D-106 9381

Prepared By:

STERLING consultants CONSULTING ENGINEERS

WOODBURY PARK

22.981 ACRES SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 2 EAST, CITY OF MADISON, MADISON COUNTY, MISSISSIPPI

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ricky L. Nelson, Professional Land Surveyor, do hereby certify at the request of Woodbury Park, L.C., a Mississippi limited liability company, the owner, I have subdivided and platted that tract or parcel of land situated in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 16, Township 7 North, Range 2 East, Madison County, Mississippi which is more particularly described as follows, to wit:

Commence at the corner common to Sections 15, 16, 21 and 22, Township 7 North, Range 2 East, Madison County, Mississippi and run thence South 89° 35' 43" West, along the south line of said Section 16 for a distance of 5,296.93' to a point which is 1,324.86' North 89° 35' 43" East measured along said north line of Section 16 from the corner common to Sections 16, 17, 20 and 21; run thence due North for a distance of 1,995.00' to the northwestern corner common to Colonial Park One, and Colonial Park Four subdivisions according to the maps or plats thereof filed for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Plat Cabinet D at Slide 57 and in Plat Cabinet D at Slide 97, respectively, reference to which is hereby made for all purposes, said corner being also the point of beginning of the following described parcel of land:

Run thence North 89° 35' 43" West, along the east boundary of said Colonial Park Four, for a distance of 424.85' to a point; run thence North 89° 58' 47" East for a distance of 584.98' to a point; run thence South 88° 18' 30" East for a distance of 47.27' to a point; run thence North 38° 57' 10" East for a distance of 103.23' to a point; run thence North 47° 30' 57" East for a distance of 331.72' to a point on the south right-of-way line of St. Augustine Drive, as said right-of-way was laid out and established 30.0' south of the remaining thereof; run thence North 89° 58' 47" East along the south right-of-way line of St. Augustine Drive for a distance of 215.09' to the northwest corner of Madison Village Estates F, Part B (Brookridge Heights), a subdivision according to the map or plat thereof filed for record in the office of said Chancery Clerk in Plat Cabinet D at Slide 120, reference to which is hereby made for all purposes; run thence South 01° 05' 03" East along the west boundary of said Madison Village Estates F, Part B (Brookridge Addition) for a distance of 1,127.71' to the northwestern corner of Colonial Park Three, a subdivision according to the map or plat thereof which is filed for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Plat Cabinet D at Slide 61, reference to which is hereby made for all purposes; run thence South 38° 41' 38" West along the north boundary of said Colonial Park Three for a distance of 226.42' to the northwest corner of said Colonial Park Three; continue thence South 38° 41' 38" West for a distance of 339.76' to a point on the east boundary of said Colonial Park One; run thence North 38° 20' 17" West along the east boundary of said Colonial Park One for a distance of 1,134.32' to the point of beginning.

The boundaries of this survey, as shown thereon and set forth on the plat, are true and correct as determined by my survey in the State of Mississippi. Bearings used in this description refer to Grid North as set on the plat of said Colonial Park One.

Given under my hand and seal of office this the 12th day of September, 2001.

Ricky L. Nelson
Professional Land Surveyor
Mississippi Reg. No. 10244

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this the 17th day of October, 2001, within my jurisdiction, the within named Ricky L. Nelson, who acknowledged that he executed the above and foregoing certificate.

Notary Public
My Commission Expires: 11-14-05

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state on this 21st day of December, 2001, within my jurisdiction, the within named Kirk Jordan, Michael D. Kent, who acknowledged to me that they are President, Secretary and Superintendent, respectively, of the Madison County Board of Education and that for and on behalf of the said Madison County Board of Education, and as an act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

Notary Public
My Commission Expires: January 1, 2005

PROFESSIONAL ENGINEER'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Thomas C. Warner, Registered Professional Engineer in the State of Mississippi, do hereby certify on this 21st day of December, 2001, that Woodbury Park, a subdivision in Madison County, Mississippi, complies with all applicable development laws, regulations and ordinances of the City of Madison, except for those allowed by written action of the Mayor and Board of Aldermen.

Thomas C. Warner
Registered Professional Engineer
Mississippi Reg. No. 10244

OWNER'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, James T. Warner, President of Mississippi Investment Properties, Inc., a Mississippi corporation and Managing Member of Woodbury Park, L.C., a Mississippi limited liability company, do hereby certify that said Woodbury Park, L.C. is the owner of a platted development situated in the parcel of land described in the foregoing certificate of Ricky L. Nelson, Professional Land Surveyor; that Woodbury Park, L.C. has caused said parcel of land to be subdivided and platted as shown hereon; and has designated same as Woodbury Park; and that Woodbury Park, L.C. does hereby adopt this plan of subdivision; and, that fee simple title and deed and dedication of all streets, utilities, utility easements and rights of way shown hereon to the City of Madison for public use forever.

