

**LOT 3  
MANNSDALE COMMERCIAL PARK  
BEING 3.90 ACRES  
SITUATED IN THE SOUTH HALF OF  
SEC. 1; T7N-R1E  
MADISON COUNTY  
MISSISSIPPI**

LEGEND			
	EXIST. GUY WIRE		EXIST. SEWER MANHOLE
	EXIST. DRAIN LINE		EXIST. SEWER MANHOLE
	EXIST. CONC. AREA		EXIST. DRAIN MANHOLE
	OVERHEAD UTILITY		EXIST. CATCH BASIN
	EXIST. BOUNDARY LINE		EXIST. SIGN
	CONC. CONCRETE		EXIST. POWER OR TELEPHONE POLE
	WATER METER		EXIST. TREE
	GAS METER		HOSE BIB
	GAS VALVE		LIGHT POLE
	WATER VALVE		EXIST. DITCH
	DENOTES RAILROAD SPIKE FOUND		EXIST. MAILBOX
	DENOTES IRON ROD FOUND		EXIST. TRAFFIC LIGHT
	DENOTES 1/2" IRON ROD SET		EXIST. FIRE HYDRANT
	EXIST. UG ELECTRIC LINE		EXIST. DROP INLET
	EXIST. UG TELEPHONE LINE		EXIST. SEWER CLEAN OUT
	EXIST. GRAVITY SEWER LINE		EXIST. GRAVITY SEWER LINE
	EXIST. WATER LINE		DENOTES CROSS CUT
	EXIST. GAS LINE		TITLE
	EXIST. CHAIN LINK FENCE		ACTUAL PORTION
	DENOTES CROSS CUT SET		LINE NOT TO SCALE

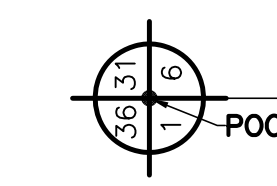
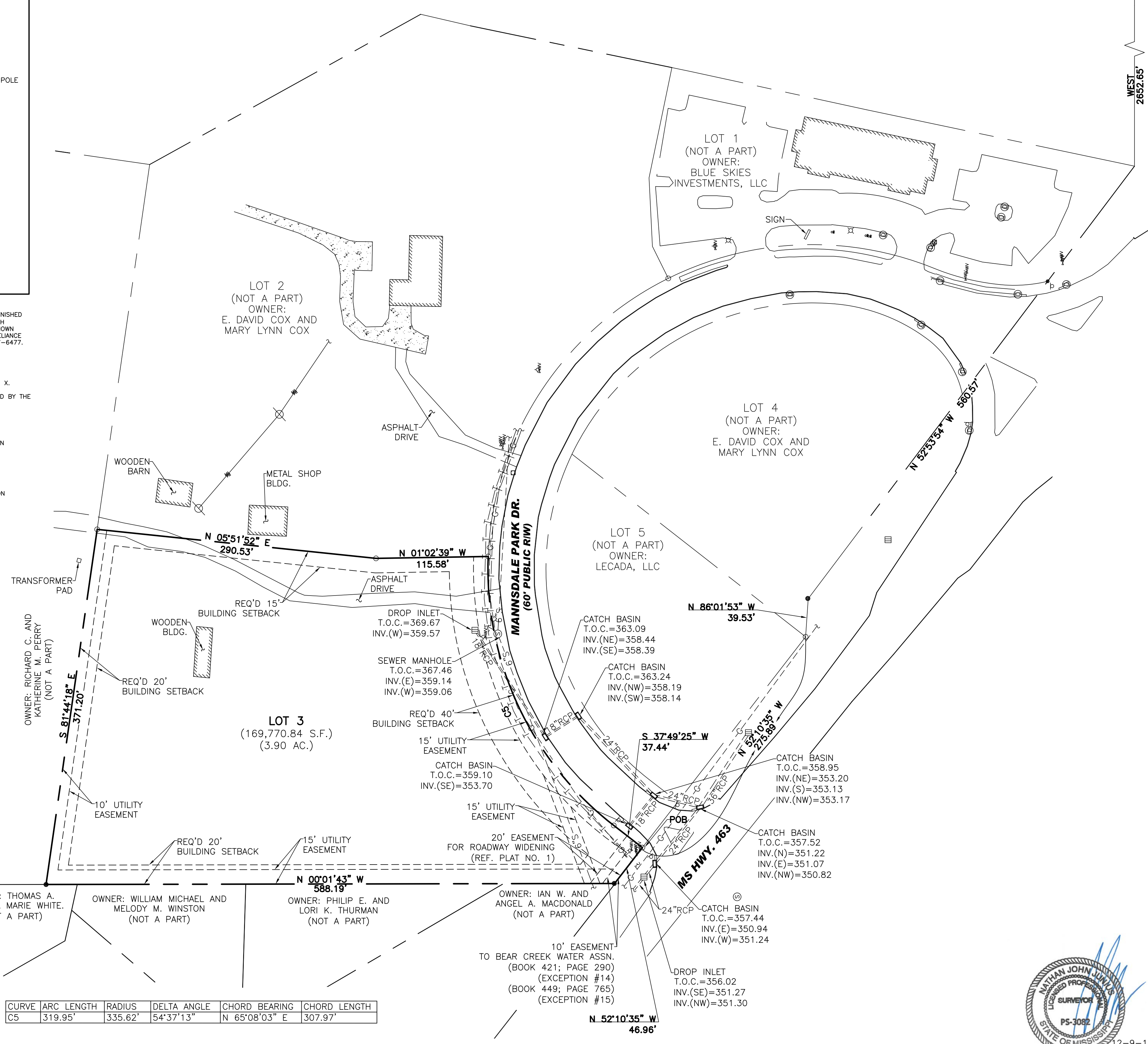
- NOTES:**
- THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL MISSISSIPPI ONE CALL AT 1-800-227-6477.
  - ELEVATIONS SHOWN REFER TO NAVD 88. ELEVATIONS WERE ESTABLISHED BY RTK GPS.
  - NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
  - AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 28089C05577 EFFECTIVE DATE MARCH 17, 2010 THE SITE IS IN ZONE X.
  - THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF PROFESSIONAL LAND SURVEYING.
  - BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.

