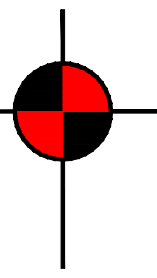


BENCHMARK ENGINEERING & SURVEYING, LLC

101 Highpointe Court, Suite B
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601-591-1077
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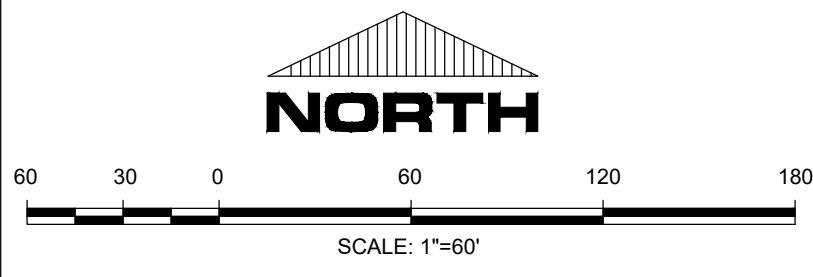
660 Katherine Drive, Suite 302
Flowood, Mississippi 39232
601-627-7780



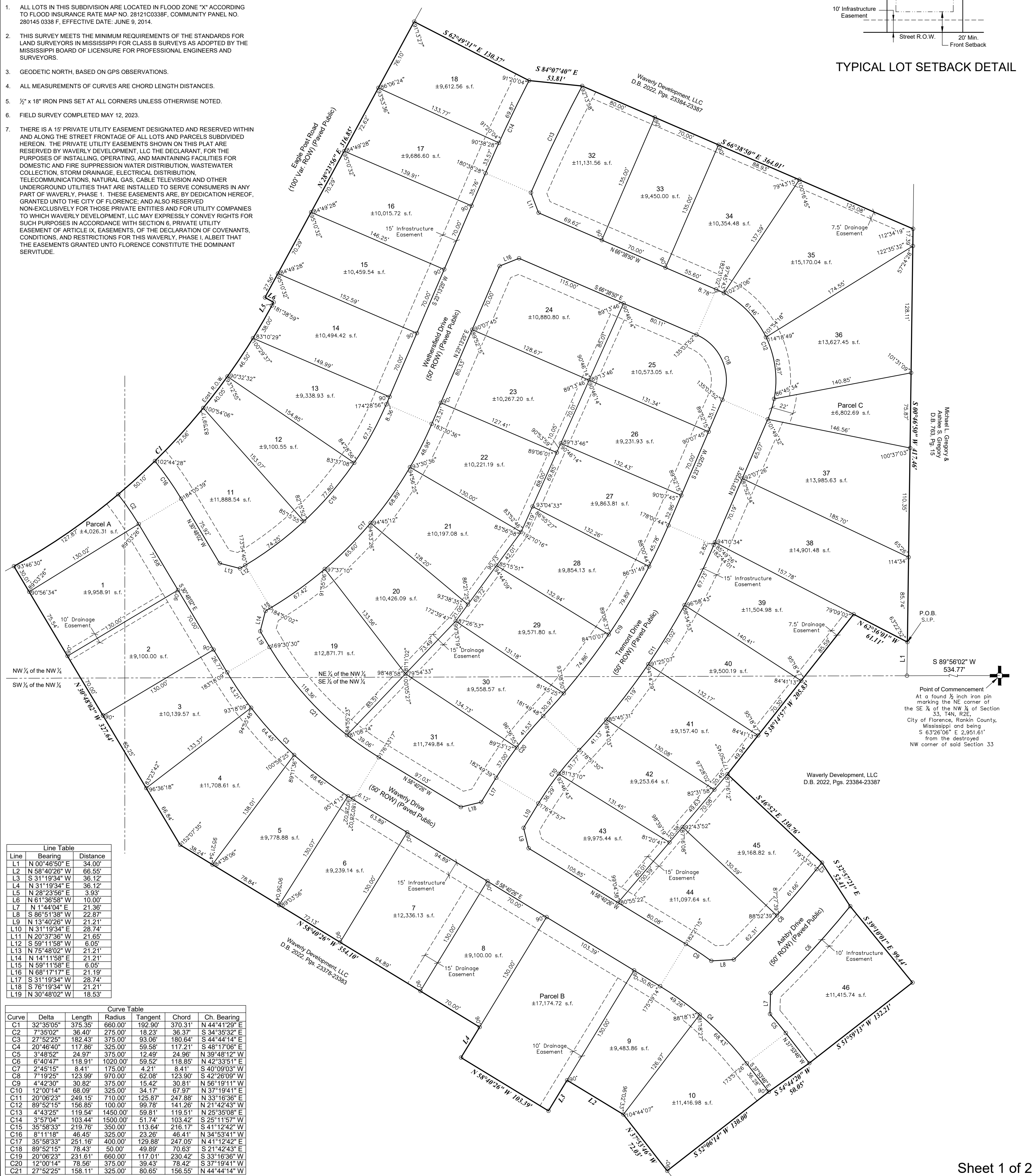
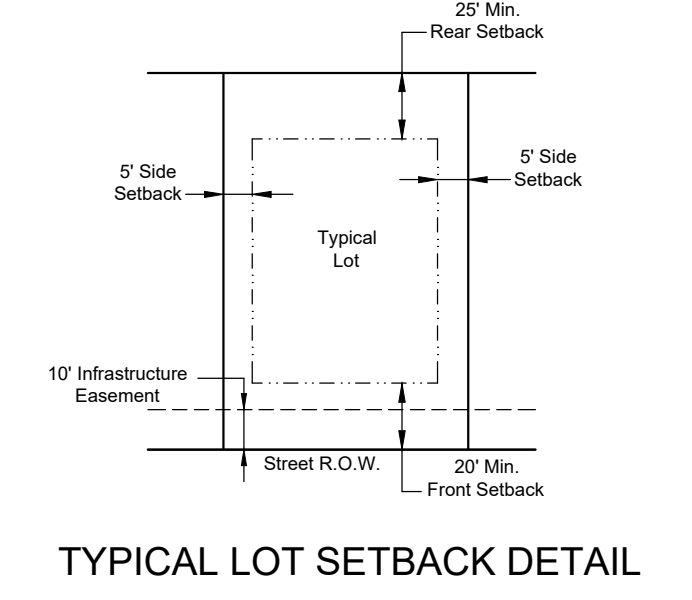
WAVERLY, PHASE 1

