 (IN FEET)



ROBERT B. BARNES
 CIVIL ENGINEER
 SURVEYED & MAPPED
 BY
 LAND SURVEYOR
 2 OLD RIVER PLACE, SUITE "K"
 JACKSON, MISSISSIPPI 39202
 PHONE: 601.353.7878 FAX: 601.353.7805
 FIELD WORK COMPLETED: MAY 17, 2013
 MAY 21, 2013

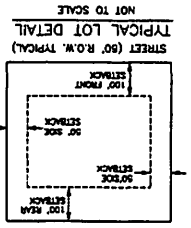


POINT OF BEGINNING
 TRACT TWO

POINT OF BEGINNING
 TRACT ONE

EXHIBIT
 "B"

*** INDICATES DISTANCE ALONG PROPERTY LINE TO IRON PIN SET NEAR LAKE THIS IS A CLASS OF SURVEY ACCORDING TO STANDARDS OR PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 75-1-5, MISSISSIPPI CODE OF 1972 AS AMENDED. REFERENCE HEREON TAKE NORTH BASED ON SOLAR OBSERVATION. O & X INDICATES PROPERTY CORNERS OR POINT ON PROPERTY LINES. ALL PROPERTY CORNERS ARE MARKED WITH 5/8" IRON PIN UNLESS OTHERWISE NOTED.



CHARLTON PLACE PART TWO

SITUATED IN THE SW 1/4 & THE SE 1/4
OF SECTION 34, T9N-R1E
AND IN THE NE 1/4 OF SECTION 3, T8N, R1E
MADISON COUNTY, MISSISSIPPI

**SURVEYED & MAPPED
BY
ROBERT B. BARNES
CIVIL ENGINEER
&
LAND SURVEYOR
2 OLD RIVER PLACE, SUITE "K"
JACKSON, MISSISSIPPI 39202
PHONE: 601.353.7878 FAX: 601.353.7805
FIELD WORK COMPLETED: MAY 17, 2013
MAY 21, 2013**

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 B. Barnes, 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 21st day of May, 2013.



My Commission Expires: 3/1/14

Lisa W. Barefoot
NOTARY PUBLIC

APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI COUNTY OF MADISON

This plat of Charlton Place Part Two 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 20 day of May, 2013.

Mark A. Steen
President, Board of Supervisors
Madison County, Mississippi

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Robert B. Barnes, 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 SW 1/4 and the SE 1/4 of Section 34, Township 9 North, Range 1 East, and in the Northeast 1/4 of Section 3, Township 9 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

TRACT ONE

Commence at the Northwest corner of the said Section 3, Township 9 North, Range 1 East and run thence South 89° 54' 56" West for a distance of 148.54 feet to the Southwest corner of the said Section 34; thence North 00° 07' 27" East for a distance of 2,281.63 feet; thence East for a distance of 4,334.83 feet to a 5/8" iron pin found which marks the western right of way line of Windermere Boulevard; thence leave said western right of way line and run West for a distance of 1,250.31 feet to the POINT OF BEGINNING for the parcel herein described; thence South 42° 16' 58" East for a distance of 596.61 feet to the western right of way line of Devcon Point; thence run 160.63 feet along the arc of a 50.00 foot radius curve to the left along the said western right of way line, said arc having a 99.94 foot chord which bears South 37° 61' 41" East; thence run 25.92 feet along the arc of a 25.00 foot radius curve to the right along the said southern right of way line, said arc having a 24.78 foot chord which bears North 80° 23' 21" East; thence run 305.46 feet along the arc of a 668.66 foot radius curve to the left along the said southern right of way line, said arc having a 302.81 foot chord which bears South 82° 59' 43" East; thence run 433.22 feet along the arc of a 1,345.00 foot radius curve to the right along the said southern right of way line, said arc having a 431.35 foot chord which bears South 86° 51' 18" East; thence run 37.44 feet along the arc of a 25.00 foot radius curve to the right along a right of way line, said arc having a 34.04 foot chord which bears South 34° 43' 39" East to the said western right of way line of Windermere Boulevard; thence run 1,110.39 feet along the arc of a 12,093.04 foot radius curve to the left along the said western right of way line of Windermere Boulevard, said arc having a 1,110.00 foot chord which bears South 05° 32' 32" West to a point which is hereby designated as Point "A" for future reference; thence run 40.60 feet along the arc of a 25.00 foot radius curve to the right along a right of way line, said arc having a 36.38 foot chord which bears South 49° 25' 55" West to the northern right of way line of Chantry Lane; thence run 579.83 feet along the arc of a 2,776.39 foot radius curve to the left along the said northern right of way line, said arc having a 378.37 foot chord which bears South 89° 58' 17" West; thence run 1,639.94 feet along the arc of a 1,858.59 foot radius curve to the right along the said northern right of way line, said arc having a 1,587.26 foot chord which bears North 70° 43' 54" West; thence run 342.11 feet along the arc of a 596.09 foot radius curve to the left along the said northern right of way line, said arc having a 337.43 foot chord which bears North 61° 53' 43" West; thence leave said northern right of way line of Chantry Lane and run North 21° 50' 10" West for a distance of 1,132.56 feet; thence East for a distance of 1,693.60 feet to the POINT OF BEGINNING, containing 81.71 acres, more or less.

