ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE SW 1/4 OF
SECTION 25, T7N, R1E
308 CORPORATE DRIVE
CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

1.7320 ACRES
75,445 SQ. FT.

LEGEND

- P — POWER BOX
- TV — TELEVISION PEDESTAL
- T — TELEPHONE PEDESTAL
- C — COMMUNICATION BOX
- MH — MANHOLE
- AC UNIT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FIRE DEPT. CONNECTOR
- BACKFLOW PREVENTER
- CLEANOUT
- GRATE INLET
- GAS METER
- LAMP
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- GEN — GENERATOR
- SIGN
- MAILBOX
- SATELLITE DISH
- HANDICAP PARKING
- NUMBER OF PARKING SPACES
- FIP — FOUND 5/8" IRON PIN
- SIP — SET 5/8" IRON PIN
- P — POWER LINE
- SD — STORM DRAIN
- X — FENCE LINE
- R — RAMP
- CURB
- EDGE OF PAVEMENT
- PROPERTY LINE

REFERENCE MATERIALS USED:
SURVEY BY BROWNING, INC.
BOOK 327 PAGE 561
BOOK 522 PAGE 717
BOOK 528 PAGE 495
BOOK 1987 PAGE 264
BOOK 1987 PAGE 268
BOOK 2250 PAGE 508

HIGHLAND COLONY PARKWAY
R/W
100.0'
CURB INLET
FIP (BENT) 1.9' NORTH 0.4' EAST
S88°54'14"E 165.58'
FIP (5/8")
FIP (1/2")
POWER RUNS UNDERGRPOUND
1 1/2" PVC
24" RCP
SIGN
50'
10'
50'
GRASS
GRASS
THIS PORTION OF THE DRAINAGE EASEMENT WAS FOUND ON A CORPORATE CENTRE PART ONE GENERAL LAYOUT DRAWING BY BROWNING, INC.
25' UTILITY EASEMENT BOOK 327 PAGE 561 & BOOK 412 PAGE 112
1.0'
50'x50' DRAINAGE EASEMENT BOOK 412 PAGE 112
ROUNDABOUT SOUTH LLC
CONCRETE PARKING LOT
N01°05'46"E 189.48'
CONCRETE
GRASS
CONCRETE SIDEWALK
32.0'
#7(D)
0.7'
COVERED CONCRETE
64.9
35.4
6.2
5' WIDE STREET SIDE/ UTILITY EASEMENT BOOK 412 PAGE 112
FIP (BENT) 1.6' NORTH
FIP (5/8")
R/W
AT&T
46.9
101.3
OVERHANG
1~STORY CONCRETE BLOCK & STUCCO
BUILDING HEIGHT = 23.5'
19.9
ACCESS & UTILITY EASEMENT TO CRESS MEDICAL BLDG., LLC BOOK 1987 PAGE 264
CONCRETE
CONCRETE SIDEWALK
25.8'
35.4
4.8
OVERHANG
50.0'
CORPORATE DRIVE
(PRIVATE ~ 50' R/W)
R=60.00'
A=108.46'
C=94.29'
N01°05'46"E
22.0
41.0
57.3
ASPHALT
60.0'
MH
FIP 1.6' NORTH
FIP (5/8")
R/W
64.3
OVERHANG
CONCRETE SIDEWALK
8.7'
6.4'
N01°05'46"E 150.07'
CONCRETE
GRASS
CONCRETE PARKING LOT
GATE
DUMPSTER
FENCE IS DETERIORATING
STATE BANK & TRUST COMPANY
BOOK 2250 PAGE 508
1.7320 ACRES
75,445 SQ. FT.
15' UTILITY EASEMENT BOOK 412 PAGE 112
FIP 1.9' NORTH
N87°17'08"W 22.87'
FIP (5/8")
0.4'
#7(A)
FIP (5/8")
EAST 1549.66'
SECTION 26
SECTION 25
NORTH 798.31'
POINT OF BEGINNING
BERNICE TRUNNELL
N86°09'11"W 155.57'
#7(B)
0.1'
FIP (1/2")
S01°51'48"E 340.39'
6" CPP
6" CPP
BUILDING
CONCRETE
0.1'
#7(C)
GEN
BUILDING
CONCRETE PARKING LOT
SIP
S03°50'49"W 102.13'
MISSISSIPPI HEALTH CARE ASSOCIATION
MISSISSIPPI HEALTH CARE ASSOCIATION

POSSIBLE ENCROACHMENTS ~ #7
(A) - FENCE LINE IS 0.4' SOUTH
(B) - FENCE LINE IS 0.1' NORTH
(C) - EDGE OF CONCRETE IS 0.1' WEST
(D) - FIRE HYDRANT IS 0.7' EAST

CHICAGO TITLE INSURANCE COMPANY
Order Number 11296571
Agent's Reference Number: 2023064796
Dated: August 11, 2023 at 8:00 AM
Parcel 7 - 308 Corporate Drive: Fountain Properties Highland Colony LLC

SCHEDULE B, PART II EXCEPTIONS

1. Any Defect, lien, encumbrance, adverse claim or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
NOT A SURVEYING MATTER.

