

LEGEND

---	PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING/PROPOSED EASEMENT
---	EXISTING/PROPOSED LOT LINE
⊕	EXISTING MANHOLE
---	EXISTING SANITARY SEWER MAIN (SIZE AS SHOWN)
---	EXISTING STORM DRAIN CULVERT
---	EXISTING STORM DRAIN STRUCTURE
---	EXISTING WATER MAIN (SIZE AS SHOWN)
---	EXISTING GATE VALVE
---	EXISTING FIRE HYDRANT
---	PROPOSED RIGHT OF WAY
---	PROPOSED EASEMENT

NOTES:

CURRENT ZONING - R-1, SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING - R-
 TAX MAP PARCEL NO. - F4-78, F4-08
 SECTION/TOWNSHIP/RANGE - S28 T4N R2E
 TOTAL LOTS - 111
 TOTAL AREA - 87.55± AC
 LOT DENSITY - 1.40 LOTS/AC
 MINIMUM PROPOSED LOT - 9,003 s.f.

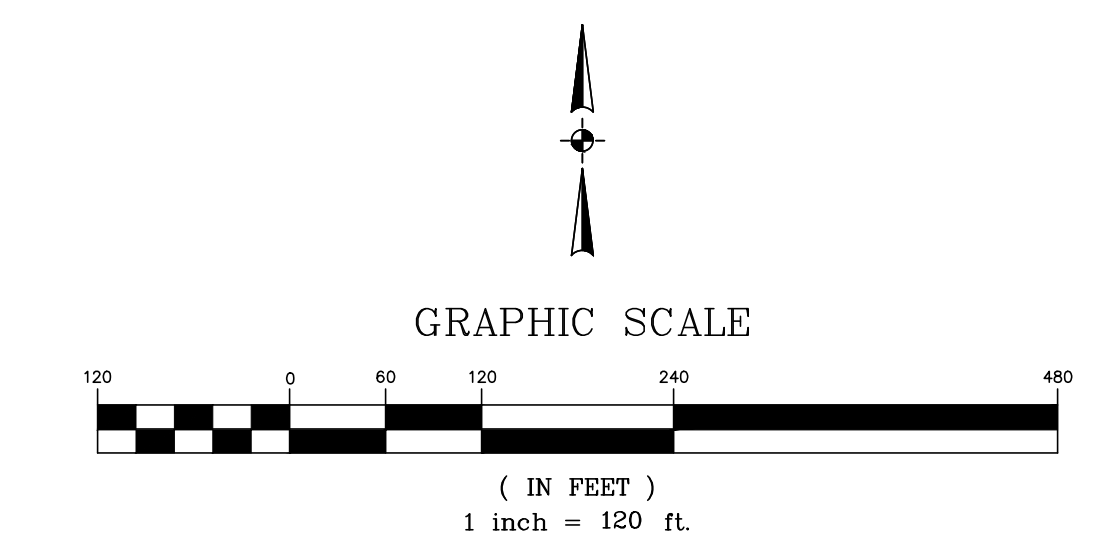
DEED: BOOK 881, PAGES 484-485
 BOUNDARY SHOWN ON THIS PLAT IS BASED ON THE TAX MAP. NO BOUNDARY SURVEYING HAS BEEN PERFORMED TO DATE BY BENCHMARK. DUE TO THIS FACT THE FINAL LAYOUT MAY DIFFER ONCE FIELD SERVICES HAVE BEEN PERFORMED SHOULD THE PROJECT BE APPROVED. SHOULD LAYOUT CHANGE IT SHALL ADHERE TO MINIMUM REQUIREMENTS SHOWN ON THIS PLAT OR AS REQUIRED BY THE BOARD WITH APPROVAL.

FLOOD BOUNDARY NOTE:
 THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28121C0338F, COMMUNITY PANEL NO. 280144 0144 F, EFFECTIVE DATE JUNE 9, 2014, AND IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28121C0320F, COMMUNITY PANEL NO. 280142 0320 F, EFFECTIVE DATE JUNE 9, 2014.

THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY.

THIS PLAT IS PRELIMINARY AND NOT INTENDED TO BE A FINAL PLAT. LOT LINES ARE SUBJECT TO CHANGE PROVIDED MINIMUM REQUIREMENTS OR ORDINANCES ARE MET.

SEWER FOR THIS PROJECT WILL BE CITY OF FLORENCE. WATER FOR THIS PROJECT WILL BE PROVIDED BY CITY OF FLORENCE.



BENCHMARK
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DATE:	4/13/22
CHECKED:	GAB
REF C/L:	
EG SURFACE:	
FG SURFACE:	

PROJECT LOCATION:	EAGLE POST ROAD FLORENCE, MS 39073
CLIENT:	TIM WEAVER

PROJECT:	WAVERLY SUBDIVISION
SHEET CONTENTS:	PRELIMINARY PLAT

SHEET NUMBER	1 of 1
PROJECT NUMBER	B-9148