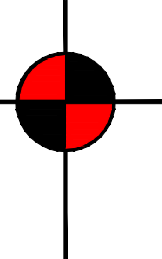


# BENCHMARK ENGINEERING & SURVEYING, LLC

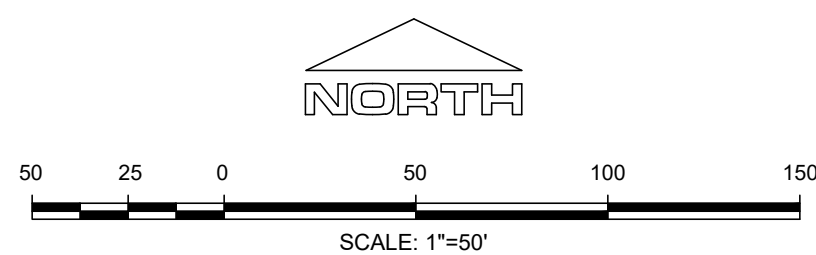
101 Highpointe Court, Suite B, Brandon, Mississippi 39042  
Office: 601-591-1077 Fax: 601-591-0711  
E-mail: mlove@benchmarkms.net



# NORTHSHORE LANDING, PHASE IV

Situated in the NE 1/4 of the NE 1/4 of Section 32 and the NW 1/4 of the NW 1/4 of Section 33, T7N, R3E, Rankin County, Mississippi

PLAT CABINET \_\_\_\_\_, SLOT \_\_\_\_\_



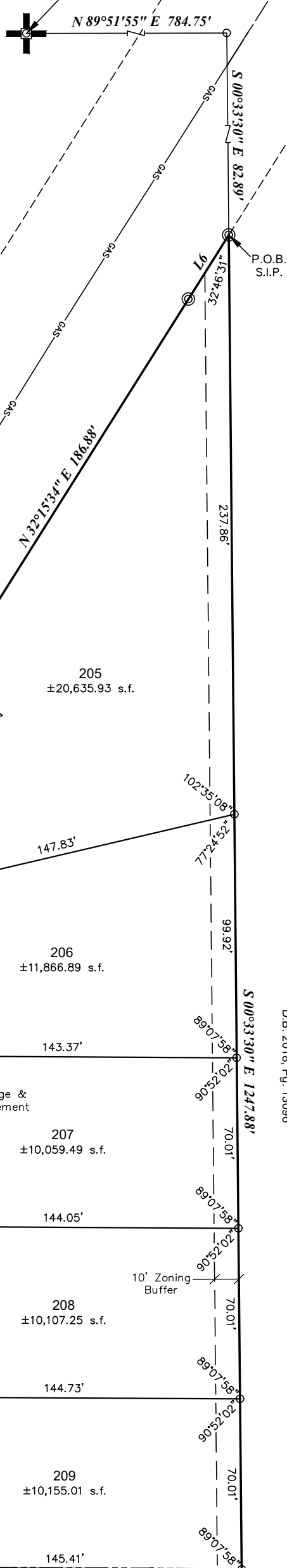
**GENERAL NOTES:**

- 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 SURVEYORS 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 JUNE 1, 2022.

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	13°23'37"	99.35'	425.00'	49.90'	99.12'	N 6°41'49" W
C2	7°47'44"	139.46'	1025.00'	69.84'	139.35'	N 86°06'08" W
C3	300°00'00"	261.80'	50.00'	28.87'	50.00'	N 7°47'44" E
C4	7°47'44"	132.66'	975.00'	66.43'	132.56'	S 86°06'08" E
C5	23°34'48"	216.06'	525.00'	109.58'	214.54'	N 78°12'36" W
C6	23°34'48"	195.49'	475.00'	99.15'	194.11'	S 78°12'36" E
C7	16°01'24"	62.92'	225.00'	31.67'	62.72'	S 8°00'42" E
C8	4°52'05"	31.86'	375.00'	15.94'	31.85'	S 2°26'03" E

Line	Bearing	Distance
L1	N 02°56'18" E	29.83'
L2	N 00°12'57" W	37.06'
L3	S 89°52'50" W	8.25'
L4	N 32°08'40" E	46.31'
L5	N 32°13'23" E	29.51'
L6	N 32°13'01" E	31.13'
L7	N 45°00'00" W	21.21'
L8	N 45°00'00" E	21.21'
L9	N 45°00'00" W	21.21'
L10	N 66°25'12" W	31.42'
L11	S 66°25'12" E	23.82'
L12	N 45°00'00" E	21.21'
L13	S 62°22'52" E	10.16'

Point of Commencement  
At a fnd. 1/2" iron pin at a fence corner marking the NW corner of Section 33, T7N, R3E, Rankin County, Mississippi (Convergence Pt.)  
N: 1066092.48  
E: 2398268.59



**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 IV, was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and was duly recorded in Plat Cabinet \_\_\_\_\_ at Slots \_\_\_\_\_ 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 \_\_\_\_\_, 2022.