2. Any prior reservation or conveyance, together with release of damages of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
NOT A SURVEYING MATTER.

3. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
NOT A SURVEYING MATTER.

4. The homestead, or other statutory marital rights, if any, of the spouse of any individual insured.
NOT A SURVEYING MATTER.

5. The rights or claims of parties in possession not shown by the public record.
NOT A SURVEYING MATTER.

6. Easements, or claims of easements, not shown by the public records.
NOT A SURVEYING MATTER.

7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
POSSIBLE ENCROACHMENTS ARE AS SHOWN HEREON.

8. Any taxes of assessments not posted on the record of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments dealing with any improvements completed after January 1 and before September 1 of any year; or Back Assessments; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes).
NOT A SURVEYING MATTER.

9. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
NOT A SURVEYING MATTER.

10. Taxes or special assessments which are not shown as existing liens by the public records.
NOT A SURVEYING MATTER.

11. Any tax or assessment not posted on the records of the taxing authority(ies) of which the land described in Schedule A hereof is subject.
NOT A SURVEYING MATTER.

31. **PARCEL 7 - 308 CORPORATE DRIVE:**

UTILITY EASEMENT (25' PERMANENT EASEMENT AND 10' TEMPORARY EASEMENT BETWEEN PARKWAY PROPERTIES, LTD AND CITY OF RIDGELAND, FILED IN DEED BOOK 327 AT PAGE 561.
25' EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
10' TEMPORARY EASEMENT HAS EXPIRED.

CONVEYANCE OF EASEMENT BETWEEN CORPORATE CENTRE, LLC AND CRESS MEDICAL BUILDING, LLC, FILED IN DEED BOOK 1987 AT PAGE 264.
AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

30' X 60' PERMANENT DRAINAGE EASEMENT; 25' WIDE PERMANENT UTILITY EASEMENT; 5' WIDE STREET SIGN/UTILITY EASEMENT; 15' UTILITY EASEMENT ALL SHOWN ON SURVEY OF BROWNING, INC., ATTACHED TO WARRANTY DEED FILED IN DEED BOOK 412 AT PAGE 112.
ALL EASEMENTS AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
THE 30' x 60' DIMENSION IS NOT COMPLETELY LEGIBLE AND WAS DETERMINED TO BE 50' x 50' BY GRAPHIC SCALING.

THIS IS A CLASS "A" SURVEY ACCORDING TO "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(F), MISSISSIPPI CODE OF 1972 AS AMENDED.

REFERENCE MERIDIAN - BASED ON MONUMENTS FOUND IN BOOK 528 PAGE 497

○ INDICATES PROPERTY CORNERS.
○ INDICATES POINT ON PROPERTY LINES.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

ALL ADJOINING PROPERTIES ARE NOW OR FORMERLY OWNED AS SHOWN HEREON.

UNDERGROUND UTILITIES ARE SHOWN TO THE EXTENT POSSIBLE, USING VISUAL EVIDENCE, HOWEVER THE EXACT LOCATION AND CONTINUITY IS NOT WARRANTED.
VISIBLE PIPE DIMENSIONS ARE MEASURED TO THE EXTENT POSSIBLE.

POINT OF COMMENCEMENT:
COMMON CORNER OF SECTIONS 25, 26, 35 & 36, T7N, R1E
FOUND CONCRETE MARKER
2.7' NORTH & 0.4' EAST

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SURVEYOR'S CERTIFICATE

To Chicago Title Insurance Company, Guaranty Bank and Trust, JRJ Development, LLC, Patrick Malouf, LLC, Tim Porter, LLC, First Guaranty Title, Inc. & William C. Smith III PLLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 11, 13, 16 & 19 of Table A thereof. The field work was completed on August 19, 2023.

Robert M. Barnes
Registered Professional Land Surveyor

Surveyor's Signature
License No. 2583

September 14, 2023
Date of Plat

ROBERT MICHAEL BARNES REGISTERED PROFESSIONAL LAND SURVEYOR PLS. 2583 MISSISSIPPI

SURVEYED & MAPPED BY
BARNES SURVEYING, LLC
ROBERT MICHAEL BARNES
LAND SURVEYOR
272 S PERKINS ST., SUITE 400
RIDGELAND, MISSISSIPPI 39157
PHONE: 601.353.7878
EMAIL: mike@barnessurvey.com

FIELD WORK COMPLETED: AUGUST 19, 2023
PLAT DATE: SEPTEMBER 14, 2023

7547-01