

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

ACCORDING TO THE F.E.M.A. F.I.R.M. COMMUNITY PANEL 280228 0415 F, DATED MARCH 17, 2010, THIS PROPERTY LIES WITHIN ZONE "X".

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

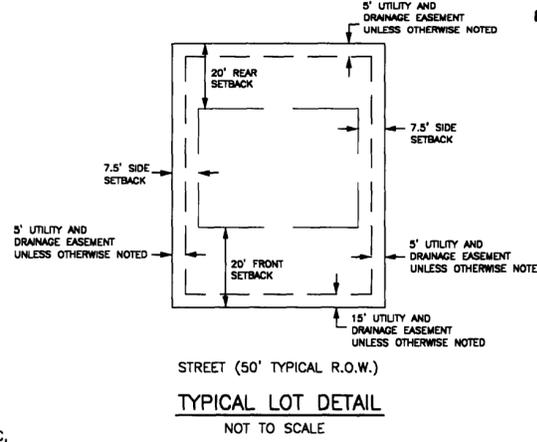
FRONT - 20 FEET  
REAR - 20 FEET  
SIDE - 7.5 FEET  
STREET SIDE - 14 FEET

THERE IS A FIFTEEN (15) FEET WIDE UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET RIGHTS-OF-WAY. THERE IS A FIVE (5) FEET WIDE UTILITY AND DRAINAGE EASEMENT ALONG THE SIDE AND REAR LOT LINES OF EACH LOT UNLESS OTHERWISE NOTED HEREON.

THERE IS A DRAINAGE EASEMENT ALONG AND ACROSS THE AREA DENOTED HEREON AS "STORMWATER DETENTION AREA".

THERE IS A DRAINAGE EASEMENT ALONG AND ACROSS ALL COMMON AREAS SHOWN HEREON.

SURVEY DATE: FEBRUARY 2013      PLAT PREPARATION DATE: FEBRUARY 2013  
SURVEY CLASS B



OWNERS CERTIFICATE  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Nolan D. Palmer, Manager/Member of Cattlett Road Properties, LLC, do hereby certify that said limited liability company is the owner of the land described in the foregoing description, and that the undersigned owner has caused said land to be subdivided and platted as shown hereon and has designated the same as TIMBER RIDGE OF WELLINGTON PART THREE-A, and the owner does hereby dedicate the streets and streets rights-of-way and easements shown hereon for public use forever.

Witness the signature of the owner, this the 9th day of April, 2013.

OWNER: Cattlett Road Properties, LLC

*Nolan D. Palmer*  
Nolan D. Palmer, Manager/Member

COUNTY ENGINEER'S RECOMMENDATIONS  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Rudy M. Warnock, Jr., P.E., have examined this plat and find it conforms to all conditions set forth on the preliminary plat and thus recommend final approval.

