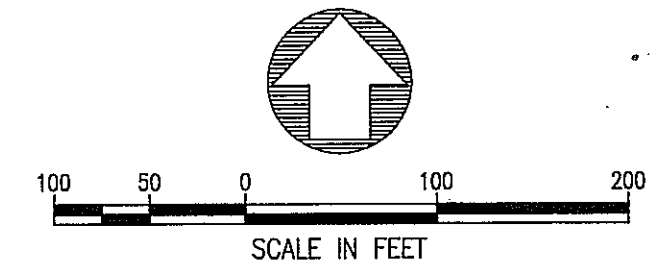




# CHARLESTOWNE PART 2A

3.857 ACRES SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST CITY OF MADISON, MADISON COUNTY, MISSISSIPPI



### SURVEYOR'S CERTIFICATE

I, Ricky L. Nelson, Professional Land Surveyor, do hereby certify at the request of Woodbury Park, LLC, a Mississippi limited liability company, the Owner, I have subdivided and platted that certain 3.857 acre, more less, parcel of land situated in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) and in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), both in Section 9, Township 7 North, Range 2 East, City of Madison, Madison County, Mississippi and being more particularly described as follows, to-wit:

Commence at a concrete monument marking the corner common to Sections 8, 9, 16 and 17, Township 7 North, Range 2 East, Madison County, Mississippi, said corner also being the southwest corner of Charlestowne Part Three, a subdivision according to the map or plat thereof filed for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Plat Cabinet E in Slide 9B, reference to which is hereby made for all purposes. From said point of commencement, run thence North 00° 37' 52" West along the west line of said Section 9, said line also being the west line of said Charlestowne Part Three, for a distance of 1,352.78' to the northwest corner of said Charlestowne Part Three; run thence along the north line of said Charlestowne Part Three as follows: run thence North 89° 22' 08" East for a distance of 150.00' to a point; run thence South 41° 48' 58" East for a distance of 75.93' to a point; run thence North 89° 56' 59" East for a distance of 101.52' to the northeast corner of Lot 91 of said Charlestowne Part Three, said corner being also the point of beginning of the legal description of the parcel of land more particularly described as follows, to-wit:

Leaving said north line of said Charlestowne Part Three, run thence North 00° 03' 01" West for a distance of 150.00' to a point; run thence South 89° 56' 59" West for a distance of 6.59' to point; run thence North 00° 03' 01" West for a distance of 200.00' to a point; run thence North 89° 56' 59" East for a distance of 480.00' to the northwest corner of Lot 20 of Charlestowne Part One, a subdivision according to the map or plat thereof filed for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Plat Cabinet E in Slide 9A, reference to which is hereby made for all purposes; run thence along the west line of said Charlestowne Part One as follows: run thence South 00° 03' 01" East for a distance of 150.00' to the southwest corner of said Lot 20, said corner being on the north right-of-way line of Charlestowne Drive, a public street shown on said map or plat of Charlestowne Part One; run thence along the west right-of-way line of said Charlestowne Drive as shown on said map or plat as follows: run thence South 00° 54' 25" West for a distance of 50.01' to a point; run thence South 00° 03' 01" East for a distance of 25.00' to the point of tangency of a curve to the left subtending a central angle of 42° 20' 39" and having a radius of 75.00 feet; run thence along this curve to the left counterclockwise for an arc distance of 55.43' (chord bearing and distance: South 21° 13' 20" East, 54.18') to the point of tangency of this curve; run thence South 42° 23' 40" East for a distance of 24.84' to a point on the north right-of-way line of Heyward Lane, a public street shown on said map or plat of Charlestowne Part Three; leaving the west right-of-way line of said Charlestowne Drive and the west line of said Charlestowne Part One, run thence South 47° 36' 20" West along the north right-of-way line of said Heyward Drive and the north line of said Charlestowne Part Three for a distance of 83.32' to a point; run thence South 89° 56' 59" West along the north line of said Charlestowne Part Three for a distance of 447.30' to the point of beginning.

The reference meridian above described parcel of land is the centerline of the runway for Bruce Campbell Field which is North 04° 47' 14" West in the Mississippi Coordinate System, West Zone, 1983 NAD. This meridian runs North 04° 33' 44" West True according to the Air Photo of Bruce Campbell Field.

Witness my signature on this the 7th day of JUNE, 2011.  
Ricky L. Nelson, Professional Land Surveyor, Miss. P.L.S. No. 02476

### ACKNOWLEDGMENT

Personally appeared before me, the undersigned authority in and for said county and state, on this the 7th day of JUNE, 2011, within my jurisdiction, the above and within named Ricky L. Nelson, who acknowledged that he executed the above and foregoing certificate.

