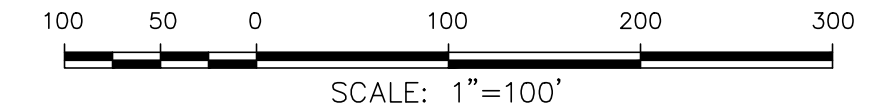


# LES MAISONS, PHASE 1

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

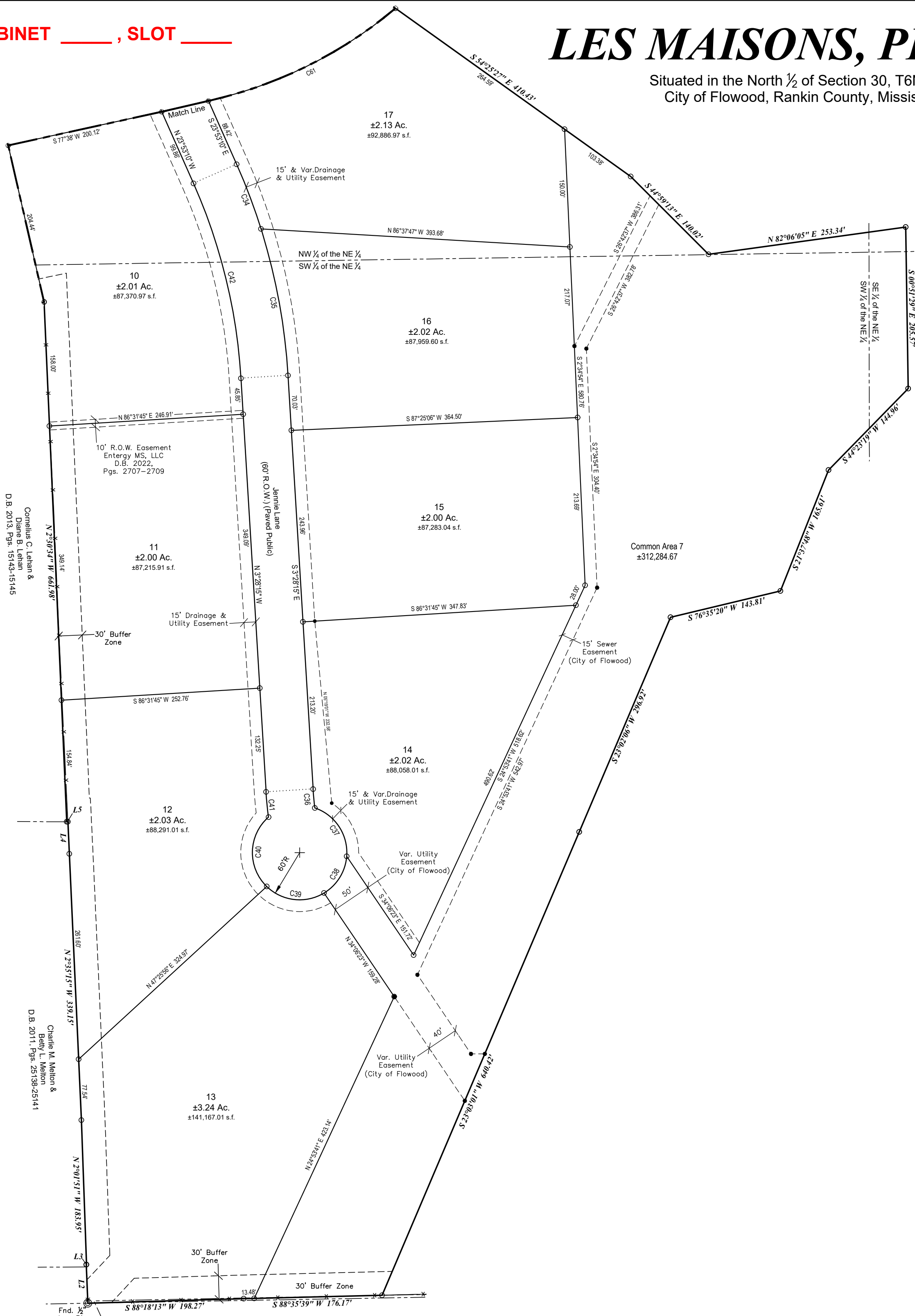
101 Highpointe Court, Suite B  
Brandon, Mississippi 39042  
601-591-1077  
www.benchmarkms.net

