

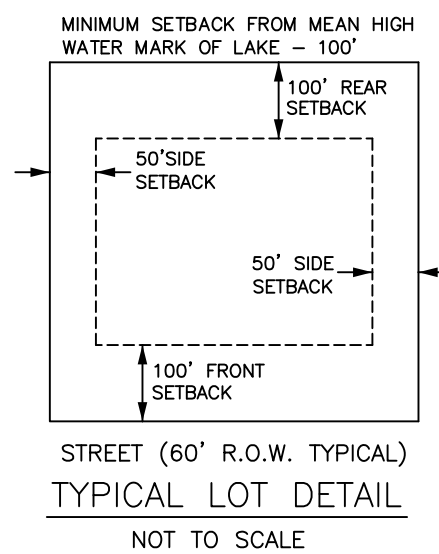
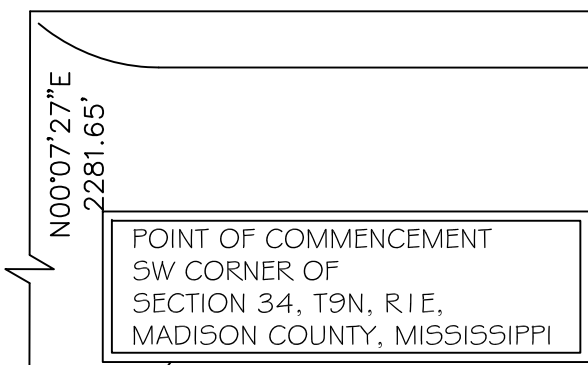
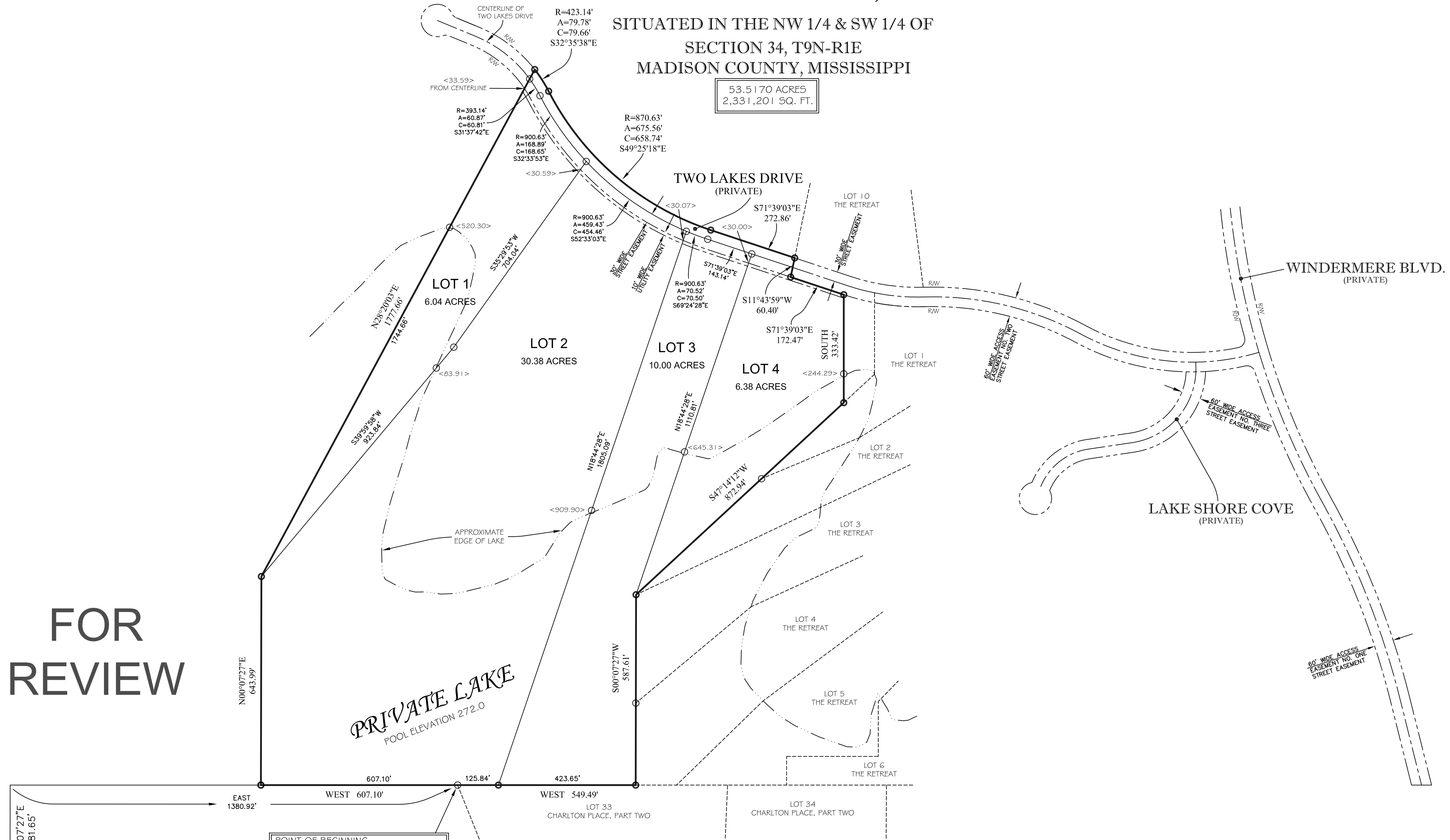
THE RETREAT, II

