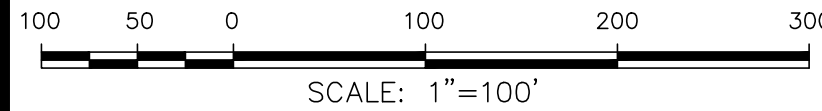


LES MAISONS, PHASE 1

Situated in the North 1/2 of Section 30, T6N, R2E,
City of Flowood, Rankin County, Mississippi

PLAT CABINET _____, SLOT _____



GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONES A & X ACCORDING TO FLOOD INSURANCE RATE MAP NOS. 2812C0183G & 2812C0184G, COMMUNITY PANEL NO. 280289 0183 G & 280289 0184 G, EFFECTIVE DATE: AUGUST 16, 2022.
- THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
- DENOTES DRAINAGE & UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
- GEODETIC NORTH, BASED ON GPS OBSERVATIONS.
- ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
- 1/2" x 18" IRON PINS SET AT ALL CORNERS.
- FIELD SURVEY COMPLETED FEBRUARY 4, 2023.

SURVEYOR'S CERTIFICATE - COUNTY OF RANKIN - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of Saturn, LLC, the Owner, I have subdivided and platted the following described land situated in the North 1/2 of Section 30, Township 6 North, Range 2 East, City of Flowood, Rankin County, Mississippi and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2 inch iron pin in concrete marking the Northeast corner of the Northwest 1/4 of said Section 30, said corner being the Northeast corner of Creekwood Place Subdivision as recorded in Plat Cabinet B, Slot 105 in the Office of the Chancery Clerk of Rankin County and the point of beginning of the Luckney Properties, LLC property as recorded in Deed Book 2019, Pages 729-739 in the Office of the Chancery Clerk of Rankin County, run thence

North 89 degrees 26 minutes 01 seconds East along the South line of Lineage Lake of Lakeland, Part 1, Amended recorded in Plat Cabinet D, Slot 44-46 in the Office of the Chancery Clerk of Rankin County and the South line of Lineage Lake of Lakeland, Part 3 as recorded in Plat Cabinet D, Slot 95-96 in the Office of the Chancery Clerk of Rankin County for a distance of 1,315.91 feet to a found 1/2 inch iron pin marking the Southeast corner of Lot 96 of said Lineage Lake of Lakeland, Part 3, thence

North 89 degrees 14 minutes 39 seconds East along the South line of The Gate at Lineage Lake as recorded in Plat Cabinet E, Slot 38-39 in the Office of the Chancery Clerk of Rankin County for a distance of 679.30 feet to a set 1/2 inch iron pin said 1/2 inch pin being defined as N 1033856.73, E 2392474.67 on the above referenced coordinate system; thence

South 00 degrees 45 minutes 16 seconds East for a distance of 242.59 feet; thence

South 6 degrees 50 minutes 11 seconds West for a distance of 60.09 feet to a set 1/2 inch iron pin; thence

Northwesterly along the arc of a curve to the left for a distance of 93.17 feet, said curve having a radius of 970.00 feet, and a deflection angle of 5 degrees 30 minutes 11 seconds, chord bearing and distance, North 89 degrees 04 minutes 14 seconds West, 93.13 feet to a set 1/2 inch iron pin; thence

South 88 degrees 10 minutes 40 seconds West for a distance of 298.96 feet to a set 1/2 inch iron pin; thence

South 00 degrees 37 minutes 03 seconds East for a distance of 268.87 feet to a set 1/2 inch iron pin; thence

South 78 degrees 33 minutes 18 seconds West for a distance of 236.93 feet to a set 1/2 inch iron pin; thence

South 47 degrees 01 minutes 29 seconds West for a distance of 272.67 feet to a set 1/2 inch iron pin; thence

North 45 degrees 24 minutes 17 seconds West for a distance of 234.71 feet to a set 1/2 inch iron pin; thence

South 36 degrees 31 minutes 52 seconds West for a distance of 186.06 feet to a set 1/2 inch iron pin; thence

Southwesterly along the arc of a curve to the right for a distance of 289.38 feet, said curve having a radius of 780.00 feet, and a deflection angle of 21 degrees 15 minutes 23 seconds, chord bearing and distance, South 47 degrees 09 minutes 33 seconds West, 287.72 feet to a set 1/2 inch iron pin; thence

