

CHURCHILL OF CHARLTON PLACE

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

215.3426 ACRES
9,380,324 SQ. FT.

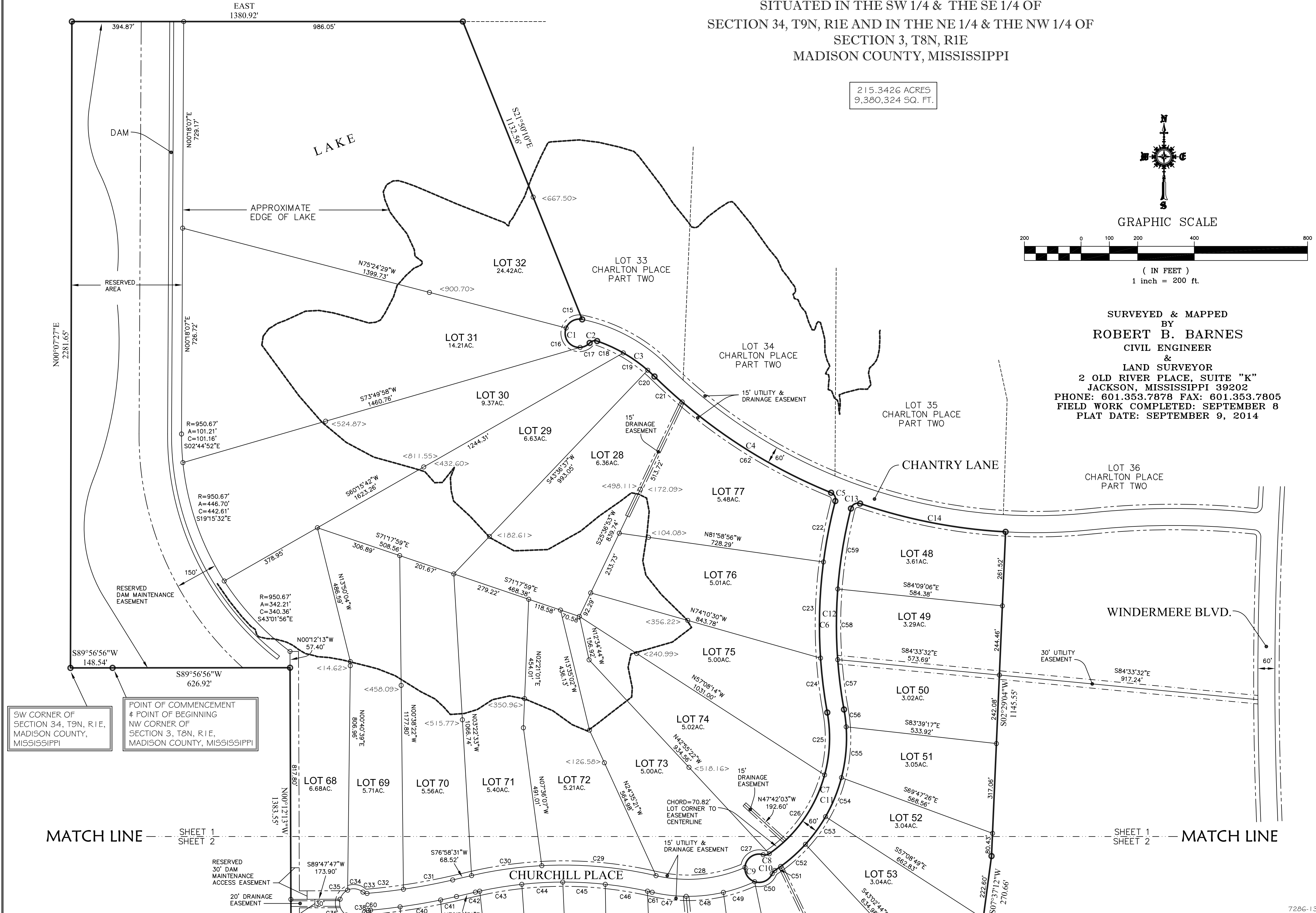


GRAPHIC SCALE



(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: SEPTEMBER 8
PLAT DATE: SEPTEMBER 9, 2014