Situated in the East 1/2 of the NW 1/4 of Section 33, T4N, R2E,
City of Florence, Rankin County, Mississippi

PLAT CABINET _____, SLOT _____



- GENERAL NOTES:
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28121C0338F, COMMUNITY PANEL NO. 280145 0338 F, EFFECTIVE DATE: JUNE 9, 2014.
 - THIS SURVEY MEETS THE MINIMUM 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.
 - GEODETTIC NORTH, BASED ON GPS OBSERVATIONS.
 - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
 - 1/2" x 18" IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - FIELD SURVEY COMPLETED MAY 12, 2023.
 - THERE IS A 15' PRIVATE UTILITY EASEMENT DESIGNATED AND RESERVED WITHIN AND ALONG THE STREET FRONTAGE OF ALL LOTS AND PARCELS SUBDIVIDED HEREON. THE PRIVATE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE RESERVED BY WAVERLY DEVELOPMENT, LLC THE DECLARANT, FOR THE PURPOSES OF INSTALLING, OPERATING, AND MAINTAINING FACILITIES FOR DOMESTIC AND FIRE SUPPRESSION WATER DISTRIBUTION, WASTEWATER COLLECTION, STORM DRAINAGE, ELECTRICAL DISTRIBUTION, TELECOMMUNICATIONS, NATURAL GAS, CABLE TELEVISION AND OTHER UNDERGROUND UTILITIES THAT ARE INSTALLED TO SERVE CONSUMERS IN ANY PART OF WAVERLY, PHASE 1. THESE EASEMENTS ARE, BY DEDICATION HEREOF, GRANTED UNTO THE CITY OF FLORENCE, AND ALSO RESERVED NON-EXCLUSIVELY FOR THOSE PRIVATE ENTITIES AND FOR UTILITY COMPANIES TO WHICH WAVERLY DEVELOPMENT, LLC MAY EXPRESSLY CONVEY RIGHTS FOR SUCH PURPOSES IN ACCORDANCE WITH SECTION 6, PRIVATE UTILITY EASEMENT OF ARTICLE IX, EASEMENTS, OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS WAVERLY, PHASE I, ALBEIT THAT THE EASEMENTS GRANTED UNTO FLORENCE CONSTITUTE THE DOMINANT SERVITUDE.



