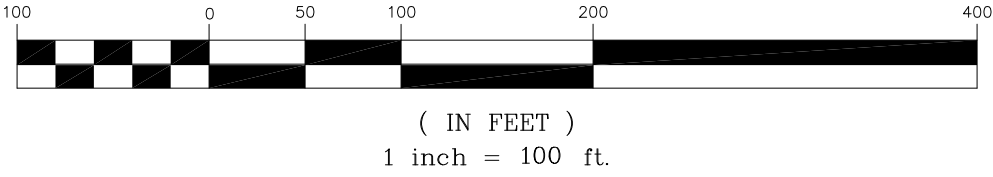


TWELVE OAKS ESTATES

Situated in the East 1/2 of the NW 1/4 and the West 1/2 of the NE 1/4 of Section 28, T8N, R3E, Madison County, Mississippi

Boundary Line Table		
Line	Bearing	Distance
L1	S 47°01'23" E	15.14'
L2	N 35°10'50" E	100.84'
L3	N 44°47'06" E	79.86'
L4	N 25°46'22" E	25.83'

Curve Table						
Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	9°04'26"	43.55'	275.00'	21.82'	43.51'	N 37°14'43" E
C2	5°22'06"	30.45'	325.00'	15.24'	30.44'	N 39°05'53" E
C3	28°13'13"	160.07'	325.00'	81.70'	158.46'	N 22°18'14" E
C4	26°59'13"	129.53'	275.00'	65.99'	128.33'	N 21°41'14" E
C5	8°52'30"	613.40'	3960.00'	307.31'	612.78'	N 39°37'05" E
C6	7°38'30"	48.01'	360.00'	24.04'	47.98'	N 47°52'35" E
C7	6°54'44"	143.07'	1185.92'	71.62'	142.99'	N 48°14'28" E
C8	19°00'45"	245.55'	740.00'	123.92'	244.43'	N 35°16'44" E



GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0420F, COMMUNITY PANEL NO. 280228 0420 F, EFFECTIVE DATE: MARCH 17, 2010.
- THIS SURVEY MEETS THE MINIMUM 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.
- DENOTES 15' UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON SOLAR OBSERVATION.
- ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
- 1/2" x 18" IRON PINS SET AT ALL CORNERS.
- FIELD SURVEY COMPLETED JUNE 17, 2011.