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

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

MATCH LINE

SHEET 1 SHEET 2

SHEET 1 SHEET 2

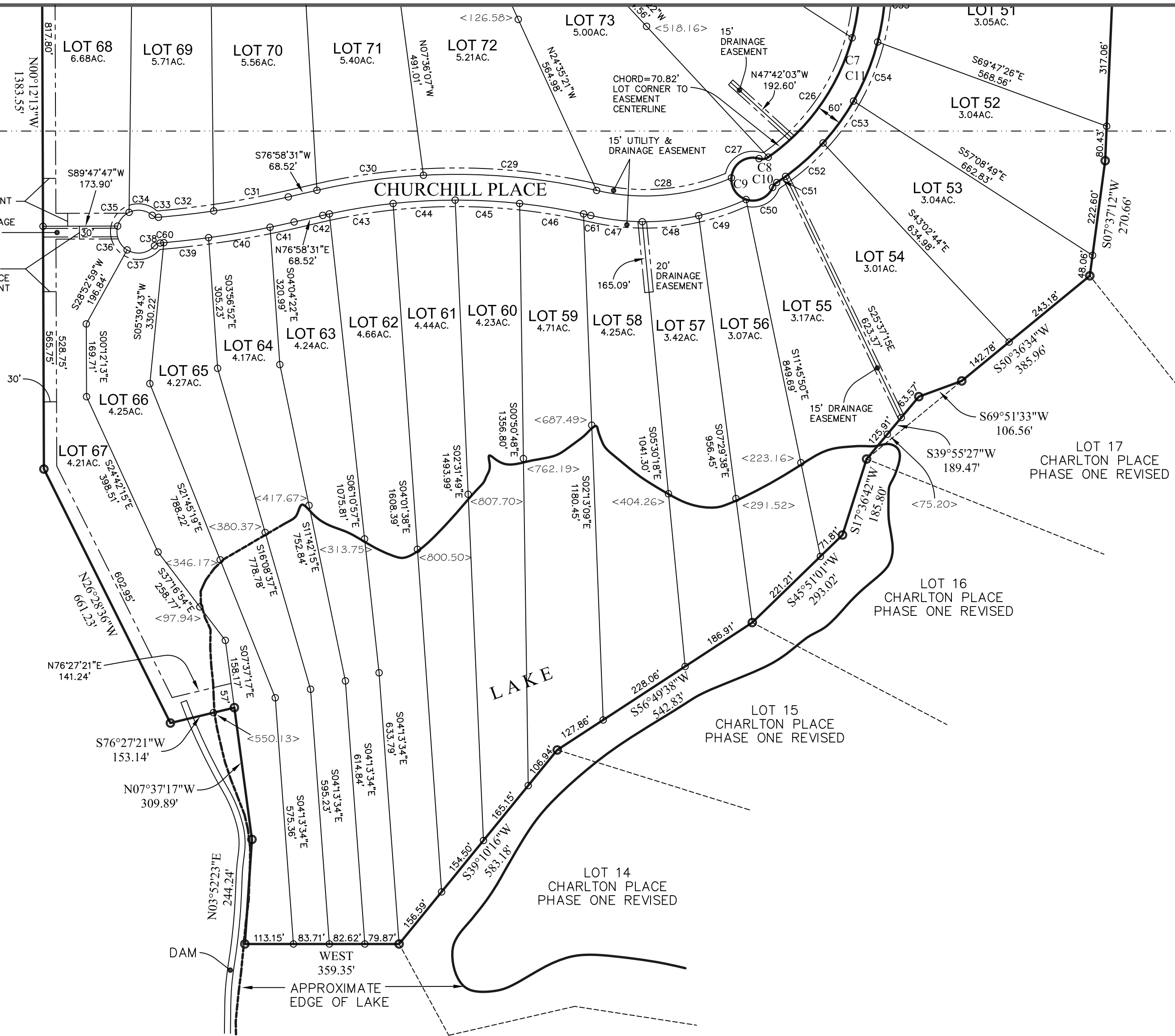
MATCH LINE

MATCH LINE

SHEET 1
SHEET 2

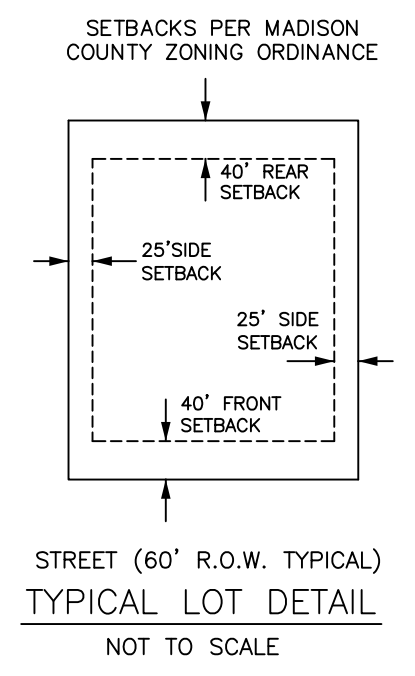
SHEET 1
SHEET 2

MATCH LINE



CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
C1	50.00	208.25	87.19	S17°39'28"E
C2	25.00	28.73	27.17	S75°56'29"W
C3	536.09	240.32	238.31	S58°17'46"E
C4	1918.59	751.38	746.59	S56°40'24"E
C5	25.00	36.00	32.97	S26°38'13"E
C6	1733.44	752.95	747.04	S02°10'31"W
C7	499.75	569.05	538.80	S22°21'09"W
C8	25.00	22.60	21.83	S80°51'59"W
C9	50.00	230.57	74.19	S25°20'51"E
C10	25.00	14.95	14.73	S39°40'35"E
C11	559.75	655.29	618.50	N23°16'10"E
C12	1673.44	715.43	709.99	N01°58'45"E
C13	25.00	41.29	36.75	N61°32'10"E
C14	1918.59	525.14	523.50	S78°59'43"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	N64°48'21"E
C18	536.09	101.67	101.51	N65°42'19"W
C19	536.09	105.96	105.79	N54°36'36"W
C20	536.09	32.69	32.68	N47°12'03"W
C21	1918.59	132.74	132.71	S47°26'10"E
C22	1733.44	219.09	218.95	S10°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	N02°28'30"E
C26	499.75	346.75	339.84	N35°05'45"E
C27	50.00	90.15	78.43	S55°06'23"W
