

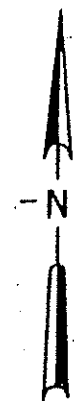
# PATRICK FARMS, PHASE EIGHT

LOCATED IN THE SOUTHEAST QUARTER (SE1/4) & THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 26 & THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 EAST, RANKIN COUNTY, MISSISSIPPI

SURVEYED AND MAPPED BY  
BAILEY ENGINEERING & LAND SURVEYING, LLC  
2112 CROSSBRIDGE BLVD.  
BYRAM, MISSISSIPPI  
TEL: (601) 373-9621  
SCALE: 1"=100'

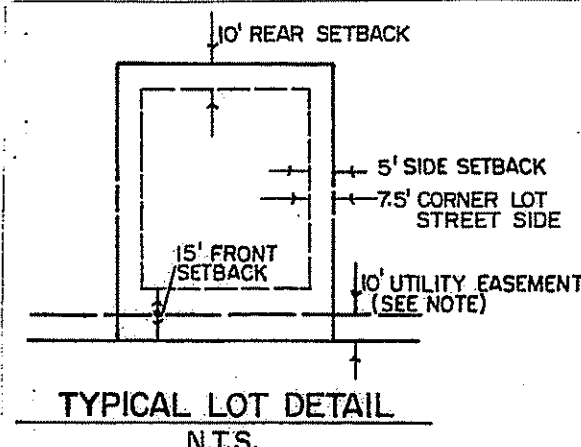


SURVEY-CLASS "B"  
PHASE I



## CURVE DATA

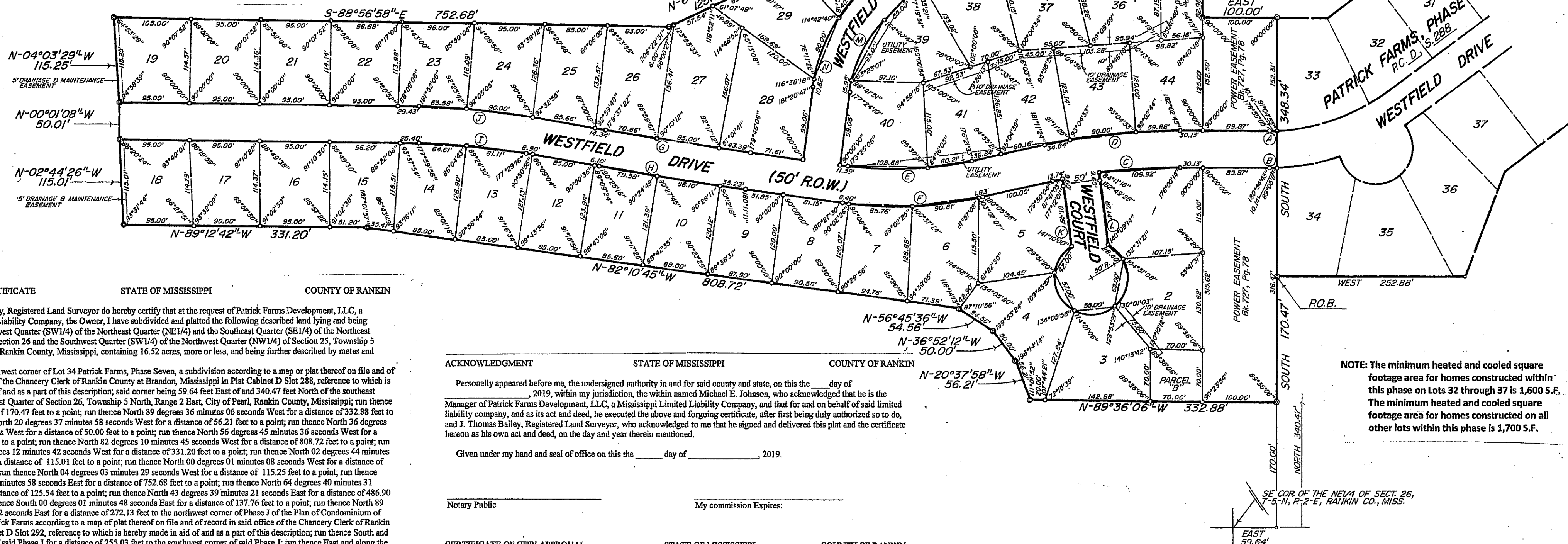
A. A= 02 09' 50"	B. A= 01 49' 26"	C. A= 12 37' 25"	D. A= 12 37' 25"
R= 268.41'	R= 518.42'	R= 788.67'	R= 838.67'
L= 10.14'	L= 10.14'	L= 173.76'	L= 184.78'
E. A= 20 26' 40"	F. A= 20 26' 40"	G. A= 02 07' 30"	H. A= 02 07' 30"
R= 474.09'	R= 524.09'	R= 5367.16'	R= 5417.16'
L= 169.17'	L= 187.01'	L= 199.05'	L= 200.90'
I. A= 09 01' 35"	J. A= 09 01' 35"	K. A= 05 35' 57"	L. A= 05 38' 55"
R= 925.18'	R= 975.18'	R= 834.27'	R= 884.27'
L= 145.75'	L= 153.63'	L= 81.53'	L= 87.18'
M. A= 35 50' 05"	N. A= 35 50' 05"	O. A= 40 29' 05"	P. A= 40 29' 05"
R= 176.03'	R= 226.03'	R= 178.38'	R= 228.38'
L= 110.10'	L= 141.37'	L= 126.04'	L= 161.37'



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

This property is located in FEMA designated Flood Zone X According to F.I.A. Map No. 28121C0335F Dated June 9, 2014.

NOTE: The Finished Floor Elevations for Homes on Lots 13 through 24 shall be to Elevation 317.1 NAVD 1988 or higher.



