THE ENCLAVE AT TOWNE CENTER (PART ONE)

SITUATED IN THE NORTHWEST 1/4 OF SECTION 32
TOWNSHIP 7 NORTH, RANGE 2 EAST
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

OWNER'S CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF MISSISSIPPI
COUNTY OF MADISON
CITY OF RIDGELAND

I, Scott Shoemaker, Member of Ayefour Development Group, LLC, do hereby certify that said limited liability company is the owner of the land described in the Certificate of Jack N. Starr, the Professional Land Surveyor, appearing hereon; have caused said land to be subdivided and platted as shown; and the property is part of that tract as recorded in Deed Book 2567, Page 401, in the office of the Chancery Clerk of Madison County, Mississippi, and that I hereby adopt this plan of subdivision with my free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public use or to private use as noted.

Witness the signature of the owner, this the _____ day of _____, 2013.

OWNER: Ayefour Development Group, LLC

_____
Scott Shoemaker, Member

CITY OF RIDGELAND PLANNING AND ENGINEER'S APPROVAL
STATE OF MISSISSIPPI
COUNTY OF MADISON

We have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Mayor and Board of Aldermen and thus recommend final approval.

_____ Public Works Director

_____ Chairman, City Planning and Zoning Board

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Jack N. Starr, Professional Land Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and plat shown hereon are a true and correct representation of a survey performed to the accuracy designated in the subdivision regulation for the City of Ridgeland, Mississippi. I further certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.

Witness my signature this the _____ day of _____, 2013.

_____
Jack N. Starr
PLS-02623

CITY OF RIDGELAND MAYOR AND BOARD OF ALDERMEN
STATE OF MISSISSIPPI
COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Mayor and Board of Aldermen of the City of Ridgeland in session on the _____ day of _____, 2013.

_____ Gene F. McGee, Mayor
City of Ridgeland, Mississippi

_____ City Clerk

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Arthur Johnston, Chancery Clerk and Jack N. Starr, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of THE ENCLAVE AT TOWNE CENTER (PART ONE) 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 this the _____ day of _____, 2013.

_____ Jack N. Starr
PLS-02623

_____ Arthur Johnston, Chancery Clerk

By: _____

PREPARED BY:
BANKS ENGINEERING & SURVEYING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
115 LONE WOLF DRIVE SUITE B, MADISON, MS. 39110
PHONE 601-407-1240

☒ DENOTES CONCRETE MONUMENT O DENOTES 1/2" IRON PIN

ACCORDING TO THE F.E.M.A. F.I.R.M. MAP NUMBER 28089C0586F, DATED MARCH 17, 2010, THIS PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

MINIMUM BUILDING SETBACKS:
FRONT – 10 FEET
REAR – 15 FEET
SIDE – 5 FEET
STREET SIDE – 10 FEET

NO BUILDING TO BE BUILT WITHIN ANY EASEMENT SHOWN HEREON.

LOT 5 – 8 FEET NORTH SIDE SETBACK
LOT 6 – 8 FEET SOUTH SIDE SETBACK
LOT 32 – 7.5 FEET SOUTH SIDE SETBACK
LOT 33 – 7.5 FEET NORTH SIDE SETBACK

THERE IS A TEN (10) FEET WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL STREET RIGHTS-OF-WAY. THERE IS A FIVE (5) FEET WIDE DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES OF EACH LOT UNLESS OTHERWISE NOTED HEREON.

SURVEY CLASS B

BEARINGS BASED UPON THE NORTHERLY RIGHT-OF-WAY OF TOWN CENTER BOULEVARD (MONUMENTS FOUND) (REFERENCE NOTED)

THERE IS A SIXTEEN (16) FEET WIDE PRIVATE UTILITY EASEMENT ALONG THE LOT LINE BETWEEN LOTS 5 AND 6 (8' ON EACH LOT). THIS IS FOR THE INSTALLATION AND MAINTENANCE OF A SEWER SERVICE LINE THAT SERVES THE PROPERTY DESCRIBED IN DEED BOOK 211 AT PAGE 314 (CURRENTLY USED AS THE ORCHARD). THIS SEWER SERVICE LINE AND EASEMENT IS EXCLUSIVELY TO SERVE THAT PROPERTY DESCRIBED IN DEED BOOK 211 AT PAGE 314.

