V/184 9521

WRENFIELD PART 1A

4.063 ACRES SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST

CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

100 50 0 100 200
SCALE IN FEET

Prepared By:
STERLING Consultants INCORPORATED CONSULTING ENGINEERS

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ricky L. Nelson, Professional Land Surveyor, do hereby certify that at the request of Grace Prop., LLC, a Mississippi limited liability company, the Owner, have subdivided and platted that certain parcel of land containing 4.063 acres, more or less, and which is located in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4,) in the the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW1/4) of Section 27, all in Township 7 North, Range 1 East, Madison County, Mississippi.

Commence at the northeast corner of the Southwest Quarter of Section 27, Township 7 North, Range 1 East, Madison, County, Mississippi, and run thence Due South for a distance of 145.46' to a point; run thence North 89° 58' 50" East for a distance of 296.22' to a point; run thence Due South for a distance of 689.79' to a point on the north boundary of Pinehurst At Highland Park Of Ridgeland, a subdivision according to a map or plat thereof which is filed for record in the office of said Chancery Clerk in Plat Cabinet D in Slide 86, reference to which is hereby made for all purposes; run thence North 89° 57' 31" West along the north boundary of said subdivision for a distance of 324.41' to the northwest corner of Lot 1 of said subdivision, said point being on the east right-of-way line of Highland Park Boulevard, as said east right-of-way line is laid out and established on said plat; run thence South 50° 35' 35" West for a distance of 80.00' to a point on the west right-of-way line of said Highland Park Boulevard, said point being also on a curve to the right subtending a partial central angle of 29° 44' 25" and having a radius of 760.00 feet; run thence along said west right-of-way line of Highland Park Boulevard as follows: run thence along this curve clockwise for an arc distance of 394.50' (chord bearing and distance: South 24° 32' 11" East, 390.09 feet) to the point of beginning of the parcel of land which is described as follows, to-wit:

Continue thence southerly along the last mentioned curve subtending an additional partial central angle of 00° 24' 17" for an arc distance of 5.37' (chord bearing and distance: South 09° 27' 48" East, 5.37 feet) to the point of tangency of said curve; run thence South 09° 15' 40" East for a distance of 101.79' to the point of curvature of a curve to the left subtending a central angle of 35° 44' 20" and having a radius of 440.00 feet; run thence along this curve counterclockwise for an arc distance of 274.46' (chord bearing and distance: South 27° 07' 50" East, 270.03 feet) to the point of tangency of this curve; run thence South 45° 00' 00" East for a distance of 207.18' to the point of curvature of a curve to the left subtending a central angle of 10° 19' 17" and having a radius of 540.00 feet; run thence along this curve counterclockwise for an arc distance of 97.28' (chord bearing and distance: South 50° 09' 38" East, 97.15 feet) to the point of tangency of this curve; run thence South 55° 19' 17" East for a distance of 95.83' to a point; leaving the said west right-of-way line of Highland Park Boulevard, run thence South 34° 40' 43" West for a distance of 101.71' to a point; run thence South 88° 45' 58" West for a distance of 184.88' to a point; run thence North 62° 32' 54" West for a distance of 113.85' to a point; run thence North 45° 00' 00" West for a distance of 180.00' to a point; run thence North 28° 51' 43" West for a distance of 251.25' to a point; run thence North 14° 38' 30" West for a distance of 176.37' to a point; run thence North 52° 42' 18" East for a distance of 197.73' to a point; run thence North 80° 20' 03" East for a distance of 39.84' to the point of beginning.

The above described parcel of land is situated in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4), in the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), and in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), all in Section 27, Township 7 North, Range 1 East, Madison County, Mississippi, and contains 4.063 acres, more or less.

Witness my signature on this the 15th day of FEB 2005.

Ricky L. Nelson
Professional Land Surveyor
Miss. P.L.S. No. 02476

OWNER'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, James T. Weaver, President of Mississippi Investment Properties, Inc., a Mississippi corporation and Managing Member of Grace Prop., LLC, a Mississippi limited liability company, do hereby certify that said limited liability company is the owner of the parcel of land described in the foregoing certificate of Ricky L. Nelson, Professional Land Surveyor; that said limited liability company has caused said parcel of land to be subdivided and platted as shown hereon and has designated same as Wrenfield Part 1A; and that said limited liability company does hereby adopt this plan of subdivision as its free act and deed and dedicates, for public use forever, all streets, street rights-of-way and all stormwater drainage facilities therewith, to the City of Ridgeland and all public water and sanitary sewer systems, including their rights-of-way shown hereon, to the City of Ridgeland.