WOODBURY PARK, L.C.
A Mississippi limited liability company

By:
Mississippi Investment Properties, Inc.
A Mississippi corporation
Managing Member of Woodbury Park, L.C.

James T. Warner, President

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this the 22nd day of October, 2001, within my jurisdiction, the within named James T. Warner, who acknowledged that he is President of Mississippi Investment Properties, Inc., a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed, where said corporation was acting as a member of Woodbury Park, a Mississippi limited liability company, and as its act and deed, he executed the above and foregoing certificate, after first having been duly authorized so to do.

Notary Public
My Commission Expires:

BOARD OF EDUCATION CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I hereby certify that this Plat of Woodbury Park was duly approved and adopted by the Madison County Board of Education, Trustees of the Madison County School District Sustainth Section School Lands Trust, in session on the 21st day of September, 2001.

MADISON COUNTY BOARD OF EDUCATION
Trustees of the Madison County School District Sustainth Section School Lands Trust

By: Ken McCoy, President

Secretary

Michael D. Kent, Superintendent

CITY OF MADISON APPROVAL

STATE OF MISSISSIPPI COUNTY OF MADISON

This subdivision, the Plat thereof and all improvements contained therein dedicated to the public to the City of Madison are hereby approved and accepted. I hereby certify that this is a true copy of the Plat of Woodbury Park which was duly approved by the Mayor and Board of Aldermen of the City of Madison, Mississippi, in session on the 1st day of September, 2002.

Mary Hawkins Butler
Mayor

City Clerk
Susan E. Kendall

CITY ENGINEER'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I 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 that I recommend final approve. This the 10th day of September, 2002.

City Engineer

CERTIFICATE OF APPROVAL

STATE OF MISSISSIPPI COUNTY OF MADISON

This, the 10th day of September, 2002, the within and foregoing Plat of Woodbury Park was duly approved by the Madison County Board of Supervisors, in session on said date.

Mike Crook, Chancery Clerk
By: Mike Crook, C.C.
Deputy Clerk

CERTIFICATE OF RECORDATION

STATE OF MISSISSIPPI COUNTY OF MADISON

This, the 10th day of September, 2002, the within and foregoing Plat of Woodbury Park was filed for record in the office of the Chancery Clerk of Madison County, Mississippi, in Slide 187 in Plat Cabinet D.

Given under my hand and seal of office this the 10th day of September, 2002.

Mike Crook, C.C.
Deputy Clerk

NOTES

1. The Declaration of Covenants, Conditions and Restrictions for Woodbury Park which are filed for record in the office of the Chancery Clerk of Madison County, Mississippi, in Book 1671 beginning at Page 215 shall govern and control the improvement, use and occupancy of any of the subdivision structures supplied footage by City of Madison for dwellings in the subdivision is 2,400 square feet.

2. The improvement, use and occupancy of any lot having a pad elevation lower than Elevation 316 MSL is subject to that certain Letter of Easement Rights for Flood Hazard Mitigation filed for record in the office of the Chancery Clerk of Madison County, Mississippi, in Book 1671 beginning at Page 276, together with any amendments thereto.

3. Any lot having any part thereof lower than Elevation 316 is subject to flooding. Lots 9 and 10 have been determined to have a part thereof lower than Elevation 316 MSL. Lots 1, 2, 3, 8 and 12 are situated in part in the Flood Hazard Zone shown on the part one of Federal Emergency Management Agency Flood Insurance Rate Map Number 280287D1 00 dated April 15, 1984. The remainder of Lots 1, 2, 3, 8 and 10 and all other lots are situated in Zone X on said Map.