SITUATED IN THE NW 1/4 & SW 1/4 OF
SECTION 34, T9N-R1E
MADISON COUNTY, MISSISSIPPI

53.5170 ACRES
2,331,201 SQ. FT.

FOR
REVIEW

PRIVATE LAKE
POOL ELEVATION 272.0



<##> INDICATES DISTANCE ALONG
PROPERTY LINE TO IRON PIN SET

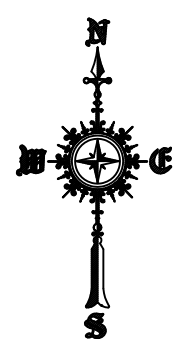
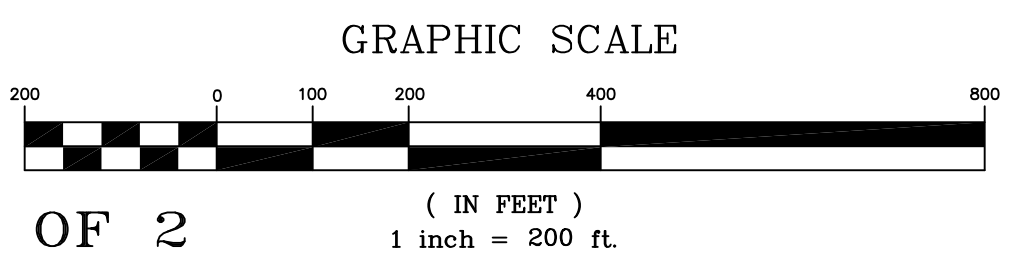
THIS IS A CLASS "B" SURVEY ACCORDING
TO "STANDARDS OF PRACTICE FOR
SURVEYING" IN THE STATE OF MISSISSIPPI
ESTABLISHED BY THE AUTHORITY OF SECTION
73-13-15(F), MISSISSIPPI CODE OF 1972
AS AMENDED.

REFERENCE MERIDIAN - TRUE NORTH
BASED ON SOLAR OBSERVATION.