Witness my signature on this the 16 day of FEBRUARY 2005.

Grace Prop., LLC
A Mississippi limited liability company
By its Managing Member:
Mississippi Investment Properties, Inc.
A Mississippi corporation
By: James T. Weaver
James T. Weaver, Managing Member

CITY OF RIDGELAND APPROVAL

STATE OF MISSISSIPPI COUNTY OF MADISON

I hereby certify that this is a true copy of the Plat of Wrenfield Part 1A, which was duly approved by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, on the 22nd day of February 2005.

Attest:
David F. Overby, Clerk
Gene F. McGee, Mayor

FILING AND RECORDATION

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Arthur Johnston, Clerk of the Chancery Court in and for said county and state, do hereby certify that this Plat of Wrenfield Part 1A, was filed for record in my office on the 22nd day of February 2005, and was duly recorded in Plat Cabinet D in Slide 114 of the, records of maps and plats of lands of Madison County, Mississippi.

Given under my hand and seal of office this the 22nd day of February 2005.

Arthur Johnston
By: Deputy Clerk

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI COUNTY OF MADISON

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 Wrenfield Part 1A, with the original thereof, and find the same to be a true and correct copy of said Plat.

Given under my hand and seal of office this the 22nd day of February 2005.

Arthur Johnston
By: Deputy Clerk

ACKNOWLEDGMENT

STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this the 15th day of February 2005, within my jurisdiction, the above and within named Ricky L. Nelson, who acknowledged that he executed the above and foregoing certificate.

NOTARY PUBLIC

My Commission Expires: 11-14-05

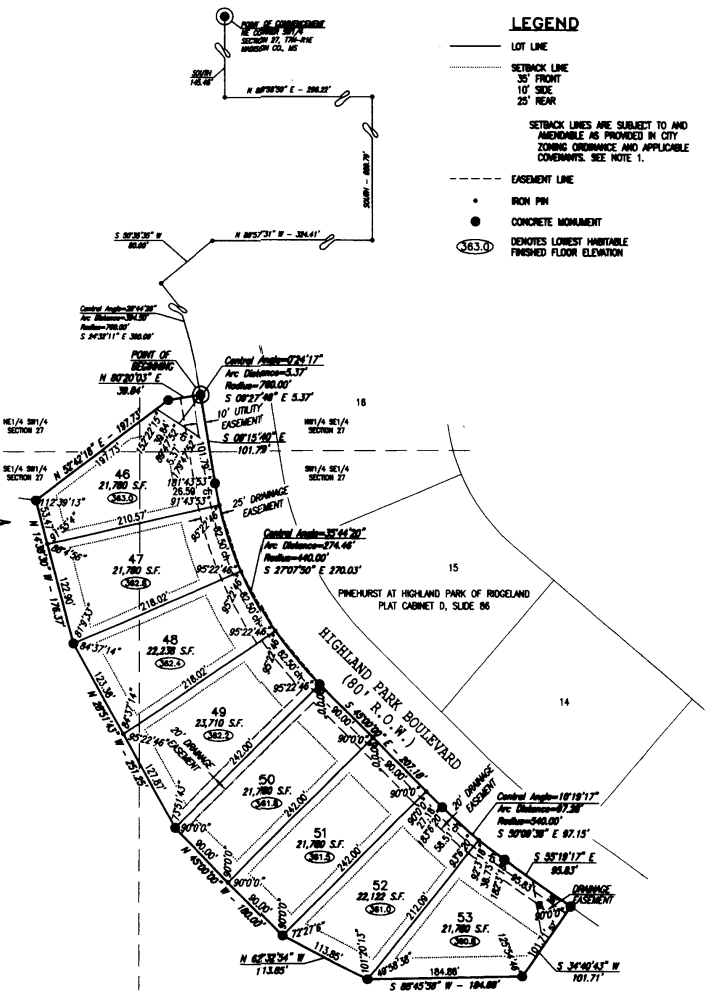
ACKNOWLEDGMENT

STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said state and county, on this the 16th day of February 2005, within my jurisdiction, the above and within named James T. Weaver, who acknowledged that he is President of Mississippi Investment Properties, Inc., a Mississippi corporation and Managing Member of the within named Grace Prop., LLC, a Mississippi limited liability company, and that for and on behalf of said corporation, and as its act and deed while acting as Managing Member of aforesaid Grace Prop., LLC, he executed the above and foregoing Declaration after first having been duly authorized by said corporation so to do.

