

NORTHSHORE LANDING, PHASE VI

Situated in the SW ¼ of Section 28, T7N, R3E, Rankin County, Mississippi

Gerald Burch Hamilton, et al D.B. 2019, Pgs. 26936-26951

LAT CABINET	. SLOT
LAI OADINEI _	, 0_0

101 Highpointe Court, Suite B, Brandon, Mississippi 39042 Office: 601-591-1077 Fax: 601-591-0711 E-mail: mlove@benchmarkms.net

				East 662.84'		—	
			212.84'	350.00	100.00'	S 000 S	
FILING AND RECORDATION - COUNTY OF RANKIN - STATE OF MISSISSIPPI	CERTIFICATE OF OWNERSHIP - COUNTY OF RANKIN - STATE OF MISSISSIPPI	ω				³ 10'13	Larry A Cooley & Frances M. Cooley D.B. 712, Pgs. 431-433
I, Larry Swales, Clerk of the Chancery Court in and for the said County and State, do hereby	Northshore, LLC, the undersigned owner, does hereby certify that it is the owner of the land			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		" E	N 89°50'03" E 649.08
certify that the plat of NORTHSHORE LANDING, PHASE VI, was filed for record in my office on this the day of, 2021, and was duly recorded in Plat Cabinet at	described in the foregoing certificate of Michael R. Love, Professional Surveyor and that Northshore LLC has caused the same to be subdivided and platted as shown hereon and has designated the		17.67.	±1.08 Ac. ±46,984.22 s.f.			421.91'
Slot of the records of maps and plats of land of Rankin County, Mississippi.	same as NORTHSHORE LANDING, PHASE VI. Northshore, LLC does hereby dedicate all street rights of way for public use forever.	6	. 178 ±1.36 Ac. ±59,104.96 s.f.	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	176 ±1.01 Ac.	173 ±1.00 Ao	
GIVEN UNDER MY HAND AND SEAL of office on this the day of, 2021.	WITNESS MY SIGNATURE, this the day of, 2021.		±39,104.90 S.I.		±43,972.56 s.f.	+43,606.66	6 s.f.
2021.	Kelli Foster. Member	·	1		"M 4033 KE2° 1"	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	172 ±1.19 Ac
Larry Swales	Northshore, LLC	_	N 78°03'55" W 236.85	C11	5 ^{50°,18^{1,18}}	186	±51,624.84 s
Chancery Clerk		20		1 2 2	±1.02 Av ±44,263.43		865°0275
						ainage & Easement	
			179 ±1.00 Ac.		8.27		
APPROVAL OF THE BOARD OF SUPERVISORS - COUNTY OF RANKIN - STATE OF MISSISSIPPI	ACKNOWLEDGEMENT - COUNTY OF RANKIN - STATE OF MISSISSIPPI	-	55. ±43,694.13 s.f.		NW ¼ of the SW ¼	187 Th. 1872 1876 1876	1/4 Section
The above plat of NORTHSHORE LANDING, PHASE VI is hereby approved by the Board of	PERSONALLY APPEARED BEFORE ME, the within named Michael R. Love, Professional Surveyor, who acknowledged to me that he signed and delivered this Plat				SW ¼ of the SW ¼		171
Supervisors of Rankin County, Mississippi, pursuant to the authority of an order and resolution of said Board duly adopted on this the day of, 2021.	and Certificate thereon on the day and year herein mentioned.		N 77°07′17″ E 293.89′	1 8 3	175 ±1.00 Ac. ±43.623.77 s.f.	C. 155	±1.03 Ac. ±44,786.94 s.f.
WITNESS OUR SIGNATURES, this the day of, 2021.	GIVEN UNDER MY HAND AND SEAL of office on this the day of, 2021.	`		20' Drainage &	140,023.77 8.1.	\$ 5.00 P. S.	
Board of Supervisors	Notary Public		180 ±1.00 Ac.	Utility Easement	Cita, a	10' Drainage & Utility Easement	77.67.
Rankin County, MS	My Commission Expires:	86 86	±43,685.52 s.f.		\$ 53-72-00	Othinty Edsement	
President County Engineer		ng, Pha s 184-1 33	30' Zoning Buffer		TE TO NESS ON THE TOP OF THE TOP	170 ±1.00 Ac.	
		Landir E, Slots	187 187 187 187 187 187 187 187 187 187		91	±43,567.46 s.f.	
		hshore t Cab. I	18 ±1.03 ±44,917			\int_{(i)}	
SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS -	ACKNOWLEDGEMENT - COUNTY OF RANKIN - STATE OF MISSISSIPPI	Nort	±44,917	19 \$.1.	7 6 7	Digitary Co.	