C28	499.75	320.90	315.42	N84°41'10"E
C29	1442.30	406.40	405.05	N84°59'25"W
C30	1442.30	250.78	250.47	S81°57'23"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	57.54	54.42	N82°44'21"W
C35	50.00	42.88	41.57	S39°43'32"W
C36	50.00	64.10	59.80	S21°34'05"E
C37	50.00	70.07	64.48	N81°33'21"E
C38	20.00	15.28	14.91	S63°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	S86°52'13"W
C45	1382.30	150.50	150.43	N87°00'29"W
C46	1382.30	150.94	150.86	N80°45'39"W
C47	559.75	121.00	120.77	S83°06'40"E
C48	559.75	132.66	132.55	N83°54'23"E
C49	559.75	116.70	116.49	N71°08'39"E
C50	50.00	74.96	68.14	N65°29'43"E
C51	559.75	25.26	25.26	N55°30'51"E
C52	559.75	117.32	117.10	N48°13'01"E
C53	559.75	120.79	120.55	N36°01'51"E
C54	559.75	149.30	148.86	N22°12'28"E
C55	559.75	180.92	180.13	N05°18'24"E
C56	559.75	61.70	61.67	N07°06'38"W
C57	1673.44	177.54	177.46	S07°13'45"E
C58	1673.44	249.61	249.38	S00°05'00"W
C59	1673.44	288.28	287.92	S09°17'30"W
C60	2205.00	8.51	8.51	N85°04'39"E
C61	1382.30	17.24	17.24	N77°16'31"W
C62	1918.59	618.64	615.97	S58°39'19"E

MINIMUM SETBACK FROM MEAN HIGH WATER MARK OF LAKE - 100'
MINIMUM LOT WIDTH @ FRONT 40' SETBACK - 100'



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.