NOTARY PUBLIC

My Commission Expires: 11-14-05



LEGEND

- LOT LINE
- SETBACK LINE: 35' FRONT, 10' SIDE, 25' REAR
- 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
- (363.0) DENOTES LOWEST HABITABLE FINISHED FLOOR ELEVATION

NOTES:

1. The Declaration of Covenants, Conditions and Restrictions for Wrenfield, which are filed for record in the office of the Chancery Clerk of Madison County, Mississippi, in Book 1387 beginning at Page 643 together with any amendments or supplements thereto, shall govern and control the improvement, use and occupancy of lots in this subdivision.

2. This parcel of land is situated in Flood Zone X (areas of 500-year flood; areas of 100 year flood with average depths of less than 1 foot or with drainage areas less that 1 square mile; and areas protected by levees from 100-year flood) according to the Flood Insurance Rate Map – Map Number 28089C0315 D, dated April 15, 1994. (Revised to reflect Letter of Map Revision, effective May 10, 2001.)

3. There is a 10' Utility Easement along the street frontage of all lots. The Utility 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 Wrenfield. Only utility facilities which are buried below the ground surface or are appurtenant to such buried facilities are permitted in the utility easements shown on this plat. These easements are for the benefit of Grace Prop., LLC, the Wrenfield Homeowners Association, the City of Ridgeland and those bona fide utility companies which 1) are authorized to provide a utility service to the owners of lots and/or dwellings in Wrenfield and 2) install facilities in Wrenfield Part 1A, within two years of the date this plat is recorded.

4. 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.

5. 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 Ridgeland to cause surface water to drain directly to an abutting street or an approved drainage channel, culvert or swale.

6. 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"

7. Reference Meridian: Bearings used on this plat and in this legal description match those used by J. Vance Wise for the survey dated January 7, 2000, of the land from which this subdivision is a part and for the plat of the adjoining property subdivided as "Pinehurst At Highland Park Of Ridgeland." Sufficient monumentation was available to establish this orientation. Bearings used should be rotated 00° 09' 51" clockwise to reference bearings from True North based on Solar Observation (Hour Angle Method).

8. Any dwelling constructed, erected, placed or maintained on any Lot in this subdivision shall contain at least Two Thousand Six Hundred (2,600) square feet of heated floor space, exclusive of open porches and garages. The lowest habitable floor of any dwelling shall be the higher of the elevation printed within the ellipse shown within the lot or as determined as prescribed in the Covenants. Owners and prospective owners of a lot should contact the City of Ridgeland's Department of Community Development to obtain information about pertinent City requirements and restrictions pertaining to the improvement, use and occupancy of a lot within this subdivision.

CITY PLANNING AND ENGINEER'S APPROVAL

STATE OF MISSISSIPPI COUNTY OF MADISON

We have examined this Plat of Wrenfield Part 1A and find it conforms to all conditions set forth on the Preliminary Plat approved by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, and we recommend final approval.

John M. McCallum, Jr., Director of Public Works
Vance Flatgard, Chairman, City Planning and Zoning Board

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ricky L. Nelson, Registered Professional Land Surveyor, hereby certify that the monuments and iron pins shown hereon are in place on the ground except at those lot or parcel corners where an impenetrable obstruction (such as manhole, fire hydrant or tree) is located on the date hereof, and the plat shown and described hereon is a true and correct representation of a survey to the accuracy designated in the subdivision regulations for the City of Ridgeland, Madison County, Mississippi.

Witness my signature on this the 15th day of FEB 2005.

Ricky L. Nelson, SURVEYOR
Professional Land Surveyor
Miss. P.L.S. No. 02476