TRACT TWO

Commence at Point "A" as referenced in the above described TRACT ONE and run thence South 67° 20' 20" East for a distance of 63.77 feet to a 5/8" iron pin found at the eastern right of way line of Windermere Boulevard which marks the POINT OF BEGINNING for the parcel herein described; thence leave said eastern right of way line and run North 89° 44' 14" East for a distance of 1,015.63 feet; thence South 00° 24' 40" East for a distance of 374.33 feet; South 89° 38' 48" East for a distance of 116.25 feet; thence South 00° 15' 15" East for a distance of 389.55 feet; thence North 81° 22' 09" West for a distance of 1,163.30 feet to the said eastern right of way line of Windermere Boulevard; thence run 793.90 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 793.76 foot chord which bears North 00° 55' 08" East to the POINT OF BEGINNING, containing 21.69 acres, more or less.

The referenced meridian for the above described tracts of land is true north based on solar observations.

WITNESS MY SIGNATURE this 21st day of May, 2013.

Robert B. Barnes

Robert B. Barnes
Professional Land Surveyor
Mississippi P.L.S. No. 2062



OWNERS' CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

We, Rodney F. Triplett, Jr., manager of Highway 22 Property, LLC, a Mississippi limited liability company and George A. Hartzog and Sheila Annette Hartzog, do hereby certify that Highway 22 Property, LLC, George A. Hartzog and Sheila Annette Hartzog are the owners of the lands described in the foregoing Surveyor's Certificate of Robert B. Barnes, Professional Land Surveyor, and that Rodney F. Triplett, Jr. acting as the duly authorized manager of said limited liability company and George A. Hartzog and Sheila Annette Hartzog individually, have caused said lands to be subdivided and platted as shown hereon and have designated the same as Charlton Place Part Two. We hereby dedicate the streets, easements and utilities as shown hereon for public use forever, except as reserved on Page 1 of 2 hereon.

The undersigned George A. Hartzog and Sheila Annette Hartzog are the owners of Lot 37 of Charlton Place Part Two. Highway 22 Property, LLC is the owner of all remaining lots and property within Charlton Place Part Two.

Witness our signatures, this 21st day of May, 2013.

Highway 22 Property, LLC
A Mississippi limited liability company

By: *Rodney F. Triplett, Jr.*
Rodney F. Triplett, Jr., Manager

George A. Hartzog
George A. Hartzog, Individually

Sheila Annette Hartzog
Sheila Annette Hartzog, Individually

OWNERS' ACKNOWLEDGEMENT

STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me on this 21st day of May, 2013 the undersigned authority in and for the jurisdiction aforesaid, the within named Rodney F. Triplett, Jr., who acknowledged that he is the Manager of Highway 22 Property, LLC, a Mississippi manager-managed 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 duly authorized by said limited liability company so to do on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 21st day of May, 2013.



