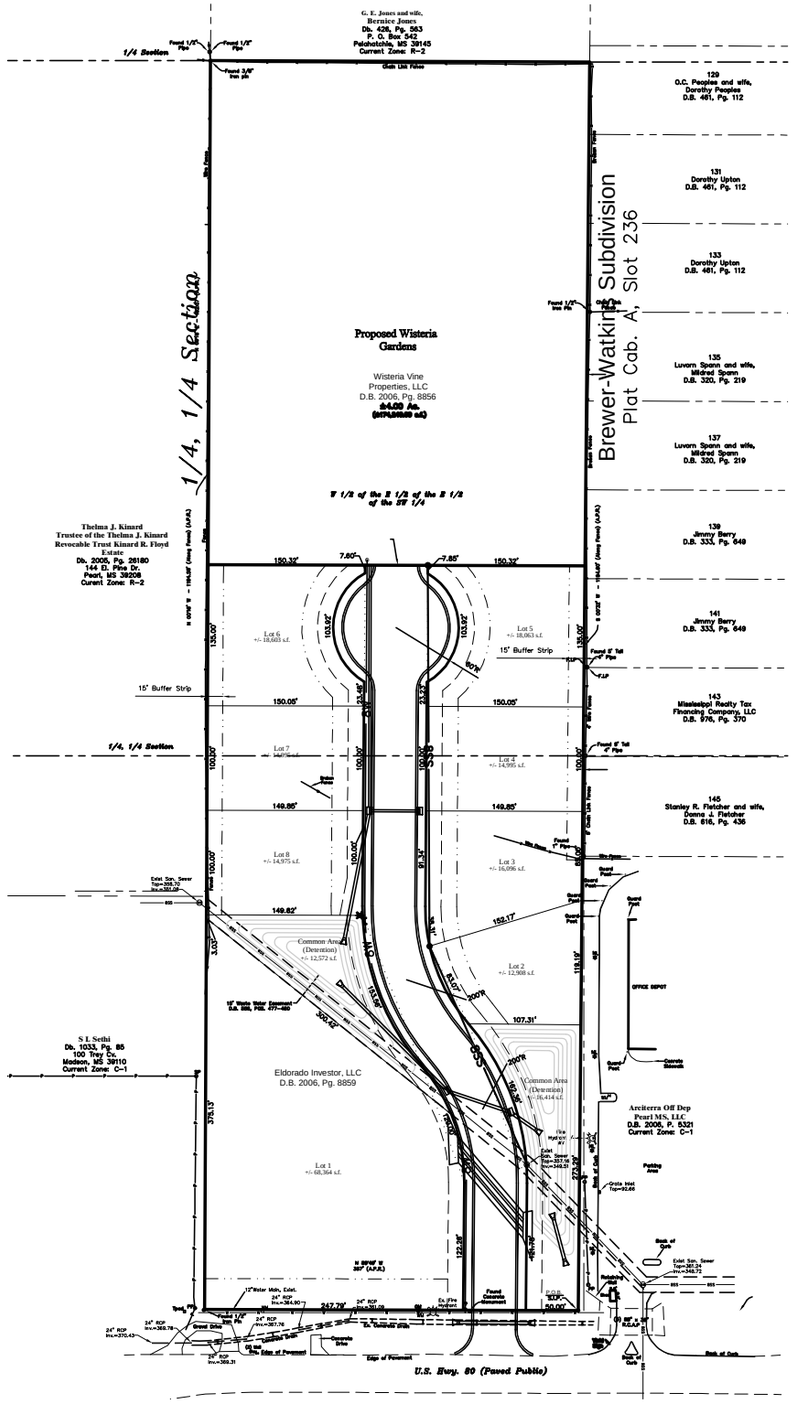


MATHEMATICAL CLOSURE:
Figure Name: Hwy. 80 Commercial Development Property

Course:	N 89-55-34 W	Distance:	357.79
Course:	N 00-18-16 E	Distance:	1195.23
Course:	S 89-49-00 E	Distance:	362.56
Course:	S 00-32-00 W	Distance:	1194.57

Perimeter: 3110.15

Area: 430368.83 9.88 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.004 Course: N 00-59-48 E
Precision 1: 814083.70

OWNER / DEVELOPER: EL DORADO PROPERTIES, LLC
830 WILSON DR.
RIDGELAND, MS 39157

DESIGNER: BENCHMARK ENGINEERING & SURVEYING, LLC
204 MARY ANN DRIVE
BRANDON, MS 39042

SURVEYOR: MICHAEL R. LOVE, PLS
MS. REGISTRATION NO. 2783

CURRENT ZONING: C-1 LIMITED COMMERCIAL DISTRICT

ELEVATIONS ARE NAVD 88

FLOOD NOTE: THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28121C0191E, COMMUNITY PANEL NO. 280145 0191 E, EFFECTIVE DATE: NOVEMBER 5, 2003.

THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY.

CONSTRUCTION PLANS AND PRELIMINARY PLAT SHALL COMPLY WITH ALL CURRENT ORDINANCES.

