

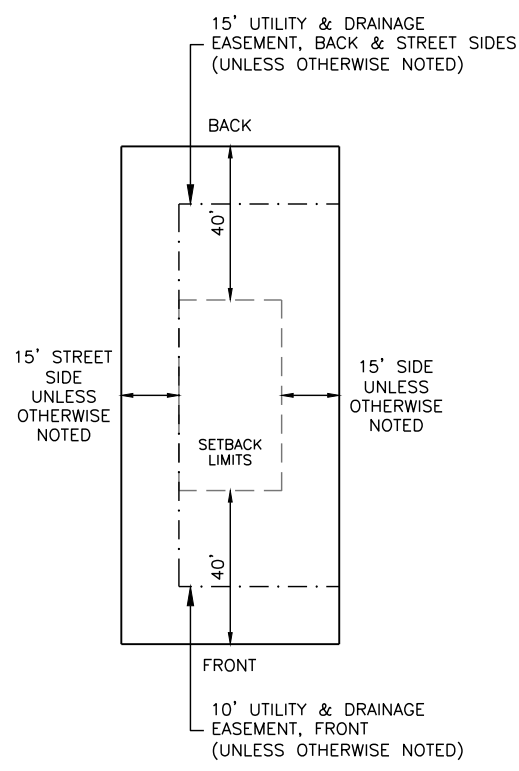
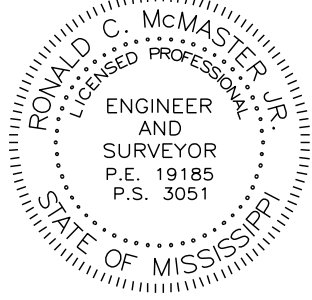
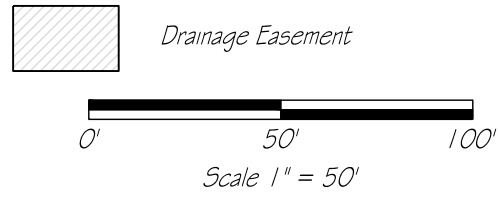
# GARDEN PARK, LOTS 3-5, AMENDED