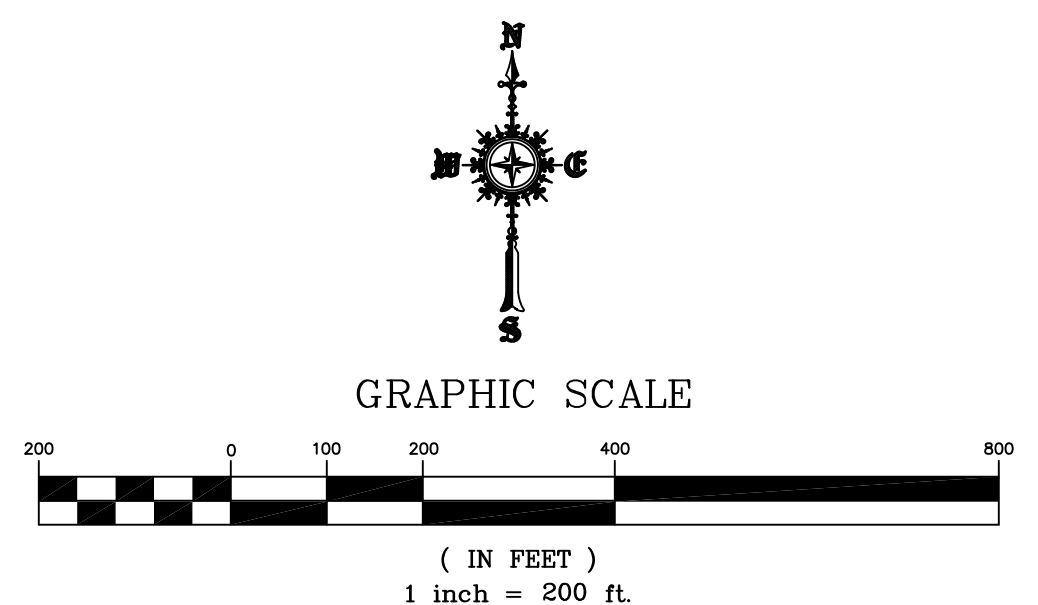
○● INDICATES PROPERTY CORNERS OR POINT ON PROPERTY LINES.

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

<##> INDICATES DISTANCE FROM PROPERTY CORNER TO WITNESS PIN SET.

ALL RESERVED AREAS, RESERVED DAM MAINTENANCE EASEMENTS, RESERVED DAM MAINTENANCE ACCESS EASEMENTS ARE RESERVED BY HIGHWAY 22 PROPERTY, LLC AND ARE NOT DEDICATED FOR PUBLIC USE.

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



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SHEET 3/3

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 Owner, being shown and named under the Owners' Certificate hereon, have subdivided and platted the following described land being situated in the SW ¼ and the SE ¼ of Section 34, Township 9 North, Range 1 East, and in the NE ¼ and the NW 1/4 of Section 3, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

