

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 26080C0587 DATED MARCH 17, 2010.

TOPOGRAPHIC SURVEY

PART OF THE SOUTH 1/2 OF BLOCK 37, TOWN OF RIDGELAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19, T7N, R2E CITY OF RIDGELAND MADISON COUNTY, MISSISSIPPI

**0.8233 ACRES
35,864 SQ. FT.**

SURVEYOR'S LEGAL DESCRIPTION

A parcel of land being a part of the South 1/2 of Block 37, Town of Ridgeland, a subdivision, the map or plat of which is recorded in Plat Book A1 at Page 46 in the Chancery Records of Madison County at Canton, Mississippi and situated in the Southwest 1/4 of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

Commence at the northwest corner of Lot 8 of Block 37 of the said plat of the Town of Ridgeland, said point being on the southerly right of way line of relocated and reconstructed West Jackson Street (May, 1994) which marks the POINT OF BEGINNING for the parcel herein described; run thence South 88° 40' 57" East for a distance of 60.23 feet along the said southerly right of way line to a 5/8" iron pin set; thence South 60° 30' 35" East for a distance of 197.44 feet along the said southerly right of way line to a concrete right of way marker found; thence run South 00° 44' 26" West for a distance of 57.10 feet along the western line of that certain parcel of land as described in Book 291 at Page 191 in the Chancery Records of Madison County at Canton, Mississippi, also being the western right of way line of West Jackson Street, to a 5/8" iron pin set; thence South 89° 56' 34" East for a distance of 120.67 feet along the southern line of that said certain parcel of land as described in Book 291 at Page 191, also being the said southern right of way line of West Jackson Street, to a 5/8" iron pin set; thence run 69.93 feet along the arc of a 994.93 foot radius curve to the left along the said southerly right of way line, said arc having a 69.92 foot chord which bears South 70° 14' East to a 5/8" iron pin set; thence leave said southerly right of way line of relocated and reconstructed West Jackson Street (May, 1994) and run South 00° 20' 00" West for a distance of 3.98 feet to a 5/8" iron pin set on the southern line of that certain parcel of land as described in Parcel 2 of Book 487 at Page 470 in the said Chancery Records; thence North 89° 40' 00" West for a distance of 393.50 feet along the said southern line of that certain parcel of land as described in Parcel 2 of Book 487 at Page 470 to a 5/8" iron pin set on the eastern line of that certain parcel of land as described in Book 318 at Page 420 in the said Chancery Records; thence North 08° 11' 34" West for a distance of 70.82 feet along the said eastern line to a 5/8" iron pin set; thence North 11° 37' 39" West for a distance of 21.87 feet along the said eastern line to a 5/8" iron pin set; thence North 00° 48' 39" West for a distance of 118.33 feet along the said eastern line to the POINT OF BEGINNING, containing 0.8233 acres (35,864 square feet), more or less.

COMMITMENT FOR TITLE INSURANCE POLICY

ISSUED BY: OLD REPUBLIC TITLE INSURANCE COMPANY
ORNTIC SEARCH #TR21117579
COMMITMENT #VX902939
AGENT: WATKINS & EAGER PLLC
WE FILE #MO686-47600
EFFECTIVE DATE: NOVEMBER 15, 2021 AT 8:00 A.M.
PROPOSED INSURED: ABIDE DENTAL CLINIC, P.A.