- REFERENCE PLATS:**
- SURVEY BY CASE & ASSOCIATES, INC., ENTITLED "PLAT OF SURVEY FOR BLUE SKY INVESTMENTS, LLC, SITUATED IN THE S 1/2 OF SECTION 1, T7N-R1E, MADISON COUNTY, MISSISSIPPI", RECORDED JANUARY 5, 2009 IN BOOK 2380, PAGE 382 OF THE MADISON COUNTY PUBLIC RECORDS.
  - SURVEY BY CASE & ASSOCIATES, INC., ENTITLED "PLAT OF SURVEY FOR LECADA, LLC, SITUATED IN THE S 1/2 OF SECTION 1, T7N-R1E, MADISON COUNTY, MISSISSIPPI", RECORDED AS EXHIBIT A IN BOOK 2402, PAGE 233 OF THE MADISON COUNTY PUBLIC RECORDS.
  - SURVEY BY LINFIELD, HUNTER AND JUNIUS, INC., ENTITLED "MANNSDALE COMMERCIAL PARK, SITUATED IN THE SOUTH ONE HALF OF SECTION 1, T7N-R1E, CITY OF MADISON, MADISON COUNTY, MISSISSIPPI" DATED NOVEMBER 6, 2015. RECORDED JULY 28, 2016 UNDER 4973 F-558.

**TITLE COMMITMENT:**  
THE SURVEYOR HAS RELIED UPON THE FOLLOWING EXCEPTIONS AS SHOWN ON SCHEDULE B - SECTION II OF THE COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 20150836 HAVING AN EFFECTIVE DATE OF OCTOBER 9, 2015, ISSUED BY STEWART TITLE GUARANTY COMPANY:

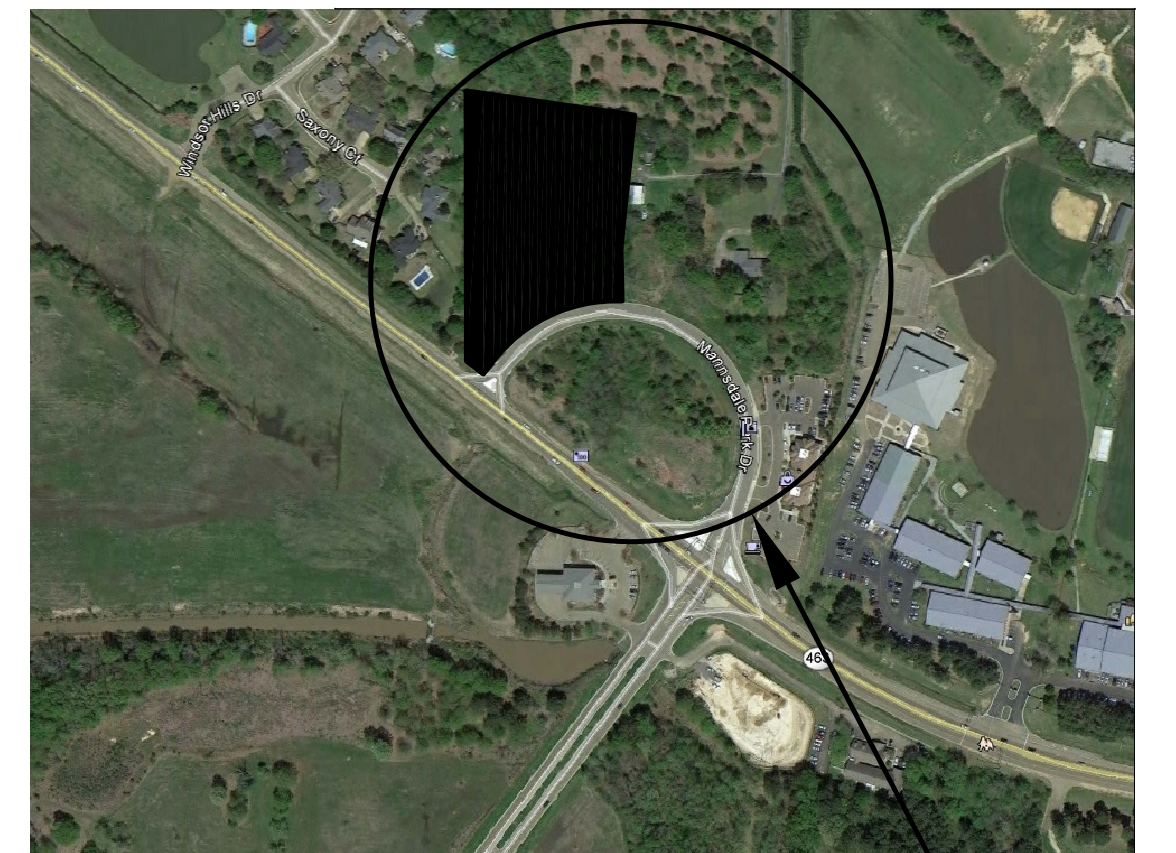
- SPECIAL EXCEPTIONS:**
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR THE VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT PLOTTED)
  - STANDARD EXCEPTIONS:
    - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTED)
    - EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTED)
    - ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (AS SHOWN HEREON)
    - ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTED)
    - HOMESTEAD OR OTHER MARITAL RIGHTS OF THE SPOUSE, IF ANY, OF ANY INDIVIDUAL INSURED. (NOT PLOTTED)
    - ANY TITLES OR RIGHTS ASSERTED BY ANYONE INCLUDING BUT NOT LIMITED TO PERSONS, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES, TO TIDE LANDS, OR LANDS COMPRISING THE SHORES OR BOTTOMS OF NAVIGABLE RIVERS, LAKES, BAYS, OCEAN OR GULF, OR LANDS BEYOND THE LINE OF THE HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY THE UNITED STATES GOVERNMENT OR WATER RIGHTS, IF ANY. (NOT PLOTTED)
    - MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (NOT PLOTTED)
    - TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT PLOTTED)
  - AD VALOREM TAXES FOR THE YEAR 2015, AND SUBSEQUENT YEARS, WHICH ARE LIENS, BUT ARE NOT YET DUE AND PAYABLE. (NOT PLOTTED)
  - COVENANTS STATED IN WARRANTY DEED RECORDED IN BOOK 2330 AT PAGE 597, TO THE EXTENT THAT THEY MAY AFFECT SUBJECT PROPERTY. (DOES NOT AFFECT PROPERTY)
  - COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 2330 AT PAGE 597 BOOK 2380 AT PAGE 382 AND BOOK 2439 AT PAGE 604. (DOES NOT AFFECT PROPERTY)
  - RIGHT OF WAY TO SHELL PIPE LINE CORPORATION, A MARYLAND CORPORATION, RECORDED IN BOOK 124 AT PAGE 602, DATED OCTOBER 11, 1971; RE-FILED IN BOOK 125 AT PAGE 300A. (DOES NOT AFFECT PROPERTY)
  - RIGHT OF WAY TO SHELL PIPE LINE CORPORATION, A MARYLAND CORPORATION, RECORDED IN BOOK 124 AT PAGE 615, DATED OCTOBER 15, 1971; RE-FILED IN BOOK 125 AT PAGE 301. (DOES NOT AFFECT PROPERTY)
