Plat Cabinet D Slot 173

INDICATES CONCRETE MONUMENT
INDICATES IRON PIN
INDICATES EASEMENTS

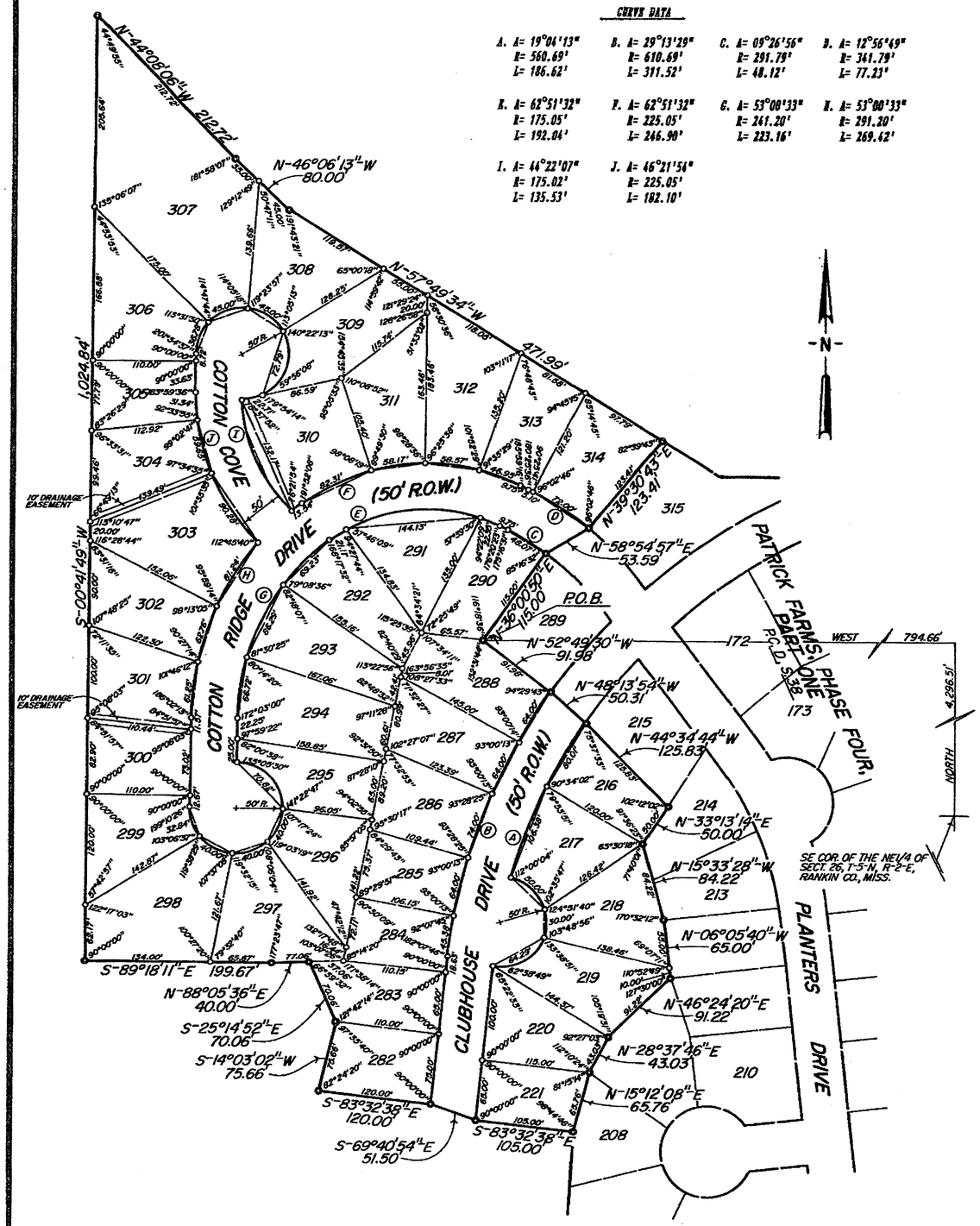
# PATRICK FARMS, PHASE FOUR, PART TWO

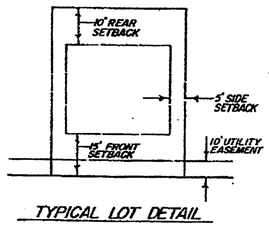
LOCATED IN THE NORTHEAST QUARTER (NE1/4) & THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 EAST, RANKIN COUNTY, MISSISSIPPI

