

OWNER:
 THORNBERRY DEVELOPMENT, LLC
 124 ONE MADISON PLAZA STE.
 1500 MADISON, MS 39110
 PH. 601-750-5111

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

I, RONALD C. McMASTER, JR., PROFESSIONAL ENGINEER AND 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 TO THE ACCURACY DESIGNATED IN THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MISSISSIPPI.

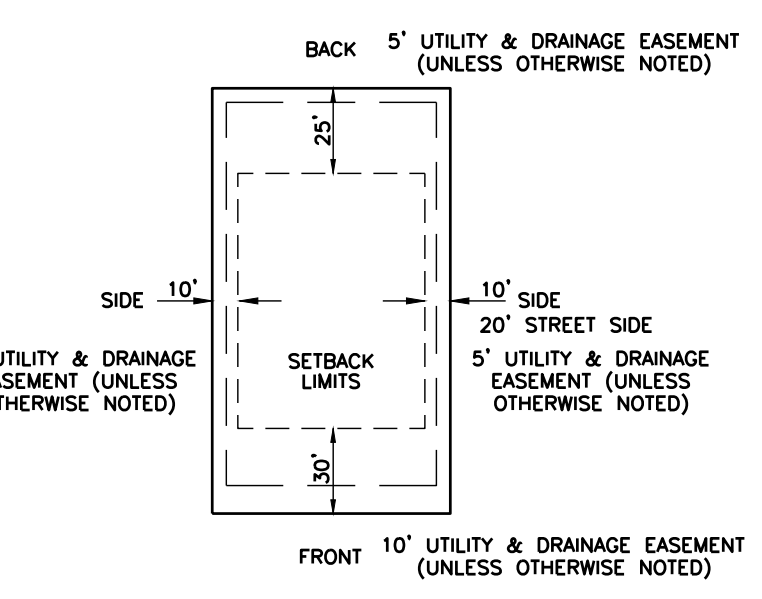
WITNESS MY SIGNATURE THIS THE 1st DAY OF DECEMBER, 2023.

RONALD C. McMASTER, JR., PROFESSIONAL ENGINEER AND SURVEYOR

CENTERLINE CURVE DATA

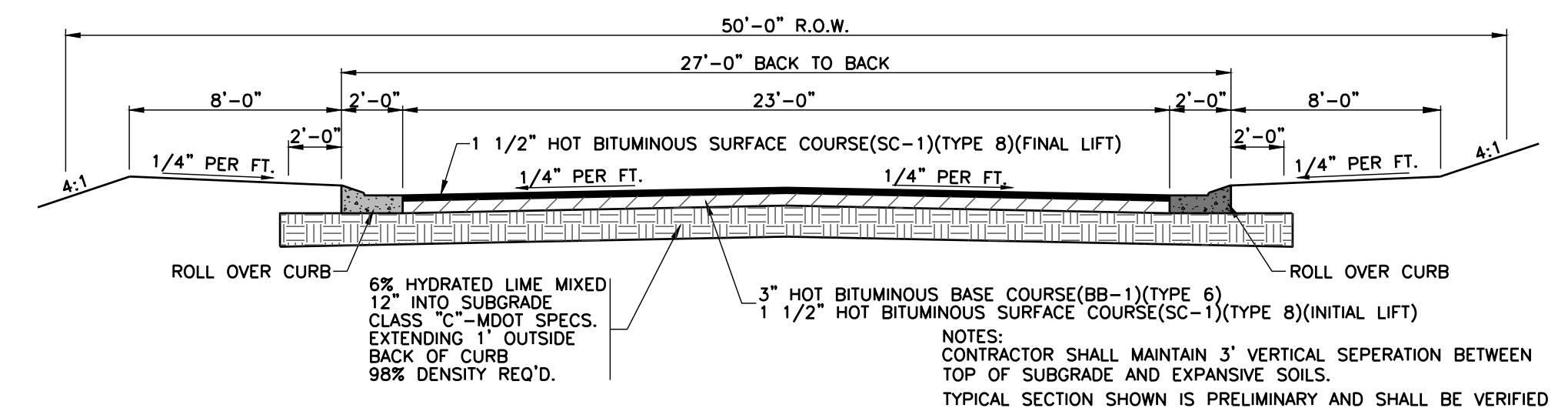
"A"	"B"	"C"
Δ = 02°58'56"	Δ = 77°43'07"	Δ = 05°39'11"
D = 01°56'20"	D = 06°28'27"	D = 03°35'53"
T = 75.63'	T = 713.07'	T = 78.75'
L = 151.23'	L = 1,200.45'	L = 157.37'
R = 2,955.00'	R = 885.00'	R = 1,995.00'

"D"	"E"	"F"
Δ = 27°09'32"	Δ = 32°32'18"	Δ = 22°34'51"
D = 07°58'22"	D = 04°46'48"	D = 05°43'47"
T = 181.16'	T = 350.20'	T = 199.65'
L = 355.51'	L = 681.48'	L = 394.11'
R = 750.00'	R = 1,200.00'	R = 1,000.00'

