

BENCHMARK ENGINEERING & SURVEYING, LLC

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NORTHSHORE LANDING, PHASE VI

PLAT CABINET _____, SLOT _____

Situated in the SW 1/4 of Section 28, T7N, R3E,
Rankin County, Mississippi

FILING AND RECORDATION - COUNTY OF RANKIN - STATE OF MISSISSIPPI

I, Larry Swales, Clerk of the Chancery Court in and for the said County and State, do hereby 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 Slot _____ of the records of maps and plats of land of Rankin County, Mississippi.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2021.

Larry Swales
Chancery Clerk

APPROVAL OF THE BOARD OF SUPERVISORS - COUNTY OF RANKIN - STATE OF MISSISSIPPI

The above plat of NORTHSHORE LANDING, PHASE VI is hereby approved by the Board of 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.

WITNESS OUR SIGNATURES, this the _____ day of _____, 2021.

Board of Supervisors
Rankin County, MS

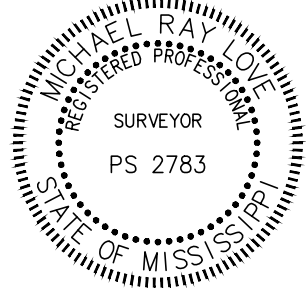
President _____ County Engineer _____

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS - COUNTY OF RANKIN - STATE OF MISSISSIPPI

I certify that the monuments and markers shown hereon are in place on the ground and the plat 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.

WITNESS MY SIGNATURE, this the _____ day of _____, 2021.

Michael R. Love, P.S.



SURVEYOR'S CERTIFICATE - COUNTY OF RANKIN - STATE OF MISSISSIPPI

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 1/4 of Section 28, Township 7 North, Range 3 East, Rankin County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found 1/2 inch iron pin at a fence corner marking the Southwest corner of said Section 28; run thence

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 1/2 inch iron pin marking the Point of Beginning of the herein described property; thence

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 1,414.70 feet to a set 1/2 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

East along the South line of said Hamilton property for a distance of 662.84 feet to a set 1/2 inch iron 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

South 00 degrees 10 minutes 13 seconds East along said West line of the Cooley property for a distance of 92.43 feet to a set 1/2 inch iron pin marking the Southwest corner of said Cooley property; thence

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 set 1/2 inch iron pin; thence

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.

WITNESS MY SIGNATURE on this the _____ day of _____, 2021.

Michael R. Love, P.S.



CERTIFICATE OF OWNERSHIP - COUNTY OF RANKIN - STATE OF MISSISSIPPI

Northshore, LLC, the undersigned owner, does hereby certify that it is the owner of the land 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 same as NORTHSHORE LANDING, PHASE VI. Northshore, LLC does hereby dedicate all street rights of way for public use forever.

WITNESS MY SIGNATURE, this the _____ day of _____, 2021.

Kelli Foster, Member
Northshore, LLC

ACKNOWLEDGEMENT - COUNTY OF RANKIN - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named Michael R. Love, Professional Surveyor, who acknowledged to me that he signed and delivered this Plat and Certificate thereon on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2021.