SURVEYED AND MAPPED BY
BAILEY ENGINEERING & LAND SURVEYING, LLC
2112 CROSSBRIDGE BLVD.
JACKSON, MISSISSIPPI
SCALE: 1"=100'
0 100 200
SURVEY-CLASS "B"

CURVE DATA

| | | | |
|---|---|---|---|
| A. Δ= 19°04'13" R= 560.69' L= 186.62' | B. Δ= 29°13'29" R= 610.69' L= 311.52' | C. Δ= 09°26'56" R= 291.79' L= 48.12' | D. Δ= 12°56'49" R= 341.79' L= 77.23' |
| E. Δ= 62°51'32" R= 175.05' L= 192.04' | F. Δ= 62°51'32" R= 225.05' L= 246.90' | G. Δ= 53°08'33" R= 241.20' L= 223.16' | H. Δ= 53°08'33" R= 291.20' L= 269.42' |
| I. Δ= 44°22'07" R= 175.02' L= 135.53' | J. Δ= 46°21'54" R= 225.05' L= 182.10' | | |




TYPICAL LOT DETAIL

Note: This property is not located in a special flood hazard according to FIRM Community Panel No. 280142 0135 B (panel not printed) Dated June 16, 1993.

A 10 Feet Wide Utility Easement (Not Shown) Is Located Along And Adjacent To All Street Rights-of-Way. Additional Easements Are As Shown And May Overlap Said 10 Feet Wide Utility Easement In Certain Areas.

2005 76
Recorded in the Above
SUBDIV Book & Page
12-27-2005 03:14:20 PM
Murphy Adkins - Chancery -
Rankin County, MS

**SURVEYORS CERTIFICATE** STATE OF MISSISSIPPI COUNTY OF RANKIN

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 Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 23, Township 5 North, Range 2 East, Rankin County, Mississippi.

Commence at the southeast corner of the Northeast Quarter of Section 26, Township 5 North, Range 2 East, Rankin County, Mississippi; run thence North for a distance of 4296.51 feet to a point; run thence West for a distance of 794.66 feet to a point marking the western most corner of Lot 289 of Patrick Farms, Phase Four, Part One, 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 D at Slot 38, 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 Northeasterly and along the north line of said Patrick Farms, Phase Four, Part One as follows: run thence North 36 degrees 00 minutes 50 seconds East for a distance of 115.00 feet to a point; run thence North 58 degrees 54 minutes 57 seconds East for a distance of 53.59 feet; run thence North 39 degrees 30 minutes 43 seconds East for a distance of 123.41 feet to a point; run thence, leaving said north line of Patrick Farms, Phase Four, Part One, North 57 degrees 49 minutes 34 seconds West for a distance of 471.99 feet to a to a point; run thence North 46 degrees 06 minutes 13 seconds West for a distance of 80.00 feet to a point; run thence North 44 degrees 08 minutes 06 seconds West for a distance of 212.72 feet to a point; run thence South 00 degrees 41 minutes 49 seconds West for a distance of 1024.84 feet to a point; run thence South 89 degrees 18 minutes 11 seconds East for a distance of 199.67 feet to a point; run thence North 88 degrees 05 minutes 36 seconds East for a distance of 40.00 feet to a point; run thence South 25 degrees 14 minutes 52 seconds East for a distance of 70.06 feet to a point; run thence South 14 degrees 03 minutes 02 seconds West for a distance of 75.66 feet to a point; run thence South 83 degrees 32 minutes 38 seconds East for a distance of 120.00 feet to a point; run thence South 69 degrees 40 minutes 54 seconds East for a distance of 51.50 feet to a point; run thence South 83 degrees 32 minutes 38 seconds East for a distance of 105.00 feet to a point on the west line of said Patrick Farms, Phase Four, Part One; run Northeasterly and along said west line of Patrick Farms, Phase Four, Part One as follows: run thence North 15 degrees 12 minutes 08 seconds East for a distance of 65.76 feet to a point; run thence North 28 degrees 37 minutes 46 seconds East for a distance of 43.03 feet to a point; run thence North 46 degrees 24 minutes 28 seconds East for a distance of 91.22 feet to a point; run thence North 06 degrees 05 minutes 40 seconds West for a distance of 65.00 feet to a point; run thence North 15 degrees 33 minutes 28 seconds West for a distance of 84.22 feet to a point; run thence North 33 degrees 13 minutes 14 seconds East for a distance of 50.00 feet to a point; run thence North 44 degrees 34 minutes 44 seconds West for a distance of 125.83 feet to a point; run thence North 48 degrees 13 minutes 54 seconds West for a distance of 50.31 feet to a point; run thence North 52 degrees 49 minutes 30 seconds West for a distance of 91.98 feet to the Point of Beginning, containing 11.13 acres, more or less.

