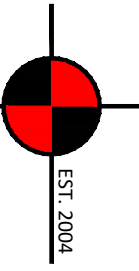


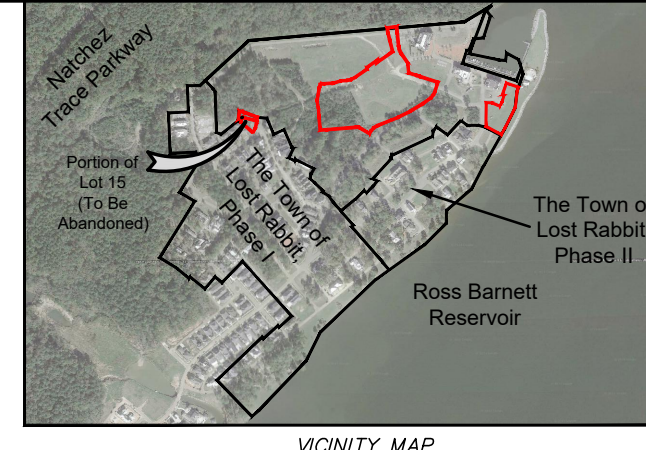
BENCHMARK

ENGINEERING & SURVEYING, LLC
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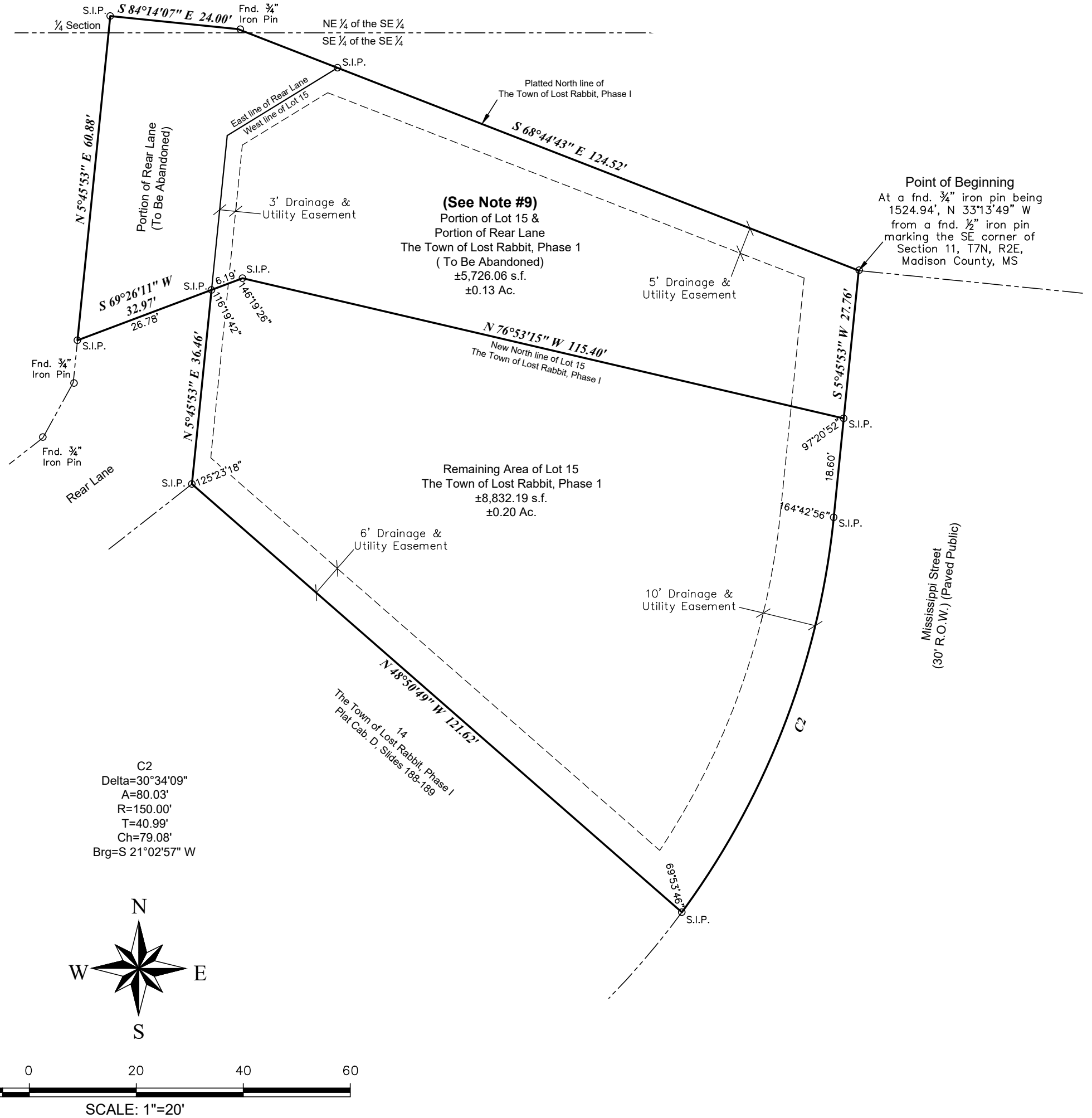


