

P.E. 19185 P.S. 3051

(Geodetic North) Our Job No. M-2350 Final Plat Date - November 8, 2016 POB — Point of Beginning POC — Point of Commencement

Iron Pin (1/2"x18" Iron Rebar) ----- Easement Boundary

(306.00) Minimum Finished Floor Elevation

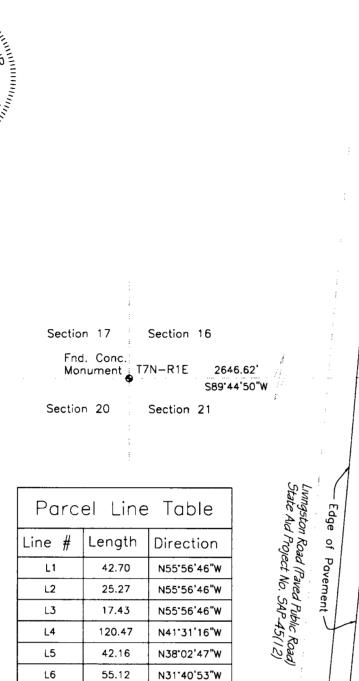
Scale: 1" = 100'

		Cur	ve Table	
Curve #	Length	Radius	Chord Direction	Chord Length
C1	28.52	20.00	N51' 32' 41"E	26.16
C2	101.23	353.02	N18' 54' 37"E	100.88
C3	29.00	20.00	N14' 24' 38"W	26.52
C4	17.45	20.00	N80° 56' 37"W	16.90
C5	25.75	50.00	N88' 48' 39"E	25.46
C6	46.70	50.00	S49° 40' 51"E	45.02
C7	44.87	50.00	S2° 47' 00"W	43.38
C8	53.34	50.00	S59' 03' 09"W	50.85
C9	73.68	50.00	N48' 10' 06"W	67.19
C10	17.45	20.00	S30° 56′ 55″E	16.90
C11	29.00	20.00	N82° 31' 06"E	26.52
C12	112.06	353.02	N50° 04' 34"E	111.59
C13	177.75	353.02	N73° 35' 39"E	175.88
C14	7.83	353.02	N88' 39' 16"E	7.83
C15	34.85	2930.49	N88' 56' 58"E	34.85
C16	55.90	2930.49	N88' 03' 44"E	55.90
C17	98.16	2930.49	N86' 33' 22"E	98.16
C18	9.74	2930.49	N85' 30' 04"E	9.74
C19	29.87	1025.00	N86' 14' 27"E	29.86
C20	51.43	1025.00	N88' 30' 47"E	51.43
C21	73.62	975.00	N87° 47' 14"E	73.60
C22	3.71	975.00	N85' 30' 54"E	3.71
C23	50.41	2980.49	N85' 53' 26"E	50.41
C24	102.09	2980.49	N87° 21' 23"E	102.09
C25	49.55	2980.49	N88° 48' 50"E	49.55

	Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length		
C26	170.98	303.02	N73° 07' 33"E	168.72		
C27	106.14	303.02	N46' 55' 38"E	105.60		
C28	131.65	303.02	N24° 26' 47"E	130.62		
C29	30.33	20.00	N31° 26' 32"W	27.51		
C30	55.51	250.00	S81' 14' 44"E	55.39		
C31	132.11	250.00	S59' 44' 47"E	130.58		
C32	84.77	250.00	S34' 53' 38"E	84.37		
C33	188.40	402.95	S38' 34' 28"E	186.69		
C34	19.77	402.95	S53' 22' 30"E	19.77		
C35	64.79	402.95	S59° 23' 13"E	64.72		
C36	212.84	449.00	S49' 54' 53"E	210.85		

CMASTER & ASSOCIATES, INC. | MADISON, MS 39110 CIVIL ENGINEERS & LAND SURVEYORS 601.605.1090

212 WATERFORD SQUARE



Line #	Length	Direction	
L1	42.70	N55'56'46"W	
L2	25.27	N55'56'46"W	
L3	17.43	N55*56'46"W	
L4	120.47	N41'31'16"W	
L5	42.16	N38'02'47"W	
L6	55.12	N31'40'53"W	
L7	33.45	N31°40'53"W	
L8	39.37	N38'02'47"W	
L9	147.16	N41'31'16"W	
L10	88.55	N85'24'22"E	
L11	68.40	N85'24'22"E	
L12	45.89	N89'57'02"E	
L13	31.54	S89'57'02"W	
L14	101.84	S85'24'22"W	
L15	55.10	S85'24'22"W	
L16	35.27	S4*34'44"W	
L17	39.33	S7'04'07"W	
L18	40.67	N0'12'52"W	
L19	51.85	N5'49'55"E	
L20	28.13	N5'49'55"E	

ROW _401 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.

FOR UPKEEP, MAINTENANCE OR REPAIR OF ANY STREET OR ROADWAY PLATTED HEREON.

5. THIS PARCEL OF LAND IS SITUATED IN FLOOD ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN, ACCORDING TO THE F.I.A. COMMUNITY PANEL NOS. 28089C0555 F AND 28089C0565 F, MADISON CO., MISS. DATED MARCH 17, 2010.

6. IRON PINS AT LOT CORNERS AS SHOWN ON THIS PLAT. FIELD WORK MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B' SURVEY.

