

Scale 1" = 100'

# LONGLEAF PART TWO

## SITUATED IN THE SW 1/4 OF SECTION 11 TOWNSHIP 7 NORTH, RANGE 1 EAST MADISON COUNTY, MISSISSIPPI

PREPARED BY:  
**BANKS ENGINEERING & SURVEYING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
115 LONE WOLF DRIVE SUITE B, MADISON, MS. 39110  
PHONE 601-407-1240

OWNERS CERTIFICATE  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Jill Landrum, Member of Livingston Holdings, LLC, do hereby certify that said limited liability corporation is a member of Landrum & Slade Properties, LLC. I, Jill Landrum, Member of Livingston Holdings, LLC, do hereby certify that said Landrum & Slade Properties, LLC is the owner of the land described in the foregoing description, and that I have caused said land to be subdivided and platted as shown hereon and have designated the same as LONGLEAF PART TWO, and do hereby dedicate the utilities and utility easements shown hereon for public use forever.

Witness the signature of the owner, this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Landrum & Slade Properties, LLC

by Livingston Holdings, LLC, Member  
by Jill Landrum, Member

COUNTY ENGINEER'S RECOMMENDATIONS  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I the undersigned, 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.

County Engineer

SURVEYOR'S CERTIFICATE  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Jack N. Starr  
PLS-02623

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

I, Jack N. Starr, 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.

Jack N. Starr  
PLS-02623

BOARD OF SUPERVISORS  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

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, Board of Supervisors  
Madison County Mississippi

CITY OF MADISON ENGINEER'S APPROVAL  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I have examined this Plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Mayor and Board of Aldermen and thus recommend final approval, this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

City Engineer

CERTIFICATE OF COMPARISON  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

We, Cynthia Parker, Chancery Clerk and Jack N. Starr, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of LONGLEAF PART TWO with the original thereof, and find it to be a true and correct copy of said plat.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Jack N. Starr  
PLS-02623

Cynthia Parker, Chancery Clerk

By: \_\_\_\_\_

FILING AND RECORDATION  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Cynthia Parker, Clerk of the Chancery Court in and for said County and State, do hereby certify that this duplicate plat of LONGLEAF PART TWO was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2014, and was duly recorded in Cabinet \_\_\_\_\_ at Slide \_\_\_\_\_ of the records of maps and plats of land of Madison County, Mississippi. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Cynthia Parker  
Chancery Clerk

Deputy Clerk

ACKNOWLEDGMENT  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, Jack N. Starr, Professional Land Surveyor, who acknowledged to me that he signed, sealed, and delivered this plat of LONGLEAF PART TWO, and the certificates thereon as his own act and deed, on the day and year herein mentioned.

Given under my hand and official seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires: \_\_\_\_\_ Notary Public

ACKNOWLEDGMENT  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, Jill Landrum, Member of Livingston Holdings, LLC, which is a member of Landrum & Slade Properties, LLC, who acknowledged to me that she signed and delivered this plat of LONGLEAF PART TWO, and the certificates thereon as her own act and deed, on the day and year herein mentioned.

Given under my hand and official seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires: \_\_\_\_\_ Notary Public

CITY OF MADISON APPROVAL  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

The sanitary sewer improvements in this subdivision are hereby approved and accepted by the Mayor and Board of Aldermen of the City of Madison, Mississippi, in session on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Mary Hawkins Butler, Mayor  
City Clerk

### PROPERTY DESCRIPTION:

A parcel of land lying and situated in the Southwest 1/4 of Section 11, Township 7 North, Range 1 East, Madison County, Mississippi, more particularly described as follows:

For a Point of Beginning, commence at a concrete monument representing the northwest plot corner of Longleaf Part One, a subdivision of which the map or plat is of record and on file in the Office of the Chancery Clerk of Madison County, Mississippi, and run thence southerly, along the westerly boundary of said Longleaf Part One, for the following calls: S 34 degrees 42 minutes 24 seconds W for a distance of 347.90 feet to an iron pin; S 17 degrees 58 minutes 17 seconds W for a distance of 112.69 feet to an iron pin; along the arc of a curve to the right having a radius of 520.00 feet, a delta angle of 45 degrees 12 minutes 39 seconds, a chord bearing of S 46 degrees 40 minutes 03 seconds E, a chord length of 399.76 feet, and an arc length of 410.32 feet, for a distance of 410.32 feet to an iron pin; S 24 degrees 03 minutes 44 seconds E for a distance of 154.80 feet to an iron pin; along the arc of a curve to the right having a radius of 240.00 feet, a delta angle of 64 degrees 44 minutes 33 seconds, a chord bearing of S 08 degrees 18 minutes 33 seconds W, a chord length of 256.99 feet, and an arc length of 271.19 feet, for a distance of 271.19 feet to an iron pin; along the arc of a curve to the left having a radius of 150.00 feet, a delta angle of 53 degrees 12 minutes 01 seconds, a chord bearing of S 14 degrees 04 minutes 49 seconds W, a chord length of 134.33 feet, and an arc length of 139.28 feet, for a distance of 139.28 feet to a concrete monument at the southwest corner of said Longleaf Part One; thence run S 77 degrees 20 minutes 06 seconds W, along the northerly right-of-way of Lake Castle Road, for a distance of 230.16 feet to a concrete monument; thence run N 00 degrees 29 minutes 51 seconds W for a distance of 487.51 feet to an iron pin; thence run S 89 degrees 25 minutes 43 seconds W for a distance of 399.70 feet to a concrete monument; thence run N 26 degrees 30 minutes 06 seconds W for a distance of 299.79 feet to an iron pin; thence run N 15 degrees 53 minutes 13 seconds W for a distance of 63.41 feet to an iron pin; thence run N 32 degrees 45 minutes 04 seconds W for a distance of 167.47 feet to an iron pin; thence run N 04 degrees 06 minutes 18 seconds E for a distance of 290.64 feet to a concrete monument; thence run N 89 degrees 58 minutes 16 seconds E for a distance of 798.18 feet to the Point of Beginning. This parcel contains 14.44 acres, more or less.

