

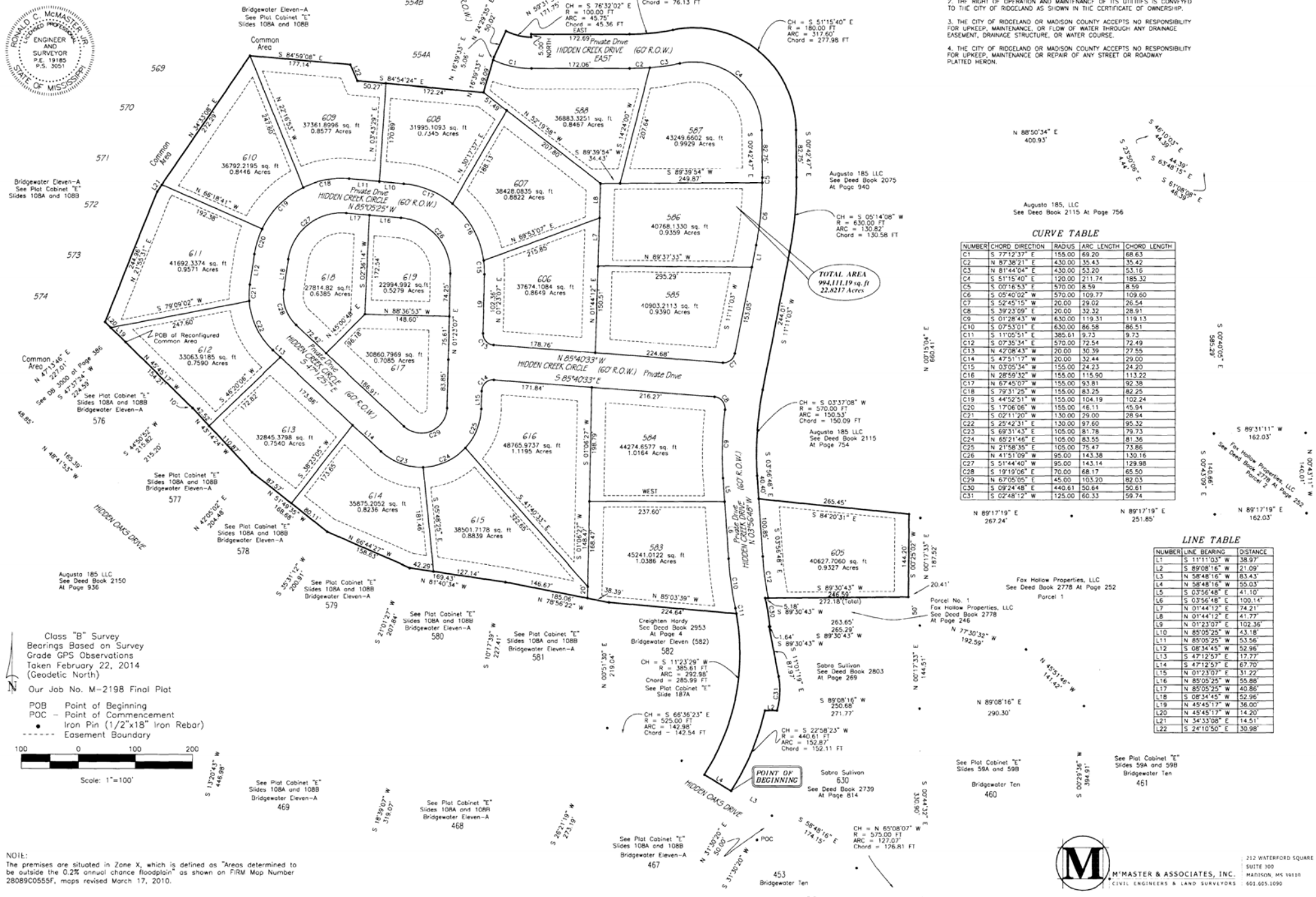
BRIDGEWATER, ELEVEN-B

SITUATED IN THE NE 1/4 OF THE NE 1/4, THE NW 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4 OF SECTION 21, T7N-R1E, MADISON COUNTY, MISSISSIPPI

789 F-5A



- NOTES:
1. ALL STREETS AND STORM DRAINS ARE PRIVATE.
 2. THE RIGHT OF OPERATION AND MAINTENANCE OF ITS UTILITIES IS CONVEYED TO THE CITY OF RIDGELAND AS SHOWN IN THE CERTIFICATE OF OWNERSHIP.
 3. THE CITY OF RIDGELAND OR MADISON COUNTY ACCEPTS NO RESPONSIBILITY FOR UPKEEP, MAINTENANCE, OR FLOW OF WATER THROUGH ANY DRAINAGE EASEMENT, DRAINAGE STRUCTURE, OR WATER COURSE.
 4. THE CITY OF RIDGELAND OR MADISON COUNTY ACCEPTS NO RESPONSIBILITY FOR UPKEEP, MAINTENANCE OR REPAIR OF ANY STREET OR ROADWAY PLATED HERON.



