

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken November 27, 2013
(Geodetic North)

POC - Point of Commencement
POB - Point of Beginning
POT - Point of Terminus
CMP - Corrugated Metal Pipe



I certify to Watkins & Eager, PLLC and the University of Mississippi Medical Center that the information shown on this plot is thorough and accurate to the best of my knowledge.

Ronald C. McMaster, P.E., P.S.
November 5, 2014

Note:
Random Traverse Closure Precision For This Survey Meets or Exceeds the Minimum Standards For a Class "B" Survey.

LEGEND

- EBOX ELECTRIC BOX (METER)
- TBOX TELEPHONE BOX
- CBOX CABLE BOX
- MH EXISTING MANHOLE
- LP LIGHT POLE
- PP POWER POLE
- WM WATER METER
- WV WATER VALVE
- GM GAS METER
- FH FIRE HYDRANT
- CM CONCRETE MONUMENT
- CO CLEAN-OUT
- SIP SET IRON PIN (1/2"x18" IRON REBAR)
- FIP FOUND IRON PIN (IRON REBAR)
- CPS COTTON PICKER SPINDLE
- GAS EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- UE EXISTING UNDERGROUND ELECTRIC
- P EXISTING OVERHEAD POWER
- X EXISTING WIRE FENCE
- W EXISTING WATER MAIN
- S EXISTING SANITARY SEWER
- CY EXISTING CYCLONE FENCE
- WF EXISTING WOOD FENCE

COMMENT: at the northernmost corner of Lot 2 of Northtown Village, a subdivision in the South Half (S 1/2) of Section 5, Township 6 North, Range 2 East, Hinds County, Mississippi, according to a map or plat thereof on file and of record in Plat Book 29 at Page 33 in the Office of the Chancery Clerk of the First Judicial District of Hinds County, Mississippi, and run thence South 51 degrees 56 minutes East along the northeast line of said Lot 2 for a distance of 715.09 feet to the POINT OF BEGINNING of the parcel of land described as follows:

Run thence along the north, east and south boundaries of said Lot 2 as follows: Continue thence South 51 degrees 56 minutes East for a distance of 132.42 feet to a point; run thence South 89 degrees 44 minutes East for a distance of 189.50 feet to a point; run thence South 23 degrees 03 minutes East for a distance of 452.63 feet to a point on the north right-of-way line of Northtown Drive, as said street is now laid out and established (July, 1984); run thence along the north right-of-way line of said Northtown Drive as follows: run thence South 69 degrees 54 minutes West for a distance of 185.03 feet to the point of curvature of a curve to the right having a central angle of 23 degrees 18 minutes and a radius of 455.10 feet; run thence South 78 degrees 33 minutes West, 183.78 feet to the point of tangency of said curve; run thence North 89 degrees 48 minutes West for a distance of 46.70 feet to a point leaving the south boundary of said Lot 2 and the said north right-of-way line of Northtown Drive; run thence due North for a distance of 639.27 feet to the POINT OF BEGINNING.

The above described parcel of land is a part of Lot 2 of Northtown Village and contains 206,021.0 square feet, more or less, or 4.73 acres, more or less.

ALSO (DB 4135 Page 394);

COMMENT: at the northernmost corner of Lot 2 of Northtown Village, a subdivision in the South Half of Section 5, Township 6 North, Range 2 East, Hinds County, Mississippi, according to a map or plat thereof on file and of record in Plat Book 29 at Page 33 in the Office of the Chancery Clerk of the First Judicial District of Hinds County, Mississippi, reference to which is hereby made for all purposes, and run thence South 51 degrees 56 minutes 00 seconds East along the northeast boundary of said Lot 2 for a distance of 673.40 feet to the POINT OF BEGINNING of the parcel of land described as follows, to-wit:

Continue thence South 51 degrees 56 minutes 00 seconds East along the northeast boundary of said Lot 2 for a distance of 41.69 feet to the POINT OF BEGINNING of the certain 4.73 acre parcel of land described in the Warranty Deed filed for record in the Office of the Chancery Clerk in Book 3194 beginning at Page 498, reference to which is hereby made for all purposes; run thence due South along the west boundary of said 4.73 acre parcel of land for a distance of 412.80 feet to a point; run thence due West for a distance of 125.00 feet to a point; run thence due North for a distance of 379.11 feet to a point; run thence North 38 degrees 04 minutes East for a distance of 87.81 feet to a point on the southwest boundary of that certain 0.0765 acre parcel of land described in that certain Warranty Deed filed for record in the Office of the Chancery Clerk in Book 3012 beginning at Page 592, reference to which is hereby made for all purposes; run thence South 51 degrees 56 minutes 00 seconds East along the southwest boundary of that certain 0.0765 acre parcel of land for a distance of 35.71 feet to the southernmost corner of said 0.0765 acre parcel of land; run thence North 38 degrees 41 minutes 20 seconds East along the southeast boundary of said 0.0765 acre parcel of land for a distance of 15.87 feet to the POINT OF BEGINNING.