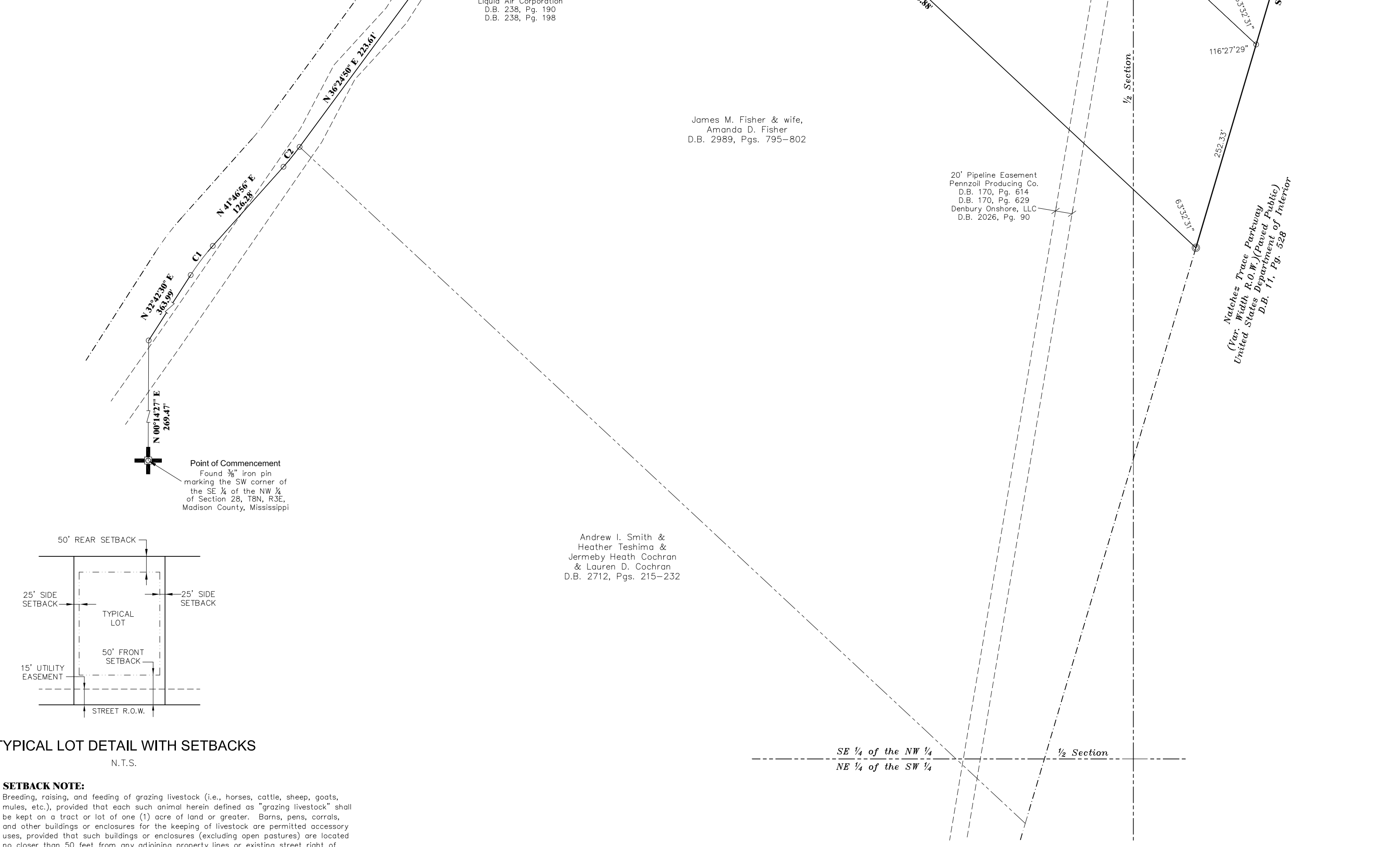
MATHEMATICAL CLOSURE:

Deed Report
 Twelve Oaks Estates
 Starting Coordinates: Northing 11851.30, Easting -8228.69
 Mon Mar 10 10:46:11 2014

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 35°10'50" E	100.84	LINE					LINE
N 39°37'05" E	612.78	CURVE R	3960.00	613.40	8°52'30"	307.31	Rad-In: S 54°49'10" E Rad-Out: S 45°56'40" E
N 44°03'20" E	295.85	LINE					LINE
N 47°52'35" E	47.98	CURVE R	360.00	48.01	7°38'30"	24.04	Rad-In: S 45°56'40" E Rad-Out: S 38°18'10" E
N 51°41'50" E	301.12	LINE					LINE
N 48°14'28" E	142.98	CURVE L	1185.92	143.07	6°54'44"	71.62	Rad-In: N 38°18'10" W Rad-Out: N 45°12'54" W
N 44°47'06" E	79.86	LINE					LINE
N 35°16'44" E	244.43	CURVE L	740.00	245.55	19°00'45"	123.92	Rad-In: N 45°12'54" W Rad-Out: N 64°13'39" W
N 25°46'22" E	25.83	LINE					LINE
N 90°00'00" E	637.38	LINE					LINE
S 41°56'11" W	1218.93	LINE					LINE
S 16°31'08" W	1181.52	LINE					LINE
N 47°01'23" W	995.88	LINE					LINE

Ending Coordinates: Northing 11851.29, Easting -8228.70

Area: 1280372.34 S.F., 29.3933 Acres
 Total Perimeter Distance: 5887.25
 Closure Error Distance: 0.0150 Error Bearing: N 74°00'27" E
 Closure Precision: > 1 in 391532.6