My Commission Expires: 3/1/14

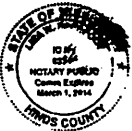
Lisa W. Barefoot
NOTARY PUBLIC

OWNERS' ACKNOWLEDGEMENT

STATE OF MISSISSIPPI COUNTY OF MADISON

Personally came and appeared before me, the undersigned, George A. Hartzog and Sheila Annette Hartzog, who acknowledged to me that they signed and delivered this plat and certificate on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 21st day of May, 2013.



My Commission Expires: 3/1/14

Lisa W. Barefoot
NOTARY PUBLIC

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.

Country Engineer
Country Engineer

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI COUNTY OF MADISON

We, Arthur Johnston, Chancery Clerk in and for said County and State, and Robert B. Barnes, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Charlton Place Part Two 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 22 day of May, 2013.



Arthur Johnston
Arthur Johnston, Chancery Clerk



Robert B. Barnes
Robert B. Barnes, Professional Land Surveyor

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Arthur Johnston, Clerk of the Chancery Court in and for the said County and State, do hereby certify that this plat of Charlton Place Part Two was filed for record in my office on the 22 day of May, 2013, and was duly recorded in Plat Cabinet E at Sides 808/181A of the records of maps and plats of land of Madison County, Mississippi.

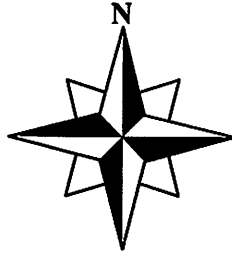
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the 22 day of May, 2013.

ARTHUR JOHNSTON, Chancery Clerk

Arthur Johnston
Arthur Johnston, Chancery Clerk



BARNES SURVEYING, LLC
ROBERT M. BARNES
LAND SURVEYOR



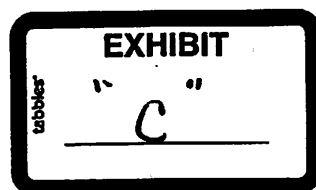
272 S PERKINS ST., SUITE 400
RIDGELAND, MISSISSIPPI 39157
(601) 353-7878

LEGAL DESCRIPTION (LOT 33A)

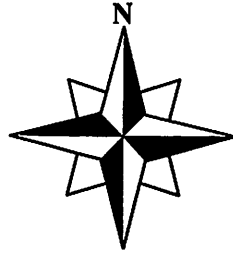
A parcel of land situated in the Southwest 1/4 of Section 34, Township 9 North, Range 1 East and being a part of Lot 33 of Charlton Place Part Two, as subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 180B and 181A in the Chancery Records of Madison County, at Canton Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at a 5/8" iron pin found at the southwest corner of the said Lot 33 on the northeastern right of way line of Chantry Lane, with a 60 foot (60') right of way, said pin marks the **POINT OF BEGINNING** for the parcel herein described; thence run 209.21 feet along the arc of a 596.09 foot radius curve to the right along the said northeastern right of way line, said arc having a 208.14 foot chord which bears South 68° 16' 57" East to a 5/8" iron pin set; thence leave said northeastern right of way line of Chantry Lane and run North 08° 59' 13" West for a distance of 1,142.34 feet to a point in a lake on the northern line of the said Lot 33, (reference pin set on line South 08° 59' 13", East 452.70 feet); thence West for a distance of 436.18 feet along the said northern line of Lot 33 to a point in a lake at the northwest corner of the said Lot 33, (reference pin set on line South 21° 50' 10" East, 667.51 feet); thence South 21° 50' 10" East for a distance of 1,132.56 feet, to the **POINT OF BEGINNING**, containing 7.5808 acres, more or less.

The reference meridian for the above description is based on the recorded plat of Charlton Place Part Two.