CURVE TABLE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 77°12'37" E	155.00	69.20	68.63
C2	N 87°36'21" E	430.00	35.43	35.42
C3	N 81°44'04" E	430.00	53.20	53.16
C4	S 51°15'40" E	120.00	211.74	185.32
C5	S 07°16'53" E	570.00	8.59	8.59
C6	S 05°40'02" W	570.00	109.77	109.60
C7	S 52°45'15" W	20.00	29.02	26.54
C8	S 39°23'09" E	20.00	32.32	28.91
C9	S 01°28'43" W	630.00	119.31	119.13
C10	S 07°53'01" E	630.00	86.58	86.51
C11	S 11°02'51" E	385.61	9.73	9.73
C12	S 07°35'34" E	570.00	72.54	72.49
C13	N 42°08'43" W	20.00	30.39	27.55
C14	S 47°51'17" W	20.00	32.44	29.00
C15	N 03°05'34" W	155.00	24.23	24.20
C16	N 28°50'32" W	155.00	113.22	113.22
C17	N 67°45'07" W	155.00	93.81	92.38
C18	S 72°31'25" W	155.00	83.25	82.25
C19	S 44°52'51" W	155.00	104.19	102.24
C20	S 17°06'06" W	155.00	46.11	45.94
C21	S 02°11'20" W	130.00	29.00	28.94
C22	S 25°42'31" E	130.00	97.60	95.32
C23	S 68°31'43" E	105.00	81.78	79.73
C24	N 65°21'46" E	105.00	83.55	81.36
C25	N 21°58'35" E	105.00	75.47	73.86
C26	N 41°51'05" W	95.00	143.38	130.16
C27	S 51°44'40" W	95.00	143.14	129.98
C28	S 19°19'06" E	70.00	68.17	65.50
C29	N 67°05'45" E	45.00	103.20	82.03
C30	S 09°24'48" E	440.61	50.64	50.61
C31	S 02°48'12" W	125.00	60.33	59.74

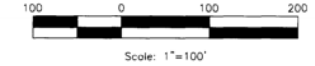
LINE TABLE

NUMBER	LINE BEARING	DISTANCE
L1	S 11°11'03" W	38.97'
L2	S 89°08'16" W	21.09'
L3	N 58°48'16" W	83.43'
L4	N 58°48'16" W	55.03'
L5	S 03°56'48" E	41.10'
L6	S 03°56'48" E	100.14'
L7	N 01°44'12" E	74.21'
L8	N 01°44'12" E	41.77'
L9	N 01°23'07" E	102.36'
L10	N 85°05'25" W	43.18'
L11	N 85°05'25" W	53.56'
L12	S 08°34'45" W	52.98'
L13	S 47°12'57" E	17.77'
L14	S 47°12'57" E	67.70'
L15	N 01°23'07" E	31.22'
L16	N 85°05'25" W	55.88'
L17	N 85°05'25" W	40.86'
L18	S 08°34'45" W	52.96'
L19	N 45°45'17" W	56.00'
L20	N 45°45'17" W	14.20'
L21	N 34°33'08" E	14.51'
L22	S 24°10'50" E	30.98'

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken February 22, 2014
(Geodetic North)

Our Job No. M-2198 Final Plat

POB - Point of Beginning
POC - Point of Commencement
● - Iron Pin (1/2"x18" Iron Rebar)
- - - - - Easement Boundary



NOTES:
The premises are situated in Zone X, which is defined as "Areas determined to be outside the 0.2% annual chance floodplain" as shown on FIRM Map Number 28089C0555F, maps revised March 17, 2010.

Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.

M McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39120
601.665.1090

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that at the request of August 185 LLC, the owner, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 22,821.77 acres (994,111.19 sq. ft.), more or less, lying and being situated in the NE 1/4 of the NE 1/4, the NW 1/4 of the NE 1/4, and the SE 1/4 of the NE 1/4 of Section 21, T7N-R1E, Madison County, Mississippi, and being more particularly described as follows:

COMMENCING at the NW corner of LOT 453 Bridgewater Ten, a subdivision on file and of record in the office of the Chancery Clerk of said Madison County at Canton, Mississippi in Plat Cabinet "E", Slides 59A and 59B; run thence

North 31 degrees 30 minutes 20 seconds East for a distance of 50.00 feet to a point on the Northerly Right-of-Way of Hidden Oaks Drive, as it existed in September, 2014; thence

North 58 degrees 48 minutes 16 seconds West along said Northerly Right-of-Way of said Hidden Oaks Drive for a distance of 83.43 feet to the POINT OF BEGINNING of the herein described property; thence

Continue North 58 degrees 48 minutes 16 seconds West along said Northerly Right-of-Way of said Hidden Oaks Drive for a distance of 55.03 feet to an iron pin; thence

Leaving said Northerly Right-of-Way of said Hidden Oaks Drive, run along the Easterly boundary of Bridgewater Eleven (582), a subdivision on file and of record in the office of the Chancery Clerk of said Madison County at Canton, Mississippi in Plat Cabinet "E", Slide 187A, 292.98 feet along the arc of a 385.61 foot radius curve to the left, said arc having a 285.99 foot chord which bears North 11 degrees 23 minutes 29 seconds East; thence

North 85 degrees 03 minutes 39 seconds West along the Northerly boundary of said Bridgewater Eleven (582) for a distance of 224.64 feet to the NE corner of LOT 581, Bridgewater Eleven-A, a subdivision on file and of record in the office of the Chancery Clerk of said Madison County at Canton, Mississippi in Plat Cabinet "E", Slides 108A and 108B; thence

Along the boundary of said Bridgewater Eleven-A to points at each of the following calls;

- North 78 degrees 56 minutes 22 seconds West for a distance of 38.39 feet; thence
- North 78 degrees 56 minutes 22 seconds West for a distance of 146.67 feet; thence
- North 81 degrees 40 minutes 34 seconds West for a distance of 127.14 feet; thence
- North 81 degrees 40 minutes 34 seconds West for a distance of 42.29 feet to; thence
- North 66 degrees 44 minutes 27 seconds West for a distance of 158.63 feet; thence
- North 51 degrees 49 minutes 35 seconds West for a distance of 80.11 feet; thence
- North 51 degrees 49 minutes 35 seconds West for a distance of 87.57 feet; thence
- North 43 degrees 14 minutes 24 seconds West for a distance of 110.87 feet; thence
- North 43 degrees 14 minutes 24 seconds West for a distance of 42.52 feet; thence
- North 45 degrees 45 minutes 17 seconds West for a distance of 164.21 feet; thence
- Continue North 45 degrees 45 minutes 17 seconds West for a distance of 36.00 feet; thence
- Continue North 45 degrees 45 minutes 17 seconds West for a distance of 14.20 feet; thence
- North 21 degrees 55 minutes 31 seconds East for a distance of 244.96 feet; thence
- North 34 degrees 33 minutes 08 seconds East for a distance of 14.51 feet; thence
- Continue North 34 degrees 33 minutes 08 seconds East for a distance of 272.29 feet; thence
- South 84 degrees 59 minutes 08 seconds East for a distance of 177.14 feet; thence
- South 24 degrees 10 minutes 50 seconds East for a distance of 30.98 feet; thence
- South 84 degrees 54 minutes 24 seconds East for a distance of 50.27 feet; thence
- South 84 degrees 54 minutes 24 seconds East for a distance of 172.25 feet; thence
- North 16 degrees 39 minutes 33 seconds East for a distance of 59.09 feet; thence
- North 16 degrees 39 minutes 33 seconds East for a distance of 5.06 feet to the Southerly Right-of-Way of Heron's Landing; thence

North 24 degrees 29 minutes 29 seconds East for a distance of 50.02 feet to the Northerly Right-of-Way of said Heron's Landing; thence

45.75 feet along the arc of a 100.00 foot radius curve to the left, said arc having a 45.36 foot chord which bears South 76 degrees 32 minutes 02 seconds East; thence

North for a distance of 5.00 feet; thence

East for a distance of 172.69 feet; thence

76.76 feet along the arc of a 370.00 foot radius curve to the left, said arc having a 76.13 foot chord which bears North 84 degrees 05 minutes 43 seconds East; thence

317.60 feet along the arc of a 180.00 foot radius curve to the right, said arc having a 277.98 foot chord which bears South 51 degrees 15 minutes 40 seconds East; thence

South 00 degrees 42 minutes 47 seconds East for a distance of 82.75 feet; thence

130.82 feet along the arc of a 630.00 foot radius curve to the right, said arc having a 130.58 foot chord which bears South 05 degrees 14 minutes 08 seconds West; thence

South 11 degrees 11 minutes 03 seconds West for a distance of 244.01 feet; thence

150.53 feet along the arc of a 570.00 foot radius curve to the left, said arc having a 150.09 foot chord which bears South 03 degrees 37 minutes 08 seconds West; thence