☒ DENOTES CONCRETE MONUMENT      ○ DENOTES 1/2" IRON PIN

MINIMUM BUILDING SETBACKS:  
FRONT - 30 FEET  
REAR - 25 FEET  
SIDE - 10 FEET  
STREET SIDE - 20 FEET

NO BUILDING MAY BE BUILT WITHIN ANY DRAINAGE OR UTILITY EASEMENT SHOWN HEREON.

THERE IS A TEN (10) FEET WIDE UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET RIGHTS-OF-WAY. ADDITIONAL EASEMENTS SHOWN HEREON.

THERE IS A UTILITY AND DRAINAGE EASEMENT OVER ANY AREA LABELED AS COMMON AREA SHOWN HEREON.

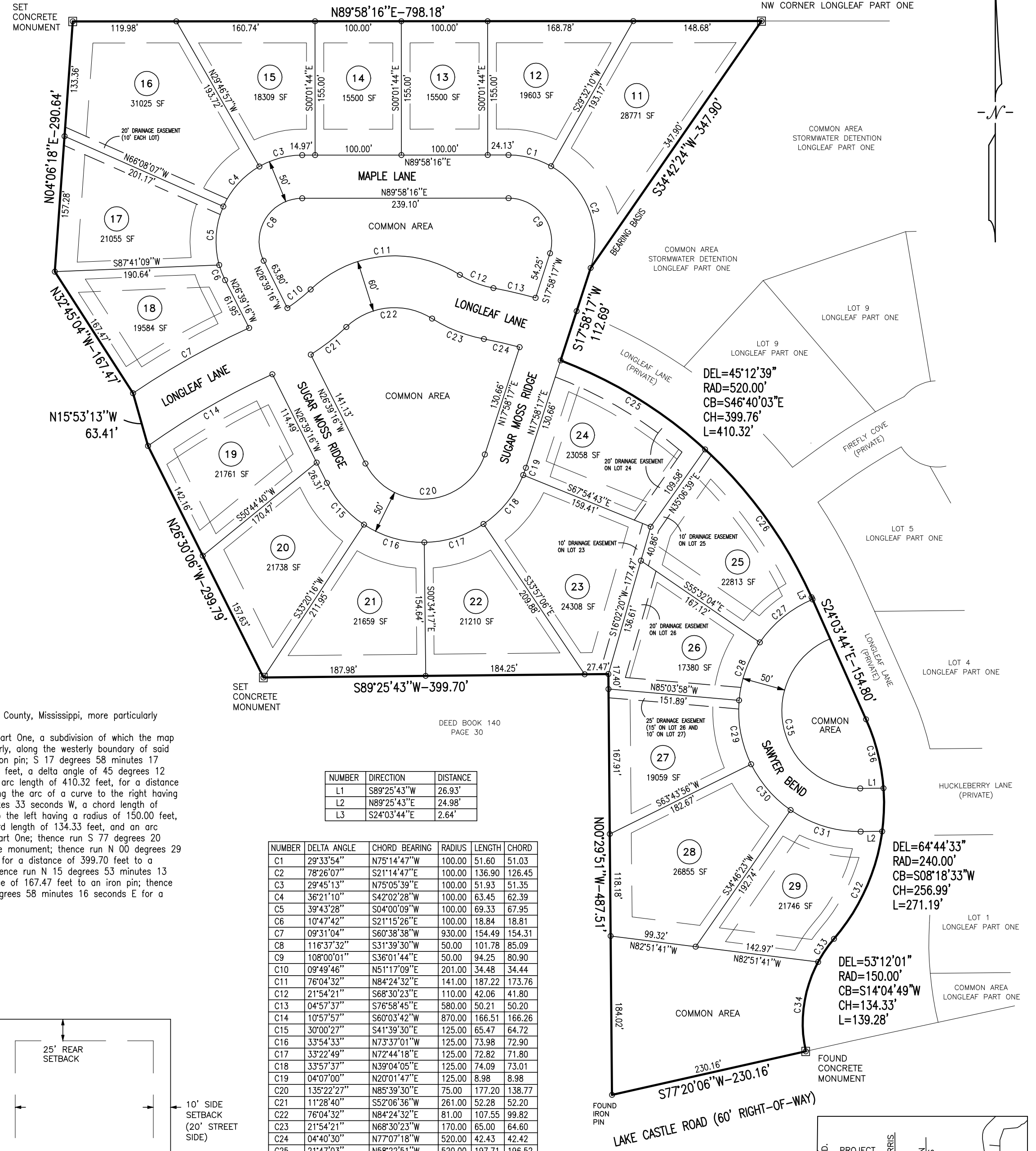
STREETS AND DRAINAGE SHOWN HEREON IS PRIVATE. THE CITY OF MADISON AND/OR MADISON COUNTY ACCEPTS NO RESPONSIBILITY FOR ANY STREETS, STREET RIGHTS-OF-WAYS, DRAINAGE STRUCTURES, OR DRAINAGE COURSES.