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

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

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
JANUARY 21, 2014
PLAT DATE: APRIL 9, 2014



THE RETREAT, II

SITUATED IN THE NW 1/4 & SW 1/4 OF
SECTION 34, T9N-R1E
MADISON COUNTY, MISSISSIPPI

FOR REVIEW

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI **COUNTY OF MADISON**
I, Robert B. Barnes, Professional Land Surveyor, do hereby certify that at the request of the Owners, being shown and named under the Owners' Certificate hereon, I have subdivided and platted the following described land being situated in the SW 1/4 and the NW 1/4 of Section 34, Township 9 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:
Commence at the Southwest corner of the said Section 34 and run thence North 00° 07' 27" East for a distance of 2,281.65 feet along the Western line of the said Section 34 to an iron pin; thence run East for a distance of 1,380.92 feet to the northwest corner of Lot 33 of Charlton Place Part Two, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 180B and 181A in the Chancery Records of Madison County at Canton, Mississippi and also being the **POINT OF BEGINNING** for the parcel herein described; thence run West for a distance of 607.10 feet to a point; thence North 00° 07' 27" East for a distance of 643.99 feet to a point; thence North 28° 20' 03" East for a distance of 1,777.66 feet to a 5/8" iron pin set on the northern right of way line of Two Lakes Drive; thence run 79.78 feet along the arc of a 423.14 foot radius curve to the right along the said northern right of way line, said arc having a 79.66 foot chord which bears South 32° 35' 38" East to a 5/8" iron pin set; thence run 675.56 feet along the arc of an 870.63 foot radius curve to the left along the said northern right of way line, said arc having a 658.74 foot chord which bears South 49° 25' 18" East to a 5/8" iron pin set; thence South 71° 39' 03" East for a distance of 272.86 feet along the said northern right of way line to a 5/8" iron pin found on the western line of Lot 10 of The Retreat, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 129A and 129B in the Chancery Records of Madison County at Canton, Mississippi; thence leave said northern right of way line and run South 11° 43' 59" West for a distance of 60.40 feet along the said western line and the extension thereof to the southern right of way line of the said Two Lakes Drive; thence South 71° 39' 03" East for a distance of 172.47 feet along the said southern right of way line to a 5/8" iron pin found; thence leave said southern right of way line and run South for a distance of 333.42 feet to a point on the western line of Lot 1 of the said The Retreat; thence South 47° 14' 12" West for a distance of 872.94 feet along the western line of Lots 1 and 2 of the said The Retreat to the southwest corner of the said Lot 2; thence South 00° 07' 27" West for a distance of 587.61 feet along the western line of Lots 3 and 4 of the said The Retreat to the southwest corner of the said Lot 4 and the northern line of the said Lot 33 of Charlton Place Part Two; thence West for a distance of 549.49 feet along the said northern line of Lot 33 to the **POINT OF BEGINNING**, containing 53.5170 acres, more or less.

The referenced meridian for the above described parcel of land is true north based on solar observations.

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

Robert B. Barnes
Professional Land Surveyor
Mississippi P.L.S. No. 2062

ACKNOWLEDGMENT

STATE OF MISSISSIPPI **COUNTY OF MADISON**
PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert B. Barnes, Professional Land Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed on the day and year herein mentioned.

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

NOTARY PUBLIC

My Commission Expires:

OWNERS' CERTIFICATE

STATE OF MISSISSIPPI **COUNTY OF MADISON**

I, Shane Hixon., member of Steelshot Property, LLC, a Mississippi limited liability company, and E. Key Ramsey, do hereby certify that Steelshot Property, LLC, and E. Key Ramsey are the owners of the lands described in the foregoing Surveyor's Certificate of Robert B. Barnes, Professional Land Surveyor, and that Shane Hixon. acting as the duly authorized member of said limited liability company and E. Key Ramsey individually, have caused said lands to be subdivided and platted as shown hereon and have designated the same as The Retreat, II. We hereby dedicate the easements and utilities as shown hereon for public use forever.