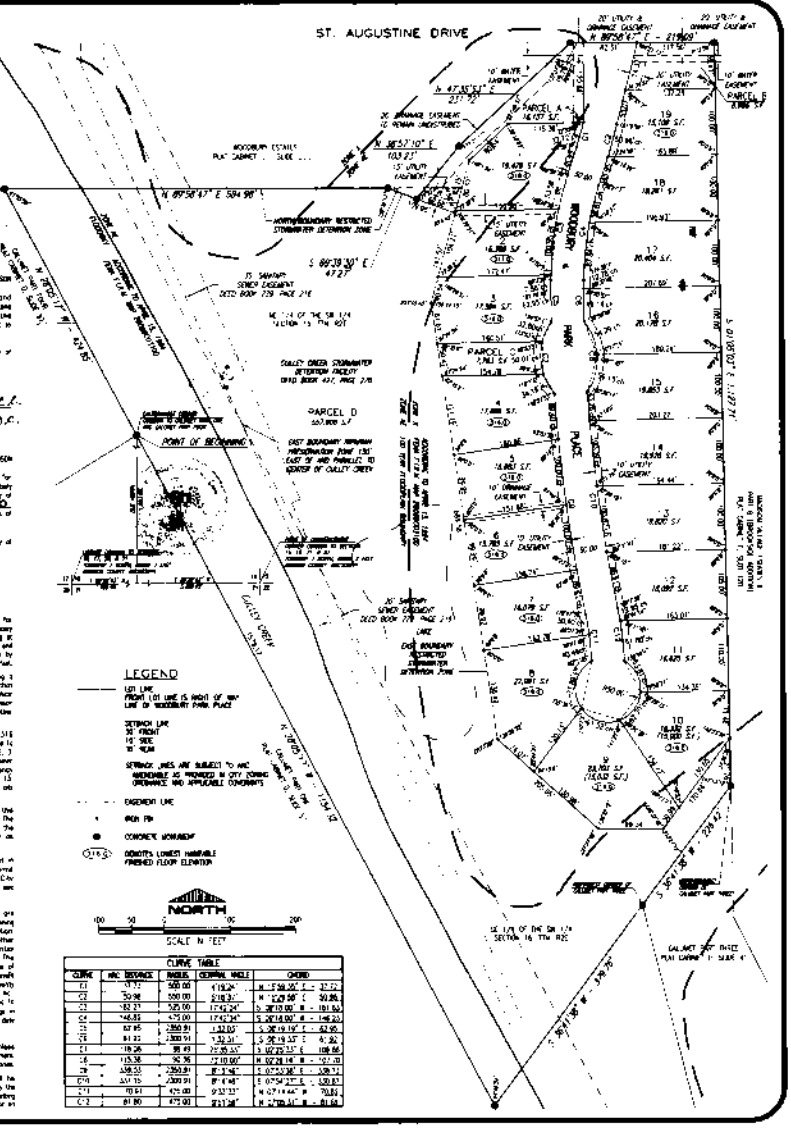
4. The lowest habitable floor of any dwelling on any lot in the subdivision shall be no lower than Elevation 316 MSL. The lowest habitable floor of any dwelling shall be the higher of the elevation proved above, the elevation shown either the lot or as determined as prescribed in the Covenants.

5. Owners and prospective owners of a household interest in any lot should contact the City of Madison's Building and Permit Department to obtain information about and pertinent City requirements and restrictions pertaining to the improvement, use and occupancy of a lot within this subdivision.

6. The Utility & Drainage Easements shown on this Plat are reserved for the purposes of installing, operating and maintaining water, sanitary sewer, storm drainage, electrical distribution (secondary), telephone, natural gas, cable television and other utilities and facilities installed to serve residential improvements in Woodbury Park and Woodbury Estates. The Drainage Easements shown on this Plat are for the purpose of maintaining storm drainage. These easements are for the benefit of Woodbury Park, L.C., the City of Madison, the Madison County Board of Supervisors, the Woodbury Park Homeowners Association, Inc., and the public. Side utility companies which it is authorized to furnish electric service to the owners of lots and/or dwellings in Woodbury Park are 3) install facilities within two years of the date the plat is recorded.

7. Dimensions shown along curves are chord distances unless designated as arc distances. Iron pins are set at all lot corners. Concrete monuments are set at corners of subdivision boundaries.

8. All or any part of any required yard within a lot shall be graded, shaped, planted and maintained as provided in the City of Madison to cause surface water to drain directly to or starting water on or adjacent drainage channel, culvert or single street or an approved drainage channel, culvert or sewer.



CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD
C1	19.71'	500.00'	1°19'24"	N 17°58'35" E - 19.71'
C2	50.98'	500.00'	5°49'31"	N 15°03'58" E - 50.96'
C3	182.21'	525.00'	19°42'24"	S 38°10'00" W - 181.35'
C4	146.83'	475.00'	17°42'34"	S 38°18'00" W - 146.20'
C5	62.95'	2,350.91'	1°32'05"	S 36°19'19" E - 62.95'
C6	84.23'	2,300.91'	2°32'31"	S 36°19'35" E - 84.22'
C7	118.26'	98.49'	70°35'33"	S 60°25'33" E - 110.96'
C8	115.38'	92.76'	71°10'00"	N 62°28'18" W - 107.78'
C9	338.55'	2,350.91'	8°15'46"	S 07°53'38" E - 338.32'
C10	331.15'	2,300.91'	8°14'46"	S 07°54'37" E - 330.87'
C11	70.61'	475.00'	8°31'34"	N 07°14'44" W - 70.55'
C12	81.80'	475.00'	9°13'24"	N 2°28'31" W - 81.69'