Notary Public _____

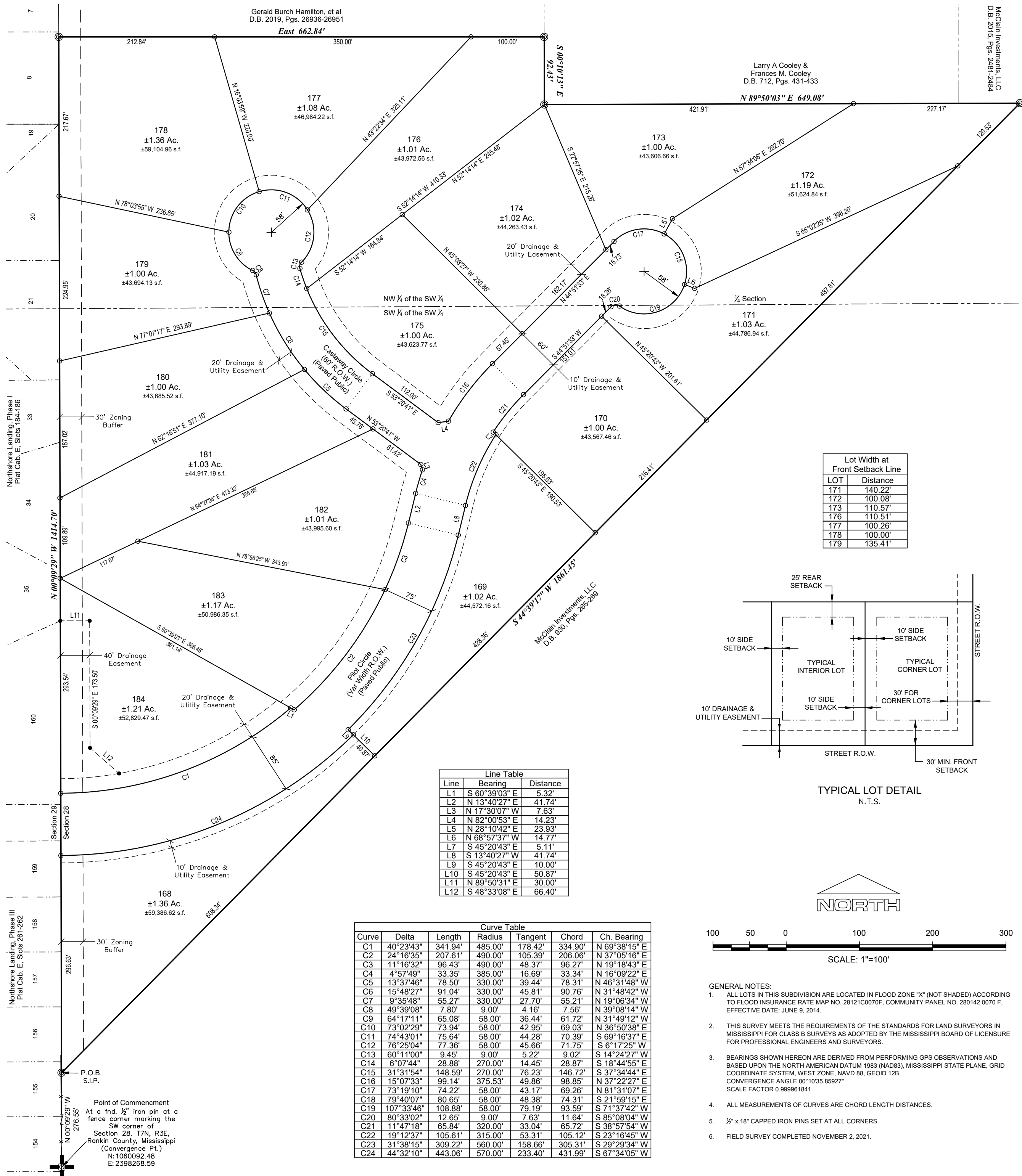
My Commission Expires: _____

ACKNOWLEDGEMENT - COUNTY OF RANKIN - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction 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 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.

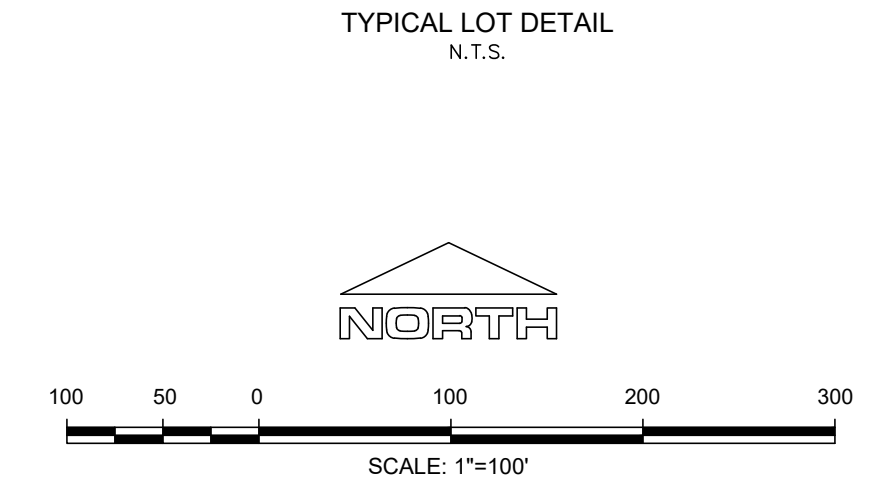
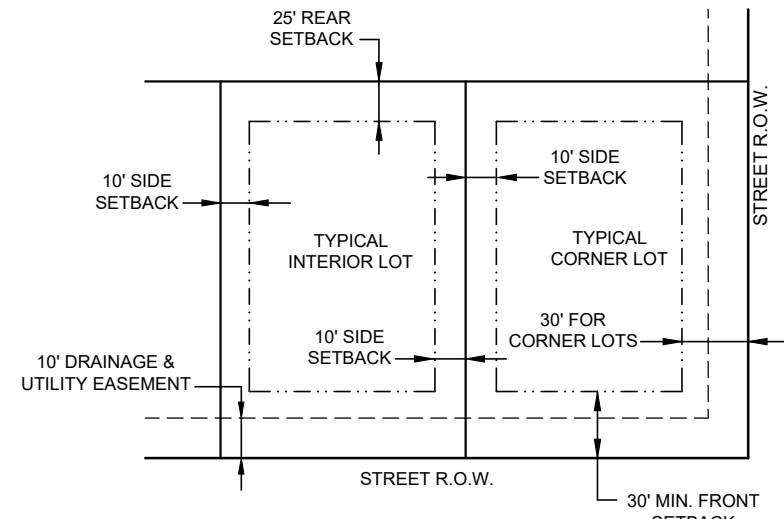
Notary Public _____ My Commission Expires: _____