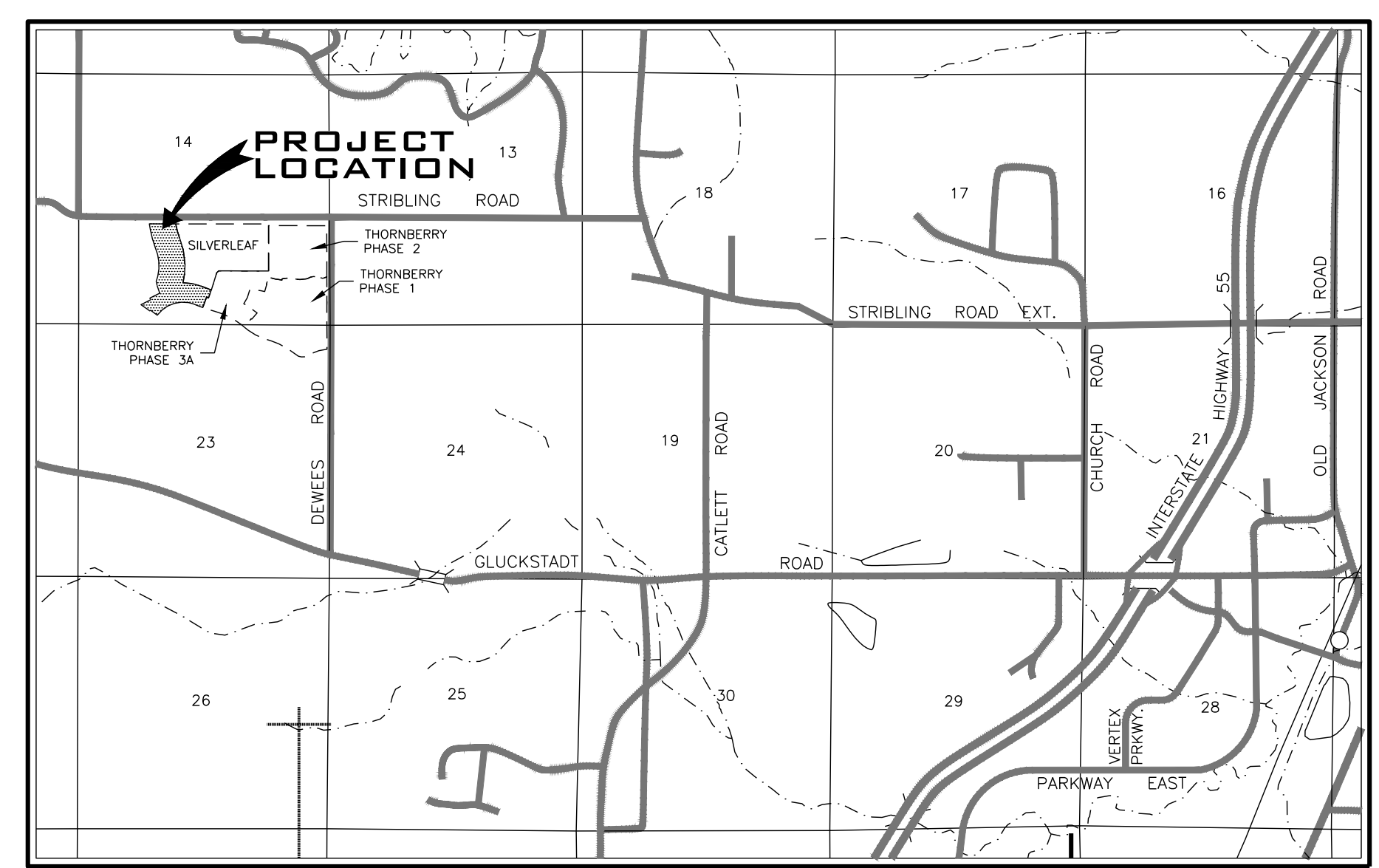


TYPICAL LOT DETAIL
 N.T.S.

- NOTES:**
1. THE TOTAL AREA FOR THIS PARCEL IS ±28.89 ACRES.
 2. THIS PARCEL OF LAND IS SITUATED IN FLOOD ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO F.I.A. COMMUNITY PANEL NO. 28089C0395F, MADISON CO. MS DATED MARCH 17, 2010.
 3. CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP EXISTING PUBLIC ROADS FREE AND CLEAN DURING CONSTRUCTION.
 4. ELEVATIONS ARE BASED ON NGS BENCH MARK STAMPED "POCAH, 1959", ELEV. 228.52'(NAVD 88).
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MS.
 6. CONTRACTOR SHALL CONTACT MISSISSIPPI ONE CALL SYSTEM TO LOCATE AND MARK ALL UNDERGROUND UTILITIES BEFORE ANY EXCAVATION IS PERFORMED ON SITE.
 7. ALL RADIIUSES ARE MEASURED TO THE BACK OF CURB.
 8. DATE OF SURVEY MARCH 16, 2017



PRELIMINARY TYPICAL STREET SECTION
 N.T.S.



VICINITY MAP
 SCALE: 1"=3,000'

Revisions				Project No.	Designed By
#	Date	Nature	By	M-2376-3-3	R.C.M.
				12-01-23	N.S.G.
				SEE ABOVE	R.C.M.

THORNBERRY, PHASE 3B
 MADISON COUNTY, MISSISSIPPI



212 WATERFORD SQUARE
 SUITE 300
 MADISON, MS 39110
 601.605.1090

NOT FOR CONSTRUCTION

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PRELIMINARY PLAT