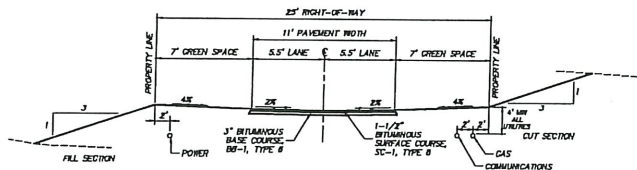


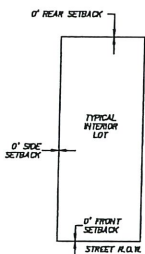
NOTE: THERE WILL BE PRIVATE ACCESS ALONG THE ALLEY TO ALLOW FOR MAINTENANCE OF THE EXISTING WATERLINE.

BOUNDARY LINE TABLE			
LINE	BEARING	LENGTH	DISTANCE
1	N 03°19'40" E	74.00	74.00
2	N 10°22'08" W	84.79	84.79
3	S 85°26'00" W	59.97	59.97
4	N 01°20'43" W	91.18	91.18
5	S 55°30'50" E	133.30	133.30
6	S 34°19'57" E	80.00	80.00
7	N 11°34'04" W	28.33	28.33
8	S 04°57'21" E	99.47	99.47

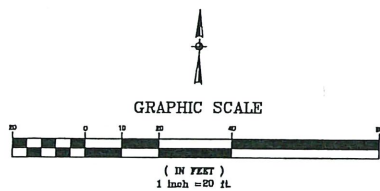
BOUNDARY CURVE DATA			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING DELTA ANGLE
G1	123.00	34.88	N 28°15'22" W 17.9477



TYPICAL SECTION FOR ALLEY (PRIVATE)

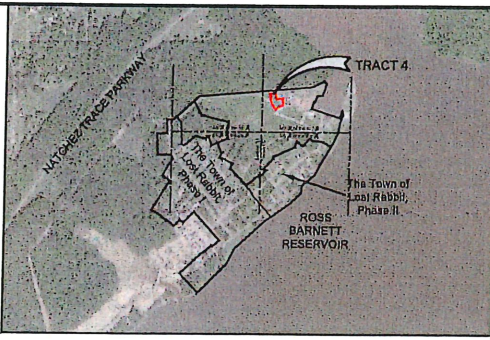


TYPICAL LOT DETAIL WITH SETBACKS



GRAPHIC SCALE

LEGEND	
---	PHASE LINE
---	PROPOSED CURB
---	EXISTING CURB
---	PROPOSED EP
---	EXISTING EP
---	PROPOSED LOT LINE
---	EXISTING LOT LINE
---	PROPOSED R.O.W.
---	EXISTING R.O.W.
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT



VICINITY MAP
SCALE: 1" = 1,000'

NOTES:
DATE OF SURVEY: 7-28-18 (NO SIGNIFICANT CHANGES TO SITE HAVE BEEN MADE)
ELEVATIONS ARE NAVD83
PHASE ACREAGE = 21.28 AC
CURRENT ZONING - SU1, SPECIAL USE DISTRICT
SECTION 12 OF TOWNSHIP 7 NORTH RANGE 2 EAST
THE SURFACES OF ALL EASEMENTS NOTED ON THIS PLAN ARE TO BE MAINTAINED BY THE LESSEE OF THE PROPERTY ON WHICH THE EASEMENT IS LOCATED. DRAINAGE AND DRAINAGE IMPROVEMENTS ARE TO BE MAINTAINED BY THE LESSEE OF THE PROPERTY ON WHICH SUCH DRAINAGE AND/OR DRAINAGE IMPROVEMENTS ARE LOCATED AND/OR THE HOMEOWNERS' ASSOCIATION IN SUCH A MANNER THAT SURFACE DRAINAGE IS UNOBSTRUCTED.
THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE AND/OR DRAINAGE IMPROVEMENTS.
MICHAEL & ALEXANDER, P.C.
MISSISSIPPI LICENSE NO. 35430
CLASSIFICATION:
THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
DATE OF FIELD SURVEY: 8-20-18
BEARINGS SHOWN HEREIN ARE DERIVED FROM PERFORMED GPS OBSERVATIONS AND BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, GRID COORDINATE SYSTEM, WEST ZONE.
CONVERGENCE ANGLE 0.0000000000
SCALE FACTOR 0.9999999999
COMBINED FACTOR 0.9999999999
FLOOD NOTE:
THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHOWN) & ZONE AE ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28080C0505, COMMUNITY PANEL NO. 28053B 0505 G, EFFECTIVE DATE JANUARY 17, 2005.
EXISTING UTILITIES:
ANY AND ALL EXISTING UTILITIES SHOWN OR NOT SHOWN, THAT FALL WITHIN THIS DEVELOPMENT THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION SHALL BE RESOLVED BY THE LESSEE. THE UTILITIES REFLECTED ON THE CONSTRUCTION DRAWINGS SHALL BE LOCATED WITHIN EASEMENTS THAT SHALL BE OBTAINED AND SHOWN ON THE SUBDIVISION'S FINAL PLAN.
SHORELINE & SEAWALL PROTECTION:
THE SHORELINE PROTECTION INCLUDING SEAWALLS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH SEAWALL OR SHORELINE PROTECTION ARE LOCATED AND/OR THE HOMEOWNERS' ASSOCIATION OF THE PROPERTY.
THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF THE SHORELINE PROTECTION INCLUDING SEAWALLS.

NOTES:			
Polyline Report LOST RABBIT, TRACT 4			
Northing	Easting	Bearing	Distance
1077801.06533	2302873.50308	N 58°58'30" E	133.37700
1077833.34424	2302762.43018	N 01°30'45" W	91.10495
1077724.48308	2302782.40327	S 80°29'00" W	98.98308
1077714.52321	2302762.82952	N 10°22'08" W	84.78218
1077798.93008	2302707.26527	S 80°02'39" W	73.00000
1077793.45177	2302582.84585	S 04°37'21" E	99.46830
1077894.33784	2302801.43033	S 11°34'04" E	28.32532
1077808.90725	2302707.11031	Radius: 123.00000 Chord: 34.88184 Degree: 49°34'30" Ch: Left	
Length: 34.87837 Delta: 180°11'1" Torque: 17.45394			
Chord Btg: S 28°15'22" E Radius: N 27°19'13" E Rod-Out: N 55°40'03" E			
Profile Point: 1077704.05033 2302723.87025			
1077835.01148 2302622.40788 S 34°18'57" E 90.73823			
1077801.06533 2302873.50308			
Dwanna Error Distance 0.00			
Total Distance: 127.598			
Polyline Area: 27337 sq ft, 0.6278 acres			

BENCHMARK
ENGINEERING & SURVEYING, LLC
CIVIL • STRUCTURAL • PLANNING • SURVEYING • LAND SURVEYING
PRINCIPAL: J. FLOYD | MISSISSIPPI
LICENSE: 0000000000 | 0000000000

REVISIONS:
DATE: 8/29/24
DRAWN: NGA
CHECKED: CBA
REF: C/L
DESIGNED: CBA
SCALE: 1"=20'
SHEET NUMBER: 1 of 1
PROJECT NUMBER: B-10635

PROJECT LOCATION:
LOST RABBIT COMMUNITY
MADISON COUNTY, MISSISSIPPI
CLIENT:
CEDARSTONE CONSTRUCTION CORP.
866 OLD CANTON ROAD, CANTON, MS 39046

PROJECT:
THE RETREAT AT LOST RABBIT, PHASE 1
SHEET CONTENTS:
PRELIMINARY PLAN