

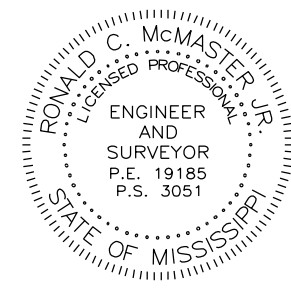
THORNBERRY, PHASE 2

SITUATED IN THE SE 1/4 OF SECTION 14,
T8N-R1E, MADISON COUNTY, MISSISSIPPI

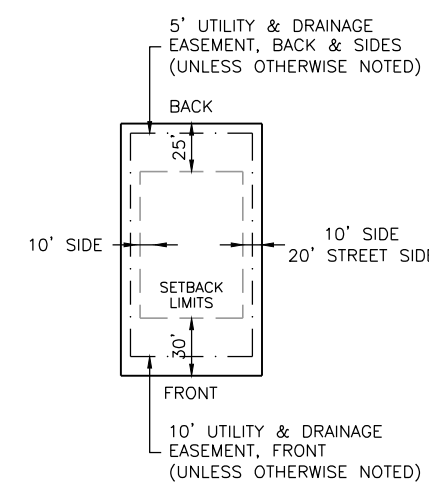
Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken March 16, 2017
(Geodetic North)

Our Job No. M-2376-3FinalPlatPhase2
Date - May 28, 2021
Iron Pin Set (1/2"x18" Iron Rebar)
Easement Boundary
Concrete Monument
Minimum Finished Floor Elevation

Scale: 1"=100'



Note:
Random Traverse Closure Precision For This Survey Meets
or Exceeds the Minimum Standards For a Class "B" Survey.

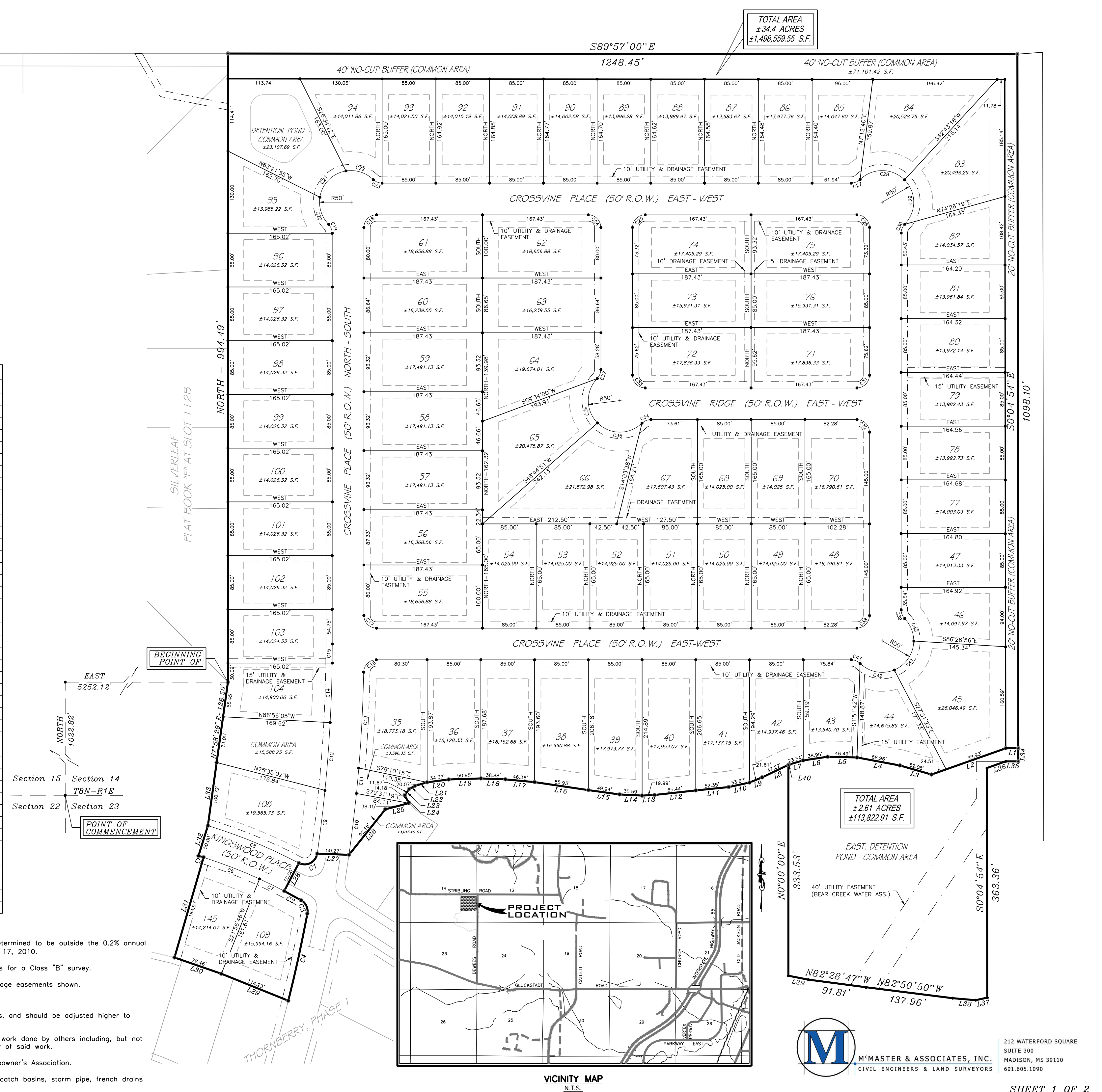


TYPICAL LOT DETAIL
N.T.S.