BEARINGS BASED UPON THE RECORD PLAT OF LONGLEAF PART ONE (REFERENCE NOTED)

ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 280228 0558 F, DATED MARCH 17, 2010, THIS PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

MINIMUM HOUSE SIZE IS 2500 SQUARE FEET (HEATED AND COOLED).

COMMON AREAS SHOWN HEREON TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (HOA). MADISON COUNTY AND/OR THE CITY OF MADISON ACCEPTS NO RESPONSIBILITY FOR THE COMMON AREAS.



NUMBER	DIRECTION	DISTANCE
L1	S89°25'43"W	26.93'
L2	N89°25'43"E	24.98'
L3	S24°03'44"E	2.64'

NUMBER	DELTA ANGLE	CHORD BEARING	RADIUS	LENGTH	CHORD
C1	29°33'54"	N75°14'47"W	100.00	51.60	51.03
C2	78°26'07"	S21°14'47"E	100.00	136.90	126.45
C3	29°45'13"	N75°05'39"E	100.00	51.93	51.35
C4	36°21'10"	S42°02'28"W	100.00	63.45	62.39
C5	39°43'28"	S04°00'09"W	100.00	69.33	67.95
C6	10°47'42"	S21°15'26"E	100.00	18.84	18.81
C7	09°31'04"	S60°38'38"W	930.00	154.49	154.31
C8	116°37'32"	S31°39'30"W	50.00	101.78	85.09
C9	108°00'01"	S36°01'44"E	50.00	94.25	80.90
C10	09°49'46"	N51°17'09"E	201.00	34.48	34.44
C11	76°04'32"	N84°24'32"E	141.00	187.22	173.76
C12	21°54'21"	S68°30'23"W	110.00	42.06	41.80
C13	04°57'37"	S76°58'45"E	580.00	50.21	50.20
C14	10°57'57"	S60°03'42"W	870.00	166.51	166.26
C15	30°00'27"	S41°39'30"E	125.00	65.47	64.72
C16	33°54'33"	N73°37'01"W	125.00	73.98	72.90
C17	33°22'49"	N72°44'18"E	125.00	72.82	71.80
C18	33°57'37"	N39°04'05"E	125.00	74.09	73.01
C19	04°07'00"	N20°01'47"E	125.00	8.98	8.98
C20	135°22'27"	N85°39'30"E	75.00	177.20	138.77
C21	11°28'40"	S52°06'36"W	261.00	52.28	52.20
C22	76°04'32"	N84°24'32"E	81.00	107.55	99.82
C23	21°54'21"	N68°30'23"W	170.00	65.00	64.60
C24	04°40'30"	N77°07'18"W	520.00	42.43	42.42
C25	21°47'03"	N58°22'51"W	520.00	197.71	196.52
C26	23°25'36"	S35°46'32"E	520.00	212.61	211.14
C27	32°40'29"	N50°48'10"E	140.00	79.84	78.76
C28	29°31'54"	S19°41'59"W	140.00	72.16	71.36
C29	31°12'06"	N10°40'01"W	140.00	76.24	75.30
C30	28°57'33"	S40°44'51"E	140.00	70.76	70.01
C31	35°20'40"	N72°53'57"W	140.00	86.36	85.00
C32	33°01'44"	N24°09'58"E	240.00	138.35	136.44
C33	12°27'49"	N34°26'55"E	150.00	32.63	32.57
C34	40°44'12"	S07°50'55"W	150.00	106.65	104.42
C35	158°22'47"	S11°22'54"E	90.00	248.78	176.81
C36	19°44'47"	S14°11'20"E	240.00	82.71	82.30