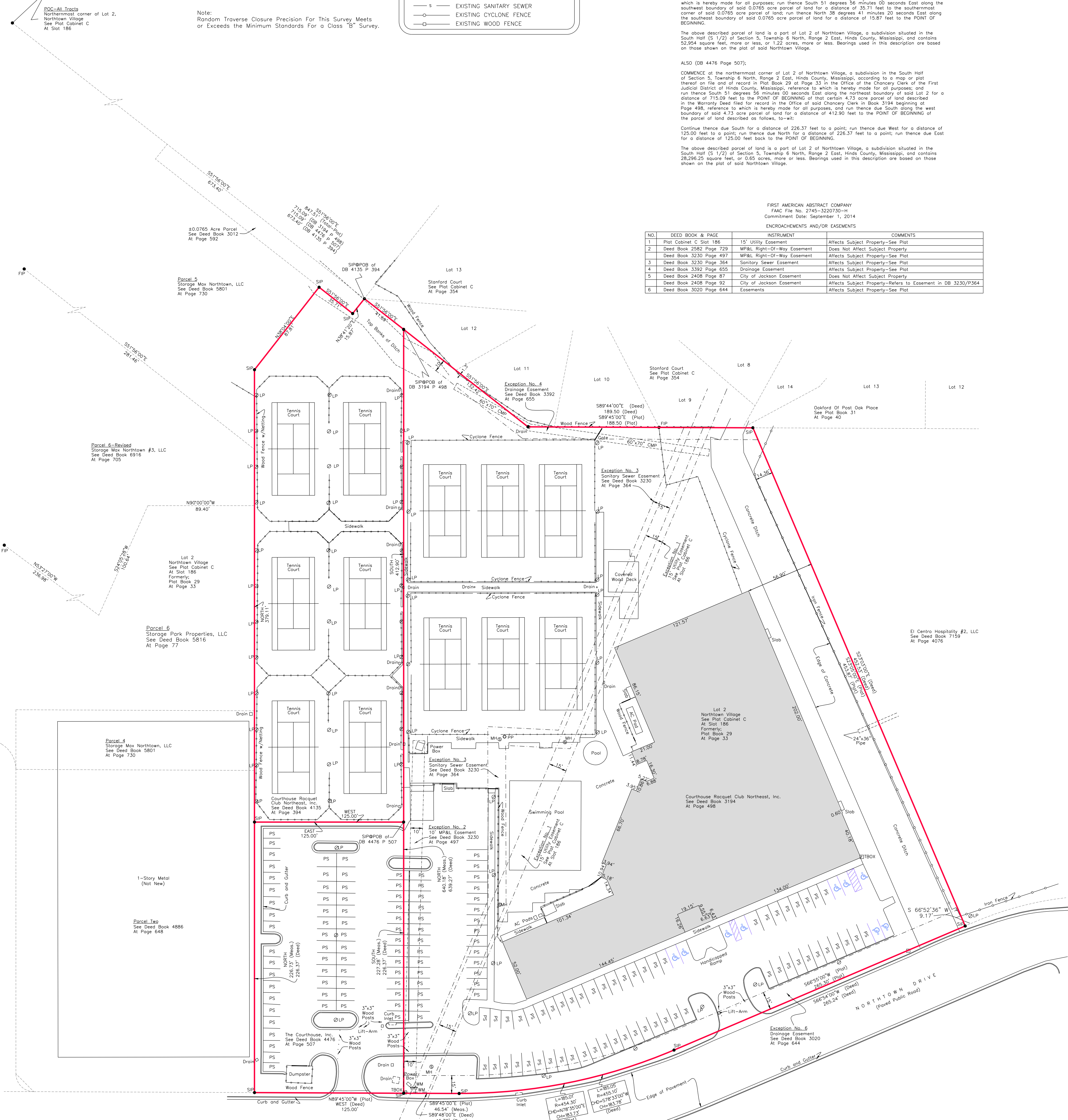
The above described parcel of land is a part of Lot 2 of Northtown Village, a subdivision situated in the South Half (S 1/2) of Section 5, Township 6 North, Range 2 East, Hinds County, Mississippi, and contains 52,954 square feet, more or less, or 1.22 acres, more or less. Bearings used in this description are based on those shown on the plat of said Northtown Village.

