CAMDEN COURT OF LAKE CAROLINE

75 37 0 75 150 225

SCALE IN FEET

SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, AND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 8 NORTH, RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI

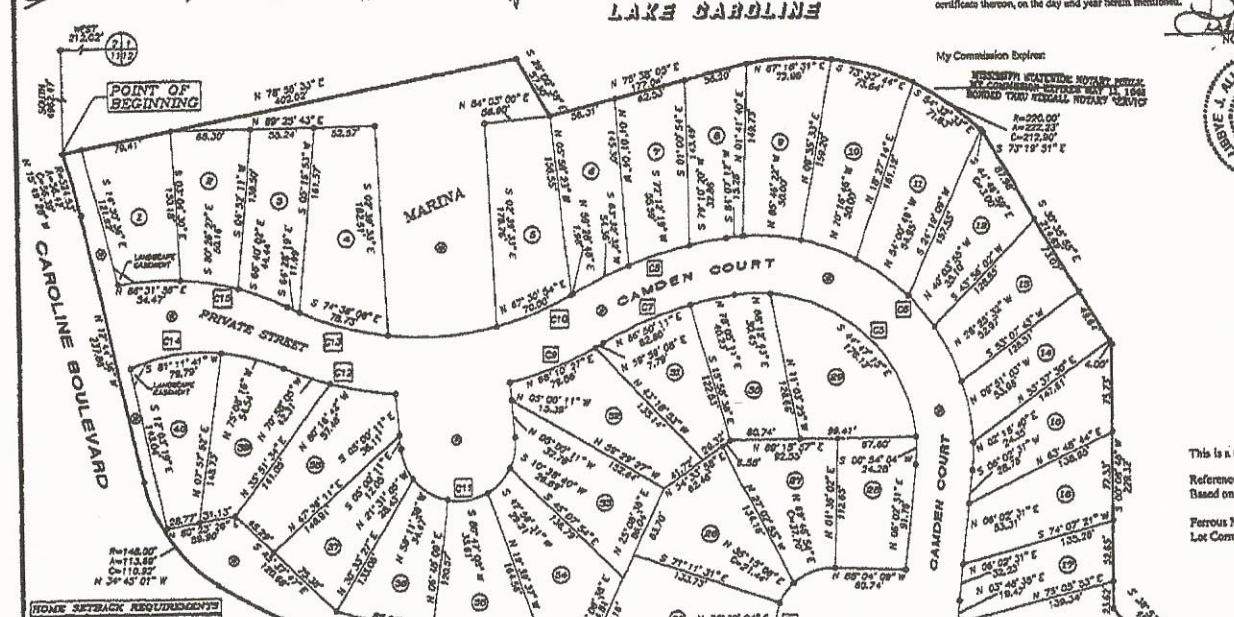
SURVEYED & MAPPED BY
ROBERT B. BARNES
CIVIL ENGINEER
&
LAND SURVEYOR
4 OLD RIVER PLACE
JACKSON, MISSISSIPPI 39202

RESERVATION

The Owner as named herein, for itself, its successors and assigns, do hereby except from the dedication of the property and do hereby reserve the exclusive right to construct, reconstruct, alter, maintain and operate a water and sewer distribution and collection system, together with a natural gas distribution system, TV cable or any other communication cable system and appurtenances, except telephone, in all easements, private drives, and Camden Court Common Area, as herein shown or indicated.

Owner does hereby expressly retain ownership for itself, its successors or assigns, any and all sewer lines, water lines, connections, taps, manholes, pipe, valves, fittings and any and all other items that may be used in connection with or attached to said water or sewer distribution and collection system, and any and all of such lines, connections, fittings and all other items that may be used in connection with or attached to or used in said natural gas distribution system, or TV cable or other communication cable system and appurtenances, except telephone and placed in, on, or under said easements, private drives, and Camden Court Common Area as shown on said plat.

ATTEST: LAKE CAROLINE, INC., A MISSISSIPPI CORPORATION



HOME SETBACK REQUIREMENTS
FRONT SETBACK = 25'
SIDE SETBACK = 5'
REAR SETBACK = 25'

UTILITY & DRAINAGE EASEMENT SCHEDULE
10' EASEMENT ALONG STREET SIDE
5' ALONG INTERIOR & REAR LOT LINES
10' ALONG LAKE SIDE

⊗ INDICATES COMMON AREA TO BE MAINTAINED BY CAMDEN COURT OWNERS ASSOCIATION.

