

BRIDGEWATER, ELEVEN-D 00734 F-64B

BEING SITUATED IN SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, CITY OF RIDGELAND, MADISON COUNTY, MS

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 Augusta 185, LLC, the owner, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 14.4225 acres (628,244.92 Sq. Ft.), more or less, lying and being situated in the North 1/2 of Section 21, T7N-R1E, Madison County, Mississippi, being a part of the Augusta 185, LLC property as described in Deed Book 2075 at Page 934 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at an iron pin lying at the SW corner of Bridgewater Eleven-A, as referenced on map or plat of same in Plat Cabinet "E" at Slot 108-B of the above referenced Records of said Madison County, Mississippi, said point being and lying 986.38 feet South and 1830.72 feet West of the NE corner of said Section 21, T7N-R1E, Madison County, Mississippi; run thence

Along the Westerly boundary of said Bridgewater Eleven-A to iron pins at each of the following calls;

50.12 feet along the arc of a 375.00 foot radius curve to the left, said arc having a 50.08 foot chord which bears North 50 degrees 37 minutes 04 seconds East to the POINT OF BEGINNING of the herein described property; thence

33.12 feet along the arc of a 375.00 foot radius curve to the left, said arc having a 33.11 foot chord which bears North 44 degrees 15 minutes 31 seconds East; thence

North 36 degrees 42 minutes 32 seconds West for a distance of 100.48 feet to the Southerly and Easterly corner of Exhibit "A" of the Larry Stowe and Paige Stowe property as described in Deed Book 3191 at Page 706 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly boundary of said Bridgewater Eleven-A, run along the boundary of said Exhibit "A", to iron pins at each of the following calls;

South 48 degrees 23 minutes 34 seconds West for a distance of 24.79 feet; thence
North 41 degrees 12 minutes 25 seconds West for a distance of 154.20 feet; thence
North 59 degrees 39 minutes 25 seconds East for a distance of 203.45 feet; thence

30.97 feet along the arc of a 227.93 foot radius curve to the left, said arc having a 30.95 foot chord which bears South 15 degrees 21 minutes 26 seconds East to the Westerly boundary of said Bridgewater Eleven-A; thence

Leaving the boundary of said Exhibit "A", run North 29 degrees 16 minutes 19 seconds East along the Westerly boundary of said Bridgewater Eleven-A for a distance of 76.59 feet to an iron pin; thence

Leaving the Westerly boundary of said Bridgewater Eleven-A, run North 12 degrees 10 minutes 47 seconds West for a distance of 24.74 feet to an iron pin; thence

North 43 degrees 24 minutes 50 seconds East for a distance of 202.74 feet to an iron pin; thence

South 63 degrees 02 minutes 46 seconds East for a distance of 20.52 feet to an iron pin lying on the Westerly boundary of said Bridgewater Eleven-A; thence

Along the Westerly boundary of said Bridgewater Eleven-A to iron pins at each of the following calls;

North 14 degrees 03 minutes 39 seconds East for a distance of 58.40 feet; thence
North 01 degrees 17 minutes 28 seconds East for a distance of 190.04 feet; thence
North 16 degrees 38 minutes 44 seconds East for a distance of 52.16 feet; thence

North 00 degrees 10 minutes 18 seconds West along the Westerly boundary of said Bridgewater Eleven-A and the extension, thereof, for a distance of 145.47 feet to the Northerly boundary of said Section 21, T7N-R1E; thence

South 89 degrees 44 minutes 50 seconds West along the Northerly boundary of said Section 21, T7N-R1E, for a distance of 1,074.21 feet to an iron pin lying on the Easterly Right-Of-Way of Livingston Road (State Aid Project No. SAP-45(12)), as it existed in February, 2016; thence

Leaving the Northerly boundary of said Section 21, T7N-R1E, run South 05 degrees 09 minutes 29 seconds West along the Easterly Right-Of-Way of said Livingston Road, for a distance of 462.45 feet to an iron pin; thence