Line #	Length	Direction
L1	20.00	S89°55'06"W
L2	124.44	S70°29'06"W
L3	52.08	N73°58'44"W
L4	68.96	N79°20'31"W
L5	46.49	N88°41'24"W
L6	38.95	S81°31'11"W
L7	23.34	S73°44'16"W
L8	47.22	S64°24'40"W
L9	21.61	S67°46'58"W
L10	33.67	S77°52'38"W
L11	52.35	S84°12'03"W
L12	65.44	S83°41'38"W
L13	19.99	S85°59'46"W
L14	35.59	N87°06'19"W
L15	49.94	N82°03'01"W
L16	85.93	N81°34'50"W
L17	46.36	N84°30'49"W
L18	38.88	N87°47'54"W
L19	50.95	S88°08'18"W
L20	34.37	S82°24'39"W
L21	20.07	S73°33'43"W
L22	10.56	S61°27'06"W
L23	11.67	S34°57'59"W
L24	14.18	S26°02'21"E
L25	38.15	S75°23'22"W
L26	92.18	S38°36'18"W
L27	50.27	N87°50'18"W
L28	50.00	S27°36'03"W
L29	114.23	N68°03'14"W
L30	78.46	N70°55'06"W
L31	164.93	N16°13'01"E
L32	50.00	N17°05'35"E
L33	100.72	N75°58'29"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.19	20.00	109.40	N62° 54' 04"E	32.65
C2	30.57	800.00	2.19	N61° 18' 15"W	30.57
C3	24.71	20.00	70.78	N24° 49' 08"W	23.17
C4	141.05	2325.00	3.48	N12° 18' 34"E	141.03
C5	8.32	800.00	0.60	N72° 36' 33"W	8.32
C6	94.90	800.00	6.80	N68° 54' 47"W	94.84
C7	43.50	800.00	3.12	N63° 57' 25"W	43.50
C8	155.89	850.00	10.51	S67° 39' 11"E	155.67
C9	100.79	2325.00	2.48	N6° 57' 34"E	100.78
C10	97.67	2375.00	2.36	N6° 53' 44"E	97.66
C11	40.53	2375.00	0.98	N5° 13' 43"E	40.53
C12	107.63	2325.00	2.65	N4° 23' 29"E	107.62
C13	151.85	2375.00	3.66	N2° 54' 30"E	151.82
C14	94.13	2325.00	2.32	N1° 54' 19"E	94.12
C15	30.25	2325.00	0.75	N0° 22' 22"E	30.25
C16	31.04	20.00	88.92	S45° 32' 18"W	28.02
C17	31.42	20.00	90.00	S45° 00' 00"W	28.28
C18	31.42	20.00	90.00	S45° 00' 00"W	28.28
C19	15.59	20.00	44.66	N22° 19' 40"W	15.20
C20	46.87	50.00	53.70	S17° 48' 13"E	45.17
C21	62.45	50.00	71.57	S44° 49' 54"W	58.47
C22	46.95	50.00	53.80	N72° 29' 06"W	45.24
C23	15.50	20.00	44.42	S67° 47' 32"E	15.12
C24	31.42	20.00	90.00	N45° 00' 00"W	28.28
C25	31.42	20.00	90.00	N45° 00' 00"W	28.28
C26	31.42	20.00	90.00	N45° 00' 00"W	28.28
C27	15.50	20.00	44.42	N67° 47' 32"E	15.12
C28	78.03	50.00	89.42	N89° 42' 28"W	70.35
C29	78.03	50.00	89.42	N07° 17' 32"W	70.35
C30	15.50	20.00	44.42	S27° 12' 28"W	15.12
C31	31.42	20.00	90.00	N45° 00' 00"W	28.28
C32	31.42	20.00	90.00	N45° 00' 00"W	28.28
C33	31.42	20.00	90.00	S45° 00' 00"W	28.28
C34	15.50	20.00	44.42	S67° 47' 32"W	15.12
C35	78.04	50.00	89.43	S07° 16' 07"E	70.36
C36	78.04	50.00	89.43	S07° 16' 07"E	70.36
C37	15.51	20.00	44.45	N22° 13' 24"E	15.13
C38	31.42	20.00	90.00	N45° 00' 00"W	28.28
C39	15.50	20.00	44.42	S27° 12' 28"E	15.12
C40	39.23	50.00	44.96	N21° 56' 09"W	38.24
C41	58.41	50.00	66.94	N34° 00' 42"E	55.15
C42	58.41	50.00	66.94	S79° 03' 09"E	55.15
C43	15.50	20.00	44.42	N67° 47' 32"W	15.12

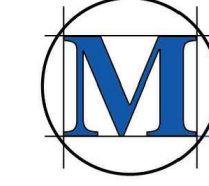
- NOTES:
- This is to certify that this property is located in Zone "X"-Other Areas, defined as "Areas determined to be outside the 0.2% annual chance floodplain", as shown on FIRM Map Number No. 28089C0395F, revised date of March 17, 2010.
 - Iron pins at lot corners as shown on this plot. Field work meets or exceeds the requirements for a Class "B" survey.
 - No fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements shown.
 - No building may be constructed within any drainage or utility easement shown hereon.
 - The finish floor elevations shown represent the minimum elevation for the proposed structures, and should be adjusted higher to correspond with existing drainage patterns and surrounding grades.
 - Damage caused to any infrastructure owned or maintained by Madison County resulting from work done by others including, but not limited to, the placing of utilities and fences shall be the financial responsibility of the owner of said work.
 - Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
 - The individual lot owners/builders are responsible for additional drainage improvements (i.e. catch basins, storm pipe, french drains etc.) needed to facilitate water flow on or across their lot.



TOTAL AREA
±34.4 ACRES
±1,498,559.55 S.F.

TOTAL AREA
±2.61 ACRES
±113,822.91 S.F.

VICINITY MAP
N.T.S.



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