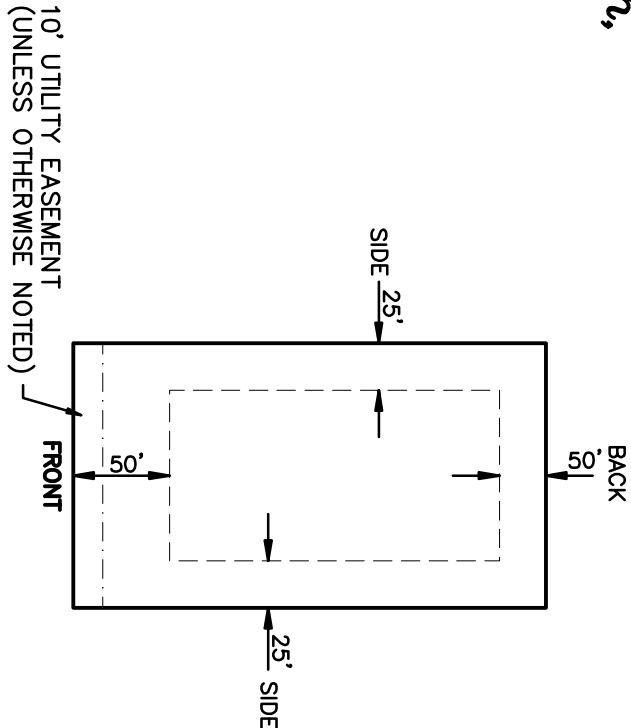
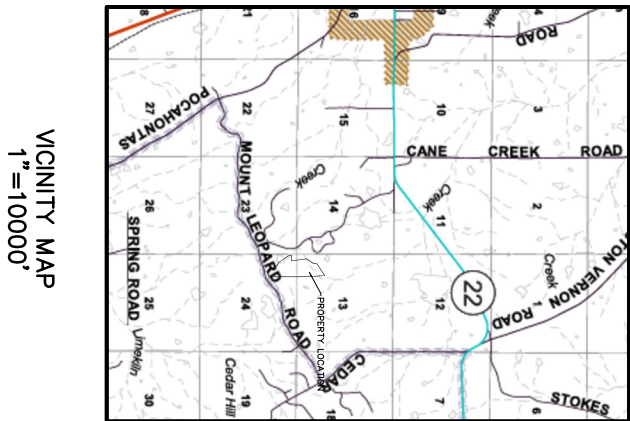


PRELIMINARY PLAT
FOR

MOUNT LEOPARD ESTATES

Situated in the SW 1/4 of Section 13, and in the NW 1/4 of Section 24, Township 8 North, Range 1 West, Madison County, Mississippi



TYPICAL LOT DETAIL

SUBJECT PROPERTY IS ZONED R-1.
10' UTILITY EASEMENT RESERVED ALONG ALL LOT FRONTAGES.

THIS SURVEY MEETS THE MINIMUM STANDARDS FOR CLASS "B" SURVEYS ADOPTED BY THE MISSISSIPPI STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MINIMUM SQUARE FOOTAGE (HEATED/COOLED) FOR EACH LOT IS 2,400 SQUARE FEET.

SUBJECT PROPERTY IS LOCATED IN ZONE "X", AN AREA OUTSIDE THE 100 YR FLOODPLAIN AS DETERMINED BY FIRM NO. 28089 C 370G (MADISON COUNTY)
REVISION DATE – JANUARY 17, 2025.

Basis of Bearing: the bearings on this plat are based on and referenced to the Mississippi State Plane Coordinate System Grid North (NAD83-West Zone) as derived using RTK GPS observations using Cors Stations MSJK and MSYZ.
Convergence Angle = N 00°02'23" W
Combined Factor = 0.99995059588934 (Ground to Grid)
(Computed at N=1102161.00, E=2319394.52)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00	118.44'	100.13'	S 35°42'34" W	113°06'13"
C2	80.00	79.86'	74.10'	N 49°36'04" W	76°15'51"
C3	80.00	127.11'	104.64'	N 49°13'22" E	121°23'00"

LINE	BEARING	DISTANCE
1	S 33°40'09" E	39.60'
2	S 00°02'24" W	53.61'
3	S 00°33'00" E	303.19'
4	S 45°16'10" E	125.21'
5	S 41°17'48" E	158.78'
6	S 37°53'27" E	159.62'
7	S 33°40'09" E	62.28'
8	S 44°32'20" W	68.57'
9	S 30°22'22" W	99.77'
10	S 06°08'01" W	115.07'
11	S 09°11'32" E	176.20'
12	S 26°59'15" E	100.08'
13	S 45°16'10" E	38.25'
14	S 44°32'20" W	62.36'
15	S 30°22'22" W	82.82'
16	S 06°08'01" W	97.61'
17	S 09°11'32" E	161.65'
18	S 26°59'15" E	84.21'
19	S 45°16'10" E	157.15'
20	S 41°17'48" E	162.00'
21	S 37°53'27" E	162.95'
22	S 33°40'09" E	118.87'

- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR SET (WITH CAP) AT ALL LOT CORNERS.

OWNER/DEVELOPER: TURNER & COMPANY

DAVID TURNER
P.O. BOX 16248
JACKSON, MISSISSIPPI 39236
601.352.9377

ENGINEER:

COLIN L. BAIRD, P.E.#29599
506 JEFFERSON STREET
CLINTON, MISSISSIPPI 39056
601.925.5015

DEVELOPMENTAL NOTES:

- SANITARY SEWER DISCHARGE POINTS TO BE DETERMINED BY THE MADISON COUNTY HEALTH DEPARTMENT
- WATER DESIGN AND CONSTRUCTION IS THE RESPONSIBILITY OF BEAR CREEK WATER ASSOCIATION