ALSO (DB 4476 Page 507);

COMMENT: at the northernmost corner of Lot 2 of Northtown Village, a subdivision in the South Half of Section 5, Township 6 North, Range 2 East, Hinds County, Mississippi, according to a map or plat thereof on file and of record in Plat Book 29 at Page 33 in the Office of the Chancery Clerk of the First Judicial District of Hinds County, Mississippi, reference to which is hereby made for all purposes, and run thence South 51 degrees 56 minutes 00 seconds East along the northeast boundary of said Lot 2 for a distance of 715.09 feet to the POINT OF BEGINNING of that certain 4.73 acre parcel of land described in the Warranty Deed filed for record in the Office of the Chancery Clerk in Book 3194 beginning at Page 498, reference to which is hereby made for all purposes, and run thence due South along the west boundary of said 4.73 acre parcel of land for a distance of 412.80 feet to the POINT OF BEGINNING of the parcel of land described as follows, to-wit:

Continue thence due South for a distance of 226.37 feet to a point; run thence due West for a distance of 125.00 feet to a point; run thence due North for a distance of 226.37 feet to a point; run thence due East for a distance of 125.00 feet back to the POINT OF BEGINNING.

The above described parcel of land is a part of Lot 2 of Northtown Village, a subdivision situated in the South Half (S 1/2) of Section 5, Township 6 North, Range 2 East, Hinds County, Mississippi, and contains 28,296.25 square feet, or 0.65 acres, more or less. Bearings used in this description are based on those shown on the plat of said Northtown Village.



FIRST AMERICAN ABSTRACT COMPANY
FAAC File No. 2745-3220730-H
Commitment Date: September 1, 2014

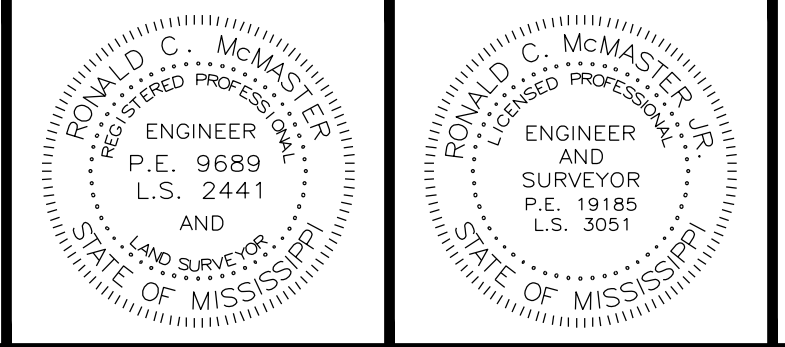
NO.	DEED BOOK & PAGE	INSTRUMENT	COMMENTS
1	Plat Cabinet C, Slot 186	15' Utility Easement	Affects Subject Property-See Plat
2	Deed Book 2582 Page 729	MPAL Right-Of-Way Easement	Does Not Affect Subject Property
3	Deed Book 3230 Page 497	MPAL Right-Of-Way Easement	Affects Subject Property-See Plat
4	Deed Book 3230 Page 364	Sanitary Sewer Easement	Affects Subject Property-See Plat
5	Deed Book 2408 Page 87	City of Jackson Easement	Does Not Affect Subject Property
6	Deed Book 2408 Page 92	City of Jackson Easement	Affects Subject Property-Refers to Easement in DB 3230/P364
7	Deed Book 3020 Page 644	Easements	Affects Subject Property-See Plat

DRAWN BY:
JCS

SCALE:
1" = 40'

JOB NUMBER:
M-2275

PLAT OF SURVEY OF CERTAIN PROPERTY IN LOT 2 OF NORTHTOWN VILLAGE, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 5, T6N-R2E, CITY OF JACKSON, FIRST JUDICIAL DISTRICT OF HINDS COUNTY, MISSISSIPPI



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Phone: 601-605-1090
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Email - ronnie@mcmastereng.com

FIELD WORK ON THIS SURVEY WAS PERFORMED DURING THE MONTH OF SEPTEMBER, 2014

DATE:
11-5-2014