ABANDONMENT OF A PORTION OF LOT 15 AND ANY REAR LANES AFFECTED BY ABANDONMENT OF SAID LOT OF THE TOWN OF LOST RABBIT, PHASE I

Situated in The Town of Lost Rabbit, Phase I as recorded in Plat Cabinet D, Slides 188 and 189 in the Office of the Chancery Clerk of Madison County and also being a part of the East 1/2 of the SE 1/4 of Section 11, T7N, R2E, Madison County, Mississippi



PLAT CABINET _____, SLIDE _____



- GENERAL NOTES:**
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0585F, COMMUNITY PANEL NO. 280338 0585 F, EFFECTIVE DATE: MARCH 17, 2010.
 - THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 - BEARINGS ARE BASED ON RECORD PLAT OF THE TOWN OF LOST RABBIT PHASE I, AS RECORDED IN PLAT CABINET D, SLOT 188 IN THE OFFICE OF CHANCERY CLERK OF MADISON COUNTY.
 - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
 - 1/2" x 18" IRON PINS SET AT ALL CORNERS.
 - FIELD SURVEY COMPLETED SEPTEMBER 2023.
 - EASEMENTS:
THE SURFACE OF ALL EASEMENTS NOTED ON THIS PLAT ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE LOCATED AND/OR THE HOMEOWNERS' ASSOCIATION IN SUCH A MANNER THAT SURFACE WATER DRAINAGE IS UNOBSTRUCTED.
THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF DRAINAGE AND DRAINAGE IMPROVEMENTS.
 - PREPARATION OF PLAT DATE: 10-02-23
 - THE ABANDONMENT OF A PORTION OF LOT 15 WILL BE INCLUDED IN THE FUTURE PHASE OF LOST RABBIT.

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named John G. Sigman and Jill McMurtry, who acknowledged to me that they are the General Manager and Executive Assistant, respectively, of Pearl River Valley Water Supply District, an agency of the State of Mississippi, and a body politic and corporate of said state, and that for and on behalf of said District and as its act and deed as lessor they executed this Plat and Certification thereon on the day and in the year therein mentioned for the purposes therein expressed, they having been first duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL of office on this the ____ day of _____, 2023.

Notary Public _____ My Commission Expires: _____

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named MICHAEL R. LOVE, Professional Surveyor, who acknowledged to me that he signed and delivered this Plat and Certificate thereon on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the ____ day of _____, 2023.

Notary Public _____ My Commission Expires: _____

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Rodney L. Savoy, Manager of Lushommi, LLC, the Owner, who acknowledged to me that, after first having been authorized so to do, he signed and delivered this Plat and Certificate thereon on behalf of Lushommi, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the ____ day of _____, 2023.

Notary Public _____ My Commission Expires: _____

FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of ABANDONMENT OF A PORTION OF LOT 15 AND ANY REAR LANES AFFECTED BY ABANDONMENT OF SAID LOT OF THE TOWN OF LOST RABBIT, PHASE I, was filed for record in my office on this the ____ day of _____, 2023, and was duly recorded in Plat Cabinet _____ at Slide _____ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL of office on this the ____ day of _____, 2023.