  - RIGHT OF WAY TO SHELL PIPE LINE CORPORATION RECORDED IN BOOK 125 AT PAGE 304, DATED DECEMBER 2, 1971. (DOES NOT AFFECT PROPERTY)
  - RIGHT OF WAY AND EASEMENT DEED FOR DISTRIBUTION SYSTEMS TO ENTEX, INC. RECORDED IN BOOK 205 AT PAGE 718, ACKNOWLEDGED MAY 30, 1985. (DOES NOT AFFECT PROPERTY)
  - RIGHT OF WAY AND EASEMENT DEED FOR DISTRIBUTION SYSTEMS TO ENTEX, INC. RECORDED IN BOOK 205 AT PAGE 722, ACKNOWLEDGED MAY 23, 1985. (DOES NOT AFFECT PROPERTY)
  - RIGHT OF WAY AND EASEMENT DEED FOR DISTRIBUTION SYSTEMS TO ENTEX, INC. RECORDED IN BOOK 205 AT PAGE 724, ACKNOWLEDGED MAY 23, 1985. (DOES NOT AFFECT PROPERTY)
  - RIGHT OF WAY TO MADISON COUNTY, MISSISSIPPI RECORDED IN BOOK 43 AT PAGE 372, DATED SEPTEMBER 1, 1948. (NOT PLOTTED)
  - RELEASE OF DAMAGES CONTAINED RIGHT OF WAY TO MADISON COUNTY, MISSISSIPPI RECORDED IN BOOK 54 AT PAGE 520, DATED NOVEMBER 22, 1952. (NOT PLOTTED) (ORIGINAL HIGHWAY RIGHT OF WAY)
  - RIGHT OF WAY TO BEAR CREEK WATER ASSOCIATION, RECORDED IN BOOK 421 AT PAGE 290. (AS SHOWN HEREON)
  - RIGHT OF WAY TO BEAR CREEK WATER ASSOCIATION, RECORDED IN BOOK 449 AT PAGE 765. (AS SHOWN HEREON)
  - BERM AND FENCE EASEMENT CONVEYED TO THE CATHOLIC DIOCESE OF JACKSON, RECORDED IN BOOK 398 AT PAGE 55. (DOES NOT AFFECT PROPERTY)
  - RELEASE OF DAMAGES CONTAINED IN WARRANTY DEED TO MADISON COUNTY, MISSISSIPPI RECORDED IN BOOK 43 AT PAGE 372. (NOT PLOTTED)
  - RELEASE OF DAMAGES CONTAINED IN WARRANTY DEED TO STATE HIGHWAY COMMISSION OF MISSISSIPPI RECORDED IN BOOK 66 AT PAGE 185, DATED SEPTEMBER 26, 1956. (NOT PLOTTED)
  - RELEASE OF DAMAGES AND BILLBOARD RESTRICTIONS CONTAINED IN WARRANTY DEED TO STATE HIGHWAY COMMISSION OF MISSISSIPPI RECORDED IN BOOK 69 AT PAGE 421, DATED DECEMBER 2, 1957. (NOT PLOTTED)
  - RELEASE OF DAMAGES CONTAINED IN WARRANTY DEED TO MISSISSIPPI TRANSPORTATION COMMISSION, RECORDED IN BOOK 443 AT PAGE 440, DATED APRIL 19, 1979. (NOT PLOTTED)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	319.95'	335.62'	54°37'13"	N 65°08'03" E	307.97'



