

F-28A TIMBER RIDGE OF WELLINGTON PART 3-B 8262

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 17 TOWNSHIP 8 NORTH - RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
(601) 362-4886

- NOTES:
- THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C 0415 F EFFECTIVE MARCH 17, 2010.
 - DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 - SURVEY CLASSIFICATION "B".
 - REFERENCE MERIDIAN: WEST LINE OF TIMBER RIDGE OF WELLINGTON PART 3-A.
 - IRON PINS SET AT ALL LOT CORNERS.
 - AREA = 11.12 ACRES, MORE OR LESS.
- F.I.P. = DENOTES FOUND 1/2" IRON PIN
S.I.P. = DENOTES SET 1/2" IRON PIN

RIGHT-OF-WAY CURVE DATA

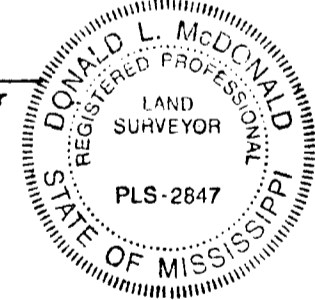
A Δ = 22°49'39" D = 4.24413' R = 1350.00' L = 338.09'	B Δ = 22°49'39" D = 4.40731' R = 1300.00' L = 344.85'	C Δ = 36°34'14" D = 15.27887' R = 375.00' L = 239.35'	D Δ = 36°34'14" D = 13.48136' R = 425.00' L = 271.27'	E Δ = 32°19'51" D = 13.48136' R = 425.00' L = 212.71'
F Δ = 32°19'51" D = 15.27887' R = 375.00' L = 187.03'	G Δ = 18°05'21" D = 7.39300' R = 775.00' L = 217.63'	H Δ = 18°05'21" D = 8.94484' R = 825.00' L = 231.67'	I Δ = 12°22'03" D = 8.94484' R = 825.00' L = 178.08'	J Δ = 12°22'03" D = 7.39300' R = 775.00' L = 167.29'

SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Donald L. McDonald, Professional Surveyor, do hereby certify that at the request of the undersigned Owner, I have subdivided and platted the following described land being situated in the Southwest 1/4 of Section 17, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing 1/2" iron pin marking the Northwest corner of Timber Ridge of Wellington, Part 3-A, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet E at Slide 177-B and run thence along the West line of said Timber Ridge of Wellington, Part 3-A the following bearings and distances: South 23 degrees 38 minutes 24 seconds West for a distance of 50.00 feet to an existing 1/2" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, continue thence South 23 degrees 38 minutes 24 seconds West for a distance of 149.82 feet to an existing 1/2" iron pin; South 41 degrees 38 minutes 02 seconds West for a distance of 55.39 feet to an existing 1/2" iron pin; South 26 degrees 21 minutes 34 seconds West for a distance of 138.52 feet to an existing 1/2" iron pin; North 77 degrees 06 minutes 17 seconds West for a distance of 147.71 feet to an existing 1/2" iron pin; South 17 degrees 31 minutes 06 seconds West for a distance of 98.99 feet to an existing 1/2" iron pin; South 20 degrees 29 minutes 47 seconds West for a distance of 85.41 feet to an existing 1/2" iron pin; South for a distance of 80.00 feet to an existing 1/2" iron pin; South 09 degrees 09 minutes 50 seconds East for a distance of 81.03 feet to an existing 1/2" iron pin; South 03 degrees 56 minutes 42 seconds East for a distance of 80.19 feet to an existing 1/2" iron pin; South 12 degrees 06 minutes 35 seconds East for a distance of 81.82 feet to an existing 1/2" iron pin; South for a distance of 56.48 feet to an existing 1/2" iron pin; South 04 degrees 06 minutes 21 seconds West for a distance of 78.93 feet to an existing 1/2" iron pin; South 39 degrees 49 minutes 05 seconds West for a distance of 99.44 feet to an existing 1/2" iron pin; leaving said West line of Timber Ridge of Wellington, Part 3-A, run thence South 87 degrees 04 minutes 50 seconds West for a distance of 180.22 feet to a set 1/2" iron pin; run thence North 78 degrees 21 minutes 59 seconds West for a distance of 80.67 feet to a set 1/2" iron pin; run thence North 07 degrees 17 minutes 22 seconds West for a distance of 188.04 feet to a set 1/2" iron pin; run thence North 04 degrees 18 minutes 41 seconds East for a distance of 160.40 feet to a set 1/2" iron pin; run thence North 00 degrees 55 minutes 01 seconds East for a distance of 133.60 feet to a set 1/2" iron pin; run thence North 05 degrees 03 minutes 32 seconds East for a distance of 172.11 feet to a set 1/2" iron pin; run thence North 00 degrees 19 minutes 03 seconds West for a distance of 184.91 feet to a set 1/2" iron pin; run thence North 00 degrees 51 minutes 34 seconds West for a distance of 190.00 feet to a set 1/2" iron pin; run thence North 89 degrees 08 minutes 26 seconds East for a distance of 135.61 feet to a set 1/2" iron pin; run thence South 70 degrees 37 minutes 24 seconds East for a distance of 196.22 feet to a set 1/2" iron pin; run thence South 64 degrees 18 minutes 25 seconds East for a distance of 214.39 feet to a set 1/2" iron pin; run thence South 65 degrees 33 minutes 58 seconds East for a distance of 178.75 feet to the POINT OF BEGINNING containing 11.12 acres, more or less.