THERE IS A TWENTY (20) FEET WIDE EASEMENT FOR INGRESS/EGRESS, DRAINAGE, AND UTILITIES OVER AND ACROSS THE TWENTY (20) FEET WIDE PRIVATE ALLEYWAY RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Jack N. Starr, Professional Land Surveyor do hereby certify that I have subdivided and platted the following described land being situated in the Northwest 1/4 of Section 32, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

Commence at an iron pin representing the northwest corner of that parcel described in Book 211 at Page 314, said iron pin being 35.0 feet east of and 1099.80 feet south of the northwest corner of Section 32, Township 7 North, Range 2 East, Madison County, Mississippi and run thence S 0 degrees 03 minutes 23 seconds W, along the easterly right-of-way of Pear Orchard Road, for a distance of 209.50 feet to a concrete monument; thence run S 0 degrees 10 minutes 00 seconds E, along said right-of-way, for a distance of 466.59 feet to the southwest corner of said parcel described in Book 211 at Page 314; thence run S 89 degrees 50 minutes 00 seconds E for a distance of 644.53 feet to an iron pin representing the southeast corner of said parcel described in Book 211 at Page 314, and the Point of Beginning of the parcel herein described. From the Point of Beginning run thence N 0 degrees 08 minutes 09 seconds W for a distance of 180.00 feet to a concrete monument; thence run N 89 degrees 50 minutes 26 seconds E for a distance of 115.34 feet to an iron pin; thence run N 00 degrees 08 minutes 45 seconds E for a distance of 7.88 feet to a point; thence run S 89 degrees 49 minutes 58 seconds E for a distance of 170.00 feet to an iron pin; thence run S 89 degrees 50 minutes 49 seconds E for a distance of 20.00 feet to an iron pin; thence run S 89 degrees 49 minutes 58 seconds E for a distance of 170.11 feet to a point; thence run S 00 degrees 11 minutes 12 seconds E for a distance of 13.27 feet to an iron pin; thence run N 89 degrees 48 minutes 47 seconds E for a distance of 112.92 feet to a concrete monument; thence run S 0 degrees 03 minutes 16 seconds E, along the westerly line of that parcel described in Book 406 at Page 480, for a distance of 445.96 feet to a concrete monument on the northerly right-of-way of Town Center Blvd; thence run S 42 degrees 56 minutes 27 seconds W, along said northerly right-of-way, for a distance of 100.26 feet to a point; thence run southwesterly, along said right-of-way and the arc of a curve to the right having a radius of 339.20 feet, a delta angle of 46 degrees 51 minutes 37 seconds, a chord bearing of S 66 degrees 22 minutes 16 seconds W, a chord length of 269.75 and an arc length of 277.42 feet for a distance of 277.42 feet to an iron pin; thence run S 89 degrees 48 minutes 04 seconds W, along said right-of-way, for a distance of 239.82 feet to a concrete monument; thence leaving said right-of-way, run N 0 degrees 09 minutes 33 seconds W, along the easterly line of that parcel described in Book 384 at Page 591, for a distance of 453.84 feet to an iron pin; thence run N 89 degrees 50 minutes 00 seconds W for a distance of 32.03 feet to the Point of Beginning. This parcel contains 7.85 acres, more or less.

Witness my signature this the _____ day of _____, 2013.

_____
Jack N. Starr
PLS-02623

FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Arthur Johnston, Clerk of the Chancery Court in and for said County and State, do hereby certify that this duplicate plat of THE ENCLAVE AT TOWNE CENTER (PART ONE) was filed for record in my office on this the _____ day of _____, 2013, and was duly recorded in Cabinet _____ at Slide _____ of the records of maps and plats of land of Madison County, Mississippi.
Given under my hand and seal of office this _____ day of _____, 2013.

