



Description:

A certain parcel of land being situated in Lots 5 and 6, Block 32, Highland Colony, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, recorded in Plat Cabinet A at Slide 3 and refiled in Plat Cabinet A at Slide 15 situated in the City of Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

Commence at the Southwest corner of Lot 3, Block 34 of the aforesaid Highland Colony and run thence North 00 degrees 18 minutes 31 seconds East for a distance of 660.87 feet to a set 1/2" iron pin on the North right-of-way line of Centre Street marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence North 89 degrees 57 minutes 54 seconds West along said North right-of-way line of Centre Street for a distance of 80.45 feet to an existing 1/2" iron pin; leaving said North right-of-way line of Centre Street, run thence North 00 degrees 25 minutes 34 seconds East for a distance of 224.00 feet to an existing 1/2" iron pin; run thence South 89 degrees 57 minutes 54 seconds East for a distance of 201.00 feet to an existing 1/2" iron pin on the West right-of-way line of Wilson Drive; run thence South 00 degrees 25 minutes 34 seconds West for a distance of 215.77 feet to set 1/2" iron pin on the aforesaid North right-of-way line of Centre Street; leaving said West right-of-way line of Wilson Drive, run thence along said North right-of-way line of Centre Street the following bearings and distances: South 66 degrees 03 minutes 55 seconds West for a distance of 28.00 feet to an existing 1/2" iron pin marking the Point of Curvature of a 11.31162 degree curve bearing to the left having a central angle of 06 degrees 33 minutes 33 seconds and a radius of 480.00 feet; run thence northwesterly along the arc of said curve an arc length of 54.95 feet to an existing 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 86 degrees 41 minutes 08 seconds West and a chord distance of 54.92 feet; North 89 degrees 57 minutes 54 seconds West for a distance of 40.20 feet to the POINT OF BEGINNING, containing 1.0334 acres, more or less.

The above described parcel of land being the same property as described in deed recorded in Deed Book 2965 at Page 399, on file and of record in the aforesaid Chancery Clerk's office.

NOTES:

THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:

- TITLE INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. FILE NUMBER 2022-5960 DATED NOVEMBER 17, 2022 AT 8:00 A.M.
- BEARINGS DERIVED FROM GPS (GRID) ORIENTATION.
- AREA OF PROPERTY: 1.0334 ACRES, MORE OR LESS.
- SURVEY CLASSIFICATION "A" IN ACCORDANCE WITH THE MISSISSIPPI STATE BOARD FOR PROFESSIONAL ENGINEERS & LAND SURVEYORS.
- THE FEE PARCEL LIES WHOLLY WITHIN THE PROPERTY LISTED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S FILE NUMBER 2022-5960 DATED 11-17-2022 AT 8:00 A.M. RECORDED IN DEED BOOK 2965 AT PAGE 399.
- THIS PROPERTY LIES IN ZONE "X" (NO SHADING), ZONE "X" (SHADED) AND ZONE "AE" ACCORDING TO FIRM 28089C0569F DATED MARCH 17, 2010. FLOOD ZONES ARE APPROXIMATE, SCALED FROM MAP.
- NO EVIDENCE OF CEMETERIES ON THE PROPERTY.
- THERE IS NO EVIDENCE OF EARTHWORK AT THE TIME OF SURVEY.
- NO WETLANDS DELINEATED BY OTHERS AT TIME OF SURVEY.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO PUBLIC STREETS, CENTRE STREET AND WILSON DRIVE, AS SHOWN HEREON.
- NO UNDERGROUND UTILITIES LOCATED AT TIME OF SURVEY.
- NO RECENT STREET OR SIDEWALK CONSTRUCTION AT TIME OF SURVEY.
- F.I.P. DENOTES FOUND 1/2" IRON PIN. S.I.P. DENOTES SET 1/2" IRON PIN.

FIDELITY NATIONAL TITLE INSURANCE COMPANY'S
TITLE INSURANCE COMMITMENT
NUMBER 2022-5960
DATED: 11-17-2022 AT 8:00 AM.
SCHEDULE B, PART II--EXCEPTIONS

- NOT A SURVEY MATTER.
- UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 222, PAGE 41, OF THE PUBLIC RECORDS OF MADISON COUNTY, MISSISSIPPI. DOES AFFECT SUBJECT PROPERTY, AS SHOWN ON PLAT.
- SUBJECT TO: SPECIAL ASSESSMENTS IN BOOK 303, PAGE 432. 5' DRAINAGE & UTILITY EASEMENT. DOES AFFECT SUBJECT PROPERTY, AS SHOWN ON PLAT.
- EASEMENT GRANTED TO THE CITY OF RIDGELAND, AS RECORDED IN OFFICIAL RECORD BOOK 168, PAGE 500 OF THE PUBLIC RECORDS OF MADISON COUNTY, MISSISSIPPI. PURPLE CREEK SEWER, DOES NOT AFFECT SUBJECT PROPERTY.
- SUBJECT TO: TERMS AND CONDITIONS IN WARRANTY DEED BOOK 303, PAGE 432. DOES AFFECT SUBJECT PROPERTY.

CITY OF RIDGELAND
ZONING DEPARTMENT
ZONE C-2

BUILDING SETBACKS:
FRONT- 30'
SIDE- 10'
REAR- 10'
MAX. BLDG. HT.- 48'

PARKING TABULATION:
REGULAR SPACES - 45
HANDICAP SPACES - 3
TOTAL SPACES - 48

SURVEYOR'S CERTIFICATE

To: Canton Number One, LLC, Fidelity National Title Insurance Company and Home-Land Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey.

Don F. Garner, P.S.
Professional Surveyor
Miss. Reg. No. 02468



LEGEND

- HANDICAP PARKING
- POWER POLE
- GUY WIRE
- OVERHEAD POWER
- LIGHT
- DRAINAGE INLET
- WATER VALVE
- SEWER MANHOLE
- CLEAN-OUT
- TELEPHONE PEDESTAL
- AIR CONDITIONING UNIT
- BOLLARD
- WATER METER
- FIBER OPTIC MARKER
- FIBER OPTIC BOX
- DUMPSTER PAD

H D LANG AND ASSOCIATES, INC.

POST OFFICE BOX 16085

JACKSON, MISSISSIPPI 39236

601-362-4886

CLIENT

ALTA/NSPS LAND TITLE SURVEY
FOR
CANTON NUMBER ONE, LLC

LOCATION

860 CENTRE STREET
SITUATED IN LOTS 5 AND 6 OF BLOCK 32,
HIGHLAND COLONY
CITY OF RIDGELAND,
MADISON COUNTY, MISSISSIPPI
PLAT CABINET A - SLIDE 3 AND REFILED IN
PLAT CABINET A - SLIDE 15

DATE

REVISION

BY DRAWN BY: D.F.G./H.V.C.

DATE: 01-11-2023

SCALE: 1" = 30'

BOOK: PAGE:

PROJECT NO.: 23-004

SHEET