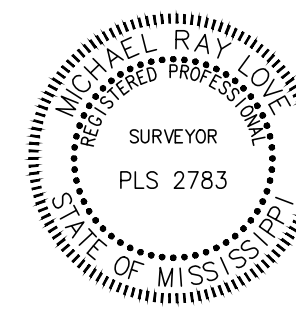
Larry Swales  
Chancery Clerk

**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 \_\_\_\_\_, 2022.

Michael R. Love, P.S.



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

The above plat of NORTHSHORE LANDING, PHASE IV 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 \_\_\_\_\_, 2022.

WITNESS OUR SIGNATURES, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Board of Supervisors  
Rankin County, MS

President \_\_\_\_\_ County Engineer \_\_\_\_\_

**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 IV. Northshore, LLC does hereby dedicate all street rights of way for public use forever.

WITNESS MY SIGNATURE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

Notary Public \_\_\_\_\_

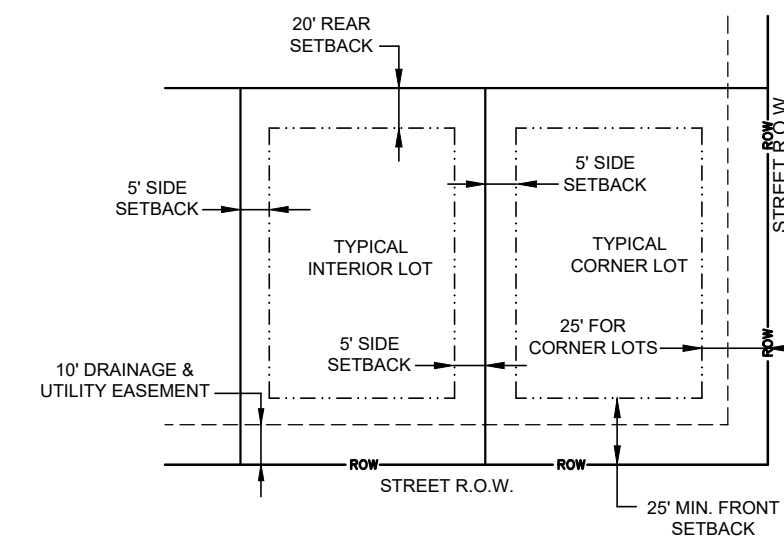
My Commission Expires: \_\_\_\_\_

**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 \_\_\_\_\_, 2022.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_



TYPICAL LOT DETAIL  
N.T.S.

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

I, Michael R. Love, Professional Land 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 Northeast 1/4 of the Northeast 1/4 of Section 32 and the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, 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 Northwest corner of said Section 33; run thence

North 89 degrees 51 minutes 55 seconds East along the South line of the McClain Investments, LLC property as recorded in Deed Book, 930, Pages 265-269 in the Office of the Chancery Clerk of Rankin County and a fence, more or less, for a distance of 784.75 feet to a set 1/2 inch iron pin marking the Northwest corner of the McClain Investments, LLC property as recorded in Deed Book Page 13096 in the Office of the Chancery Clerk of Rankin County; thence

South 00 degrees 33 minutes 30 seconds East along said West line of said McClain Investments, LLC property for a distance of 82.89 feet to a set 1/2 inch iron pin marking the Point of Beginning of the herein described property; thence

South 00 degrees 33 minutes 30 seconds East along said West line of the McClain Investments, LLC property and the West line of The Fountains of Northshore Amended Two as recorded in Plat Cabinet D, Slots 326-327 in the Office of the Chancery Clerk of Rankin County for a distance of 1,247.88 feet to a found 1/2 inch iron pin marking the North line of Northshore Landing, Phase II as recorded in Plat Cabinet E, Slots 212-214 in the Office of the Chancery Clerk of Rankin County; thence

Continue along said North line of Northshore Landing, Phase II as follows:

North 89 degrees 41 minutes 28 seconds West for a distance of 150.88 feet to a found 1/2 inch iron pin; thence

South 30 degrees 50 minutes 57 seconds West for a distance of 77.60 feet to a found 1/2 inch iron pin; thence

West for a distance of 154.76 feet to a found 1/2 inch iron pin; thence

North 2 degrees 56 minutes 18 seconds East for a distance of 29.83 feet to a found 1/2 inch iron pin; thence