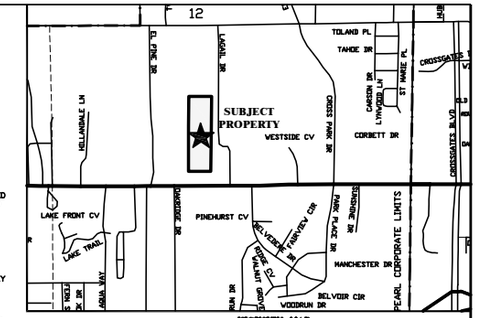
THIS PLAT IS PRELIMINARY AND NOT INTENDED TO BE A FINAL PLAT.

IT IS UNDERSTOOD THAT THE APPROVAL OF THIS PRELIMINARY PLAT IS NOT AN APPROVAL OF THE WATER, SEWER OR STORM DRAINAGE SYSTEMS AS THEY ARE SHOWN ON THIS DRAWING. THE CONSTRUCTION PLANS WILL PROVIDE A MORE DETAILED ANALYSIS ON THE WATER, SEWER & STORM DRAINAGE INFRASTRUCTURE FOR THE CITY'S REVIEW AND APPROVAL.

ALL PLANS AND CONSTRUCTION TO COMPLY WITH CITY OF PEARL ORDINANCES.

THE DEVELOPER REQUESTS A VARIANCE FROM THE CITY OF PEARL SUBDIVISION ORDINANCE REQUIRING THE FOLLOWING:

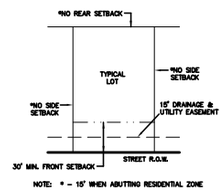
1. "CULS-DE-SAC SHALL NOT BE LONGER THAN SIX HUNDRED (600) FEET, UNLESS NECESSITATED BY TOPOGRAPHY OR OTHER CIRCUMSTANCES BEYOND THE SUBDIVIDER'S CONTROL".
2. "UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER, ALL STREETS SHALL HAVE A MINIMUM TANGENT OF ONE HUNDRED (100) FEET BETWEEN REVERSE CURVES."
3. "80' OF RIGHT-OF-WAY REQUIRED FOR COMMERCIAL OR INDUSTRIAL ROADS"



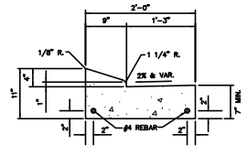
VICINITY MAP
SCALE: 1" = 1000'

LEGEND

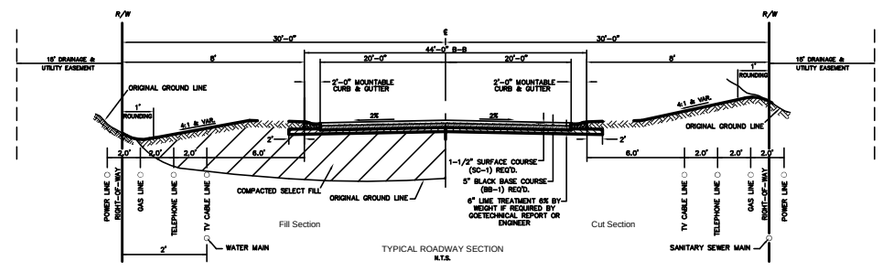
PROPOSED SEWER MANHOLE	
PROPOSED CURB INLET, DBL. INLET, GRATE INLET	
PROPOSED FIRE HYDRANT ASSEMBLY	
PROPOSED GATE VALVE ASSEMBLY	
PROPOSED WATER MAIN	
PROPOSED SANITARY SEWER MAIN	
PROPOSED STORM DRAIN CULVERT	
EXISTING WATER MAIN	6" W 6" W
EXISTING SANITARY SEWER MAIN	6" SS 6" SS
EXISTING STORM DRAIN CULVERT	
EXISTING SEWER MANHOLE	
EXISTING CURB INLET, DBL. INLET, GRATE INLET	
EXISTING FIRE HYDRANT ASSEMBLY	
EXISTING GATE VALVE ASSEMBLY	



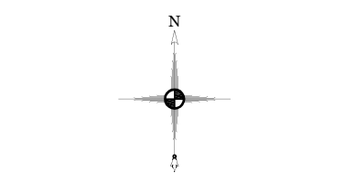
TYPICAL LOT SETBACKS
N.T.S.



SECTION OF MOUNTABLE CURB AND GUTTER
N.T.S.



TYPICAL ROADWAY SECTION
N.T.S.



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
SEPTEMBER 18, 2006

BENCHMARK
Engineering & Surveying, LLC
204 Mary Ann Drive, Brandon, Mississippi 39042
Office 601-591-1077 Fax 601-591-0711
e-mail:benchmarkms@bellsouth.net

DATE:	09/18/06	DWG. NO:	B-1053
DRAWN:	DA		
CHECKED:	MRL		
REVISED:			

CLIENT:
EL DORADO PROPERTIES, LLC

PROJECT:
PRELIMINARY PLAT OF
HWY. 80 COMMERCIAL DEVELOPMENT
SITUATED IN SW 1/4 OF SECTION 12,
T5N, R3E, CITY OF PEARL, RANKIN COUNTY, MISSISSIPPI

MICHAEL RAY LOVE
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS 2783
STATE OF MISSISSIPPI

PROJECT NUMBER
B-1053