My Commission Expires: 11-16-13

### OWNER'S CERTIFICATE

I, James T. Weaver, President of Mississippi Investment Properties, Inc., a Mississippi corporation, the Managing Member of Woodbury Park, LLC, a Mississippi limited liability company, do hereby certify that said Woodbury Park, LLC, is the owner of the parcel of land described in the foregoing certificate of Ricky L. Nelson, Professional Land Surveyor; that Woodbury Park, LLC, has caused said parcel of land to be subdivided and platted as shown hereon and has designated same as Charlestowne Part 2A; and that Woodbury Park, LLC, does hereby adopt this plan of subdivision as its free act and deed and dedicates all streets, utilities, utility easements and rights-of-way shown hereon to the City of Madison for public use forever.

Witness my signature on this the 7th day of JUNE, 2011.

WOODBURY PARK, LLC  
A Mississippi limited liability company  
By: James T. Weaver  
James T. Weaver, President

### CITY ENGINEER'S CERTIFICATE

I have examined this Plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the City of Madison Mayor and Board of Aldermen and thus recommend final approval, this the 7th day of JUNE, 2011.

John Johnson, P.E.  
City Engineer

### ACKNOWLEDGMENT

Personally appeared before me, the undersigned authority in and for said county and state, on this 7th day of JUNE, 2011, within my jurisdiction, the within named James T. Weaver, 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, while said corporation was acting in its capacity as Managing Member of and for and on behalf of Woodbury Park, LLC, a Mississippi limited liability company, and as its act and deed, he executed the above and foregoing certificate for the purposes mentioned, on the date and year therein mentioned, after first having been duly authorized so to do.

My Commission Expires: 11-16-13

### CITY OF MADISON APPROVAL

This subdivision, the Plat thereof and all improvements contained therein dedicated by the Owner to the City of Madison are hereby approved and accepted. I hereby certify that this is a true copy of the Plat of Charlestowne Part 2A which was duly approved by the Mayor and Board of Aldermen of the City of Madison, Mississippi in session on the 7th day of JUNE, 2011.

Attest: Susan B. Crandall  
Susan B. Crandall, City Clerk

### CERTIFICATE OF COMPLETION

We, Arthur Johnston, Clerk of the Chancery Court in and for said county and state, and Ricky L. Nelson, Professional Land Surveyor, do hereby certify that we have carefully compared this Plat of Charlestowne Part 2A, with the original thereof, and find it to be a true and correct copy of said Plat.

Given under my hand and seal of office this the 16 day of JUNE, 2011.

Arthur Johnston, Chancery Clerk  
Ricky L. Nelson, Professional Land Surveyor

### PROFESSIONAL ENGINEER'S CERTIFICATE

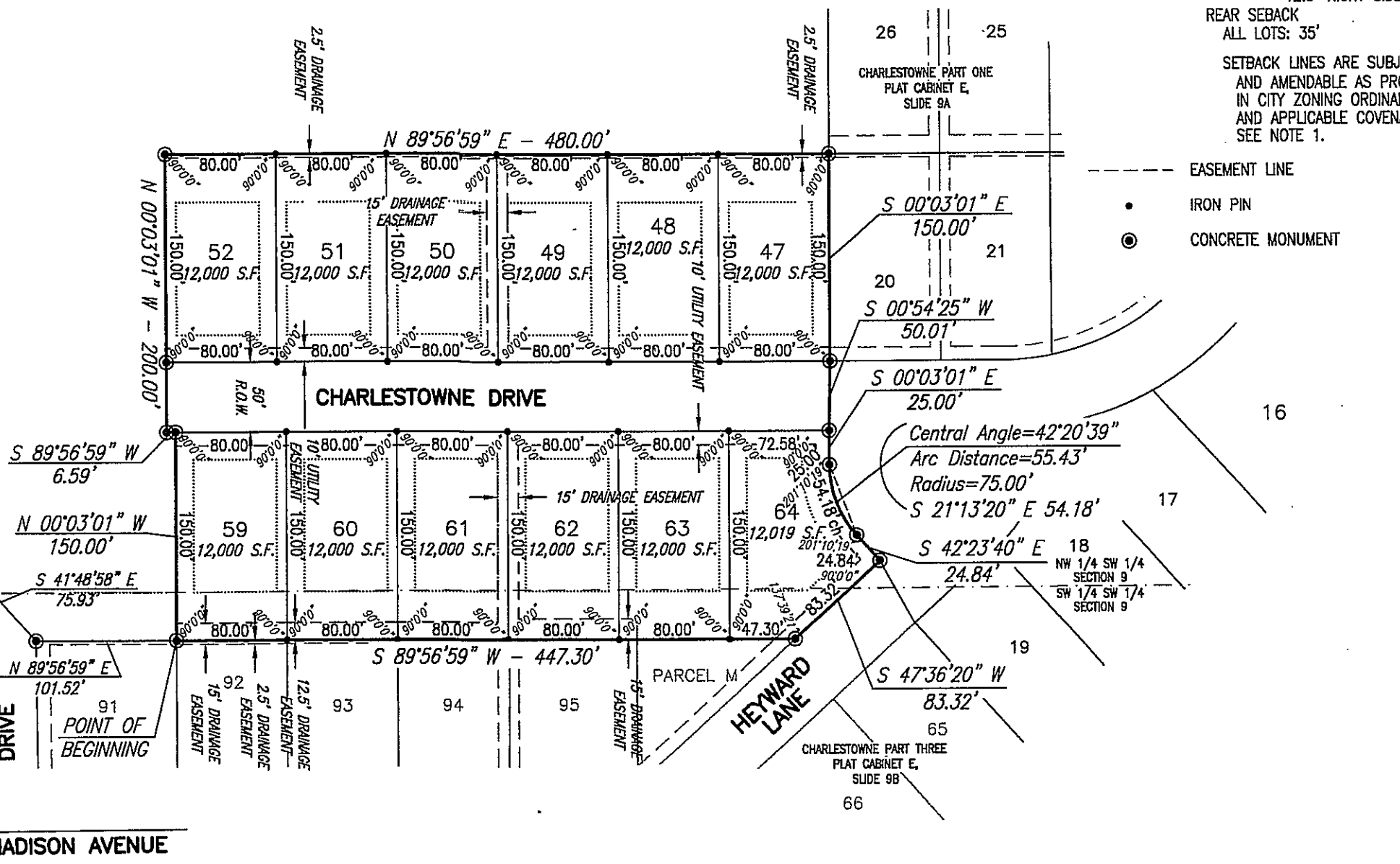
I, Rhonda C. Varner, Registered Professional Engineer in the State of Mississippi, do hereby certify on this the 7th day of JUNE, 2011, that Charlestowne Part 2A meets all subdivision development rules, regulations and ordinances of the City of Madison and is allowed by official action of the Mayor and Board of Aldermen.

