D-81 4674

MADISON OAKS PART TWO

SITUATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 7 NORTH, RANGE 2 EAST
CITY OF MADISON
MADISON COUNTY, MISSISSIPPI

CITY ENGINEER'S APPROVAL
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, the undersigned, have examined this plat and find it complete as to all matters and that the accompanying plat, as approved by the Mayor and Board of Aldermen of the City of Madison are thus acknowledged & approved.

SURVEYOR'S ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named James H. Shaw, Professional Land Surveyor who acknowledged to me, that he signed and delivered the plat and certificate thereon on the day and date and based on the date and in the year therein mentioned.

Given under my hand and official seal of office on this the 23rd day of August 2001.

My Commission Expires: Notary Public

OWNER'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, James T. Weaver, Vice President of Cecil Development Corporation a Mississippi Corporation do hereby certify that Cecil Development Corporation is the owner of the land described in the foregoing certificate of Jack H. Dean, Professional Land Surveyor, and I have caused the same to be subdivided and platted as shown hereon, and I hereby adopt the same as MADISON OAKS PART TWO, that I have hereby adopt the plat of subdivision as my own act and deed and have selected the streets, alleys, utility easements and rights of way to the City to become the public use forever.

This the 20th day of August, 2001.

Cecil Development Corporation
James T. Weaver, Vice President

CITY APPROVAL AND ACCEPTANCE
STATE OF MISSISSIPPI
COUNTY OF MADISON

The subdivision is hereby approved and accepted by the Board of Aldermen of the City of Madison this the 27th day of August, 2001.

Mayor — City Clerk

ENGINEER'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Walter P. Wilkerson, Registered Professional Engineer, and the State of Mississippi, do hereby certify that the Madison Oaks Part Two meets or exceeds the requirements and specifications as required by the City of Madison with no exceptions.

Walter P. Wilkerson, P.E.

NOTARY PUBLIC

CERTIFICATE OF CONVERSION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Charles Weems, Clerk of the Chancery Court and ex officio in Scott Professional Land Surveyor, do hereby certify that we have signed & completed the plat of MADISON OAKS PART TWO, with the original thereof as made by the said Jack H. Dean and find it to be a true copy thereof, may of and made on file.

Given under my hand and seal of office this 23rd day of August, 2001.

Charles Weems
Chancery Clerk — by Deputy D.C.

CHARLES A. WEEMS CLERK MADISON COUNTY

FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Charles Weems, Clerk of the Chancery Court in and for said county and state, do hereby certify that the plat of MADISON OAKS PART TWO was filed for record in my office on this the 27 day of August, 2001, and was duly recorded in Plat Cabinet D at Slide 82 of the records of said and that in Book 30 Page 37 Madison County, Mississippi.

Given under my hand and seal of office this 31 day of August, 2001.

Chancery Clerk — Deputy D.C.

CHARLES A. WEEMS CLERK MADISON COUNTY

SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Jack H. Dean, Registered Land Surveyor, do hereby certify that the plat of Cecil Development Corporation, Inc. authorized and platted the land described herein.

This the 23rd day of August, 2001.

BOARD OF EDUCATION CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I hereby certify that this is a true copy of the plat of MADISON OAKS PART TWO which was duly approved and adopted by the Madison County Board of Education, Trustees of the Madison County School District Subdivision Section School Lands Trust, in session on the 20th day of August, 2001.