SOUTH 5046.80'

WEST 2652.65'



**METES & BOUNDS DESCRIPTION:**  
LOT 3:  
A PARCEL OF GROUND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON IN THE SOUTH HALF OF SECTION 1, T7N-R1E, MADISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 1;  
THENCE SOUTH A DISTANCE OF 5,046.80 FEET TO A POINT;  
THENCE WEST A DISTANCE OF 2,652.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MS. HIGHWAY 463, COMMON TO THE SOUTHEAST CORNER OF LOT 1 (BOOK 2439, PAGE 604);  
THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 52 DEGREES 53 MINUTES 54 SECONDS WEST A DISTANCE OF 560.57 FEET TO A 1/2" IRON ROD FOUND;  
THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 86 DEGREES 01 MINUTES 53 SECONDS WEST A DISTANCE OF 39.53 FEET TO A POINT COMMON TO THE SOUTHEAST CORNER OF LOT 5 (BOOK 2402, PAGE 230);  
THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 10 DEGREES 10 MINUTES 35 SECONDS WEST A DISTANCE OF 275.89 FEET TO A 1/2" IRON ROD SET, ALSO KNOWN AS THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF MS. HIGHWAY 463 NORTH 52 DEGREES 10 MINUTES 35 SECONDS WEST A DISTANCE OF 588.19 FEET TO A 1/2" IRON ROD FOUND;  
THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST A DISTANCE OF 588.19 FEET TO A 1/2" IRON ROD FOUND;  
THENCE SOUTH 81 DEGREES 44 MINUTES 18 SECONDS EAST A DISTANCE OF 371.20 FEET TO A 1/2" IRON ROD SET;  
THENCE SOUTH 05 DEGREES 51 MINUTES 52 SECONDS WEST A DISTANCE OF 290.53 FEET TO A 1/2" IRON ROD SET;  
THENCE SOUTH 01 DEGREES 02 MINUTES 39 SECONDS EAST A DISTANCE OF 115.58 FEET TO A 1/2" IRON ROD SET ON THE NORTHERN RIGHT OF WAY LINE OF MANNSDALE PARK DRIVE;  
THENCE ALONG SAID RIGHT OF WAY IN A CURVE TO THE LEFT HAVING A RADIUS OF 335.62 FEET AND AN ARC LENGTH OF 319.95 FEET, CHORD OF SAID CURVE BEARING SOUTH 65 DEGREES 08 MINUTES 03 SECONDS WEST A DISTANCE OF 307.97 FEET TO A 1/2" IRON ROD SET;  
THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 37 DEGREES 49 MINUTES 25 SECONDS WEST A DISTANCE OF 37.44 FEET TO THE POINT OF BEGINNING.  
CONTAINING AN AREA OF 169,770.84 SQUARE FEET (3.90 ACRES), ALL AS SHOWN ON A SURVEY BY LINFIELD, HUNTER AND JUNIUS, INC., DATED DECEMBER 9, 2016.

REVISED DECEMBER 14, 2016 PER ATTORNEY COMMENTS. NO FIELD VISIT WAS PERFORMED.

CERTIFIED TO MAINLAND MCA MADISON LLC, ITS SUCCESSORS AND ASSIGNS, AND TO STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, 11, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 2, 2015.

ALTA/NSPS LAND TITLE SURVEY FOR MAINLAND MCA MADISON LLC

NATHAN J. JUNIUS, P.E., P.L.S.  
DATE OF LAST FIELD WORK: OCTOBER 2, 2015  
DATE OF PLAT: DECEMBER 9, 2016  
LH&J JOB NO. 15-1126  
(504) 833-5300

**LINFIELD, HUNTER & JUNIUS, INC.**  
PROFESSIONAL ENGINEERS, ARCHITECTS,  
LANDSCAPE ARCHITECTS AND SURVEYORS  
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Metairie, Louisiana 70002  
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