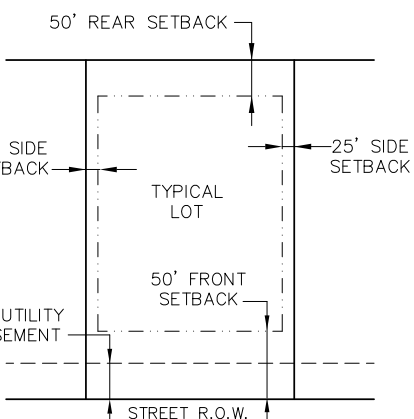


James M. Fisher & wife,
 Amanda D. Fisher
 D.B. 2989, Pgs. 795-802

20' Pipeline Easement
 Pennzoil Producing Co.
 D.B. 170, Pg. 614
 D.B. 170, Pg. 629
 Denbury Onshore, LLC
 D.B. 2026, Pg. 90

Natchez Trace Parkway
 (For Width R.O.W. (Plowed Public))
 United States Department of Interior
 D.B. 11, Pg. 828

Andrew I. Smith &
 Heather Teshima &
 Jermeby Heath Cochran
 & Lauren D. Cochran
 D.B. 2712, Pgs. 215-232



TYPICAL LOT DETAIL WITH SETBACKS

N.T.S.

SETBACK NOTE:

Breeding, raising, and feeding of grazing livestock (i.e., horses, cattle, sheep, goats, mules, etc.), provided that each such animal herein defined as "grazing livestock" shall be kept on a tract or lot of one (1) acre of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 50 feet from any adjoining property lines or existing street right of way.

TWELVE OAKS ESTATES

Situated in the East 1/2 of the NW 1/4 and the West 1/2 of the NE 1/4 of Section 28, T8N, R3E, Madison County, Mississippi



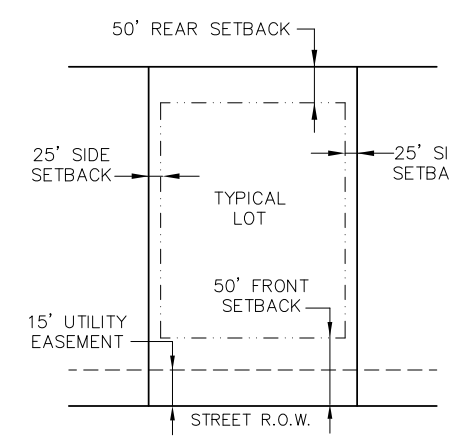
(IN FEET)
1 inch = 100 ft.

- GENERAL NOTES:**
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0420F, COMMUNITY PANEL NO. 280228 0420 F, EFFECTIVE DATE: MARCH 17, 2010.
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 - ==== DENOTES 15' UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
 - BEARINGS ARE BASED ON SOLAR OBSERVATION.
 - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
 - 1/2" x 18" IRON PINS SET AT ALL CORNERS.
 - FIELD SURVEY COMPLETED JUNE 17, 2011.

Mildred Nash
D.B. 1731, Pg. 300

East 637.38' Section 21
Section 28

48°03'49" Fnd. 4"x4" concrete R.O.W. monument



TYPICAL LOT DETAIL WITH SETBACKS
N.T.S.

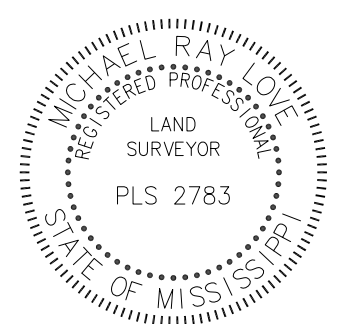
SETBACK NOTE:
Breeding, raising, and feeding of grazing livestock (i.e., horses, cattle, sheep, goats, mules, etc.), provided that each such animal herein defined as "grazing livestock" shall be kept on a tract or lot of one (1) acre of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 50 feet from any adjoining property lines or existing street right of way.

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

I, Michael R. Love, Professional Land Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and 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 _____, 2014.