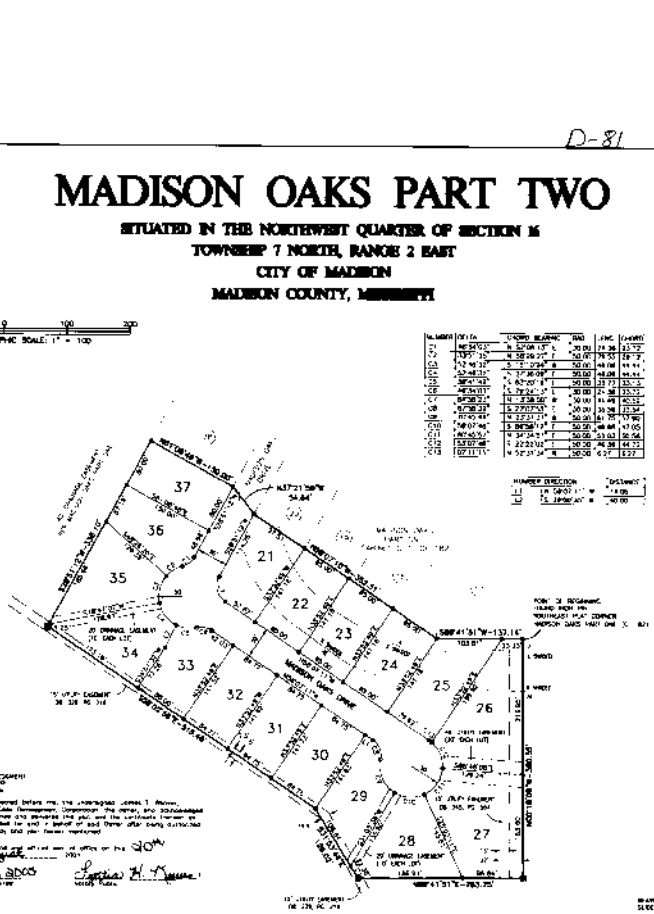
President — Secretary

MADISON COUNTY BOARD OF EDUCATION
Trustees of the Madison County School District Subdivision Section School Lands Trust

GRAPHIC SCALE: 1" = 100'

NUMBER	DELTA	CHORD BEARING	RAD	ARC	CHORD
C1	90°00'00"	N 52°08'15" E	30.00	47.12	42.43
C2	13°07'35"	N 58°29'27" E	50.00	19.07	19.03
C3	52°46'38"	S 15°20'04" W	50.00	46.04	44.44
C4	52°46'38"	S 37°26'08" E	50.00	46.04	44.44
C5	38°41'43"	S 63°20'18" E	50.00	33.73	33.13
C6	38°41'43"	S 25°20'18" E	50.00	33.73	33.13
C7	84°38'21"	N 73°38'50" W	50.00	73.84	67.33
C8	47°48'33"	S 27°07'53" E	50.00	39.38	38.24
C9	87°47'48"	N 22°31'17" W	50.00	76.61	69.34
C10	74°07'46"	S 89°58'13" W	50.00	64.68	47.05
C11	87°45'51"	N 34°34'51" E	50.00	63.83	58.04
C12	53°07'48"	S 22°33'16" E	50.00	46.38	44.73
C13	07°11'11"	N 52°31'34" W	50.00	6.27	6.27

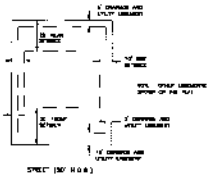
NUMBER	DIRECTION	DISTANCE
L1	N 54°07'17" W	18.00
L2	S 39°08'43" W	40.00



PROPERTY DESCRIPTION:

A parcel of land being and situated in the Northwest Quarter of Section 16, Township 7 North, Range 2 East, City of Madison, Madison County, Mississippi, more particularly described as follows:

For a Point of Beginning, commence at an iron pin representing the southeast plat corner of Madison Oaks Part One, the map or plat of which is of file in Cabinet C, Slide 152, in the Office of the Chancery Clerk of Madison County, located in Canton, Mississippi, said iron pin also being the southeast corner of Lot 17 of said Madison Oaks Part One, and run thence S 89 degrees 41 minutes 51 seconds W, along the southerly line of said Madison Oaks Part One and said Lot 17, for a distance of 137.16 feet to an iron pin at the southwest corner of said Lot 17, said iron pin also being the southeast corner of Lot 18 of said Madison Oaks Part One; thence run N 56 degrees 37 minutes 13 seconds W, along the southerly line of said Madison Oaks Part One, for a distance of 357.51 feet to an iron pin on the easterly right-of-way of Madison Oaks Drive, said iron pin also being the southwest corner of Lot 21 of said Madison Oaks Part One, thence leaving said easterly right-of-way run N 32 degrees 21 minutes 59 seconds W, along the southerly line of said Madison Oaks Part One, for a distance of 54.64 feet to an iron pin on the easterly right-of-way of said Madison Oaks Drive, said iron pin also being the southeast corner of Lot 18 of said Madison Oaks Part One; thence leaving said easterly right-of-way, run N 61 degrees 06 minutes 48 seconds W, along the southerly line of said Madison Oaks Part One and said Lot 38, for a distance of 150.00 feet to an iron pin at the southwest corner of said Lot 38; thence run S 28 degrees 57 minutes 12 seconds W, along the southerly line of said Madison Oaks Part One and the easterly line of a said eighty feet wide drainage easement, for a distance of 376.0 feet to a concrete monument; thence leaving said easterly line of said easement, run S 06 degrees 02 minutes 58 seconds E for a distance of 573.46 feet to an iron pin; thence run S 31 degrees 53 minutes 48 seconds E for a distance of 129.02 feet to a concrete monument; thence run N 89 degrees 41 minutes 51 seconds E for a distance of 763.75 feet to a concrete monument; thence run N 00 degrees 18 minutes 09 seconds W for a distance of 380.55 feet to the Point of Beginning. This parcel contains 6.34 acres, more or less.



TYPICAL LOT DETAIL
NOT TO SCALE

BEARINGS SHOWN HEREON ARE BASED UPON MADISON OAKS PART ONE (CABINET C, SLIDE 152) (BARNARDS FOUND)

● IRON PIN

○ IRON PIN

ACCORDING TO THE F.E.M.A. FIRM, COMMUNITY PANEL NUMBER 280279 0110 D DATED APRIL 15, 1984, THE PROPERTY LIES WITHIN ZONE "C" (AREA IN HAZARD TO BE OUTSIDE 500-YEAR FLOODPLAIN). ZONE "B" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED). THE LOCATION OF THE BOUNDARIES OF THE SPECIAL FLOOD HAZARD AREAS SHOWN ON THIS PLAT ARE INTENDED TO BE ON THE INTERMEDIATE CONTOURS DETERMINED FROM THE BATTER SURVEYS PROFILES FOR SAID CREEK IN THE FLOOD INSURANCE STUDY WHICH ACCOMPANIES THE F.E.M.A. FIRM COMMUNITY PANELS FOR THE CITY OF MADISON IS SAID CONTOURS MAY BE LOCATED ON THE GROUND BY FIELD SURVEY. THE LOCATION OF THESE BOUNDARIES AND ELEVATIONS OF THESE CONTOURS ARE SUBJECT TO REVISION DUE TO CHANGES IN THE TOPOGRAPHY OF THE LANDS WITHIN THIS SUBDIVISION AND/OR AMENDMENT TO THE REVISION OF SAID F.E.M.A. FIRM COMMUNITY PANEL AND/OR THE CITY OF MADISON'S STORMWATER MANAGEMENT ORDINANCE.

MINIMUM BUILDING SETBACKS:
FRONT — 30 FEET
SIDE — 10 FEET
REAR — 35 FEET
STREET SIDE — 30 FEET
NO BUILDING SHALL ENCROACH ON ANY EASEMENT WITHIN SETBACK LINES ARE SUBJECT TO AND AMENDABLE AS PROVIDED IN CITY ZONING ORDINANCE AND APPLICABLE SUBDIVISION

THERE IS A 15 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ON THE SIDE AND REAR OF LINES OF ALL LOTS UNLESS OTHERWISE SHOWN.

THERE IS A 10 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ON THE STREET SIDE OF ALL LOTS UNLESS OTHERWISE SHOWN.

THE MINIMUM FINISHED FLOOR ELEVATION OF ALL STRUCTURES WITHIN THIS SUBDIVISION IS 300.00 MSL

PREPARED BY

BANKS ENGINEERING & SURVEYING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
108 AMERICAN WAY, MADISON, MS 39110