Ronny Lott
Chancery Clerk

BOARD OF SUPERVISORS - COUNTY OF MADISON - STATE OF MISSISSIPPI

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on the ____ day of _____, 2023.

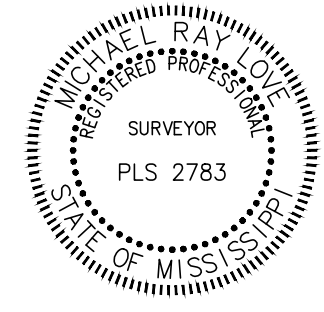
Attest:
President of Board of Supervisors
Madison County, Mississippi

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS
COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat shown hereon are a true and correct representation of a survey performed to the accuracy designated in the subdivision regulation for Madison County, Mississippi.

WITNESS MY SIGNATURE, this the ____ day of _____, 2023.

Michael R. Love, P.S.



COUNTY ENGINEER'S RECOMMENDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Tim Bryan, P.E., 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 thus recommend final approval.

Tim Bryan, P.E.
County Engineer

CERTIFICATE OF DECLARATION OF LESSOR AND LESSEE - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, John G. Sigman, General Manager, and Jill McMurtry, Executive Assistant, the undersigned officers of the Pearl River Valley Water Supply District, Lessor, and Lushommi, LLC, Lessee do hereby certify that said District and Lushommi, LLC are the Lessor and Lessee, respectively, of lands described in the foregoing certificate of Michael R. Love, Professional Surveyor, and that Lushommi, LLC have caused the same to be subdivided and platted as ABANDONMENT OF A PORTION OF LOT 15 AND ANY REAR LANES AFFECTED BY ABANDONMENT OF SAID LOT OF THE TOWN OF LOST RABBIT, PHASE I.

WITNESS MY SIGNATURE, this the ____ day of _____, 2023.

Lessor: Pearl River Valley Water Supply District:
John G. Sigman, General Manager Jill McMurtry, Executive Assistant

Lessee: Lushommi, LLC
Rodney L. Savoy, Manager

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

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Lushommi, LLC, the Owner, I have subdivided and platted the following described land situated in The Town of Lost Rabbit, Phase I as recorded in Plat Cabinet D, Slides 188 and 189 in the Office of the Chancery Clerk of Madison County and also being a part of the East 1/2 of the Southeast 1/4 of Section 11, Township 7 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

A tract or parcel of land containing 0.13 acres, more or less, lying and being situated in the East 1/2 of the Southeast 1/4 of Section 11, Township 7 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found 1/2 inch iron pin marking the Southeast corner of said Section 11; run thence North 33 degrees 13 minutes 49 seconds West for a distance of 1,524.94 feet to a found 3/4 inch iron pin marking the Northeast corner of Lot 15, The Town of Lost Rabbit, Phase I as recorded in Plat Cabinet D, Slide 188 in the Office of the Chancery Clerk of Madison County and the Point of Beginning of the herein described property; run thence

South 5 degrees 45 minutes 53 seconds West along the East line of said Lot 15 and the West right of way of Mississippi Street for a distance of 27.76 feet to a set 1/2 inch iron pin; thence

North 76 degrees 53 minutes 15 seconds West for a distance of 115.40 feet to a set 1/2 inch iron pin; thence

South 69 degrees 26 minutes 11 seconds West for a distance of 32.97 feet to a set 1/2 inch iron pin marking the North line of said The Town of Lost Rabbit, Phase I and the West right of way of an existing rear access lane; thence

North 5 degrees 45 minutes 53 seconds East along said North line of The Town of Lost Rabbit, Phase I and said West right of way of an existing rear access lane for a distance of 60.88 feet to a set 1/2 inch iron pin; thence

South 84 degrees 14 minutes 07 seconds East along said North line of The Town of Lost Rabbit, Phase I for a distance of 24.00 feet to a found 3/4 inch iron pin; thence

South 68 degrees 44 minutes 43 seconds East along said North line of The Town of Lost Rabbit, Phase I for a distance of 124.52 feet to the Point of Beginning, containing 0.13 acres, more or less.

WITNESS MY SIGNATURE on this the ____ day of _____, 2023.

Michael R. Love, P.S.