Michael R. Love, P.L.S.



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

I, Michael R. Love, Professional Land Surveyor, do hereby certify that at the request of NW Properties, LLC, the Owner, I have subdivided and plotted the following described land situated in the East 1/2 of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 28, Township 8 North, Range 3 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found 3/8 inch iron pin marking the Southwest corner of the Southeast 1/4 of the Northwest 1/4 said Section 28; run thence

North 00 degrees 14 minutes 27 seconds East along the West line of said Southeast 1/4 of the Northwest 1/4 said Section 28 for a distance of 269.47 feet to a set 1/2 inch iron pin marking the Easterly right of way of Twelve Oaks Road; thence

Continue along said Easterly right of way of Twelve Oaks Road as follows:
North 32 degrees 42 minutes 30 seconds East for a distance of 363.99 feet; thence

Northeasterly along the arc of a curve to the right for a distance of 43.55 feet, said curve having a radius of 275.00 feet and a deflection angle of 9 degrees 04 minutes 26 seconds, (chord bearing and distance, North 37 degrees 14 minutes 43 seconds East, 43.51 feet); thence

North 41 degrees 46 minutes 56 seconds East for a distance of 126.28 feet; thence

Northeasterly along the arc of a curve to the left for a distance of 30.45 feet, said curve having a radius of 325.00 feet and a deflection angle of 5 degrees 22 minutes 06 seconds, (chord bearing and distance, North 39 degrees 05 minutes 53 seconds East, 30.44 feet); thence

North 36 degrees 24 minutes 50 seconds East for a distance of 223.61 feet; thence

Northeasterly along the arc of a curve to the left for a distance of 160.47 feet, said curve having a radius of 325.00 feet and a deflection angle of 28 degrees 13 minutes 13 seconds, (chord bearing and distance, North 22 degrees 18 minutes 14 seconds East, 158.46 feet); thence

Northeasterly along the arc of a curve to the right for a distance of 129.53 feet, said curve having a radius of 275.00 feet and a deflection angle of 26 degrees 59 minutes 13 seconds, (chord bearing and distance, North 21 degrees 41 minutes 14 seconds East, 128.33 feet); thence

North 35 degrees 10 minutes 50 seconds East for a distance of 150.97 feet to a set 1/2 inch iron pin marking the Northwest corner of the Fisher property as recorded in Deed Book 2989, Pages 795-802 in the Office of the Chancery Clerk of Madison County; thence

South 47 degrees 01 minutes 23 seconds East along the North line of said Fisher property for a distance of 15.14 feet to a set 1/2 inch iron pin marking the Point of Beginning of the herein described property; thence

North 35 degrees 10 minutes 50 seconds East for a distance of 100.84 feet; thence

Northeasterly along the arc of a curve to the right for a distance of 613.40 feet, said curve having a radius of 3,960.00 feet and a deflection angle of 8 degrees 52 minutes 30 seconds, (chord bearing and distance, North 39 degrees 37 minutes 05 seconds East, 612.78 feet); thence

North 44 degrees 03 minutes 20 seconds East for a distance of 295.85 feet; thence

Northeasterly along the arc of a curve to the right for a distance of 480.01 feet, said curve having a radius of 360.00 feet and a deflection angle of 7 degrees 38 minutes 30 seconds, (chord bearing and distance, North 47 degrees 52 minutes 35 seconds East, 47.98 feet); thence

North 51 degrees 41 minutes 50 seconds East for a distance of 301.12 feet; thence

Northeasterly along the arc of a curve to the left for a distance of 143.07 feet, said curve having a radius of 1,185.92 feet and a deflection angle of 6 degrees 54 minutes 44 seconds, (chord bearing and distance, North 48 degrees 14 minutes 28 seconds East, 142.99 feet); thence

North 44 degrees 47 minutes 06 seconds East for a distance of 79.86 feet; thence

Northeasterly along the arc of a curve to the left for a distance of 245.55 feet, said curve having a radius of 740.00 feet and a deflection angle of 19 degrees 00 minutes 45 seconds, (chord bearing and distance, North 35 degrees 16 minutes 44 seconds East, 244.43 feet); thence