SCHEDULE B - SECTION II EXCEPTIONS

Schedule B of the Policy to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

- Item 1-3. NOT A SURVEYING MATTER
- Item 4. Encroachments, overlaps, variation in area or in measurements, boundary line disputes, roadways, and matters not of record, including lack of access, which would be disclosed by an accurate survey and inspection of the subject property.
- Item 5-8. NOT A SURVEYING MATTER
- Item 9. Covenants recorded in Book 291, Page 191 and Book 291, Page 195.
CONVEYED ADJACENT PROPERTY AS SHOWN HEREON.
- Item 10. Covenants recorded in Book 385, Page 452; Book 487, Page 470; and Book 484, Page 412 (limits hours of operation).
AFFECTS THE SUBJECT PROPERTY.
- Item 11. Right of Way to City of Ridgeland recorded in Book 518, Page 420.
CONVEYED ADJACENT PROPERTY AS SHOWN HEREON.
- Item 12. Easement to City of Ridgeland recorded in Book 302, Page 475; Book 302, Page 477 and Book 409, Page 451.
BOOK 409 PAGE 461 AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- Item 13. Subject to any and all unrecorded leases.
- Item 14. Subject to rights of parties in possession.
- Item 15. Easements to City of Ridgeland as reserved in Book 383, Page 652 and Book 377, Page 8.
AFFECTS THE SUBJECT PROPERTY. RIDGELAND PUBLIC WORKS DEPARTMENT ADVISED THAT THE FORCE MAIN IS NO LONGER IN USE.
- Item 16. Order vacating roads and reservation easements by City of Ridgeland in Book 383, Page 652 and Book 377, Page 8.
AFFECTS THE SUBJECT PROPERTY. JACKSON STREET ABANDONED SOUTH OF BLOCK 37 TOWN OF RIDGELAND AND NORTH OF NATCHEZ TRACE PARKWAY AND EAST OF SUNNYBROOK ROAD. EXACT LOCATION OF 20' UTILITY EASEMENT IS NOT KNOWN.
- Item 17. Subject property is bounded by land used for Natchez Trace.
- Item 18. Subject to any abandoned roads not reflected in the drawing of tax map.

SURVEYOR'S CERTIFICATE

To: AKA, LLC, Old Republic National Title Insurance Company, Bankfirst Financial Services, and its affiliates, successors, and assigns and Watkins & Eager PLLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 11, 13, 16 & 19 of Table A thereof. The field work was completed on January 26, 2022.

Robert M. Barnes
Registered Professional Land Surveyor

Robert M. Barnes
Surveyor's Signature
License No. 2583

January 27, 2022
Date of Plat



SURVEYED & MAPPED
BY
BARNES SURVEYING, LLC
ROBERT MICHAEL BARNES
LAND SURVEYOR
272 S PERKINS ST., SUITE 400
RIDGELAND, MISSISSIPPI 39157
PHONE: 601.353.7878
EMAIL: mike@barnessurveying.com
FIELD WORK COMPLETED: FEBRUARY 10, 2022
PLAT DATE: FEBRUARY 14, 2022

LEGEND	
	TRAFFIC SIGNAL BOX
	MANHOLE
	SANITARY SEWER MANHOLE
	UTILITY POLE
	GUY WIRE
	SOIL BORING
	TEMPORARY BENCHMARK
	TREE (SEE PLAN FOR TYPE & SIZE)
	POWER LINE
	GAS LINE
	SANITARY SEWER LINE
	STORM DRAIN
	CURB
	EDGE OF PAVEMENT
	TOP OF BANK
	EASEMENT
	PROPERTY LINE
	FOUND IRON PIN (SEE PLAN FOR SIZE)
	SET 5/8" IRON PIN
	SET "PK" NAIL
	RIGHT OF WAY
	FND. RIGHT OF WAY MARKER

THIS IS A CLASS "A" SURVEY ACCORDING TO "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(F), MISSISSIPPI CODE OF 1972 AS AMENDED.

REFERENCE MERIDIAN - SOUTH RIGHT OF WAY LINE OF WEST JACKSON STREET.

○ INDICATES PROPERTY CORNERS.
○ INDICATES POINT ON PROPERTY LINES.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

ALL ADJOINING PROPERTIES ARE NOW OR FORMERLY OWNED AS SHOWN HEREON.

UNDERGROUND UTILITIES ARE SHOWN TO THE EXTENT POSSIBLE, USING PLANS AND VISUAL EVIDENCE. HOWEVER THE EXACT LOCATION AND CONTINUITY IS NOT WARRANTED. VISIBLE PIPE DIMENSIONS ARE MEASURED TO THE EXTENT POSSIBLE.