SITUATED IN SECTION 7, T7N-R2E,  
CITY OF MADISON, MISSISSIPPI

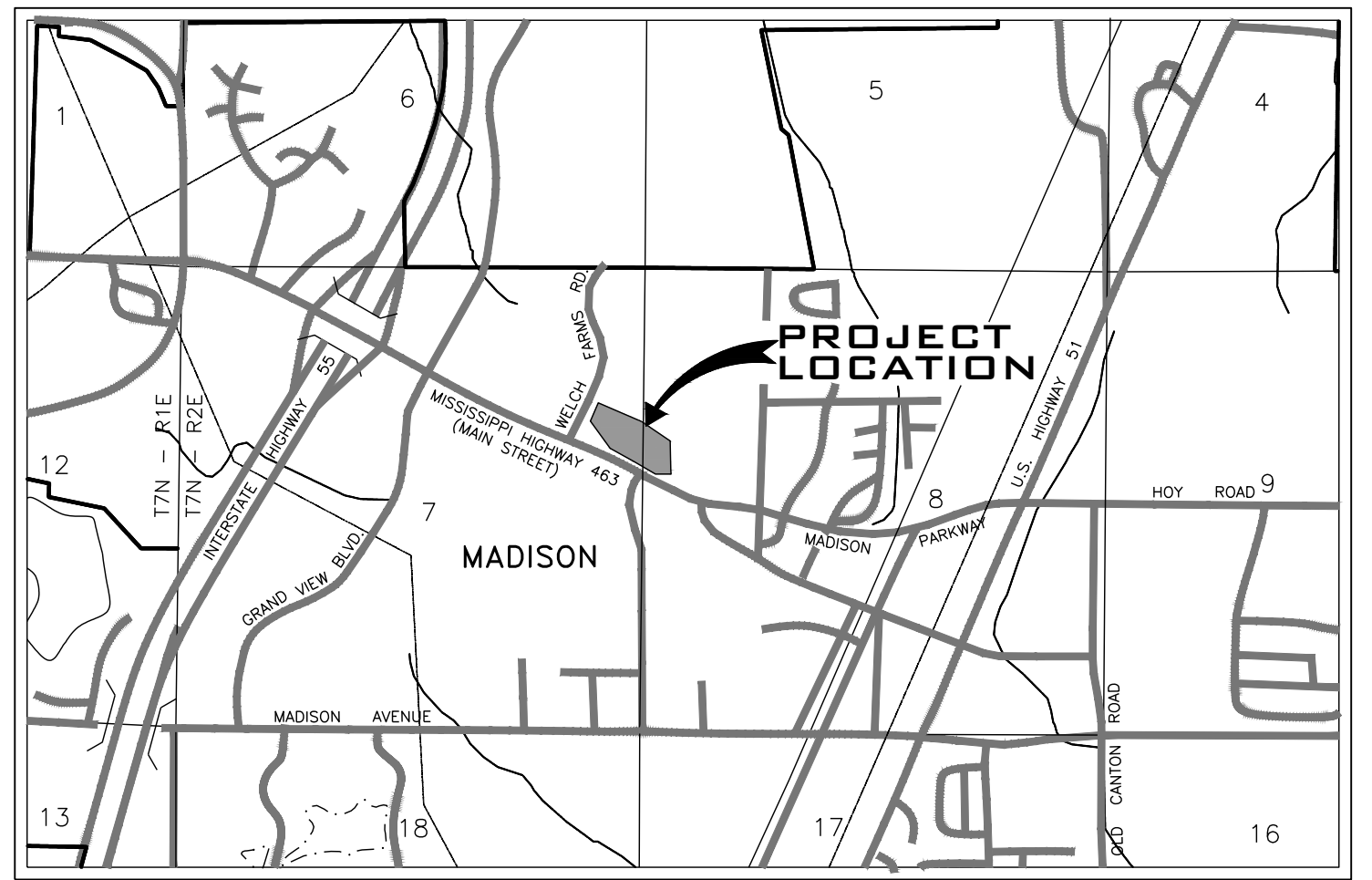
Class "B" Survey  
Bearings Based on Plat of Garden Park,  
Lots 1-5, Amended in Plat Cabinet "E" at  
Slide 97-B of the Records of the Office of  
The Chancery of Madison County, MS

Our Job No. M-2690-1-Final Plat  
Date of Survey: May 18, 2020  
Date of Plat: October 20, 2020

- POB Point of Beginning
- POC Point of Commencement
- Iron Pin (1/2"x1/8" Iron Rebar)
- Iron Pin In Concrete
- - - Easement Boundary
- - - Building Setback Line
- (279.50') Minimum Finished Floor Elevation
- ▨ Drainage Easement



TYPICAL LOT DETAIL  
N.T.S.