Rhonda C. Varner  
Rhonda C. Varner  
Registered Professional Engineer  
Mississippi Reg. No. 10744

### FILING AND RECORDATION

I, Arthur Johnston, Clerk of the Chancery Court in and for said county and state, do hereby certify that this Plat of Charlestowne Part 2A was filed for record in my office on the 16 day of JUNE, 2011, and was duly recorded in Plat Cabinet E in Slide 144B of the records of maps and plats of lands of Madison, Mississippi.

Given under my hand and seal of office this the 16 day of JUNE, 2011.



- ### LEGEND
- LOT LINE
  - SETBACK LINE
  - FRONT SETBACK ALL LOTS: 20'
  - SIDE SETBACKS ALL LOTS: 7.5' LEFT SIDE & 12.5' RIGHT SIDE
  - REAR SETBACK ALL LOTS: 35'
  - SETBACK LINES ARE SUBJECT TO AND AMENDABLE AS PROVIDED IN CITY ZONING ORDINANCE AND APPLICABLE COVENANTS. SEE NOTE 1.
  - EASEMENT LINE
  - IRON PIN
  - CONCRETE MONUMENT

FOUND CONCRETE MONUMENT AT CORNER COMMON TO SECTIONS 8, 9, 16, & 17 TOWNSHIP 7 NORTH, RANGE 2 EAST CITY OF MADISON, MADISON COUNTY, MS

- ### NOTES:
- The Declaration of Covenants, Conditions and Restrictions for Charlestowne which are filed for record in the office of the Chancery Clerk of Madison County, Mississippi, in Book 398 beginning at Page 1972 together with any supplements and together with the Supplementary Declaration of Covenants, Conditions and Restrictions for Charlestowne Part 2A that is filed for record in the office of said Chancery Clerk in Book 2675 beginning at Page 412, thereof, and amendments shall govern and control the improvement, use and occupancy of lots in this subdivision. Minimum square footage by City of Madison for dwellings in the subdivision is 2,500 square feet, (2,600 square feet if two story).
  - This parcel of land is situated in Flood Zone X which is an area determined to be outside 500-year flood plain, according to F.I.R.M. Community-Panel Number 28089C0310 D, dated April 15, 1994.
  - Owners and prospective owners of a lot should contact the City of Madison's Building and Permit Department to obtain information about pertinent City requirements and restrictions pertaining to the improvement, use and occupancy of a lot within this subdivision.
  - 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, telecommunications, natural gas, cable television and other underground utility facilities installed to serve residential consumers in Charlestowne. The Drainage Easements shown on this Plat are for the purposes of maintaining proper drainage. These easements are for the benefit of Woodbury Park, LLC, the City of Madison, the Charlestowne Homeowners Association and those bona fide utility companies which are authorized to provide a utility service to the owners of lots and/or dwellings in Charlestowne.
  - Distances 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. Monuments and iron pins are not set at those lot and parcel corners where an impenetrable obstruction (such as a manhole, fire hydrant or tree) is located on the date hereof. Improvements (such as streets and utilities) situated within the parcel of land subdivided hereon are not shown for clarity.
  - All or any part of any required yard within a Lot shall be graded, shaped, grassed and maintained as directed or permitted by the City of Madison to cause surface water to drain directly to an abutting street or an approved drainage channel, culvert or swale.
  - Survey classification as per the minimum standards for surveying in the State of Mississippi  
Geographic location - Survey Class "B"  
Mathematical closure and accuracy - Survey Class "A"