NOTE: The minimum heated and cooled square footage area for homes constructed within this phase on Lots 32 through 37 is 1,600 S.F. The minimum heated and cooled square footage area for homes constructed on all other lots within this phase is 1,700 S.F.

## SURVEYOR'S 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, a Mississippi Limited Liability Company, the Owner, I have subdivided and platted the following described land lying and being situated in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 26 and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 25, Township 5 North, Range 2 East, Rankin County, Mississippi, containing 16.52 acres, more or less, and being further described by metes and bounds as follows:

Begin at the southwest corner of Lot 34 Patrick Farms, Phase Seven, 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 Slot 288, reference to which is hereby made in aid of and as a part of this description; said corner being 59.64 feet East of and 340.47 feet North of the southeast corner of the Northeast Quarter of Section 26, Township 5 North, Range 2 East, City of Pearl, Rankin County, Mississippi; run thence South for a distance of 170.47 feet to a point; run thence North 89 degrees 36 minutes 06 seconds West for a distance of 332.88 feet to a point; run thence North 20 degrees 37 minutes 58 seconds West for a distance of 56.21 feet to a point; run thence North 36 degrees 52 minutes 12 seconds West for a distance of 50.00 feet to a point; run thence North 56 degrees 45 minutes 36 seconds West for a distance of 54.56 feet to a point; run thence North 82 degrees 10 minutes 45 seconds West for a distance of 808.72 feet to a point; run thence North 89 degrees 12 minutes 42 seconds West for a distance of 331.20 feet to a point; run thence North 02 degrees 44 minutes 26 seconds West for a distance of 115.01 feet to a point; run thence North 00 degrees 01 minutes 08 seconds West for a distance of 50.01 feet to a point; run thence North 04 degrees 03 minutes 29 seconds West for a distance of 115.25 feet to a point; run thence North 64 degrees 40 minutes 31 seconds East for a distance of 125.54 feet to a point; run thence North 43 degrees 39 minutes 21 seconds East for a distance of 486.90 feet to a point; run thence South 00 degrees 01 minutes 48 seconds East for a distance of 137.76 feet to a point; run thence North 89 degrees 58 minutes 12 seconds East for a distance of 272.13 feet to the northwest corner of Phase J of the Plan of Condominium of Independence of Patrick Farms according to a map of plat thereof on file and of record in said office of the Chancery Clerk of Rankin County in Plat Cabinet D Slot 292, reference to which is hereby made in aid of and as a part of this description; run thence South and along the west line of said Phase J for a distance of 255.03 feet to the southwest corner of said Phase J; run thence East and along the south line of said Phase J for a distance of 100.00 feet to the northwest corner of Lot 33 of said Patrick Farms, Phase Seven; run thence South and along the west line of said Patrick Farms, Phase Seven for a distance of 348.34 feet to the Point of Beginning.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Bailey Engineering & Land Surveying, LLC  
J. Thomas Bailey, Registered Land Surveyor #1994

## CERTIFICATE AND DECLARATION OF OWNER

STATE OF MISSISSIPPI

COUNTY OF RANKIN

I, Michael E. Johnson, Manager of Patrick Farms Development, LLC, a Mississippi Limited Liability Company, do hereby certify that Patrick Farms Development, LLC is the Owner of the Lands described in the foregoing Certificate of J. Thomas Bailey, Registered Land Surveyor, and that acting as the duly authorized official of said Limited Liability Company, I have caused the same to be subdivided and platted as PATRICK FARMS, PHASE EIGHT.

Witness my signature on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

PATRICK FARMS DEVELOPMENT, LLC  
A Mississippi Limited Liability Company

Michael E. Johnson, Manager

## ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for said county and state, on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, within my jurisdiction, the within named Michael E. Johnson, who acknowledged that he is the Manager of Patrick Farms Development, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public

My commission Expires: \_\_\_\_\_

## CERTIFICATE OF CITY APPROVAL

STATE OF MISSISSIPPI

COUNTY OF RANKIN

I, Jake Windham, Mayor of the City of Pearl, do hereby certify that this plat was duly considered, approved and accepted by the Mayor and Board of Aldermen of the City of Pearl, Mississippi, at their meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and a resolution of said approval and acceptance is duly recorded in the minutes of said meeting.

Witness our signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Jake Windham, Mayor

City Engineer

Kelly Scouten, City Clerk

## CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI

COUNTY OF RANKIN

We, \_\_\_\_\_, Chancery Clerk, and J. Thomas Bailey, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of PATRICK FARMS, PHASE EIGHT, with the original thereof, as made by the said J. Thomas Bailey, Registered Land Surveyor, and find it to be a true and correct copy of said map or plat.

Witness our signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

J. Thomas Bailey, RLS

Larry Swales, Chancery Clerk

## OFFER OF DEDICATION

STATE OF MISSISSIPPI

COUNTY OF RANKIN

I, Michael E. Johnson, Manager of Patrick Farms Development, LLC, as its own act and deed, do hereby irrevocably offer for dedication to the City of Pearl all street rights-of-way, utility easements and required utilities shown in this subdivision plat and the construction plans for the same subdivision in accordance with an Offer of Irrevocable Dedication dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

PATRICK FARMS DEVELOPMENT, LLC  
A Mississippi Limited Liability Company

Michael E. Johnson, Manager

## FILING AND RECORDATION

STATE OF MISSISSIPPI

COUNTY OF RANKIN

The undersigned Chancery Clerk in and for said County and State does hereby certify that the final plat of PATRICK FARMS, PHASE EIGHT was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and was duly recorded in PLAT CABINET \_\_\_\_\_ at SLOT \_\_\_\_\_ of the records of maps and plats of Rankin County, Mississippi.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Larry Swales, Chancery Clerk