INDICATES CONCRETE MONUMENT =INDICATES EASEMENTS

## PATRICK FARMS, PHASE ONE, PART THREE

SURVEYED AND MAPPED BY BAILEY ENGINEERING & LAND SURVEYING, LLC 3036 MAGNOLIA BLUFF DR. JACKSON, MISSISSIPPI

SCALE:/"=100"

N-87°50'36"-E

S-84°21'18"-E

\S-40°19'0!''E

P.O.B.

DRIVE

FARMS /

PATRICK

RANKIN CO., MISS.

FARMS, PHA PART TWO P.C.C., S. 122

-69.44′

N-72°41'42"-E

7.5'UTILITY N-62°15'57"E

SURVEY - CLASS "B"

LOCATED IN THE SOUTHEAST QUARTER (SEI/4) OF THE SOUTHEAST QUARTER (SEI/4) OF SECTION 23, THE SOUTHWEST QUARTER (SWI/4) OF THE SOUTHWEST QUARTER (SWI/4) OF SECTION 24, THE NORTHWEST QUARTER (NWI/4) OF THE NORTHWEST QUARTER (NWI/4) OF SECTION 25 & THE NORTHEAST QUARTER (NEI/4) OF THE NORTHEAST QUARTER (NEI/4) OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 EAST, RANKIN COUNTY, MISSISSIPPI

CROWN POINTE

CIRCLE

N-21º44'42"-

A 10 Feet Wide Utility Easement (Not Shown) Is Located Adjacent To And Outside Of All Street Rights-Of-Way Within All Lots. Additional Easements Are As Shown And May Overlap Said 10 Feet Utility Easement In Certain Areas. TYPICAL LOT DETAIL

CURVE DATA

(A) A = 28° 20′ 06" (B) A = 20° 56′ 59" (C) A = 33° 19′ 01" (D) A = 33° 19′ 01' R=287.57 R=337.57 R=476.30° L=276.96 L=306.04 L=142.22' L=123.43°

GA=28°24'25" (B)A=19°52′51" **F**A=16°57'02" (H)A=17°59'13' R=293.24° R=343.24° R=196.30° R=246.30° L=101.75 L=101.54° L=97.33° L=77.32

SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI

I, J. Thomas Bailey, Registered Land Surveyor, do hereby certify that at the request of Patrick Farms Development, LLC, the owner, I have subdivided and platted the following described parcel of land lying and being situated in the Southeast Quarter (SEI/4) of the Southeast Quarter (SEI/4) of Section 23, the Southwest Quarter (SNI/4) of the Southwest Quarter (SNI/4) of Section 24, the Morthwest Quarter (NW1/4) of the Morthwest Quarter (NW1/4) of Section 25 and the Mortheast Quarter (NW1/4) of the Northeast Quarter (NEI/4) of Section 26, Township 5 North, Range 2 East, Rankin County, Mississippi:

Commence at the southeast corner of the Mortheast Quarter of Section 26, Township 5 Morth, Range 2 East, Rankin County, Mississippi; run thence East for a distance of 686.94 feet to a point; run thence North for a distance of 2544.27 feet to a point on the north right-of-way line of Patrick Farms Drive being in a curve to the left having a central angle of 06 degrees 45 minutes 35 seconds and a radius of 424.57 feet, and north line of Patrick Farms, Phase One, Part Two, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Rankin County at Brandon, Mississippi in Plat Cabinet C at Slot 122, reference to which is hereby made in aid of and as a part of this description, said