LOT	Distance
171	140.22'
172	100.08'
173	110.57'
176	110.51'
177	100.26'
178	100.00'
179	135.41'

Line	Bearing	Distance
L1	S 60°39'03" E	5.32'
L2	N 13°40'27" E	41.74'
L3	N 17°30'07" W	7.63'
L4	N 82°00'53" E	14.23'
L5	N 28°10'42" E	23.93'
L6	N 68°57'37" W	14.77'
L7	S 45°20'43" E	5.11'
L8	S 13°40'27" W	41.74'
L9	S 45°20'43" E	10.00'
L10	S 45°20'43" E	50.87'
L11	N 89°50'31" E	30.00'
L12	S 48°33'08" E	66.40'

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	40°23'43"	341.94'	485.00'	178.42'	334.90'	N 69°38'15" E
C2	24°16'35"	207.61'	490.00'	105.39'	206.06'	N 37°05'16" E
C3	11°16'32"	96.43'	490.00'	48.37'	96.27'	N 19°18'43" E
C4	4°57'49"	33.35'	385.00'	16.69'	33.34'	N 16°09'22" E
C5	13°37'46"	78.50'	330.00'	39.44'	78.31'	N 46°31'48" W
C6	15°48'27"	91.04'	330.00'	45.81'	90.76'	N 31°48'42" W
C7	9°35'48"	55.27'	330.00'	27.70'	55.21'	N 19°06'34" W
C8	49°39'08"	7.80'	9.00'	4.16'	7.56'	N 39°08'14" W
C9	64°17'11"	65.08'	58.00'	36.44'	61.72'	N 31°49'12" W
C10	73°02'29"	73.94'	58.00'	42.95'	69.03'	N 36°50'38" E
C11	74°43'01"	75.64'	58.00'	44.28'	70.39'	S 69°16'37" E
C12	76°25'04"	77.36'	58.00'	45.66'	71.75'	S 6°17'25" W
C13	60°11'00"	9.45'	9.00'	5.22'	9.02'	S 14°24'27" W
C14	6°07'44"	28.88'	270.00'	14.45'	28.87'	S 18°44'55" E
C15	31°31'54"	148.59'	270.00'	76.23'	146.72'	S 37°34'44" E
C16	15°07'33"	99.14'	375.53'	49.86'	98.85'	N 37°22'27" E
C17	73°19'10"	74.22'	58.00'	43.17'	69.26'	N 81°31'07" E
C18	79°40'07"	80.65'	58.00'	48.38'	74.31'	S 21°59'15" E
C19	107°33'46"	108.88'	58.00'	79.19'	93.59'	S 71°37'42" W
C20	80°33'02"	12.65'	9.00'	7.63'	11.64'	S 85°08'04" W
C21	11°47'18"	65.84'	320.00'	33.04'	65.72'	S 38°57'54" W
C22	19°12'37"	105.61'	315.00'	53.31'	105.12'	S 23°16'45" W
C23	31°38'15"	309.22'	560.00'	158.66'	308.31'	S 29°29'34" W
C24	44°32'10"	443.06'	570.00'	233.40'	431.99'	S 67°34'05" W



- GENERAL NOTES:
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28121C0070F, COMMUNITY PANEL NO. 280142 0070 F, EFFECTIVE DATE: JUNE 9, 2014.
 - THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 - BEARINGS SHOWN HEREON ARE DERIVED FROM PERFORMING GPS OBSERVATIONS AND BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, GRID COORDINATE SYSTEM, WEST ZONE, NAVD 88, GEOID 12B. CONVERGENCE ANGLE 00°10'35.85927" SCALE FACTOR 0.999961841
 - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
 - 1/2" x 18" CAPPED IRON PINS SET AT ALL CORNERS.
 - FIELD SURVEY COMPLETED NOVEMBER 2, 2021.