

THIS IS A CLASS "B" 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.

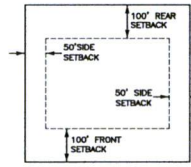
REFERENCE MERIDIAN - TRUE NORTH BASED ON SOLAR OBSERVATION.

○ I ○ INDICATES PROPERTY CORNERS OR POINT ON PROPERTY LINES.

ALL PROPERTY CORNERS ARE MARKER WITH 5/8" IRON PINS UNLESS OTHERWISE NOTED.

OWNER: HIGHWAY 22 PROPERTY, LLC
600 CRESCENT BLVD., SUITE B
RIDGELAND, MS 39157

MINIMUM SETBACK FROM MEAN HIGH WATER MARK OF LAKE - 100'



STREET (60' R.O.W. TYPICAL)
TYPICAL LOT DETAIL
NOT TO SCALE

POINT OF BEGINNING
NW CORNER OF LOT 33
CHARLTON PLACE PART TWO

203.7893 ACRES
8,877,064 SQ. FT.

PRELIMINARY PLAT CHURCHILL OF CHARLTON PLACE

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



VICINITY MAP

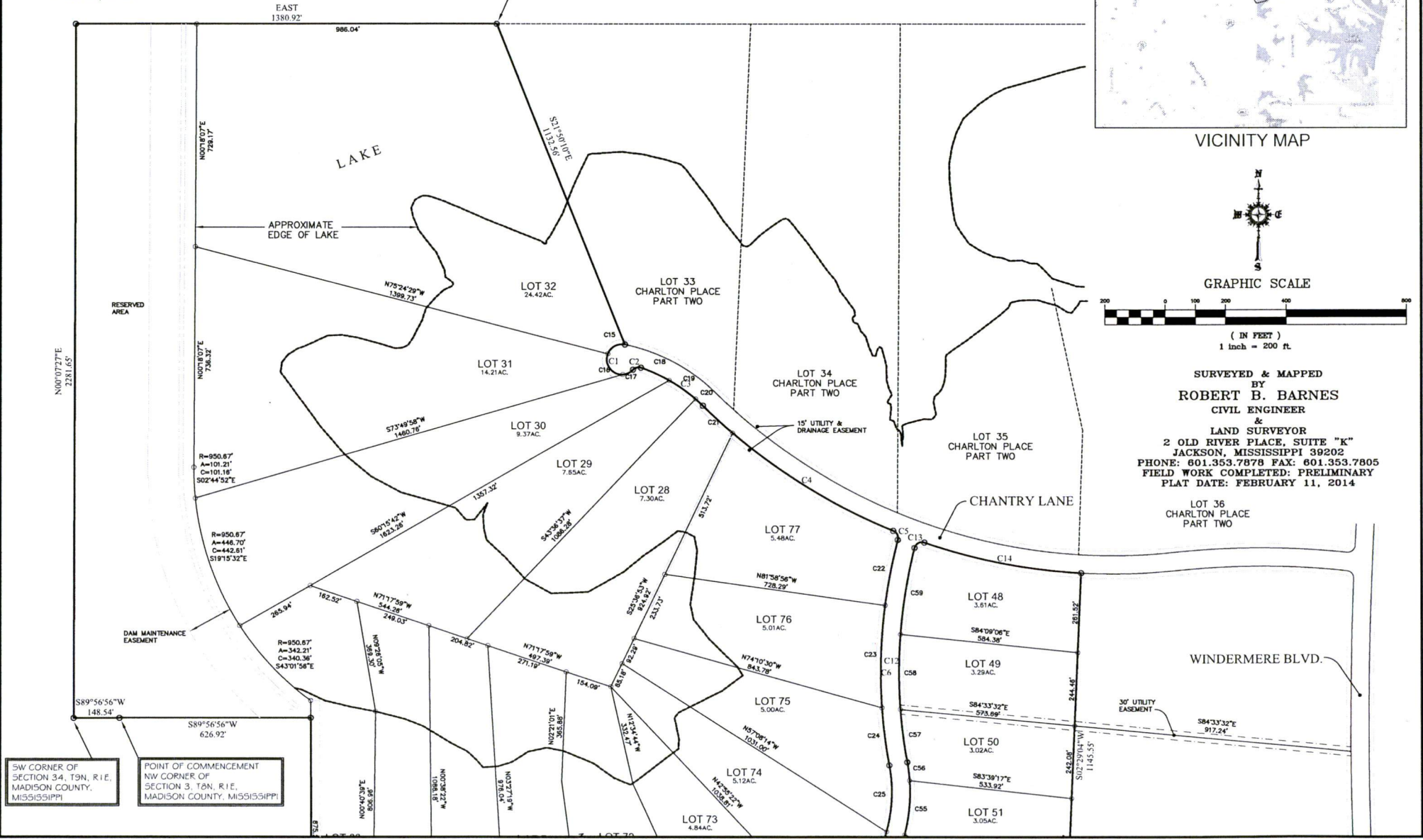


GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

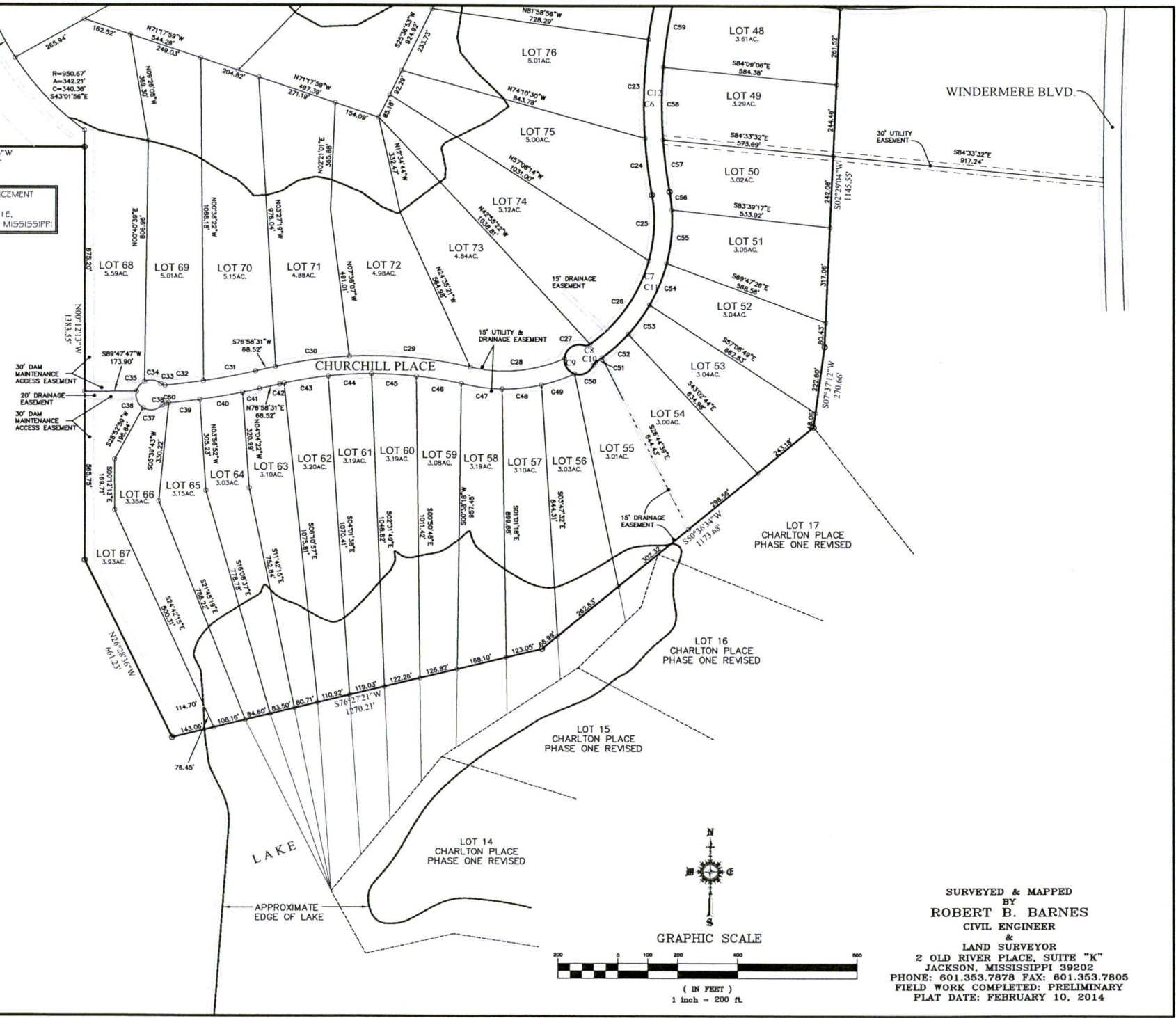
SURVEYED & MAPPED
BY
ROBERT B. BARNES
CIVIL ENGINEER
&
LAND SURVEYOR
2 OLD RIVER PLACE, SUITE "K"
JACKSON, MISSISSIPPI 39202
PHONE: 601.353.7878 FAX: 601.353.7805
FIELD WORK COMPLETED: PRELIMINARY
PLAT DATE: FEBRUARY 11, 2014