North 25 degrees 46 minutes 22 seconds East for a distance of 25.83 feet to the North line of the Northwest 1/4 of the Northeast 1/4 of said Section 28 and a set 1/2 inch iron pin; thence

Leaving said Easterly right of way of Twelve Oaks Road; thence

East along said North line of the Northwest 1/4 or the Northeast 1/4 of Section 28 for a distance of 637.38 feet to a found 4 inch square concrete monument marking the Westerly right of way of the Natchez Trace Parkway; thence

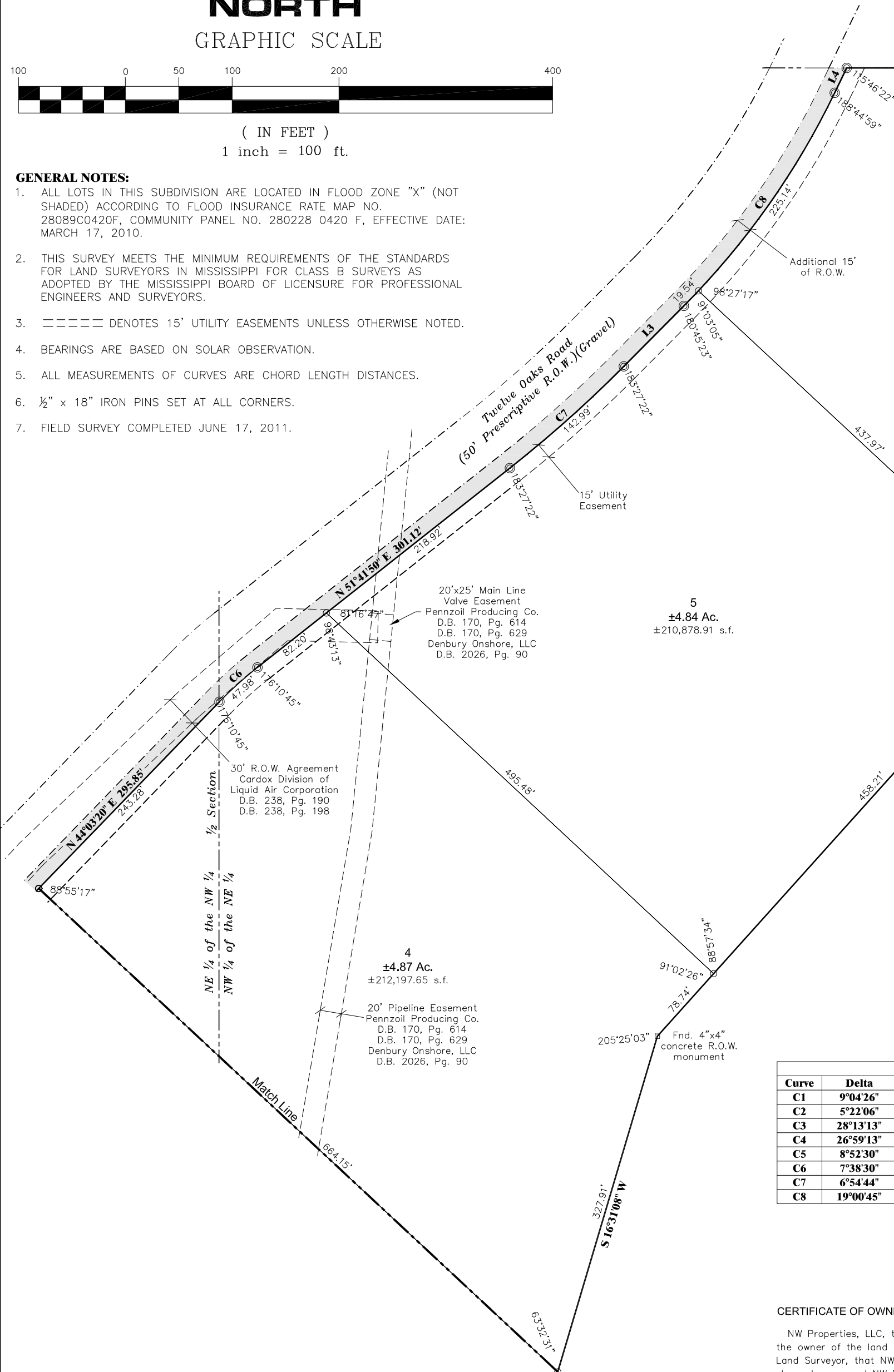
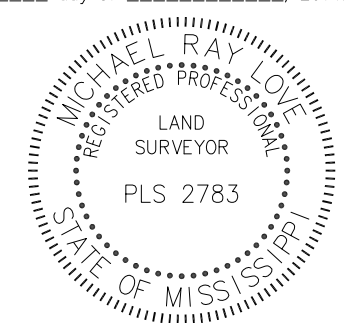
South 41 degrees 56 minutes 11 seconds West along said Westerly right of way of the Natchez Trace Parkway for a distance of 1,218.93 feet to found 4 inch square concrete monument; thence