LANDSCAPE EASEMENT DIMENSIONS 15' X 15' X VARIABLE.

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C" ACCORDING TO FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NUMBER 280228 0190 B, DATED JANUARY 2, 1980.

This is a Class "D" Survey.

Reference Meridian - Due North Based on Solar Observations.

Ferrous Metal Rods Are Set at Lot Corners.

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	15° 37' 35"	422.48	114.73	114.38	57.72	N 06° 48' 54" E
2	18° 29' 53"	451.87	145.87	145.23	73.57	N 02° 35' 37" W
3	180° 00' 00"	50.00	157.08	100.00	NA	S 01° 03' 53" W
4	17° 53' 03"	250.00	78.04	77.72	39.34	S 02° 34' 01" E
5	104° 16' 58"	133.46	248.55	213.90	174.26	N 48° 05' 58" W
6	104° 16' 58"	165.46	337.55	292.85	230.58	N 48° 05' 58" W
7	22° 30' 00"	313.87	123.30	122.51	62.45	S 70° 30' 34" W
8	22° 30' 00"	363.87	142.93	142.00	72.40	S 70° 30' 34" W
9	18° 22' 38"	307.43	87.87	87.57	44.34	N 67° 36' 53" E
10	18° 04' 12"	257.43	72.90	71.96	36.74	N 67° 17' 40" E
11	180° 00' 00"	50.00	157.08	100.00	NA	N 04° 59' 48" E
12	18° 37' 13"	307.43	99.91	99.47	50.40	S 76° 19' 56" E
13	20° 13' 37"	257.43	91.03	90.55	45.99	S 73° 18' 05" E
14	31° 08' 17"	148.60	80.78	79.79	41.41	S 81° 11' 41" W
15	37° 08' 45"	230.60	148.37	145.77	77.41	N 67° 47' 38" W

CERTIFICATE OF OWNERSHIP AND DEDICATION OF OWNER

COUNTY OF MADISON
STATE OF MISSISSIPPI

WE, ROBERT N. STOCKETT, JR., President and JOHN M. LOUIS, Secretary of LAKE CAROLINE, INC., A MISSISSIPPI CORPORATION, do hereby certify that the aforementioned is the owner of the property shown on the plat and described in the Certificate of Robert B. Barnes, Registered Land Surveyor, appearing hereon, and that, as President and Secretary, respectively, of said corporation, we have caused the same to be subdivided, platted, named, and designated as shown herein, and hereby adopt this Plat of Subdivision as the free act and deed of said corporation, and have further designated certain areas of land as a private drive intended for use by the lot owners in CAMDEN COURT OF LAKE CAROLINE. The areas designated as private drive and common area are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the lot owners in CAMDEN COURT OF LAKE CAROLINE as more fully provided in the aforesaid Declaration of Covenants, Conditions and Restrictions for CAMDEN COURT OF LAKE CAROLINE. All utilities, utility easements, and other easements are as designated and defined hereon and in the Declaration of Lake Caroline, of record in Deed Book 696 at Page 609, reference to which is hereby made.

WITNESS THE SIGNATURES OF THE UNDERSIGNED, on this the 16th day of May, 1994.

ATTEST: LAKE CAROLINE, INC., A MISSISSIPPI CORPORATION

JOHN M. LOUIS, Secretary

BY: ROBERT N. STOCKETT, JR., President

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the County and State, on this 16th day of May, 1994, within my jurisdiction, the within named ROBERT N. STOCKETT, JR. and JOHN M. LOUIS, who acknowledged that they are President and Secretary, respectively, of LAKE CAROLINE, INC., A MISSISSIPPI CORPORATION, and that for and on behalf of said corporation, and as its act and deed, they executed and delivered this plat and certificate thereon, on the day and year herein mentioned.

NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 11, 1998
BONDED THRU NEIGHAL NOTARY SERVICE

LEBYE J. ALLEN, RANKIN COUNTY, MS NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Robert B. Barnes, Registered Land Surveyor, do hereby certify that at the request of the Owner being shown and named under the Owner's Certificate hereon, I have subdivided and platted the following described land being situated in the Southeast 1/4 of the Southeast 1/4 of Section 11, in the Southwest 1/4 of the Southwest 1/4 of Section 12, in the Northwest 1/4 of the Northwest 1/4 of Section 13, and in the Northeast 1/4 of the Northeast 1/4 of Section 14, all in 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 Northeast corner of the said Section 11 and run thence due West for a distance of 212.02 feet; thence run due South for a distance of 4962.47 feet to the Eastern line of Caroline Boulevard and the POINT OF BEGINNING for the parcel herein described; thence leave said Eastern line of Caroline Boulevard and run North 78° 55' 33" East for a distance of 402.82 feet; thence South 29° 00' 38" East for a distance of 57.30 feet; thence North 75° 38' 05" East for a distance of 177.04 feet; thence run 222.23 feet along the arc of a 220.0 foot radius curve to the right, said arc having a 212.90 foot chord which bears South 73° 19' 51" East; thence South 30° 35' 55" East for a distance of 214.69 feet; thence South 00° 08' 48" West for a distance of 229.32 feet; thence South 38° 53' 45" East for a distance of 45.30 feet; thence South 09° 15' 28" West for a distance of 35.39 feet; thence South 73° 45' 35" West for a distance of 34.46 feet; thence South 20° 52' 41" East for a distance of 75.37 feet; thence South 07° 27' 27" West for a distance of 56.74 feet; thence South 13° 49' 45" East for a distance of 46.31 feet to the Northern line of Caroline Boulevard; thence run 76.61 feet along the arc of a 337.75 foot radius curve to the right along the said Northern line, said arc having a 76.45 foot chord which bears North 82° 52' 50" West; thence North 76° 22' 36" West for a distance of 219.93 feet along the said Northern line; thence run 203.14 feet along the arc of a 380.81 foot radius curve to the right along the said Northern line, said arc having a 202.11 foot chord which bears North 66° 21' 45" West; thence run 120.37 feet along the arc of a 430.0 foot radius curve to the left along the said Northern line, said arc having a 119.98 foot chord which bears North 64° 21' 43" West; thence North 72° 22' 53" West for a distance of 115.16 feet along the said Northern line; thence run 115.18 feet along the arc of a 422.38 foot radius curve to the right along the said Northern line, said arc having a 114.82 foot chord which bears North 64° 34' 10" West; thence run 113.69 feet along the arc of a 148.0 foot radius curve to the right along the said Eastern line of Caroline Boulevard, said arc having a 110.92 foot chord which bears North 34° 45' 01" West; thence North 12° 44' 36" West for a distance of 227.86 feet along the said Eastern line of Caroline Boulevard; thence run 56.42 feet along the arc of a 524.33 foot radius curve to the left along the said Eastern line of Caroline Boulevard, said arc having a 56.39 foot chord which bears North 15° 49' 28" West to the POINT OF BEGINNING, containing 10.9692 acres more or less.

WITNESS MY SIGNATURE on this the 16th day of MAY, 1994.

Registered Land Surveyor

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, Registered Land Surveyor, who acknowledged to me that he signed and delivered this plat and certificate thereon as his act and deed on the date and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this 16th day of May, 1994.

Notary Public

My Commission Expires

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 11, 1998
BONDED THRU NEIGHAL NOTARY SERVICE

LEBYE J. ALLEN, RANKIN COUNTY, MS NOTARY PUBLIC

ROBERT B. BARNES REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. PE. 3391 LS. 2082 STATE OF MISSISSIPPI

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI COUNTY OF MADISON

WE, Steve Duncan, Chancery Clerk, and Robert B. Barnes, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of CAMDEN COURT OF LAKE CAROLINE, with the original thereof, as made by the said Robert B. Barnes, Registered Land Surveyor, 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 20 day of May, 1994.

STEVE DUNCAN, Chancery Clerk

ROBERT B. BARNES, Registered Land Surveyor

STEVE DUNCAN, CHANCERY CLERK, MADISON COUNTY, MISSISSIPPI

FILING AND RECORDATION

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Steve Duncan, Clerk of the Chancery Court in and for said County and State, do hereby certify that the CAMDEN COURT OF LAKE CAROLINE, was filed for record in my office on the 20 day of May, 1994, and was duly recorded in Plat Cabinet C, at Slide 62, of the maps and plats of land in Madison County, Mississippi.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this 20 day of May, 1994.

STEVE DUNCAN, Chancery Clerk

APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI COUNTY OF MADISON

The above plat is hereby approved by the Board of Supervisors of Madison County, Mississippi, pursuant to the authority of an order or resolution of said Board duly adopted on the 20 day of May, 1994.

ACCEPTANCE RECOMMENDED

BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI

W. W. KEELER, Assistant County Engineer

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