The undersigned E. Key Ramsey is the owner of Lot 4 of The Retreat, II. Steelshot Property, LLC is the owner of all remaining lots and property within The Retreat, II.

Witness our signatures, this the _____ day of _____, 2014.

Steelshot Property, LLC
A Mississippi limited liability company

E. Key Ramsey, Individually

By: _____

Shane Hixon, Member

OWNERS' ACKNOWLEDGEMENT

STATE OF MISSISSIPPI **COUNTY OF MADISON**

Personally appeared before me on this the _____ day of _____, 2014, the undersigned authority in and for the jurisdiction aforesaid, the within named Shane Hixon, who acknowledged that he is a member of Steelshot Property, LLC, a Mississippi member - managed limited liability company, the Owner, and that for and in behalf of said limited liability company, as Owner, and as its act and deed, he executed this plat and certificate after being duly authorized by said limited liability company so to do 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:

OWNERS' ACKNOWLEDGEMENT

STATE OF MISSISSIPPI **COUNTY OF MADISON**

Personally came and appeared before me, the undersigned, E. Key Ramsey, who acknowledged to me that they signed and delivered this plat and certificate on the day and year therein mentioned.

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

NOTARY PUBLIC

My Commission Expires:

APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI **COUNTY OF MADISON**

This plat of The Retreat, II is hereby approved by the Board of Supervisors of Madison County, Mississippi, pursuant to the authority of an Order and Resolution of said Board duly adopted, this the _____ day of _____, 2014.

President, Board of Supervisors
Madison County, Mississippi

COUNTY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI **COUNTY OF MADISON**

I 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 the County of Madison and thus recommend final approval.

County Engineer

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI **COUNTY OF MADISON**

We, Cynthia Parker, Chancery Clerk in and for said County and State, and Robert B. Barnes, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of The Retreat, II with the original thereof, and find it to be a true and correct copy of the said plat.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the _____ day of _____, 2014.

Cynthia Parker, Chancery Clerk

Robert B. Barnes, Professional Land Surveyor

FILING AND RECORDATION

STATE OF MISSISSIPPI **COUNTY OF MADISON**

I, Cynthia Parker, Clerk of the Chancery Court in and for the said County and State, do hereby certify that this plat of The Retreat, II was filed for record in my office on the _____ day of _____, 2014, and was duly recorded in Plat Cabinet _____ at Slide _____ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the _____ day of _____, 2014.

CYNTHIA PARKER, Chancery Clerk

Deputy Clerk

LEGAL DESCRIPTION
"Access" Easements
Book 2434 Page 757

Three sixty foot (60') wide "access" easements situated in the SE ¼ of Section 22, the SW ¼ of Section 23, the NW ¼ of Section 26, the NE ¼ of Section 27, the SE ¼ of Section 27, the NW ¼ of Section 34, the NE ¼ of Section 34, and the SE ¼ of Section 34, all in Township 9 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