_____ Arthur Johnston
Chancery Clerk

_____ Deputy Clerk

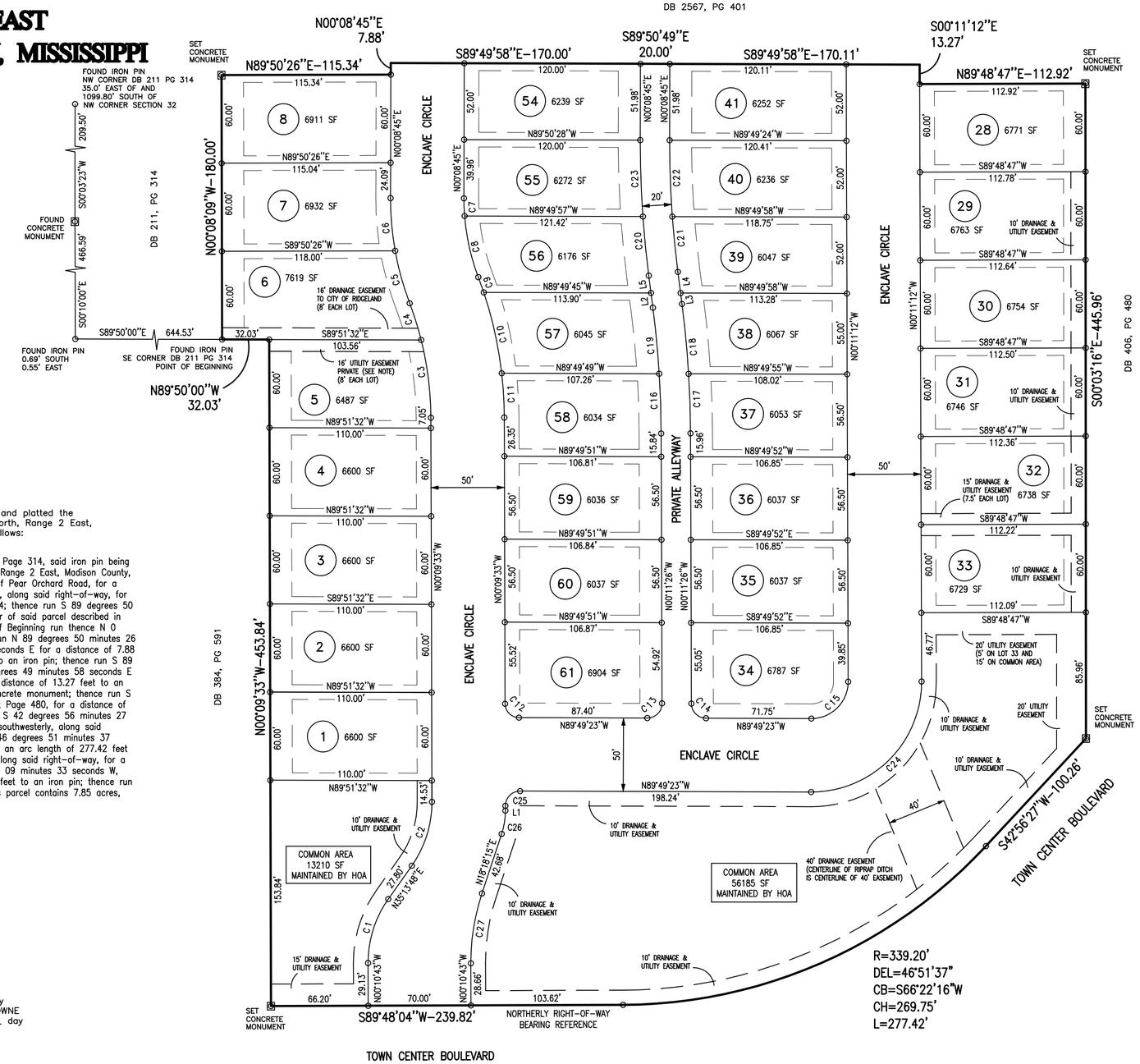
ACKNOWLEDGMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, Scott Shoemaker, Member of Ayefour Development Group, LLC, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said limited liability company, after being authorized so to do, and Jack N. Starr, Professional Land Surveyor, who acknowledged to me that he signed, sealed and delivered this plat of THE ENCLAVE AT TOWNE CENTER (PART ONE), and the certificates thereon as his own act and deed, on the day and year herein mentioned.

Given under my hand and official seal of office on this _____ day of _____, 2013.

_____ My Commission Expires:

_____ Notary Public



TOWN CENTER BOULEVARD

NUMBER	DIRECTION	DISTANCE
L1	N00°09'33"W	3.30'
L2	S07°19'11"E	10.14'
L3	S07°19'11"E	7.53'
L4	N07°19'11"W	14.50'
L5	S07°19'11"E	11.88'

NUMBER	DELTA ANLE	CHORD BEARING	RADIUS	LENGTH	CHORD
C1	35°24'31"	S17°31'33"W	75.00	46.35	45.62
C2	35°23'21"	N17°32'08"E	75.00	46.32	45.59
C3	13°51'56"	N07°05'31"W	221.10	53.51	53.38
C4	06°47'23"	S17°25'11"E	221.10	26.20	26.19
C5	10°37'19"	N15°30'13"W	200.00	37.08	37.02
C6	10°20'18"	N05°01'24"W	200.00	36.09	36.04
C7	04°36'21"	N02°09'25"W	150.00	12.06	12.05
C8	16°21'17"	N12°38'14"W	150.00	42.82	42.67
C9	02°20'01"	N19°38'52"W	271.10	11.04	11.04
C10	11°56'07"	N12°30'48"W	271.10	56.47	56.37
C11	06°23'11"	S03°21'09"E	271.10	30.22	30.20
C12	89°39'50"	N44°59'28"W	9.50	14.87	13.40
C13	90°22'03"	N44°59'35"E	10.00	15.77	14.19
C14	89°37'57"	N45°00'25"W	10.00	15.64	14.10
C15	90°21'49"	S44°59'43"W	25.00	39.43	35.47
C16	03°22'45"	S01°52'48"E	690.00	40.69	40.69
C17	03°16'27"	S01°49'39"E	710.00	40.57	40.57
C18	03°51'18"	N05°23'32"W	710.00	47.77	47.76
C19	03°45'00"	N05°26'41"W	690.00	45.16	45.15
C20	03°15'50"	N05°41'16"W	710.00	40.45	40.44
C21	03°08'30"	S05°44'56"E	690.00	37.83	37.83
C22	04°19'26"	N02°00'58"W	690.00	52.07	52.06
C23	04°12'06"	S01°57'18"E	710.00	52.06	52.05
C24	90°21'49"	S44°59'43"W	75.00	118.29	106.40
C25	90°20'10"	S45°00'32"W	10.00	15.77	14.18
C26	18°27'48"	S09°04'21"W	50.00	16.11	16.04
C27	18°28'58"	S09°03'46"W	150.00	48.39	48.18

-N-

60 0 60 120 180

Scale 1" = 60'