South 03 degrees 56 minutes 48 seconds East for a distance of 40.40 feet; thence
South 84 degrees 20 minutes 31 seconds East for a distance of 265.45 feet; thence
South 00 degrees 25 minutes 02 seconds West for a distance of 144.20 feet; thence
South 89 degrees 30 minutes 43 seconds West for a distance of 246.59 feet; thence
Continue South 89 degrees 30 minutes 43 seconds West for a distance of 5.18 feet; thence

50.64 feet along the arc of a 440.61 foot radius curve to the right, said arc having a 50.61 foot chord which bears South 09 degrees 24 minutes 48 seconds East; thence

South 89 degrees 30 minutes 43 seconds West for a distance of 1.64 feet; thence
South 11 degrees 01 minutes 19 seconds East for a distance of 87.97 feet; thence

60.33 feet along the arc of a 125 foot radius curve to the right, said arc having a 59.74 foot chord which bears South 02 degrees 48 minutes 12 seconds West; thence

South 89 degrees 08 minutes 16 seconds West for a distance of 21.09 feet; thence

152.88 feet along the arc of a 440.61 foot radius curve to the right, said arc having a 152.11 foot chord which bears South 22 degrees 58 minutes 20 seconds West to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the 9th day of September, 2014.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor
Mississippi P.S. No. 3051

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

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

Witness my signature to the 9th day of September, 2014.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Cynthia Parker, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plat of BRIDGEWATER, ELEVEN-B with the original thereof, as made by Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office this the 17th day of September, 2014.

Cynthia Parker, Chancery Clerk
Ronald C. McMaster, Jr., P.E., Professional Engineer and Surveyor

ACKNOWLEDGMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Barry Woodward, who acknowledged to me that he is a Member of Augusta 185 LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plat and the certificates thereon, for and on behalf of, said Augusta 185 LLC, as his 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 plat 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 17th day of September, 2014.

Cynthia Parker, Chancery Clerk
Barry Woodward, Member

FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Cynthia Parker, Chancery Clerk in and for said County and State, do hereby certify that the final plat of BRIDGEWATER, ELEVEN-B was filed for record in my office on this the 17th day of September, 2014, and was duly recorded in Plat Cabinet SA & B of the records of maps and plats of land in Madison County, Mississippi.

Given under my hand and seal of office this the 17th day of September, 2014.

Cynthia Parker, Chancery Clerk

COUNTY ENGINEER'S RECOMMENDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors of Madison County, Mississippi and thus recommend final approval.

Rudy M. Warnock, Jr., P.E., Madison County Engineer

APPROVAL OF THE BOARD OF SUPERVISORS
STATE OF MISSISSIPPI
COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors of Madison County in session on the 15 day of September, 2014.

Karl Banks, President

CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Barry Woodward, member of Augusta 185 LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that as a Member of said Augusta 185 LLC and owner, have caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plat of said subdivision as the free act and deed of said limited liability company and owner, have dedicated all utilities to the public use, and have designated certain areas of land as private streets or drives intended for use by the lot owners in BRIDGEWATER ELEVEN-B, and all other phases annexed as part of the Bridgewater II Community and subject to the Declaration of Covenants, Conditions, and Restrictions for the Bridgewater II Community applicable thereto. Any area designated as "Private Drive" or "Common Area" is not dedicated hereby for use by the general public, but is dedicated to the common use and enjoyment of the lot owners of BRIDGEWATER ELEVEN-B as more fully provided for in the aforesaid Declaration of Covenants, Conditions, and Restrictions for the Bridgewater II Community, of record in Deed Book 2176 at Page 221, and the same being re filed at Deed Book 2143 at Page 180, and as supplemented in Deed Book 2480 at Page 918, and any amendments or supplements thereto.

Notwithstanding anything to the contrary appearing in this Certificate or elsewhere on this plat, the undersigned does hereby grant and convey to the City of Ridgeland, or to the proper entity lawfully owning, operating, or maintaining any utility system in this subdivision, BRIDGEWATER ELEVEN-B, a right of way and easement over, along, and across said streets or drives as shown on said plat or across any other area designated as a utility easement, for the purpose of constructing, servicing, maintaining, or repairing any of said utilities.

All utilities, utility easements, and other easements are as designated and defined hereon and in the above referenced Declaration, as the same may be amended from time to time, or as may be reserved or delineated in any conveyance by, or otherwise specified by the undersigned.

WITNESS THE SIGNATURE OF THE UNDERSIGNED, this the 9th day of Sept., 2014.

Augusta 185 LLC
A Mississippi Limited Liability Company
Barry Woodward, Member