South 16 degrees 31 minutes 08 seconds West along said Westerly right of way of the Natchez Trace Parkway for a distance of 1,181.52 feet to a set 1/2 inch iron pin marking the Northeast corner of said Fisher property; thence

North 47 degrees 01 minutes 23 seconds West along the North line of said Fisher property for a distance of 995.88 feet to the Point of Beginning, containing 29.39 acres, more or less.

WITNESS MY SIGNATURE on this the _____ day of _____, 2014.

Michael R. Love, P.L.S.



Boundary Line Table

Line	Bearing	Distance
L1	S 47°01'23" E	15.14'
L2	N 35°10'50" E	100.84'
L3	N 44°47'06" E	79.86'
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Curve Table

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C8	19°00'45"	245.55'	740.00'	123.92'	244.43'	N 35°16'44" E

CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI

NW Properties, LLC, the undersigned owner, does hereby certify that NW Properties, LLC is the owner of the land described in the foregoing Certificate of Michael R. Love, Professional Land Surveyor, that NW Properties, LLC has caused the same to be subdivided and plotted as shown hereon and NW Properties, LLC has designated the same as TWELVE OAKS ESTATES.

WITNESS MY SIGNATURE, this the _____ day of _____, 2014.

Brad Williford, Member
NW Properties, LLC

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 _____, 2014.

President of Board of Supervisors
Madison County, Mississippi

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named MICHAEL R. LOVE, Professional Land 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 _____, 2014.

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 Brad Williford, Member of NW Properties, 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 NW Properties, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2014.

Notary Public _____

My Commission Expires: _____

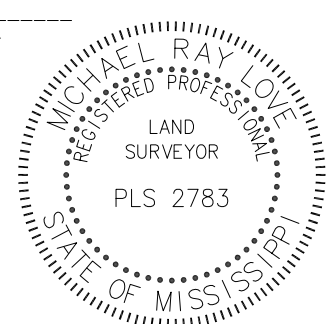
CERTIFICATE OF COMPARISON - COUNTY OF MADISON - STATE OF MISSISSIPPI

We, Cynthia Parker, Chancery Clerk, and MICHAEL R. LOVE, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of TWELVE OAKS ESTATES with the original thereof, and find it to be a true and correct copy of said map or plat.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2014.

Cynthia Parker
Chancery Clerk

Michael R. Love, P.L.S.



FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Cynthia Parker, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the plat of TWELVE OAKS ESTATES, was filed for record in my office on this the _____ day of _____, 2014, and was duly recorded in Plat Cabinet _____ at Slides _____ 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 _____, 2014.

Cynthia Parker
Chancery Clerk

Deputy Clerk

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

I, Rudy M. Warnock Jr., 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.

Rudy M. Warnock Jr., P.E.
County Engineer