BARNES SURVEYING, LLC
ROBERT M. BARNES
LAND SURVEYOR



272 S PERKINS ST., SUITE 400
RIDGELAND, MISSISSIPPI 39157
(601) 353-7878

LEGAL DESCRIPTION (LOT 33B)

A parcel of land situated in the Southwest 1/4 of Section 34, Township 9 North, Range 1 East and being a part of Lot 33 of Charlton Place Part Two, as subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 180B and 181A 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 southwest corner of the said Lot 33 on the northeastern right of way line of Chantry Lane, with a 60 foot (60') right of way and thence run 209.21 feet along the arc of a 596.09 foot radius curve to the right along the said northeastern right of way line, said arc having a 208.14 foot chord which bears South 68° 16' 57" East to a 5/8" iron pin set which marks the **POINT OF BEGINNING** for the parcel herein described; thence leave said northeastern right of way line of Chantry Lane and run North 08° 59' 13" West for a distance of 1,142.34 feet to a point in a lake on the northern line of the said Lot 33, (reference pin set on line South 08° 59' 13" East, 452.70 feet); thence East for a distance of 396.88 feet along the said northern line of Lot 33 to a point in a lake at the northeast corner of the said Lot 33, (reference pin set on line South 02° 29' 50" West, 733.39 feet); thence South 02° 29' 50" West for a distance of 1,267.01 feet to a 5/8" iron pin found at the said northeastern right of way line of Chantry Lane; thence run 81.00 feet along the arc of a 1,858.59 foot radius curve to the right along the said northeastern right of way line, said arc having an 80.99 foot chord which bears North 46° 42' 09" West to a 5/8" iron pin found; thence run 132.90 feet along the arc of a 596.09 foot radius curve to the left along the said northeastern right of way line of Chantry Lane, said arc having a 132.62 foot chord which bears North 51° 50' 28" West to the **POINT OF BEGINNING**, containing 7.5808 acres, more or less.

The reference meridian for the above description is based on the recorded plat of Charlton Place Part Two.

**PLAT SHOWING
LOT 33
CHARLTON PLACE PART TWO**

SITUATED IN THE SW 1/4
OF SECTION 34, T9N-R1E
MADISON COUNTY, MISSISSIPPI
15.16 ACRES

Lake

LEGEND	
	POWER BOX
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	BIG PINK TEST STATION
	SET STAKE
	EDGE OF PAVEMENT
	ROW OF WAY
	EASEMENT
	LOT LINE
	PROPERTY LINE
FIP	FOUND 5/8" IRON PIN
SIP	SET 5/8" IRON PIN



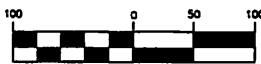
THIS IS A CLASS "A" SURVEY ACCORDING TO "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(F), MISSISSIPPI CODE OF 1972 AS AMENDED.

REFERENCE MERIDIAN - TRUE NORTH BASED ON SOLAR OBSERVATION.

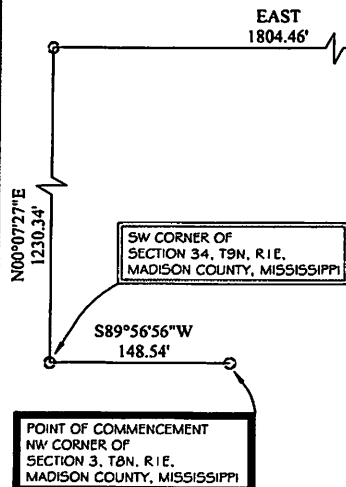
○ INDICATES PROPERTY CORNERS.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



POINT OF COMMENCEMENT
NW CORNER OF
SECTION 3, T0N, R1E,
MADISON COUNTY, MISSISSIPPI

7.5808 acres

7.5808 acres

'A'

'B'

EAST
893.06'

N21°50'10"W
1132.56'

SIP 465.05' FROM
SW CORNER OF LOT

S02°29'50"W
1267.01'

FIP 533.62' FROM
SE CORNER OF LOT

POINT OF BEGINNING

R=596.09'
A=342.11'
C=337.43'
N61°53'43"W

ASPHALT

15' UTILITY
EASEMENT
RESERVED

R=1858.59'
A=81.00'
C=80.99'
N46°42'09"W

CHANTRY LANE

R.O.W. = 60'