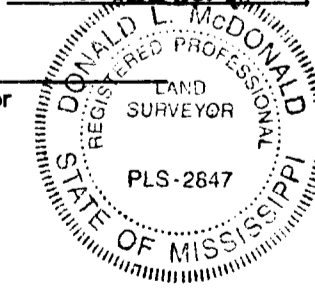
Witness my signature this the 29th day of October 2015.
[Signature]
Donald L. McDonald, Professional Surveyor



SURVEYOR'S CERTIFICATE OF COMPLIANCE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Donald L. McDonald, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat and plan shown and described hereon are a true and correct representation of a survey to the accuracy designated in the subdivision regulations for Madison County, Mississippi.

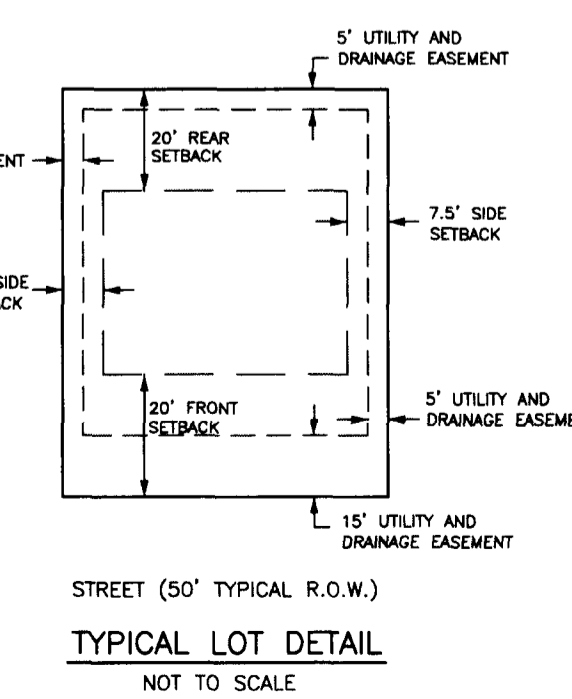
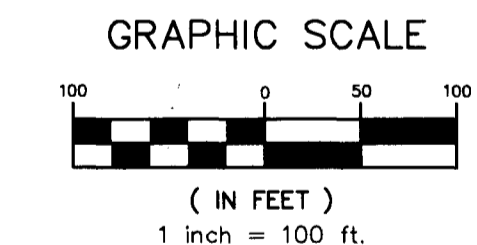
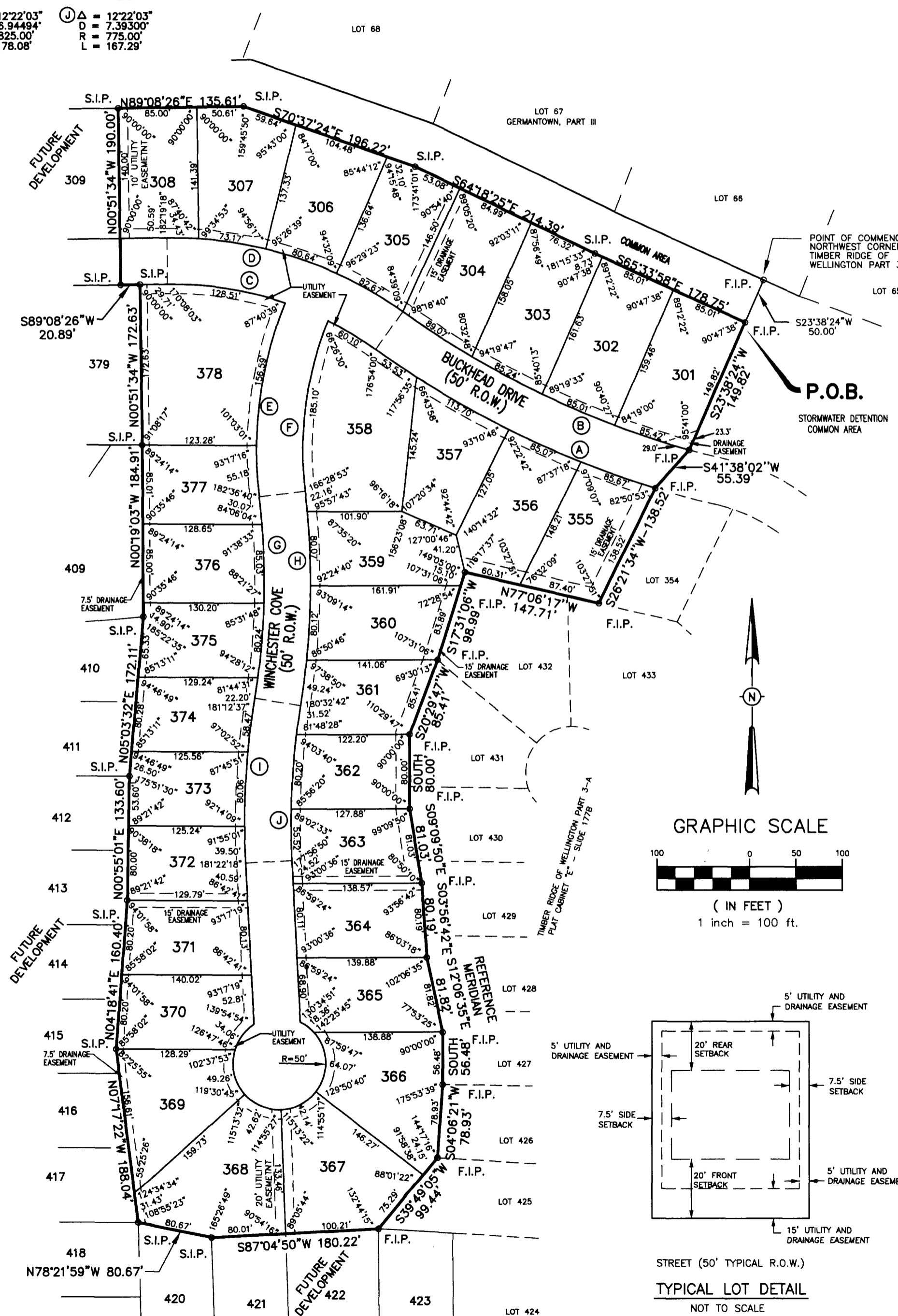
Witness my signature this the 29th day of October 2015.
[Signature]
Donald L. McDonald, Professional Surveyor



CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, J.D. Robinson, Member-Manager of JWAR Properties, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Donald L. McDonald, Professional Surveyor, and that as Member-Manager of said JWAR Properties, LLC, has caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat subdivision as the free act and deed of said Limited Liability Company and has designated the same as Timber Ridge of Wellington Part 3-B and dedicates the street rights-of-ways and drainage easements as shown hereon for public use forever.

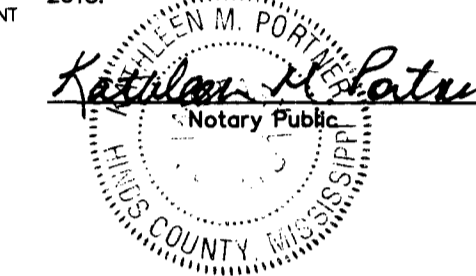
Witness my signature this the 29th day of October 2015.
JWAR Properties, LLC, A Mississippi Limited Liability Company
By: *[Signature]*
J.D. Robinson, Member-Manager



ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named J.D. Robinson, who acknowledged to me that he is Member-Manager of JWAR Properties, LLC, a Mississippi Limited Liability Company, the owner, who acknowledged to me that he signed and delivered this plat and the certificate thereon as his own act and deed, for and on behalf of said JWAR Properties, LLC, after being authorized so to do, and Donald L. McDonald, Professional 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 seal of office this the 29th day of October 2015.



My Commission Expires: 6-30-19

COUNTY ENGINEER'S RECOMMENDATION
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 of Madison County, Mississippi and thus recommend final approval.

By: *[Signature]*
Rudy Warnock, County Engineer

APPROVAL OF THE 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 of Madison County in session on the 9 day of Nov 2015.

By: *[Signature]*
Karl M. Banks, Board President

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Timber Ridge of Wellington Part 3-B with the original thereof, as made by said Donald L. McDonald, Professional Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office this the 9 day of Nov 2015.



FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Timber Ridge of Wellington Part 3-B was filed for record in my office on this the 9 day of Nov 2015, and was duly recorded in Plat Cabinet F at Slide 28A of the records of maps and plats of land in Madison County, Mississippi.

Given under my hand and seal of office Nov 2015.
[Signature]
Ronny Lott, Chancery Clerk