South 54 degrees 25 minutes 27 seconds East for a distance of 410.43 feet to a set 1/2 inch iron pin; thence

South 44 degrees 59 minutes 13 seconds East for a distance of 140.02 feet to a set 1/2 inch iron pin; thence

North 82 degrees 06 minutes 05 seconds East for a distance of 253.34 feet to a set 1/2 inch iron pin; thence

South 00 degrees 51 minutes 29 seconds East for a distance of 205.57 feet to a set 1/2 inch iron pin; thence

South 44 degrees 23 minutes 19 seconds West for a distance of 144.96 feet to a set 1/2 inch iron pin; thence

South 21 degrees 37 minutes 48 seconds West for a distance of 165.61 feet to a set 1/2 inch iron pin; thence

South 76 degrees 35 minutes 20 seconds West for a distance of 143.81 feet to a set 1/2 inch iron pin; thence

South 23 degrees 02 minutes 06 seconds West for a distance of 296.92 feet to a set 1/2 inch iron pin; thence

South 23 degrees 03 minutes 01 seconds West for a distance of 640.42 feet to the existing fence, more or less, marking the South line of said Luckney Properties, LLC property; thence

South 88 degrees 35 minutes 39 seconds West along said existing fence, more or less, and said South line of the Luckney Properties, LLC property for a distance of 176.17 feet to a set 1/2 inch iron pin; thence

South 88 degrees 18 minutes 13 seconds West said existing fence, more or less, and said South line of the Luckney Properties, LLC property for a distance of 198.27 feet to a found 1/2 inch iron pin at a fence corner marking the Southwest corner of said Luckney Properties, LLC property; thence

North 2 degrees 30 minutes 34 seconds West along an existing fence and the West line of said Luckney Properties, LLC property for a distance of 49.15 feet to a set 1/2 inch iron pin marking the South line of the Mellon property as recorded in Deed Book 2011, Pages 25138-25141 in the Office of the Chancery Clerk of Rankin County; thence

North 89 degrees 31 minutes 51 seconds East along said South line of the Mellon property for a distance of 0.46 feet to a set 1/2 inch iron pin at a fence marking a boundary line agreement as recorded in Deed Book 2023, Pages 3481-3495 in the Office of the Chancery Clerk of Rankin County; thence

Continue along said fence and boundary line agreement as follows:

South 2 degrees 01 minutes 51 seconds West for a distance of 183.95 feet to a set 1/2 inch iron pin; thence

North 2 degrees 35 minutes 15 seconds West for a distance of 339.15 feet to a set 1/2 inch iron pin; thence

North 2 degrees 42 minutes 28 seconds West for a distance of 40.78 feet to a set 1/2 inch iron pin; thence

South 89 degrees 37 minutes 39 seconds West for a distance of 1.40 feet to a set 1/2 inch iron pin marking said West line of the Luckney Properties, LLC property; thence

Leaving said fence and boundary line agreement; thence

North 2 degrees 30 minutes 34 seconds West along said West line of Luckney Properties, LLC and a fence, more or less, for a distance of 691.38 feet to a fence corner; thence

South 78 degrees 03 minutes 08 seconds West for a distance of 1,307.58 feet a set 1/2 inch iron pin marking the East right of way of Luckney Road; thence

Continue along said East right of way of Luckney Road as follows:

Northwesterly along the arc of a curve to the left for a distance of 372.21 feet, said curve having a radius of 2,532.31 feet, and a delta angle of 8 degrees 25 minutes 18 seconds, chord bearing and distance, North 32 degrees 44 minutes 53 seconds West 371.87 feet to a found concrete right of way monument; thence

North 36 degrees 57 minutes 31 seconds West for a distance of 628.11 feet to a found concrete right of way monument; thence

Northwesterly along the arc of a curve to the left for a distance of 15.58 feet, said curve having a radius of 1545.09 feet, and a delta angle of 00 degrees 34 minutes 40 seconds, chord bearing and distance, North 37 degrees 14 minutes 51 seconds West 15.58 feet to a set 1/2 inch iron pin marking the South line of said Creekwood Place Subdivision; thence

Continue along the West line of said Luckney Properties, LLC property as recorded in Deed Book 2019, Pages 729-739 in the Office of the Chancery Clerk of Rankin County and the South and East lines of said Creekwood Place Subdivision as follows:

South 89 degrees 53 minutes 18 seconds East for a distance of 1,593.96 feet to a found 1/2 inch iron pin in concrete marking the Southeast corner of said Creekwood Place Subdivision; thence

North 00 degrees 06 minutes 42 seconds East for a distance of 815.42 feet to the Point of Beginning, containing 85.30 acres, more or less.