COUNTY OF RANKIN - STATE OF MISSISSIPPI I certify that the monuments and markers shown hereon are in place on the ground and the plat	PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction	34	9 1	182		(A)	
shown and described hereon is a true and correct representation of a survey to the accuracy designated in the subdivision regulations for Rankin County, Mississippi.	aforesaid, the within named Kelli Foster, Member of Northshore, LLC, the Owner, who acknowledged to me that, after first having been authorized so to do, he signed and delivered this		3.89	±1.01 Ac. ±43,995.60 s.f.	/ f		
WITNESS MY SIGNATURE, this the day of, 2021.	Plat and Certificate thereon on behalf of Northshore, LLC on the day and year herein mentioned. GIVEN UNDER MY HAND AND SEAL of office on this the day of, 2021.		Z	N 78°56′25° W 343.90′			
WITH ESO WIT GIONATORE, uns une	GIVEN ONDER WIT TIAND AND SEAL OF Office Offices of this the day of, 2021.		1/1/20	343.90'		1861.45	25' REAR
Michael R. Love, P.S.	Notary Public My Commission Expires:	35	N 000 N	183	// 169 // ±1.02 Ac.	THIN THE LOS	SETBACK
SURVEYOR F				1.17 Ac. 0,986.35 s.f.	±44,572.16 s.f.	Magae Ses	
PS 2783			\$60°39'03" \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	/		"Cop. Go. L. Cop. L. C	10' SIDE
THE CO. S. S. LINE			40' Drainage Easement				SETBACK TYPI
MISS MIN			293.54"		\$\frac{1}{2}\text{if } \frac{1}{2}\text{if } \frac{1}\text{if } \frac{1}{2}\text{if } \f		INTERIC
SURVEYOR'S CERTIFICATE - COUNTY OF RANKIN - STATE OF			184 20' Dro	inage & asement			10' DRAINAGE & SETB
MISSISSIPPI		160	±52,829.47 s.f.	(1)			UTILITY EASEMENT
I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Northshore, LLC, the Owner, I have subdivided and platted the following described land situated in the Southwest ¼ of of Section 28, Township 7 North, Range 3 East, Rankin County, Mississippi and being more					1900		
particularly described by metes and bounds as follows: Commencing at a found ½ inch iron pin at a fence corner marking the Southwest corner of said				8.	Line Table		'
Section 28; run thence			0.		Line Bearing L1 S 60°39'03" E	Distance 5.32'	Т
North 00 degrees 09 minutes 29 seconds West along the East line of Northshore Landing, Phase III as recorded in Plat Cabinet E, Slots 261-262 in the Office of the Chancery Clerk of Rankin County for a distance of 276.55 feet to a set ½ inch iron pin marking the Point of Beginning of the herein			on 28	C2A		7.63' 14.23'	
described property; thence			Sectic		L5 N 28°10'42" E L6 N 68°57'37" W	23.93' 14.77'	
North 00 degrees 09 minutes 29 seconds West along said East line of Northshore Landing, Phase III and the East line of Northshore Landing, Phase I as recorded in Plat Cabinet E, Slots 184-186 in the Office of the Chancery Clerk of Rankin County and its Northern projection for a distance of		O.				5.11' 41.74' 10.00'	
1,414.70 feet to a set ½ inch iron pin marking the Southwest corner of the Hamilton property as recorded in Deed Book 2019, Pages 26936-26951 in the Office of the Chancery Clerk of Rankin County; thence		7	10' Drain Utility Eas		L10 S 45°20'43" E L11 N 89°50'31" E	50.87' 30.00'	
East along the South line of said Hamilton property for a distance of 662.84 feet to a set ½ inch iron			168 ±1.36 Ac.	. 34	L12 S 48°33'08" E	66.40'	
pin marking the Southeast corner of said Hamilton property and the West line of the Cooley property as recorded in Deed Book 712, Pages 431-433 in the Office of the Chancery Clerk of Rankin County; thence		nase III 1-262 158	±59,386.62 s.f.		Curve Table		400 50 0