point being the Point of Beginning for the description of a parcel of land described as follows: Run thence Southwesterly and along said north right-of-way line of Patrick Farms Drive in said curve to the left for an arc distance of 50.09 feet (chord bearing and distance, South 46 degrees 50 minutes 49 seconds West, 50.06 feet) to a point; run thence North 40 degrees 19 minutes 01 seconds West for a distance of 71.92 feet to the point of curvature of a curve to the right having a central angle of 41 degrees 17 minutes 57 seconds and a radius of 617.39 feet; run thence Northwesterly and along said curre to the right for an arc distance of 445.02 feet (chord bearing and distance, North 19 degrees 40 minutes 02 seconds Nest, 435.44 feet) to a point; run thence, leaving said curve. South 87 degrees 50 minutes 36 seconds West for a distance of 122.03 feet to the point of curvature of a curve to the right having a central angle of 14 degrees 55 minutes 24 and a radius of 941.23 feet: run thence Northwesterly and along said curve to the right for an arc distance of 245 feet (chord bearing and distance, North 84 degrees 41 minutes 43 seconds West, 244.46 feet) to the point of tangency of said curve and the point of curvature of a curve to the left having a central angle of 13 degrees 40 sinutes 11 seconds and a radius of 287.57 feet; run thence Morthwesterly and along said curve to the left for an arc distance of 68.61 feet (chord bearing and distance, Horth 84 degrees 04 minutes 06 seconds West, 68.45 feet) to a point; run thence, leaving said curve, South 43 degrees 18 minutes 26 seconds East for a distance of 48.21 feet to a point; run thence South 31 degrees 40 minutes 45 seconds Rast for a distance of 58.84 feet to a point; run thence South 60 degrees 45 sinutes 42 seconds Nest for a distance of 744.74 feet to a point; run thence South 31 degrees 30 minutes 51 seconds West for a distance of 360.00 feet to a point; run thence North 46 degrees 10 minutes 11 seconds West for a distance of 275.00 feet to a point; run thence North 06 degrees 48 minutes 56 seconds East for a distance of 120.00 feet to a point; run thence North 40 degrees 57 minutes 58 seconds East for a distance of 171.20 feet to a point; run thence North 21 degrees 44 minutes 42 seconds East for a distance of 63.99 feet to a point: run thence North 52 degrees 28 minutes 06 seconds East for a distance of 115.00 feet to a point; run thence North 55 degrees 57 minutes 10 seconds East for a distance of 119.43 feet to a point; run thence North 61 degrees 08 minutes 33 seconds East for a distance of 52.57 feet to a point; run thence North 68 degrees 38 minutes 52 seconds East for a distance of 100.00 feet to a point; run thence North 34 degrees 10 minutes 48 seconds East for a distance of 196.85 feet to a point; run thence North 62 degrees 15 minutes 57 seconds East for a distance of 120.00 feet to a point; run thence Worth 72 degrees 41 minutes 42 seconds East for a distance of 50.84 feet to a point; run thence North 62 degrees 15 minutes 57 seconds East for a distance of 120,00 feet to a point; run thence South 27 degrees 44 minutes 03 seconds East for a distance of 205.81 feet to a point on a curve to the right having a central angle of 17 degrees 53 minutes 16 seconds and a radius of 337.57 feet; run thence Southeasterly and along said curve to the right for an arc distance of 105.39 feet (chord bearing and distance, South 86 degrees 10 minutes 39 seconds East. 104.96 feet) to the point of tangency of said curve and the point of curvature of a curve to the left having a central angle of 14 degrees 55 minutes 24 seconds and a radius of 891.23 feet; run thence Southeasterly and along said curve to the left for an arc distance of 232.13 feet (chord bearing and distance, South 84 degrees 41 minutes 43 seconds East, 231.47 feet) to the point of tangency of said curve; run thence North 87 degrees 50 minutes 36 seconds East for a distance of 126.82 feet to a point; run thence South 84 degrees 21 minutes 18 seconds East for a distance of 50.00 feet to a point on a curve to the left having a central angle of 45 degrees 57 minutes 43 seconds and a radius of 567.39 feet; run thence Southeasterly and along said curve to the left for an arc distance of 455.15 feet (chord bearing and distance, South 17 degrees 20 minutes 09 seconds East, 443.04 feet to the point of tangency of said curve; run thence South 40 degrees 19 minutes Ol seconds East for a distance of 69.44 feet to the Point of Beginning, containing 9.66 acres, more or less.

Witness my signature on this the // day of Sept., 1998.



CERTIFICATE OF OWNERSHIP

STATE OF MISSISSIPPI

ESTATES N-61°08'33"E

**GRANDVIEW** 

I. Larry L. Johnson, Manager of Patrick Farms Development, LLC, do hereby certify that Patrick Farms Development, LLC, is the Owner of the Lands described in the forgoing Certificate of J. Thomas Bailey, Registered Land Surveyor, and that acting as the duly authorized official of said company, I have caused the same to be subdivided and platted as PATRICE FARMS, PHASE ONE, PART THREE and do hereby dedicate the roads, streets, rights-of-way to the County of Rankis for public use forever.

Witness my signature on this the 10th day or Sentember, 1998

PATRICK FARMS DEVELOPMENT, LLC

**ACKNOWLEDGMENT** 

STATE OF MISSISSIPPI

Personally appeared before me, the undersigned authority in and for said county and state, on this the local day of September, 1998, within my jurisdiction, the within named LARRY L. JOHNSON, who acknowledged that he is Hanager of PATRICE FARMS DEVELOPMENT, LLC, and as its act and deed, he executed the above and forgoing certificate, after first being duly authorized so to do, and J. Thomas Bailey, Registered Land Surveyor, who acknowledged to me that he signed and delivered this plat and the certificate hereon as his own act and deed, on the day and year therein mentioned.

Given under my hand and seal of office on this the 10th day of September, 1998.

Notary Public State of Mississippi At Large My Commission Expires: December 2, 2000 BONDED THRU HEIDEN-MARCHETTI, INC.

My commission Expires:

STATE OF MISSISSIPPI

COUNTY OF RANKIN

MATOM

PUBLIC

The above plat of PATRICE FARMS, PHASE ONE, PART THREE 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 the day of Supervisor. 1998.

Witness our signatures this the 10th day of September, 1998

APPROVAL OF THE BOARD OF SUPERVISORS

Δ=17°53'16", R=337.57', Arc=105.39' -5-86°10'39"-E 104.96' (50' R.O.W.) DRIVE Δ=13°40'11", R=287.57', Arc=68.61' N-84°04'06"-W 68.45' S-31°40'45"-E Ne, Dr. Murphy Adkins, Chancery Clerk, and J. Thomas Bailey, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of PATRICK PARMS, PHASE ONE, PART THREE with the original thereof, and find it to be a true and Given under my hand and seal of office on this the FILING AND RECORDATION I, Dr. Hurphy Adkins, Clerk of the Chancery Court in and for said County and State, do hereby certify that this plat of PATRICE FARMS, PHASE ONE, PART THREE was filed for record in my office on this the find day of the county, 1998 and was duly recorded in 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 11 day of 1998. Deputy Clerk
Deputy Clerk N-40°19'01"-W 71.92'----Δ=06°45'35", R=424.57', Arc=50.09' 5-46°50'49"-W 50.06