*Rudy M. Warnock, Jr.*  
Rudy M. Warnock, Jr., P.E.  
County Engineer

PROPERTY DESCRIPTION:  
A parcel of land lying and situated in the Southwest 1/4 of Section 17 and the Northwest 1/4 of Section 20, Township 8 North, Range 2 East, Madison County, Mississippi, more particularly described as follows:  
Commence at the northwest corner of Lot 168 of Northwind of Wellington Part Two-A, a subdivision of which the map or plat is of record and on file in the Office of the Chancery Clerk, and run thence N 07 degrees 38 minutes 59 seconds E for a distance of 100.90 feet to a concrete monument which is the Point of Beginning of the parcel herein described. From said Point of Beginning run thence N 00 degrees 02 minutes 35 seconds W for a distance of 853.71 feet to an iron pin; thence run N 89 degrees 50 minutes 16 seconds E for a distance of 248.83 feet to an iron pin; thence run N 00 degrees 03 minutes 15 seconds W for a distance of 377.78 feet to an iron pin; thence run northwesterly along the arc of a curve to the right having a radius of 168 degrees 32 minutes 10 seconds, a chord bearing of N 15 degrees 08 minutes 18 seconds W, a chord length of 99.50 feet, and an arc length of 147.08 feet, for a distance of 147.08 feet to an iron pin; thence run N 16 degrees 01 minutes 34 seconds E for a distance of 8.95 feet to an iron pin at the southeast corner of Lot 64 of Germantown, Part III, a subdivision of which the map or plat is of record and on file in the Office of the Chancery Clerk; thence run N 82 degrees 38 minutes 28 seconds W, along the southerly boundary of said Germantown, Part III, for a distance of 263.89 feet to an iron pin at the southwest corner of said Lot 64; thence run N 70 degrees 06 minutes 26 seconds W, along the southerly boundary of said Germantown, Part III, for a distance of 215.57 feet to an iron pin at the southwest corner of Lot 65 of said Germantown, Part III; thence run N 65 degrees 33 minutes 58 seconds W, along the southerly boundary of said Germantown, Part III, for a distance of 42.47 feet to a concrete monument; thence run S 23 degrees 38 minutes 24 seconds W for a distance of 199.82 feet to an iron pin; thence run S 41 degrees 38 minutes 02 seconds W for a distance of 55.39 feet to an iron pin; thence run S 28 degrees 21 minutes 34 seconds W for a distance of 138.52 feet to an iron pin; thence run N 77 degrees 06 minutes 17 seconds W for a distance of 147.71 feet to a concrete monument; thence run S 17 degrees 31 minutes 06 seconds W for a distance of 98.99 feet to an iron pin; thence run S 20 degrees 29 minutes 47 seconds W for a distance of 85.41 feet to an iron pin; thence run South for a distance of 80.00 feet to an iron pin; thence run S 09 degrees 09 minutes 50 seconds E for a distance of 81.03 feet to an iron pin; thence run S 03 degrees 56 minutes 42 seconds E for a distance of 80.19 feet to an iron pin; thence run S 12 degrees 06 minutes 35 seconds E for a distance of 81.82 feet to an iron pin; thence run South for a distance of 58.48 feet to an iron pin; thence run S 04 degrees 06 minutes 21 seconds W for a distance of 78.93 feet to an iron pin; thence run S 39 degrees 48 minutes 05 seconds W for a distance of 99.44 feet to a concrete monument; thence run S 86 degrees 37 minutes 23 seconds E for a distance of 80.17 feet to an iron pin; thence run S 00 degrees 21 minutes 42 seconds E for a distance of 137.47 feet to an iron pin; thence run S 15 degrees 48 minutes 17 seconds E for a distance of 52.95 feet to an iron pin; thence run S 03 degrees 47 minutes 21 seconds W for a distance of 180.00 feet to a concrete monument on the northerly right-of-way of Stripling Road Extension; thence run easterly, along said right-of-way and the arc of a curve to the right having a radius of 1140.00 feet, a delta angle of 08 degrees 26 minutes 52 seconds, a chord bearing of S 81 degrees 59 minutes 13 seconds E, a chord length of 167.93 feet, and an arc length of 168.08 feet, for a distance of 168.08 feet to a point; thence run S 77 degrees 45 minutes 47 seconds E, along said northerly right-of-way, for a distance of 180.57 feet to a point; thence run easterly, along said right-of-way and the arc of a curve to the left having a radius of 1310.00 feet, a delta angle of 12 degrees 35 minutes 15 seconds, a chord bearing of S 84 degrees 03 minutes 24 seconds E, a chord length of 287.22 feet, and an arc length of 287.80 feet, for a distance of 287.80 feet to the Point of Beginning. This parcel contains 20.86 acres, more or less.

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 9th day of April, 2013.

*Jack N. Starr*  
Jack N. Starr  
PLS-02623

CERTIFICATE OF COMPARISON  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

We, Arthur Johnston, Chancery Clerk and Jack N. Starr, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of TIMBER RIDGE OF WELLINGTON PART THREE-A 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 19 day of April, 2013.

*Arthur Johnston*  
Arthur Johnston, Chancery Clerk  
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 9th day of April, 2013.

*Jack N. Starr*  
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 15 day of April, 2013.

*Paul Starr*  
President, Board of Supervisors  
Madison County Mississippi

FILING AND RECORDATION  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Arthur Johnston, Clerk of the Chancery Court in and for said County and State, do hereby certify that this duplicate plat of TIMBER RIDGE OF WELLINGTON PART THREE-A was filed for record in my office on this the 19 day of April, 2013, and was duly recorded in Cabinet 6 at Slide 177B of the records of maps and plats of land of Madison County, Mississippi.

Given under my hand and seal of office this the 19 day of April, 2013.

*Arthur Johnston*  
Arthur Johnston, Chancery Clerk

ACKNOWLEDGMENT  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, Nolan D. Palmer, Manager/Member of Cattlett Road Properties, LLC, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said limited liability company, after being authorized so to do, and Jack N. Starr, Professional Land Surveyor, who acknowledged to me that he signed, sealed and delivered this plat of TIMBER RIDGE OF WELLINGTON PART THREE-A, and the certificates thereon as his own act and deed, on the day and year hereinafter mentioned.

Given under my hand and seal of office on this the 9th day of April, 2013.

*Notary Public*  
Notary Public  
October 20, 2013

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

# TIMBER RIDGE OF WELLINGTON PART THREE-A

SITUATED IN THE SW 1/4 OF SECTION 17  
AND THE NW 1/4 OF SECTION 20  
TOWNSHIP 8 NORTH, RANGE 2 EAST  
MADISON COUNTY, MISSISSIPPI