South 00 degrees 10 minutes 13 seconds East along said West line of the Cooley property for a		nding, Ph Slots 261 	30' Zoning Buffer			8.42' 334.90' N 69°38'15" E	100 50 0
distance of 92.43 feet to a set ½ inch iron pin marking the Southwest corner of said Cooley property; thence		E, E	7596.63		C3 11°16'32" 96.43' 490.00' 48	5.39' 206.06' N 37°05'16" E 3.37' 96.27' N 19°18'43" E 5.69' 33.34' N 16°09'22" E	
North 89 degrees 50 minutes 03 seconds East along the South line of said Cooley property and the South line of the McClain Investments, LLC property as recorded in Deed Book 2015, Pages 2481-2484 in the Office of the Chancery Clerk of Rankin County for a distance of 649.08 feet to a		rthshore lat Cab. 157			C5 13°37'46" 78.50' 330.00' 39 C6 15°48'27" 91.04' 330.00' 45	0.44' 78.31' N 46°31'48" W 0.81' 90.76' N 31°48'42" W	GENERAL NOTES: 1. ALL LOTS IN THIS SUBDIVISION A
set ½ inch iron pin; thence					C8 49°39'08" 7.80' 9.00' 4.	7.70' 55.21' N 19°06'34" W 16' 7.56' N 39°08'14" W	TO FLOOD INSURANCE RATE MA EFFECTIVE DATE: JUNE 9, 2014.
South 44 degrees 39 minutes 17 seconds West for a distance of 1,861.45 feet to the Point of Beginning , containing 21.30 acres , more or less.		156			C10 73°02'29" 73.94' 58.00' 42 C11 74°43'01" 75.64' 58.00' 44	6.44' 61.72' N 31°49'12" W 2.95' 69.03' N 36°50'38" E 2.28' 70.39' S 69°16'37" E	THIS SURVEY MEETS THE REQU MISSISSIPPI FOR CLASS B SURV FOR PROFESSIONAL ENGINEER
WITNESS MY SIGNATURE on this the day of, 2021.					C12 76°25'04" 77.36' 58.00' 45 C13 60°11'00" 9.45' 9.00' 5.	5.66' 71.75' S 6°17'25" W .22' 9.02' S 14°24'27" W	FOR PROFESSIONAL ENGINEER 3. BEARINGS SHOWN HEREON ARE
Michael R. Love, P.S.		_	P.O.B. S.I.P.		C15 31°31'54" 148.59' 270.00' 76	.45' 28.87' \$ 18°44'55" E 3.23' 146.72' \$ 37°34'44" E 3.86' 98.85' N 37°22'27" E	BASED UPON THE NORTH AMER COORDINATE SYSTEM, WEST ZO CONVERGENCE ANGLE 00°10'35
Wildrade R. Love, F.S.		155	Point of Commence Point of Comm		C17 73°19'10" 74.22' 58.00' 43 C18 79°40'07" 80.65' 58.00' 48	8.17' 69.26' N 81°31'07" E 8.38' 74.31' S 21°59'15" E	SCALE FACTOR 0.999961841 4. ALL MEASUREMENTS OF CURVE
SURVEYOR F			୍ରିୟ At a fnd. ½" iron pin at a		C20 80°33'02" 12.65' 9.00' 7.	0.19' 93.59' \$ 71°37'42" W 0.63' 11.64' \$ 85°08'04" W 0.04' 65.72' \$ 38°57'54" W	 ALL MEASUREMENTS OF CURVE ½" x 18" CAPPED IRON PINS SET
PLS 2783		154	Section 28, T7N, R3E,		C21 11'4/'18" 65.84 320.00 33 C22 19°12'37" 105.61' 315.00' 53 C23 31°38'15" 309.22' 560.00' 158	3.31' 105.12' S 23°16'45" W	6. FIELD SURVEY COMPLETED NOV
MISS WILLIAM		1	(Convergence Pt.) N: 1060092.48 E: 2398268.59		C24 44°32'10" 443.06' 570.00' 233		

03 Ac. 86.94 s.f. Lot Width at Front Setback Line LOT Distance
171 140.22'
172 100.08'
173 110.57'
176 110.51'
177 100.26' 25' REAR SETBACK — TYPICAL CORNER LOT 30' FOR 10' SIDE STREET R.O.W. 30' MIN. FRONT SETBACK TYPICAL LOT DETAIL SCALE: 1"=100' . NOTES: .OTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING OOD INSURANCE RATE MAP NO. 28121C0070F, COMMUNITY PANEL NO. 280142 0070 F, TIVE DATE: JUNE 9, 2014. SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN SSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE ROFESSIONAL ENGINEERS AND SURVEYORS. NGS SHOWN HEREON ARE DERIVED FROM PERFORMING GPS OBSERVATIONS AND D UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, GRID RDINATE SYSTEM, WEST ZONE, NAVD 88, GEOID 12B. /ERGENCE ANGLE 00°10'35.85927" E FACTOR 0.999961841 EASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES. 5. ½" x 18" CAPPED IRON PINS SET AT ALL CORNERS. 6. FIELD SURVEY COMPLETED NOVEMBER 2, 2021.