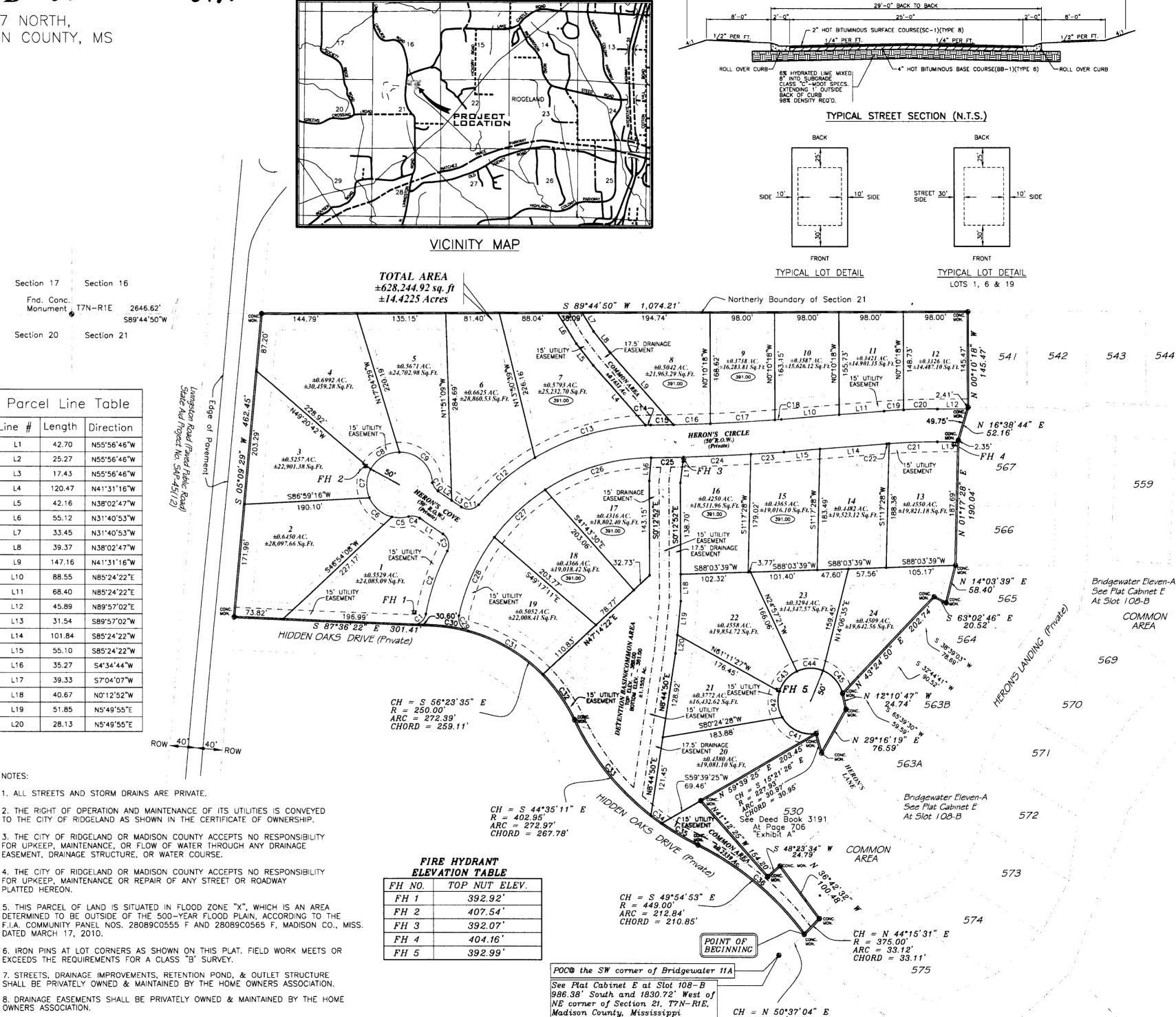
7. STREETS, DRAINAGE IMPROVEMENTS, RETENTION POND, & OUTLET STRUCTURE SHALL BE PRIVATELY OWNED & MAINTAINED BY THE HOME OWNERS ASSOCIATION.

OWNERS ASSOCIATION. 9. ALL COMMON AREA SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

10. DOMESTIC WATER SERVICE, FIRE PROTECTION, AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF RIDGELAND, MS. ALL UTILITY EASEMENTS SHALL BE OWNED BY THE CITY OF

11. ELEVATIONS ARE BASED ON R.M. 285 FROM FEMA MAP NO. 28089CO320 D DATED APRIL 15, 1994,

ELEV.-336.06'



R = 375.00'

ARC = 50.12'

CHORD = 50.08'

577

576

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 platted the following described land, as follows, to-

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

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 chard 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,

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

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.

doy of JANUARY Witness my signature, this the

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

MCMAS" SED PROFESS ENGINEER AND SURVEYOR P.E. 19185 P.S. 3051

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.

AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Rodney F. Triplett, Jr., manager of Augusta 185, LLC, a Mississippi Limited Liability Company, do herby 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 platted 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 ____ _doy of <u>JANUA14</u>, 2017.

> Approved and Accepted by the Declarant A Mississippi Limited Liability Company

CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI

We, Ronny Lott, Chancery Clerk and Ronald C. McMoster, 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.

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 2014 DECEMBER

_ , 2017. 2016

ATTEST:

Mayor City of Ridgeland

FILING AND RECORDATION

STATE OF MISSISSIPPI

____, 2017, and was duly recorded in Plat of the records of maps and plats of land in Madison County,

COUNTY OF MADISON

COUNTY OF MADISON

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

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.

iblic Works Director

City Planning and Zoning Board

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

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 STENATURE on the 4th day of JANUACY , 2017.

Ronald C. McMaster, Jr., P/E., P.S.

1°MASTER & ASSOCIATES, INC. | MADISON, MS 39110 CIVIL ENGINEERS & LAND SURVEYORS | 601.605.1090

212 WATERFORD SQUARE