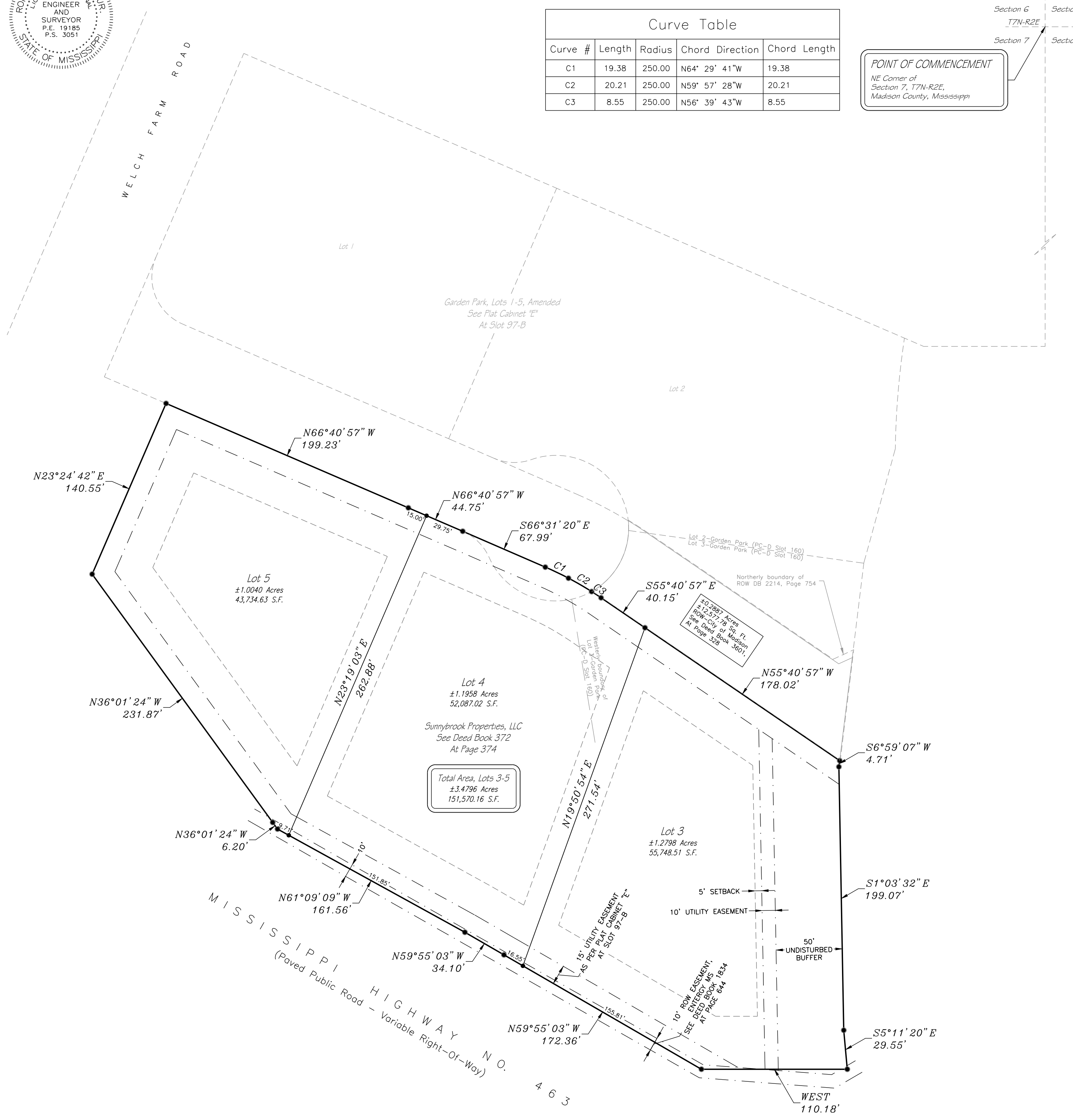


VICINITY MAP  
N.T.S.

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	19.38	250.00	N64° 29' 41"W	19.38
C2	20.21	250.00	N59° 57' 28"W	20.21
C3	8.55	250.00	N56° 39' 43"W	8.55

Section 6  
T7N-R2E  
Section 7  
Section 5  
Section 8

**POINT OF COMMENCEMENT**  
NE Corner of  
Section 7, T7N-R2E,  
Madison County, Mississippi



# GARDEN PARK, LOTS 3-5, AMENDED

SITUATED IN SECTION 7, T7N-R2E,  
CITY OF MADISON, MISSISSIPPI

## CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Surveyor, do hereby certify that we have carefully compared this plot of GARDEN PARK, LOTS 3-5, AMENDED, with the original thereof, as made by Ronald C. McMaster, Jr., Professional Surveyor, and find it to be a true and correct copy of said map or plot.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ronald C. McMaster, Jr., Professional Surveyor      Ronny Lott, Chancery Clerk

By: \_\_\_\_\_ D.C.

## FILING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronny Lott, Chancery Clerk in and for said County and State, do hereby certify that the final plot of GARDEN PARK, LOTS 3-5, AMENDED, was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and was duly recorded in Plot Cabinet \_\_\_\_\_ at Slide \_\_\_\_\_ of the records of maps and plats of land in Madison County, Mississippi.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ronny Lott, Chancery Clerk      By: \_\_\_\_\_ D.C.