North 87 degrees 46 minutes 45 seconds West for a distance of 432.18 feet to a found 1/2 inch iron pin marking the Northwest corner of said Northshore Landing, Phase II and the West line of said Section 33; thence

Leaving said North line of Northshore Landing, Phase II; thence

North 00 degrees 12 minutes 57 seconds West along said West line of Section 33 for a distance of 37.06 feet to a found 3 inch x 4 inch concrete monument marking the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of Section 32; thence

South 89 degrees 52 minutes 50 seconds West along the South line of said Northeast 1/4 of the Northeast 1/4 of Section 32 for a distance of 8.25 feet to a set 1/2 inch iron pin marking the East line of an easement defined by and granted to Denbury Onshore, LLC as recorded in Deed Book 2009, Pages 22468-22474 in the Office of the Chancery Clerk of Rankin County; thence

Continue along said East line of Denbury Onshore, LLC easement as follows:

North 32 degrees 08 minutes 40 seconds East for a distance of 46.31 feet to a set 1/2 inch iron pin; thence

North 32 degrees 04 minutes 20 seconds East for a distance of 201.62 feet to a set 1/2 inch iron pin; thence

North 32 degrees 08 minutes 05 seconds East for a distance of 198.99 feet to a set 1/2 inch iron pin; thence

North 32 degrees 13 minutes 23 seconds East for a distance of 29.51 feet to a set 1/2 inch iron pin; thence

North 32 degrees 12 minutes 53 seconds East for a distance of 147.57 feet to a set 1/2 inch iron pin; thence

North 31 degrees 56 minutes 26 seconds East for a distance of 167.57 feet to a set 1/2 inch iron pin; thence

North 32 degrees 03 minutes 16 seconds East for a distance of 196.79 feet to a set 1/2 inch iron pin; thence

North 31 degrees 59 minutes 28 seconds East for a distance of 151.96 feet to a set 1/2 inch iron pin; thence

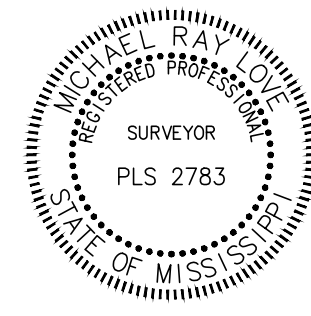
North 32 degrees 14 minutes 31 seconds East for a distance of 93.91 feet to a set 1/2 inch iron pin; thence

North 32 degrees 15 minutes 34 seconds East for a distance of 186.88 feet to a set 1/2 inch iron pin; thence

North 32 degrees 13 minutes 01 seconds East for a distance of 31.13 feet to the Point of Beginning, containing 11.93 acres, more or less.

WITNESS MY SIGNATURE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Michael R. Love, P.S.



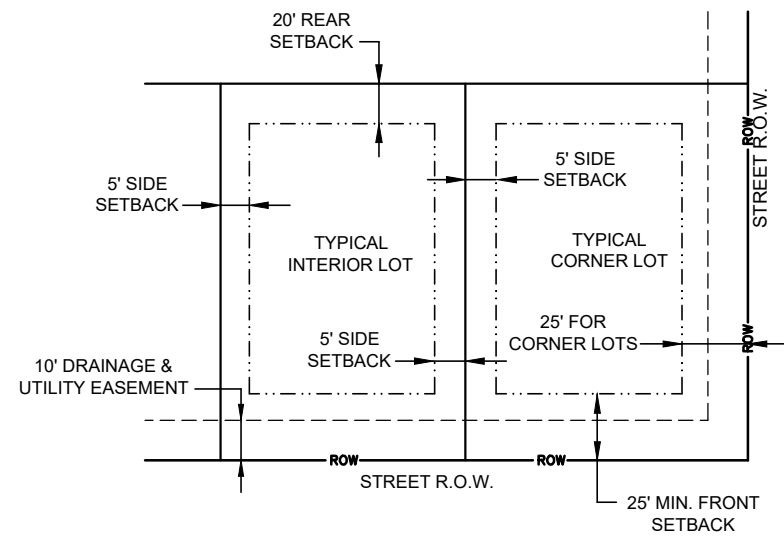
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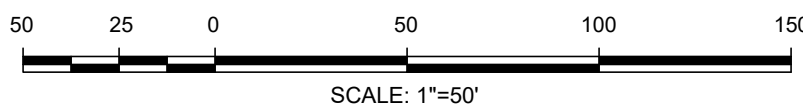
PLAT CABINET \_\_\_\_\_, SLOT \_\_\_\_\_



TYPICAL LOT DETAIL  
N.T.S.

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  - 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 JUNE 1, 2022.