Witness my signature on this the 16 day of December, 2005.

J. Thomas Bailey, R.L.S. No. 1994

JOHN THOMAS BAILEY REGISTERED PROFESSIONAL ENGINEER FEB# 10734 LS# 1994 LAND SURVEYOR STATE OF MISSISSIPPI

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

The above plat of PATRICK FARMS, PHASE FOUR, PART TWO 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 15th day of December, 2005.

Witness our signatures this the 15th day of December, 2005.

RANKIN COUNTY BOARD OF SUPERVISORS

President

Charles S. Parker, County Engineer

**CERTIFICATE OF COMPARISON** STATE OF MISSISSIPPI COUNTY OF RANKIN

We, Murphy Adkins, Chancery Clerk, and J. Thomas Bailey, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of PATRICK FARMS, PHASE FOUR, PART TWO with the original thereof, and find it to be a true and correct copy of said plat.

Given under my hand and seal of office on this the 27 day of Dec, 2005.

J. Thomas Bailey, R.L.S. No. 1994

MURPHY ADKINS
RANKIN CO. CHANCERY CLK.
By: D.C.

**CERTIFICATE OF OWNERSHIP** STATE OF MISSISSIPPI COUNTY OF RANKIN

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 PATRICK FARMS, PHASE FOUR, PART TWO and do hereby dedicate the roads, streets, rights-of-way to the County of Rankin for public use forever.

Witness my signature on this the 16 day of December, 2005.

PATRICK FARMS DEVELOPMENT, LLC

Larry L. Johnson, Manager

**FILING AND RECORDATION** STATE OF MISSISSIPPI COUNTY OF RANKIN

I, Murphy Adkins, Clerk of the Chancery Court in and for said County and State, do hereby certify that this plat of PATRICK FARMS, PHASE FOUR, PART TWO was filed for record in my office on this the 27 day of Dec, 2005 and was duly recorded in Cabinet D at Slot 173 of the records of maps and plats of land of Rankin County, Mississippi.

Given under my hand and seal of office on this the 27 day of Dec, 2005.

Murphy Adkins, Chancery Clerk

Deputy Clerk

**ACKNOWLEDGMENT** STATE OF MISSISSIPPI COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on this the 16 day of December, 2005, within my jurisdiction, the within named LARRY L. JOHNSON, who acknowledged that he is Manager of PATRICK 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 16 day of December, 2005.

Notary Public

Notary Public State of Mississippi At Large
My Commission Expires: March 7, 2007
Bonded Thru Harden Brooks & Garland, Inc.

My commission Expires:

ANGELA F. NIX, RANKIN COUNTY, MS NOTARY PUBLIC