## SURVEYOR'S CERTIFICATE OF COMPLIANCE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plot and plan shown and described hereon are a true and correct representation of a survey to the accuracy designated in the subdivision regulations for the City of Madison, Mississippi.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ronald C. McMaster, Jr., Professional Surveyor  
Mississippi P.S. No. 3051

## CITY ENGINEER'S APPROVAL STATE OF MISSISSIPPI CITY OF MADISON COUNTY OF MADISON

I have examined this plot and find it conforms to all conditions set forth on the preliminary plot as approved by the Mayor and Board of Alderman and thus recommend final approval.

By: City Engineer

## CITY OF MADISON APPROVAL STATE OF MISSISSIPPI COUNTY OF MADISON

This subdivision is hereby approved and accepted and all improvements contained therein to be dedicated to the City of Madison on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_      By: \_\_\_\_\_  
Mary Hawkins Butler, Mayor      Susan Crandall, City Clerk

## CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, George Mitchell, Executive Vice President of KEESLER FEDERAL CREDIT UNION, LLC, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Ronald McMaster, Jr., Professional Engineer and Surveyor, and that as a Executive Vice President of said KEESLER FEDERAL CREDIT UNION, have caused the same to be subdivided and platted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed of said limited liability company and have designated the same as GARDEN PARK, LOTS 3-5, AMENDED.

All utilities, utility easements, and other easements are as designated and defined hereon.  
All utilities and utility easements shall be dedicated for public use.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

KEESLER FEDERAL CREDIT UNION, LLC

By: \_\_\_\_\_  
George Mitchell, Executive Vice President

## ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

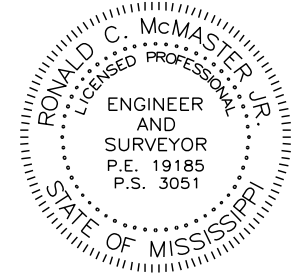
Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named George Mitchell, who acknowledged to me that he is a manager of KEESLER FEDERAL CREDIT UNION, who acknowledged to me that he signed and delivered this plot and the certificates thereon, for and on behalf of, said KEESLER FEDERAL CREDIT UNION, as its act and deed, after being authorized so to do, and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, who acknowledged to me that he signed and delivered this plot and the certificates thereon as his own act and deed, on the day and year herein mentioned.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ronny Lott, Chancery Clerk      By: \_\_\_\_\_ D.C.

Witness my signature, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ronald C. McMaster, Jr., Professional Surveyor,  
Mississippi P.S. No. 3051



## NOTES:

1. This is to certify that The premises are situated in Zone X-Other Areas, which is defined as "Areas determined to be outside the 0.2% annual chance floodplain", as shown on FIRM Map Number 28089C0559F, map revised March 17, 2010 and also FIRM Map Number 28089C0578F, map revised March 17, 2010.
2. Iron pins at lot corners as shown on this plot. Field work meets or exceeds the requirements for a Class "B" survey. See Typical Lot Details for Building Setbacks.
3. All Common Areas and Drainage Easements shall be maintained by the Homeowner's Association or adjacent property owners.
4. No building may be constructed within any drainage or utility easement shown hereon.
5. Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
6. The individual lot owners/builders are responsible for additional drainage improvements (i.e. catch basins, storm pipe, french drains etc.) needed to facilitate water flow on or across their lot. All roof downspouts shall be piped to the existing storm sewer system for the development.
7. A relief swale shall be constructed down each lot line. All surface drainage shall be directed to these swales and away from buildings.
8. All construction will be in accordance with the City of Madison's specifications and ordinances.
9. Domestic water service, fire protection and sewer will be provided by the City of Madison, MS.
10. All signs shall be in accordance with the regulations set forth in the Sign Ordinance for the City of Madison.
11. All lighting shall be in accordance with the Subdivision Regulations for the City of Madison.



M<sup>o</sup>MASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

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MADISON, MS 39110  
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