WITNESS MY SIGNATURE on this the _____ day of _____, 2023.

Michael R. Love, P.S.

Continuation of Plat Cabinet _____, Slot _____

Continuation of Plat Cabinet _____, Slot _____

Continuation of Plat Cabinet _____, Slot _____

Continuation of Plat Cabinet _____, Slot _____

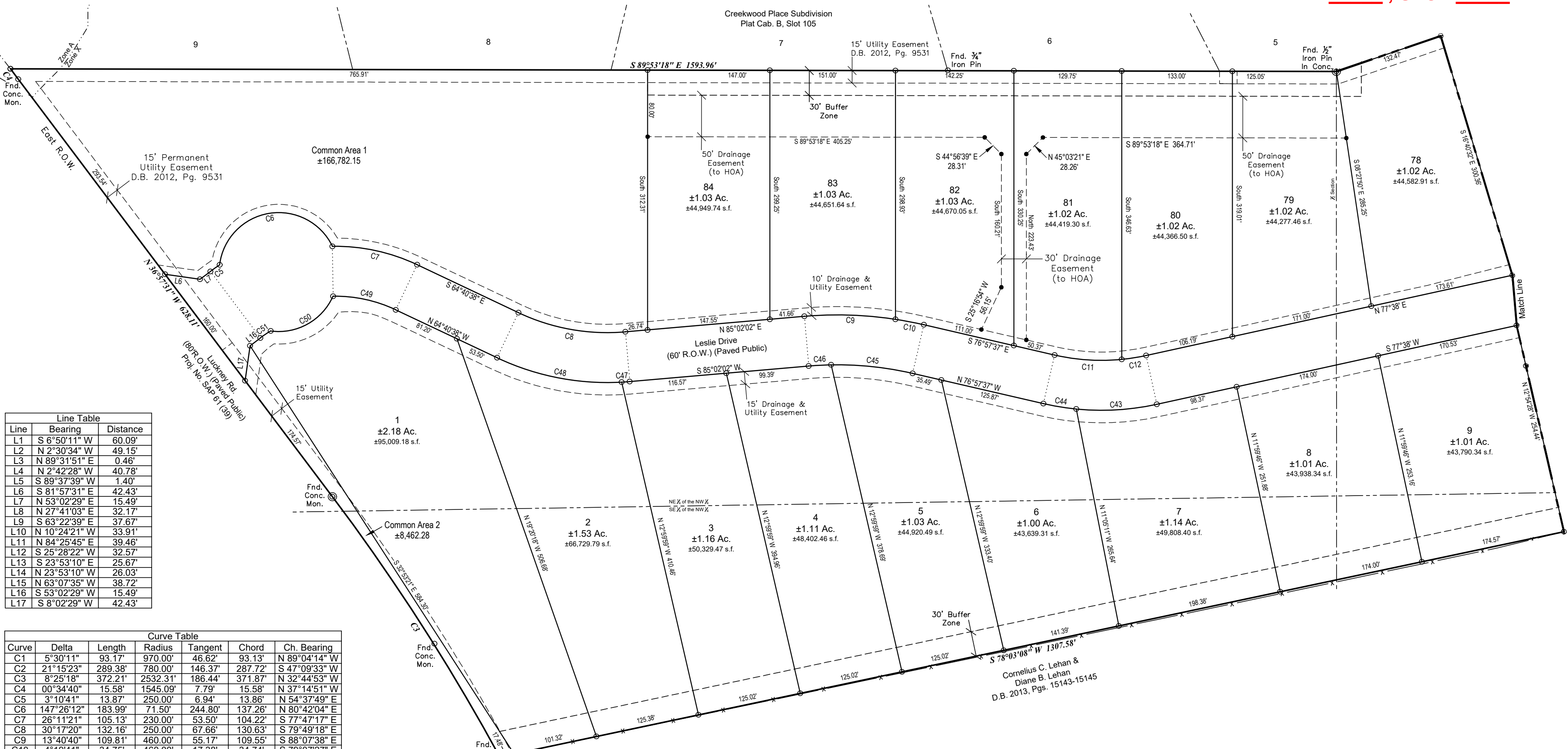
Continuation of Plat Cabinet _____, Slot _____