Line	Bearing	Distance
L1	N 00°46'50" E	34.00'
L2	N 58°40'26" W	66.55'
L3	S 31°19'34" W	36.12'
L4	N 31°19'34" E	36.12'
L5	N 28°23'56" E	3.93'
L6	N 61°36'58" W	10.00'
L7	N 1°44'04" E	21.36'
L8	S 86°51'38" W	22.87'
L9	N 13°40'26" W	21.21'
L10	N 31°19'34" E	28.74'
L11	N 20°37'33" W	21.65'
L12	S 59°11'58" W	6.05'
L13	N 75°48'02" W	21.21'
L14	N 14°11'58" E	21.21'
L15	N 59°11'58" E	6.05'
L16	N 68°17'17" E	21.19'
L17	S 31°19'34" W	28.74'
L18	S 76°19'34" W	21.21'
L19	N 30°48'02" W	18.53'

Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	32°35'05"	375.35'	660.00'	192.90'	370.31'	N 44°41'29" E
C2	7°52'02"	36.40'	275.00'	18.23'	36.37'	S 34°35'32" E
C3	27°52'25"	182.43'	375.00'	93.06'	180.64'	S 44°44'14" E
C4	20°46'40"	117.86'	325.00'	59.58'	117.21'	S 48°17'06" E
C5	3°48'52"	24.97'	375.00'	12.49'	24.96'	N 39°48'12" W
C6	6°40'47"	118.91'	1020.00'	59.52'	118.85'	N 42°33'51" E
C7	2°45'15"	8.41'	175.00'	4.21'	8.41'	S 40°09'03" W
C8	7°19'25"	123.99'	970.00'	62.08'	123.90'	S 42°26'09" W
C9	4°42'30"	30.82'	375.00'	15.42'	30.81'	N 56°19'11" W
C10	12°00'14"	68.09'	325.00'	34.17'	67.97'	N 37°19'41" E
C11	20°06'23"	249.15'	710.00'	125.87'	247.88'	N 33°16'36" E
C12	89°52'15"	156.85'	100.00'	99.78'	141.26'	N 21°42'43" W
C13	4°43'25"	119.54'	1450.00'	59.81'	119.51'	N 25°35'08" E
C14	3°57'04"	103.44'	1500.00'	51.74'	103.42'	S 25°11'57" W
C15	35°58'33"	219.76'	350.00'	113.64'	216.17'	S 41°12'42" W
C16	8°11'18"	46.45'	325.00'	23.26'	46.41'	N 34°53'41" W
C17	35°58'33"	251.16'	400.00'	129.88'	247.05'	N 41°12'42" E
C18	89°52'15"	78.43'	50.00'	49.89'	70.63'	S 21°42'43" E
C19	20°06'23"	231.61'	660.00'	117.01'	230.42'	S 33°16'36" W
C20	12°00'14"	78.56'	375.00'	39.43'	78.42'	S 37°19'41" W
C21	27°52'25"	158.11'	325.00'	80.65'	156.55'	N 44°44'14" W