660 Katherine Drive, Suite 302  
Flowood, Mississippi 39232  
601-627-7780



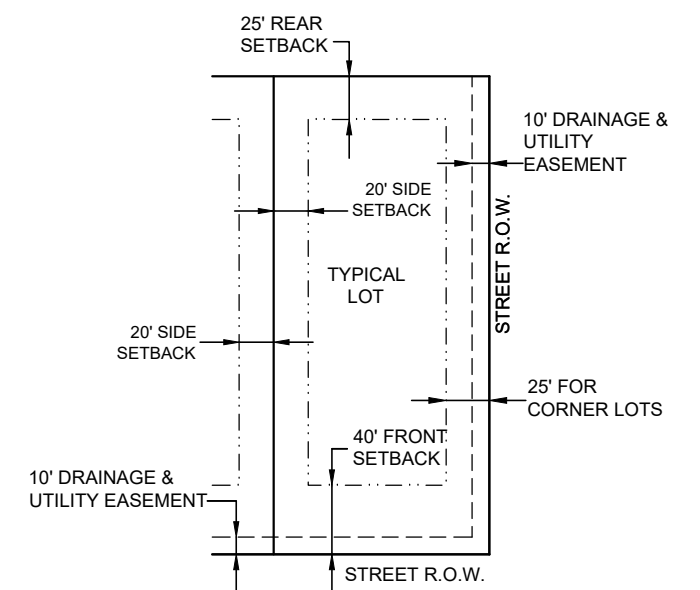
**GENERAL NOTES:**

- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONES A & X ACCORDING TO FLOOD INSURANCE RATE MAP NOS. 28121C0183G & 28121C0184G, 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.

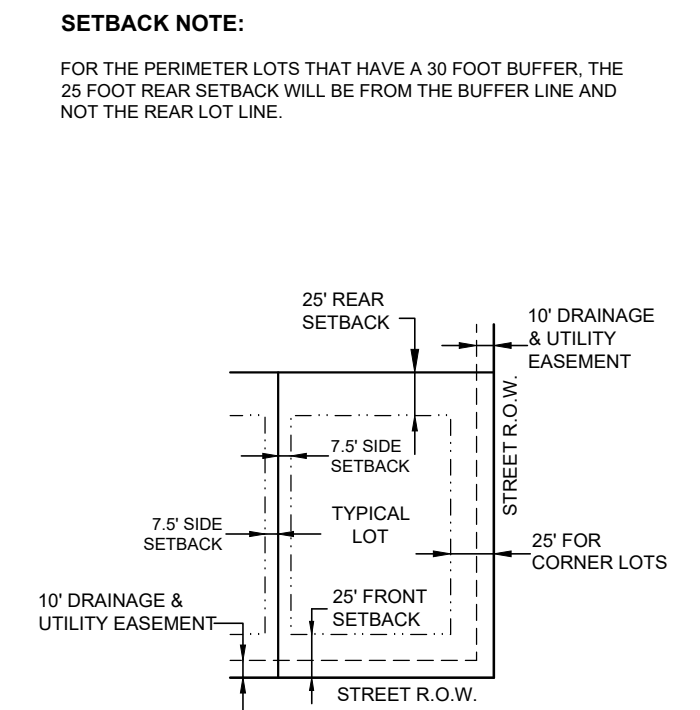


Line	Bearing	Distance
L1	S 6°50'11" W	60.09'
L2	N 2°30'34" W	49.15'
L3	N 89°31'51" E	0.46'
L4	N 2°42'28" W	40.78'
L5	S 89°37'39" W	1.40'
L6	S 81°57'31" E	42.43'
L7	N 53°02'29" E	15.49'
L8	N 27°41'03" E	32.17'
L9	S 63°22'39" E	37.67'
L10	N 10°24'21" W	33.91'
L11	N 84°25'45" E	39.46'
L12	S 25°28'22" W	32.57'
L13	S 23°53'10" E	25.67'
L14	N 23°53'10" W	26.03'
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"	132.16'	250.00'	67.66'	130.63'	S 79°49'18" 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"	94.94'	530.00'	27.49'	94.91'	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'	96.28'	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'	30.61'	54.82'	S 31°41'12" W
C39	75°19'11"	78.87'	60.00'	48.31'	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'	88.51'	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'	564.88'	136.63'	265.33'	N 63°40'09" E



TYPICAL R-1 ESTATE LOT DETAIL WITH SETBACKS  
(OPEN DITCH ROADWAY SECTION)  
N.T.S.



TYPICAL R-1 LOT DETAIL WITH SETBACKS  
(CURBED ROADWAY SECTION)  
N.T.S.

**SETBACK NOTE:**  
FOR THE PERIMETER LOTS THAT HAVE A 30 FOOT BUFFER, THE 25 FOOT REAR SETBACK WILL BE FROM THE BUFFER LINE AND NOT THE REAR LOT LINE.