Continuation of Plat Cabinet _____, Slot _____

Continuation of Plat Cabinet _____, Slot _____

Continuation of Plat Cabinet _____, Slot _____

Continuation of Plat Cabinet _____, Slot _____



Line	Bearing	Distance
L1	S 6°50'11" W	60.09'
L2	N 2°30'34" W	49.15'
L3	N 89°31'51" E	0.46'
L4	N 2°42'28" W	40.78'
L5	S 89°37'39" W	1.40'
L6	S 81°57'31" E	42.43'
L7	N 53°02'29" E	15.49'
L8	N 27°41'03" E	32.17'
L9	S 63°22'39" E	37.67'
L10	N 10°24'21" W	33.91'
L11	N 84°25'45" E	39.46'
L12	S 25°28'22" W	32.57'
L13	S 23°53'10" E	25.67'
L14	N 23°53'10" W	28.03'
L15	N 63°07'35" W	38.72'
L16	S 53°02'29" W	15.49'
L17	S 8°02'29" W	42.43'

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	5°30'11"	93.17'	970.00'	46.62'	93.13'	N 89°04'14" W
C2	21°15'23"	289.38'	780.00'	146.37'	287.72'	S 47°09'33" W
C3	8°25'18"	372.21'	2532.31'	186.44'	371.87'	N 32°44'53" W
C4	00°34'40"	15.58'	1545.09'	7.79'	15.58'	N 37°14'51" W
C5	3°10'41"	13.87'	250.00'	6.94'	13.86'	N 54°37'49" E
C6	147°26'12"	183.99'	71.50'	244.80'	137.26'	N 80°42'04" E
C7	26°11'21"	105.13'	230.00'	53.50'	104.22'	S 77°47'17" E
C8	30°17'20"	132.18'	250.00'	67.66'	130.63'	S 79°49'21" E
C9	13°40'40"	109.81'	460.00'	55.17'	109.55'	S 88°07'38" E
C10	4°19'41"	34.75'	460.00'	17.38'	34.74'	S 79°07'27" E
C11	18°36'41"	81.21'	250.00'	40.96'	80.85'	S 86°15'57" E
C12	6°47'42"	29.65'	250.00'	14.84'	29.63'	N 81°01'51" E
C13	11°24'17"	105.50'	530.00'	52.92'	105.32'	N 16°33'46" W
C14	5°56'21"	54.94'	530.00'	27.49'	54.91'	N 7°53'27" W
C15	1°31'03"	14.04'	530.00'	7.02'	14.04'	N 4°09'45" W
C16	13°00'26"	52.21'	230.00'	26.22'	52.10'	N 3°06" E
C17	24°34'39"	98.66'	230.00'	50.10'	97.91'	N 21°53'32" E
C18	23°11'14"	93.08'	230.00'	47.19'	92.45'	N 45°46'28" E
C19	29°11'50"	117.21'	230.00'	59.90'	115.94'	N 71°58'01" E
C20	4°40'17"	18.75'	230.00'	9.38'	18.75'	N 88°54'04" E
C21	4°36'09"	62.66'	780.00'	31.35'	62.64'	S 86°27'42" E
C22	14°19'41"	195.06'	780.00'	98.04'	194.55'	S 76°59'47" E
C23	12°08'13"	165.23'	780.00'	82.92'	164.92'	S 63°45'50" E
C24	2°06'41"	19.54'	530.25'	9.77'	19.54'	N 48°27'23" E
C25	18°16'45"	169.17'	530.25'	85.31'	168.45'	N 58°39'06" E
C26	18°42'27"	173.13'	530.25'	87.34'	172.36'	N 77°08'42" E
C27	1°40'42"	15.53'	530.25'	7.77'	15.53'	N 87°20'17" E
C28	5°41'14"	102.24'	1030.00'	51.16'	102.20'	S 88°58'43" E
C29	1°55'24"	15.76'	469.43'	7.88'	15.76'	S 87°14'52" W
C30	15°18'11"	125.38'	469.43'	63.06'	125.01'	S 78°38'05" W
C31	23°10'51"	189.92'	469.43'	98.28'	188.63'	S 59°23'34" W
C32	11°18'18"	92.62'	469.43'	46.46'	92.47'	S 42°08'59" W
C33	16°07'34"	219.53'	780.00'	110.50'	218.81'	S 65°51'02" W
C34	6°26'57"	87.79'	780.00'	43.94'	87.75'	S 20°39'42" E
C35	13°57'58"	190.13'	780.00'	95.54'	189.66'	S 10°27'14" E
C36	3°44'27"	24.16'	370.00'	12.08'	24.15'	S 5°20'29" E
C37	75°39'47"	79.23'	60.00'	46.59'	73.60'	S 33°19'41" E
C38	54°21'59"	56.93'	60.00'	30.81'	54.82'	S 31°41'12" W
C39	75°19'11"	78.87'	60.00'	46.31'	73.32'	N 83°28'13" W
C40	94°30'38"	98.97'	60.00'	64.92'	88.13'	N 1°26'42" E
C41	4°18'08"	32.29'	430.00'	16.15'	32.28'	N 5°37'19" W
C42	20°24'55"	256.54'	720.00'	129.65'	255.19'	N 13°40'43" W
C43	17°58'53"	97.29'	310.00'	49.05'	96.89'	S 86°37'26" W
C44	7°25'30"	40.17'	310.00'	20.11'	40.15'	N 80°40'22" W
C45	14°08'20"	98.71'	400.00'	49.61'	98.46'	N 84°01'47" W
C46	3°52'01"	27.00'	400.00'	13.50'	26.99'	S 86°58'03" W
C47	1°47'30"	9.69'	310.00'	4.85'	9.69'	S 85°55'47" W
C48	28°29'50"	154.18'	310.00'	78.72'	152.60'	N 78°55'33" W
C49	26°13'32"	77.81'	170.00'	39.60'	77.14'	N 77°48'31" W
C50	73°47'17"	92.08'	71.50'	53.67'	85.85'	S 60°55'48" W
C51	5°43'49"	15.00'	150.00'	7.51'	15.00'	S 55°54'23" W
C52	18°10'07"	228.31'	720.00'	115.12'	227.36'	N 65°25'51" E
C53	19°48'55"	249.01'	720.00'	125.76'	247.77'	N 46°26'20" E
C54	9°33'47"	120.17'	720.00'	60.23'	120.03'	N 62°28'36" W
C55	14°01'02"	176.14'	720.00'	85.51'	175.71'	N 74°16'01" W
C56	7°29'16"	94.09'	720.00'	47.11'	94.03'	N 85°01'09" W
C57	75°52'47"	225.14'	170.00'	132.53'	209.04'	S 53°17'49" W
C58	18°45'39"	55.66'	170.00'	28.08'	55.42'	S 5°58'36" W
C59	11°29'02"	94.20'	470.00'	47.26'	94.04'	S 9°08'44" E
C60	7°22'39"	60.52'	470.00'	30.30'	60.48'	S 18°34'35" E
C61	27°39'57"	267.93'	554.88'	136.63'	265.33'	N 63°40'09" E