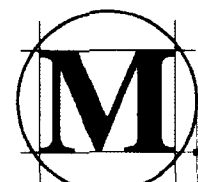
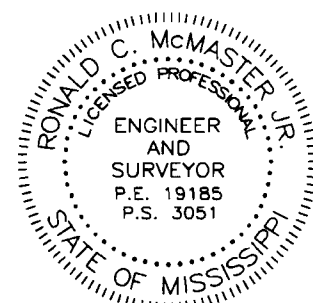
Leaving the Easterly Right-Of-Way of said Livingston Road, run to iron pins at each of the following calls;

South 87 degrees 36 minutes 22 seconds East for a distance of 301.41 feet; thence
272.39 feet along the arc of a 250.00 foot radius curve to the right, said arc having a 259.11 foot chord which bears South 56 degrees 23 minutes 35 seconds East; thence
272.97 feet along the arc of a 402.95 foot radius curve to the left, said arc having a 267.78 foot chord which bears South 44 degrees 35 minutes 11 seconds East; thence

212.84 feet along the arc of a 449.00 foot radius curve to the right, said arc having a 210.85 foot chord which bears South 49 degrees 54 minutes 53 seconds East to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the 4th day of JANUARY, 2017.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor
Mississippi P.S. No. 3651



MCMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Rodney F. Triplett, Jr., who acknowledged to me that he is Manager 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 9 day of Jan, 2017.
By: Ronny Lott Chancery Clerk
R. Casetas D.C.

CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

I, Rodney F. Triplett, Jr., manager 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 manager 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-D, 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-D 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-D, 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 4th day of JANUARY, 2017.

Approved and Accepted by the Declarant
AUGUSTA 185, LLC
A Mississippi Limited Liability Company

By: Rodney F. Triplett, Jr.
Rodney F. Triplett, Jr. Manager

CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plat of BRIDGEWATER, ELEVEN-D 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 9 day of Jan, 2017.

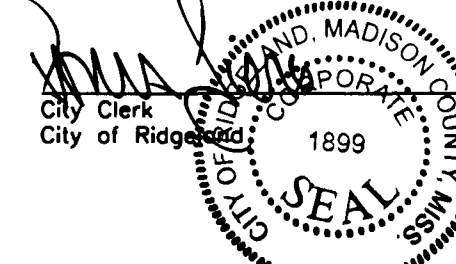


Ronald C. McMaster, Jr., P.E., P.S.
By: Ronny Lott
Ronny Lott, Chancery Clerk
R. Casetas D.C.

CITY APPROVAL CERTIFICATE STATE OF MISSISSIPPI CITY OF RIDGELAND COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Mayor and Board of Aldermen in session on the 20th day of DECEMBER, 2017, 2016.

ATTEST:



By: Ronny Lott
City Clerk
City of Ridgeland

By: R. Casetas
Mayor
City of Ridgeland

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 plat of BRIDGEWATER ELEVEN-D was filed for record in my office on this the 9th day of Jan, 2017, and was duly recorded in Plat Cabinet F at Slide 64 of the records of maps and plats of land in Madison County, Mississippi.

Given under my hand and seal of office this the 9 day of Jan, 2017.

By: Ronny Lott
Ronny Lott, Chancery Clerk
R. Casetas D.C.



CITY PLANNING AND ENGINEER'S APPROVAL STATE OF MISSISSIPPI CITY OF RIDGELAND COUNTY OF MADISON

We have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Mayor and Board of Aldermen and thus recommend final approval.

By: J. M. ...
Public Works Director

By: M. ...
Chairman
City Planning and Zoning Board

ENGINEER'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS STATE OF MISSISSIPPI COUNTY OF MADISON

I hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and plat 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 Ridgeland, Madison County, Mississippi.

WITNESS MY SIGNATURE on the 4th day of JANUARY, 2017.

By: Ronald C. McMaster, Jr.
Ronald C. McMaster, Jr., P.E., P.S.