Commence at the northwest corner of the said Section 3, said northwest corner being the **POINT OF BEGINNING** for the parcel herein described; thence South 89° 56' 56" West for a distance of 148.54 feet to the southwest corner of the said Section 34; 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 found; thence East for a distance of 1,380.92 feet; thence South 21° 50' 10" East for a distance of 1,132.56 feet to an iron pin found at the northern right of way line of Chantry Lane; thence run 208.25 feet along the arc of a 50.00 foot radius curve to the left along the said right of way line, said arc having an 87.19 foot chord which bears South 17° 39' 28" East to an iron pin found; thence run 28.73 feet along the arc of a 25.00 foot radius curve to the right along the southern right of way line of the said Chantry Lane, said arc having a 27.17 foot chord which bears North 75° 56' 29" East to an iron pin found; thence run 240.32 feet along the arc of a 536.09 foot radius curve to the right along the said southern right of way line, said arc having a 238.31 foot chord which bears South 58° 17' 46" East to an iron pin found; thence run 751.38 feet along the arc of a 1,918.59 foot radius curve to the left along the said southern right of way line, said arc having a 746.59 foot chord which bears South 56° 40' 24" East to an iron pin found; thence run 36.00 feet along the arc of a 25.00 foot radius curve to the right along a right of way flare, said arc having a 32.97 foot chord which bears South 26° 38' 13" East to an iron pin found; thence run 752.95 feet along the arc of a 1,733.44 foot radius curve to the left along the western right of way line of Churchill Place, said arc having a 747.04 foot chord which bears South 02° 10' 31" West to an iron pin found; thence run 569.05 feet along the arc of a 499.75 foot radius curve to the right along the said western right of way line, said arc having a 538.80 foot chord which bears South 22° 21' 09" West to an iron pin found; thence run 22.60 feet along the arc of a 25.00 foot radius curve to the right along the said right of way line of Churchill Place, said arc having a 21.83 foot chord which bears South 80° 51' 59" West to an iron pin found; thence run 230.57 feet along the arc of a 50.00 foot radius curve to the left along the said right of way line of Churchill Place, said arc having a 74.19 foot chord which bears South 25° 20' 51" East to an iron pin found; thence run 14.95 feet along the arc of a 25.00 foot radius curve to the right along the eastern right of way line of Churchill Place, said arc having a 14.73 foot chord which bears North 39° 40' 35" East to an iron pin found; thence run 655.29 feet along the arc of a 559.75 foot radius curve to the left along the said eastern right of way line, said arc having a 618.50 foot chord which bears North 23° 16' 10" East to an iron pin found; thence run 715.43 feet along the arc of a 1,673.44 foot radius curve to the right along the said eastern right of way line, said arc having a 709.99 foot chord which bears North 01° 58' 45" East to an iron pin found; thence run 41.29 feet along the arc of a 25.00 foot radius curve to the right along a right of way flare, said arc having a 36.75 foot chord which bears North 61° 32' 10" East to an iron pin found; thence run 525.14 feet along the arc of a 1,918.59 foot radius curve to the left along the said southern right of way line of Chantry Lane, said arc having a 523.50 foot chord which bears South 78° 59' 43" East to an iron pin set; thence leave said southern right of way line of Chantry Lane and run South 02° 29' 04" West for a distance of 1,145.55 feet to a 5/8" iron pin set; thence South 07° 37' 12" West for a distance of 270.66 feet to a 5/8" iron pin found; thence South 50° 36' 34" West for a distance of 385.96 feet to a 5/8" iron pin set; thence South 69° 51' 33" West for a distance of 106.56 feet to a 5/8" iron pin found; thence South 39° 55' 27" West for a distance of 189.47 feet; thence South 17° 36' 42" West for a distance of 185.80 feet; thence South 45° 51' 01" West for a distance of 293.02 feet; thence South 56° 49' 38" West for a distance of 542.83 feet; thence South 39° 10' 16" West for a distance of 583.18 feet; thence West for a distance of 359.35 feet; thence North 03° 52' 23" East for a distance of 244.24 feet; thence North 07° 37' 17" West for a distance of 309.89 feet; thence South 76° 27' 21" West for a distance of 153.14 feet to an iron pin found; thence North 26° 28' 36" West for a distance of 661.23 feet to a 5/8" iron pin found; thence North 00° 12' 13" West for a distance of 1,383.55 feet to a 5/8" iron pin found; thence South 89° 56' 56" West for a distance of 626.92 feet along the northern line of the said Section 3 to the **POINT OF BEGINNING**, containing 215.3426 acres (9,380,324 square feet), more or less. The reference meridian for the above described tract of land is true north based on solar observation.

APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI COUNTY OF MADISON

This plat of Churchill of Charlton Place 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 _____, 201_____.

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, Arthur Johnston, 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 Churchill of Charlton Place 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 _____, 201_____.

Arthur Johnston, Chancery Clerk

Robert B. Barnes, Professional Land Surveyor

FILING AND RECORDATION

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Arthur Johnston, Clerk of the Chancery Court in and for the said County and State, do hereby certify that this plat of Churchill of Charlton Place was filed for record in my office on the _____ day of _____, 201_____, 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 OFFICIAL SEAL OF OFFICE, on this the ____ day of _____, 201_____.

ARTHUR JOHNSTON, Chancery Clerk

Deputy Clerk

OWNERS' CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Rodney F. Triplett, Jr., manager of Highway 22 Property, LLC, a Mississippi limited liability company, do hereby certify that Highway 22 Property, LLC is the owner of the lands described in the foregoing certificate of Robert B. Barnes, Professional Land Surveyor, and that Rodney F. Triplett, Jr., acting as the duly authorized manager of said limited liability company, has caused said lands to be subdivided and platted as shown hereon and have designated the same as Churchill of Charlton Place. I hereby dedicate for public use forever, the streets, utility and drainage easements and utilities (excluding any areas or easements designated "reserved") as shown hereon.

Witness my signature, this the _____ day of _____, 201_____.

Highway 22 Property, LLC,

By: _____
Rodney F. Triplett, Managing Member

OWNER'S ACKNOWLEDGEMENT

STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this _____ day of _____, 201_____, within my jurisdiction, the within named Rodney F. Triplett, Jr., who acknowledged that he is the manager of Highway 22 Property, LLC, a Mississippi manager - 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.

My Commission Expires:

NOTARY PUBLIC

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 _____, 201_____.

NOTARY PUBLIC

My Commission Expires:

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