ACKNOWLEDGEMENT - COUNTY OF RANKIN - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Kelli Foster, Member of Saturn, LLC, the Owner, who acknowledged to me that, after first having been authorized to do so, he signed and delivered this Plat and Certificate thereon on behalf of Saturn, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2023.

Notary Public: _____
My Commission Expires: _____

ACKNOWLEDGEMENT - COUNTY OF RANKIN - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Lee Crum Lampton, Jr., Member of Saturn, LLC, the Owner, who acknowledged to me that, after first having been authorized to do so, he signed and delivered this Plat and Certificate thereon on behalf of Saturn, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2023.

Notary Public: _____
My Commission Expires: _____

ACKNOWLEDGEMENT - COUNTY OF RANKIN - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named DeFord Walker, Member of Saturn, LLC, the Owner, who acknowledged to me that, after first having been authorized to do so, he signed and delivered this Plat and Certificate thereon on behalf of Saturn, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2023.

Notary Public: _____
My Commission Expires: _____

FILING AND RECORDATION - COUNTY OF RANKIN - STATE OF MISSISSIPPI

I, LARRY SWALES, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the plat of LES MAISONS, PHASE 1, was filed for record in my office on this the _____ day of _____, 2023, and was duly recorded in Plat Cabinet _____ at Slot _____ of the records of maps and plats of land of Rankin County, Mississippi.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2023.

Larry Swales
Chancery Clerk

ACKNOWLEDGEMENT - COUNTY OF RANKIN - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named MICHAEL R. LOVE, Professional Surveyor, who acknowledged to me that he signed and delivered this Plat and Certificate thereon on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2023.

Notary Public: _____
My Commission Expires: _____