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

POINT OF COMMENCEMENT NW CORNER OF SECTION 3, T8N, R1E, MADISON COUNTY, MISSISSIPPI

CURVE	RADIUS	ARC	CHORD	BEARING
C1	50.00	208.25	87.19	S173°28'E
C2	25.00	28.73	27.17	S73°56'28"W
C3	536.09	240.32	238.31	N58°17'46"W
C4	1918.59	751.38	746.59	S56°40'24"E
C5	25.00	36.00	32.97	N26°38'13"W
C6	1733.44	752.85	747.04	S02°10'31"W
C7	499.75	569.05	536.80	N22°21'09"E
C8	25.00	22.60	21.83	N80°51'59"E
C9	50.00	230.57	74.19	S25°20'51"E
C10	25.00	14.95	14.73	S32°40'35"W
C11	559.75	655.29	618.50	N23°16'10"E
C12	1673.44	715.43	709.99	S01°58'45"W
C13	25.00	41.29	36.75	S81°32'10"W
C14	1918.59	528.14	523.50	S78°39'43"E
C15	50.00	69.80	64.27	S61°40'15"W
C16	50.00	100.43	84.38	S35°51'56"E
C17	50.00	38.02	37.11	N84°48'21"E
C18	536.09	101.67	101.51	N85°42'18"W
C19	536.09	105.96	105.79	N54°38'36"W
C20	536.09	32.89	32.68	N47°12'03"W
C21	1918.59	132.74	132.71	S47°28'10"E
C22	1733.44	219.09	218.95	S12°59'53"W
C23	1733.44	339.98	339.44	S01°45'31"W
C24	1733.44	193.88	193.77	S07°03'51"E
C25	499.75	222.30	220.47	N92°28'30"E
C26	499.75	346.75	339.84	N33°05'45"E
C27	50.00	90.15	78.43	S55°08'23"W
C28	499.75	320.90	315.42	N84°41'10"E
C29	1442.30	408.40	405.05	N84°59'25"W
C30	1442.30	250.78	250.47	S81°32'23"W
C31	2145.00	177.04	176.99	N79°20'23"E
C32	2145.00	129.31	129.29	N83°25'52"E
C33	20.00	15.73	15.33	S72°18'21"E
C34	50.00	87.54	54.42	N85°44'21"W
C35	50.00	42.86	41.57	S39°43'32"W
C36	50.00	84.10	59.80	S21°34'05"E
C37	50.00	70.07	64.48	N81°33'21"E
C38	20.00	15.28	14.91	S61°17'51"W
C39	2205.00	104.93	104.92	N83°36'13"E
C40	2205.00	145.29	145.27	N80°21'09"E
C41	2205.00	57.33	57.33	N77°43'12"E
C42	1382.30	15.74	15.74	S77°18'05"W
C43	1382.30	150.55	150.47	S80°44'52"W
C44	1382.30	144.88	144.81	S85°52'13"W
C45	1382.30	150.50	150.43	N87°00'29"W
C46	1382.30	150.94	150.86	N82°45'39"W
C47	559.75	121.00	120.77	S83°08'40"E
C48	559.75	132.66	132.35	N83°54'23"E
C49	559.75	116.70	116.49	N71°08'39"E
C50	50.00	74.96	68.14	N85°28'43"E
C51	559.75	25.26	25.26	N55°30'51"E
C52	559.75	117.32	117.10	N48°17'01"E
C53	559.75	120.79	120.55	N36°01'51"E
C54	559.75	149.30	148.96	N24°21'28"E
C55	559.75	180.92	180.13	N05°18'24"E
C56	559.75	81.70	81.67	N07°06'38"W
C57	1673.44	177.54	177.48	S02°13'45"E
C58	1673.44	248.61	249.38	S00°05'00"W
C59	1673.44	288.28	287.92	S08°17'30"W
C60	2205.00	8.51	8.51	N80°04'39"E



GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft.

SURVEYED & MAPPED
BY
ROBERT B. BARNES
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2 OLD RIVER PLACE, SUITE "K"
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PHONE: 601.353.7878 FAX: 601.353.7805
FIELD WORK COMPLETED: PRELIMINARY
PLAT DATE: FEBRUARY 10, 2014

MEMO

To: Madison County Board of Supervisors
From: Brad Sellers
Subject: Preliminary Plat - Churchill of Charlton Place
Date: February 12, 2014

The preliminary plat of Churchill of Charlton Place meets all requirements of Planning and Zoning and County Engineer with exception of requested design variance.



THE PARK COMPANIES
REAL ESTATE DEVELOPMENT

February 12, 2014

124 One Madison Plaza, Suite 1500 • Madison, Mississippi 39110
601-321-7600 • Fax 601-321-7694

Madison County Board of Supervisors
125 West North Street
Post Office Box 608
Canton, MS 39046

RE: Subdivision Ordinance Variance Request
Churchill Place of Charlton Place Subdivision
Madison County, Mississippi

Honorable Board of Supervisors:

Please accept this letter as our formal request for a Variance from Section 301.15 of the Madison County Subdivision Ordinance, as relates to the maximum length of a dead-end street which exceeds five hundred (500) feet in length.

It is the applicant's belief that granting this Variance in street length will not adversely affect the surrounding properties nor otherwise be detrimental to the public welfare. It should be noted that the proposed extension of Churchill Place in this proposed low density single-family residential subdivision will allow access to no more that twenty-eight (28) lots, which all exceed three (3) or more acres in area. We believe that granting this Variance will in no way confer upon the applicant any special privilege that is denied by the Subdivision Ordinance to other property, developed or subject to development within Madison County.

In our opinion, granting this Variance will have no nullifying effect on the purpose and intent of the Madison County Subdivision Ordinance. To deny this request would deprive the applicant of rights commonly enjoyed by other properties in the same area under the terms of the Subdivision Ordinance.

We respectfully request your favorable consideration and approval of this request. Should you have any further questions, please do not hesitate to contact me at 601-321-7622.

Sincerely,

Rodney F. Triplett, Jr.
Member/ Manager
Highway 22 Property, LLC