

R= 457.76'

L= 196.07

D. A= 35 56' 44" R= 348.68'

L= 218.75'

G. A= 02 19' 48"

R= 5138.29'

L= 208.961

J. A= 06 24' 29"

R= 1900.72'

L= 212.58'

**CURVE DATA** 

A. A= 24 32' 29" B. A= 24 32' 29" C. A= 35 56' 44"

R= 507.76'

L= 217.49'

R= 1233.72'

L= 205.35'

R= 5188.29

R= 205.26'

N-10°25'57"-E

N-43°21'49"-E

N-00°08'40"-E

L= 58.69'

R= 298.68'

L= 187.38'

R= 1283.72' L= 213.68'

R= 1850,72

L= 206.99'

L= 104.22'

E. A= 09 32' 13" F. A= 09 32' 13"

H. A= 02 19' 48" | A= 06 24' 29'

K. A= 16 23' 01" L. A= 23 23' 35"

PATRICK FARMS, PHASE NINE

LOCATED IN THE SOUTHWEST QUARTER (SWI/4) OF THE NORTHEAST QUARTER (NEI/4) & THE SOUTHEAST QUARTER (SEI/4) OF THE NORTHWEST QUARTER (NWI/4) OF SECTION 26, 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"=150" SURVEY-CLASS "B"

IO' REAR SETBACK 5' SIDE SETBACK 7.5' CORNER LOT STREET SIDE O'UTILITY EASEMENT (SEE NOTE)

DRIVE

TYPICAL LOT DETAIL

778.84' EASEMENT

WESTFIELD

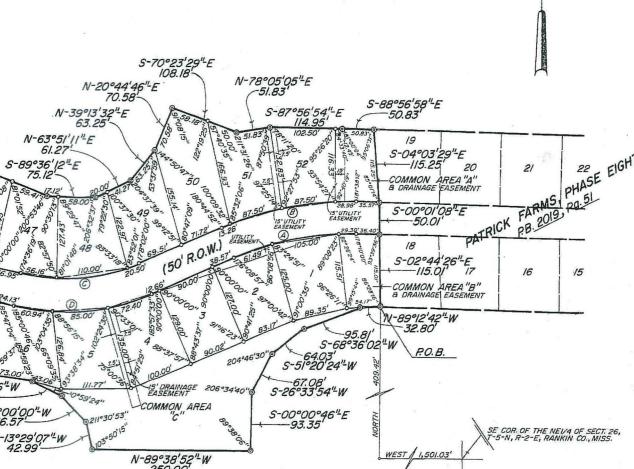
S-88°11'39"-E

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. 28121C0330F and 28121C0335F Dated June 9, 2014.

Note: The minimum heated and cooled square footage area for homes built

within this phase is 1800 S.F.



SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI

CERTIFICATE AND DECLARATION OF OWNER

S-85°30'06"-E

S-47°46'44"-E

WESTFIELD

COUNTY OF RANKIN

STATE OF MISSISSIPPI

COUNTY OF RANKIN

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

ENGLHEER

PE# 10734

Witness our signature this the q day of

Hm J. Thomas Bailey, RLS

CERTIFICATE OF COMPARISON

OFFER OF DEDICATION

STATE OF MISSISSIPPI

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 lay of 2021.

PATRICK FARMS DEVELOPMENT, LLC A Mississippi Limited Liability Company

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 NINE was filed for record in my office on this the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2021, and was duly recorded in PLAT CABINET \_\_\_\_\_ at SLOT\_28 & of the records of maps and plats of Rankin County, Mississippi.

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

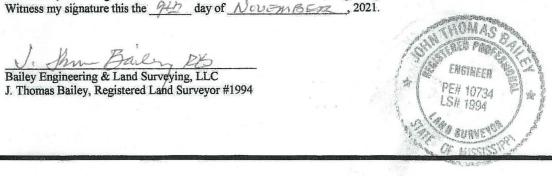
COUNTY OF RANKIN

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) and the Southeast Quarter (SE1/4) of the Northwest

Quarter (NW1/4) of Section 26, Township 5 North, Range 2 East, Rankin County, Mississippi, containing 19.41 acres, more or less, and being further described by metes and bounds as follows:

Begin at the southwest corner of Lot 18 Patrick Farms, Phase Eight, 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 Book 2019 at Page 51, reference to which is hereby made in aid of and as a part of this description; said corner being 1501.03 feet West of and 409.42 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 North 89 degrees 12 minutes 42 seconds West for a distance of 32.80 feet to a point; run thence South 68 degrees 36 minutes 02 seconds West for a distance of 95.81 feet to a point; run thence South 51 degrees 20 minutes 24 seconds West for a distance of 64.03 feet to a point; run thence South 26 degrees 33 minutes 54 seconds West for a distance of 67.08 feet to a point; run thence South 00 degrees 00 minutes 46 seconds East for a distance of 93.35 feet to a point; run thence North 89 degrees 38 minutes 52 seconds West for a distance of 250,00 feet to a point; run thence North 13 degrees 29 minutes 07 seconds West for a distance of 42.99 feet to a point; run thence North 45 degrees 00 minutes 00 seconds West for a distance of 56.57 feet to a point; run thence North 60 degrees 56 minutes 06 seconds West for a distance of 47.98 feet to a point; run thence North 81 degrees 53 minutes 53 seconds West for a distance of 824.32 feet to a point; run thence South 89 degrees 16 minutes 29 seconds West for a distance of 775.00 feet to a point; run thence South 55 degrees 10 minutes 34 seconds West for a distance of 69.48 feet to a point; run thence South 45 degrees 00 minutes 00 seconds West for a distance of 70.71 feet to a point; run thence South 26 degrees 33 minutes 54 seconds West for a distance of 44.72 feet to a point; run thence North 69 degrees 58 minutes 24 seconds West for a distance of 101.94 feet to a point: run thence North 82 degrees 17 minutes 19 seconds West for a distance of 65.00 feet to a point; run thence North 00 degrees 08 minutes 40 seconds East for a distance of 204.74 feet to a point; run thence North 43 degrees 21 minutes 49 seconds East for a distance of 57.30 feet to a point; run thence North 10 degrees 25 minutes 57 seconds East for a distance of 177.75 feet to a point; run thence South 77 degrees 31 minutes 15 seconds East for a distance of 21.92 feet to a point; run thence South 88 degrees 11 minutes 39 seconds East for a distance of 778.84 feet to a point; run thence South 85 degrees 30 minutes 06 seconds East for a distance of 280.00 feet to a point; run thence North 67 degrees 38 minutes 13 seconds East for a distance of 69.37 feet to a point; run thence North 53 degrees 44 minutes 46 seconds East for a distance of 186.01 feet to a point; run thence South 47 degrees 46 minutes 44 seconds East for a distance of 78.16 feet to a point; run thence South 68 degrees 42 minutes 26 seconds East for a distance of 506.58 feet to a point; run thence South 89 degrees 36 minutes 12 seconds East for a distance of 75.12 feet to a point; run thence North 63 degrees 51 minutes 11 seconds East for a distance of 61,27 feet to a point; run thence North 39 degrees 13 minutes 32 seconds East for a distance of 63,25 feet to a point; run thence North 20 degrees 44 minutes 46 seconds East for a distance of 70.58 feet to a point; run thence South 70 degrees 23 minutes 29 seconds East for a distance of 108.18 feet to a point; run thence North 78 degrees 05 minutes 05 seconds East for a distance of 51.83 feet to a point; run thence South 87 degrees 56 minutes 54 seconds East for a distance of 114.95 feet to a point; run thence South 88 degrees 56 minutes 58 seconds East for a distance of 50.83 feet to the northwest corner of Lot 19 of said Patrick Farms, Phase Eight; run thence South 04 degrees 03 minutes 29 seconds East and along the west line of said Lot 19 for a distance of 115.25 feet to the southwest corner of said Lot 19 of said Patrick Farms, Phase Eight; run thence South 00 degrees 01 minutes 08 seconds East and along the west side of said Patrick Farms, Phase Eight for a distance of 50.01 feet to the northwest corner of said Lot 18 of Patrick Farms, Phase Eight; run thence South 02 degrees 44 minutes 26 seconds East and along the west line of said Lot 18 of Patrick Farms, Phase Eight for a distance of 115.01 feet to the Point of Beginning.

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



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 forgoing Certificate of J. Thomas Bailey, Registered

STATE OF MISSISSIPPI

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 NINE.

Witness my signature on this the The day of November 202

(50' R.O.W.)

PATRICK FARMS DEVELOPMENT, LLC

ID# 92353

LENA M. GREGORY

June 18, 2025

COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for said county and state, on this the day of November , 2021, 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 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 d the constant 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 9th day of November, 2021.

CERTIFICATE OF CITY APPROVAL

06-18-2025

STATE OF MISSISSIPPI

and a resolution of said approval and acceptance is duly recorded in the minutes of said meeting.