EASEMENT NO. ONE

Commence at the southwest corner of the said Section 34 and run thence North 00° 07' 27" East for a distance of 2,281.65 feet along the western line of the said Section 34 to an iron pin; thence East for a distance of 4,355.78 feet to the centerline of a proposed road and the POINT OF BEGINNING for the "access" easement herein described; thence North 14° 01' 46" West for a distance of 272.61 feet along the said centerline; thence run 654.71 feet along the arc of a 2,500.00 foot radius curve to the left along the said centerline, said arc having a 652.84 foot chord which bears North 21° 31' 55" West; thence run 504.66 feet along the arc of a 2,359.79 foot radius curve to the right along the said centerline, said arc having a 503.70 foot chord which bears North 22° 54' 27" West to the centerline intersection of two proposed roads, said intersection is hereby designated as Point "A" for future reference; thence run 1,533.10 feet along the arc of a 2,359.79 foot radius curve to the right along the said centerline, said arc having a 1,506.28 foot chord which bears North 01° 49' 51" East; thence run 373.36 feet along the arc of a 1,500.00 foot radius curve to the left along the said centerline, said arc having a 372.40 foot chord which bears North 13° 18' 44" East; thence run 1,685.62 feet along the arc of a 3,213.44 foot radius curve to the right along the said centerline, said arc having a 1,666.36 foot chord which bears North 21° 12' 32" East; thence run 1,936.61 feet along the arc of a 3,000.00 foot radius curve to the left along the said centerline, said arc having a 1,903.16 foot chord which bears North 17° 44' 34" East; thence run 292.75 feet along the arc of a 3,000.00 foot radius curve to the right along the said centerline, said arc having a 292.64 foot chord which bears North 02° 02' 43" East; thence North 04° 50' 27" East for a distance of 373.31 feet along the said centerline; thence run 406.23 feet along the arc of a 4,000.00 foot radius curve to the right along the said centerline, said arc having a 406.06 foot chord which bears North 07° 45' 01" East; thence run 1,482.73 feet along the arc of a 3,464.60 foot radius curve to the left along the said centerline, said arc having a 1,471.44 foot chord which bears North 01° 36' 03" West; thence run 773.26 feet along the arc of a 1,801.34 foot radius curve to the right along the said centerline, said arc having a 767.33 foot chord which bears North 01° 33' 48" West; thence run 188.38 feet along the arc of a 1,000.00 foot radius curve to the left along the said centerline, said arc having a 188.10 foot chord which bears North 05° 20' 15" East; thence North 00° 03' 34" West for a distance of 188.52 feet along the said centerline of a proposed road to the centerline of Stokes Road and the POINT OF ENDING for Easement No. One.

EASEMENT NO. TWO

Commence at Point "A" referenced in the above described Easement No. One, said Point "A" being the POINT OF BEGINNING for the "access" easement herein described; thence run 567.12 feet along the arc of a 720.68 foot radius curve to the right along the centerline of a proposed road, said arc having a 552.60 foot chord which bears North 84° 08' 58" West; thence run 501.93 feet along the arc of a 955.67 foot radius curve to the left along the said centerline, said arc having a 496.18 foot chord which bears North 76° 39' 08" West; thence run 240.35 feet along the arc of a 686.91 foot radius curve to the right along the said centerline, said arc having a 239.12 foot chord which bears North 81° 40' 28" West; thence North 71° 39' 03" West for a distance of 455.37 feet along the said centerline; thence run 698.84 feet along the arc of a 900.63 foot radius curve to the right along the said centerline, said arc having a 681.44 foot chord which bears North 49° 25' 18" West; thence run 276.95 feet along the arc of a 393.14 foot radius curve to the left along the said centerline, said arc having a 271.26 foot chord which bears North 47° 22' 27" West; thence North 67° 33' 21" West for a distance of 126.94 feet along the said centerline of a proposed road to the center point of a proposed cul de sac having a right of way radius of 50.00 feet, being the POINT OF ENDING for Easement No. Two.

EASEMENT NO. THREE

Commence at Point "A" referenced in the above described Easement No. One and run 198.31 feet along the arc of a 720.68 foot radius curve to the right along the centerline of a proposed road, said arc having a 197.68 foot chord which bears South 81° 11' 24" West to the POINT OF BEGINNING for the "access" easement herein described; thence run 348.72 feet along the arc of a 230.66 foot radius curve to the right along the centerline of a proposed road, said arc having a 316.44 foot chord which bears South 38° 16' 12" West; thence South 81° 34' 52" West for a distance of 136.77 feet along the said centerline; thence run 195.41 feet along the arc of a 187.95 foot radius curve to the left along the said centerline, said arc having a 186.73 foot chord which bears South 51° 47' 47" West; thence South 24° 29' 30" West for a distance of 40.00 feet to the center point of a cul de sac having a right of way radius of 50.00 feet, being the POINT OF ENDING for Easement No. Three.