

### SURVEY LEGEND

- IRF DENOTES 1/2" IRON ROD FOUND
- IPF DENOTES IRON PIPE FOUND
- IRS DENOTES 1/2" CAPPED IRON ROD SET
- ⊙ PKF DENOTES PK NAIL FOUND
- (MEAS) DENOTES MEASURED THIS SURVEY
- (DEED) DENOTES PER RECORDED DEED
- ⊕ DENOTES UTILITY POLE
- DENOTES UTILITY POLE GUY WIRE
- ohe— DENOTES OVERHEAD POWER LINE
- t— DENOTES UNDERGROUND TELEPHONE LINE
- g— DENOTES UNDERGROUND GAS LINE
- ⊠ DENOTES GAS LINE MARKER
- ⊞ DENOTES ELECTRICAL MANHOLE
- ⊞ DENOTES GAS EASEMENT
- ▨ DENOTES CITY OF JACKSON RIGHT OF WAY ACQUISITION
- ▨ DENOTES CITY OF JACKSON TEMPORARY EASEMENT

### PARCEL "A" DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 EAST, CHOCTAW MERIDIAN, HINDS COUNTY, MISSISSIPPI, BEING PART OF LOTS 1 AND 2 OF MARSHALL SUBDIVISION AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH FOUND IRON PIPE DENOTING THE SOUTHWEST CORNER OF LOT 6, MARSHALL SUBDIVISION AS RECORDED IN PLAT BOOK 4 AT PAGE 114 ON FILE IN THE OFFICE OF THE CHANCERY CLERK, HINDS COUNTY, MISSISSIPPI; THENCE RUN SOUTH 00 DEGREES 51 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 31.46 FEET TO A FOUND 1/2 INCH IRON ROD; THENCE RUN NORTH 89 DEGREES 39 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 543.70 FEET TO A FOUND PK NAIL IN A DRILL HOLE IN CONCRETE, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF TERRY ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY NORTH 11 DEGREES 51 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 242.89 FEET TO A 1/2 INCH IRON ROD; THENCE RUN SOUTH 77 DEGREES 55 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 4.92 FEET TO A 1/2 INCH IRON ROD; THENCE RUN NORTH 15 DEGREES 02 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 59.57 FEET TO A 1/2 INCH IRON ROD AND THE POINT OF BEGINNING; THENCE RUN NORTH 15 DEGREES 02 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 21.35 FEET TO A 1/2 INCH IRON ROD; THENCE RUN NORTH 14 DEGREES 38 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 141.82 FEET TO A 1/2 INCH IRON ROD; THENCE RUN NORTH 43 DEGREES 04 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 28.39 FEET TO A 1/2 INCH IRON ROD ON THE SOUTH RIGHT OF WAY OF ELTON ROAD; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY SOUTH 81 DEGREES 54 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 169.93 FEET TO A 1/2 INCH IRON ROD; THENCE RUN SOUTH 81 DEGREES 54 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 19.71 FEET TO A 1/2 INCH IRON ROD; THENCE DEPARTING SAID SOUTH RIGHT OF WAY RUN SOUTH 11 DEGREES 55 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 199.94 FEET TO A 1/2 INCH IRON ROD; THENCE RUN NORTH 78 DEGREES 04 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 211.79 FEET TO THE POINT OF BEGINNING, CONTAINING 39,836.82 SQUARE FEET OR 0.914 ACRES, MORE OR LESS.

### ACCESS EASEMENT "A" DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 EAST, CHOCTAW MERIDIAN, HINDS COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH FOUND IRON PIPE DENOTING THE SOUTHWEST CORNER OF LOT 6, MARSHALL SUBDIVISION AS RECORDED IN PLAT BOOK 4 AT PAGE 114 ON FILE IN THE OFFICE OF THE CHANCERY CLERK, HINDS COUNTY, MISSISSIPPI; THENCE RUN SOUTH 00 DEGREES 51 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 31.46 FEET TO A FOUND 1/2 INCH IRON ROD; THENCE RUN NORTH 89 DEGREES 39 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 543.70 FEET TO A FOUND PK NAIL IN A DRILL HOLE IN CONCRETE, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF TERRY ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY NORTH 11 DEGREES 51 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 242.89 FEET TO A SET 1/2 INCH IRON ROD; THENCE RUN SOUTH 77 DEGREES 55 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 4.92 FEET TO A 1/2 INCH IRON ROD; THENCE RUN NORTH 15 DEGREES 02 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 59.57 FEET TO A 1/2 INCH IRON ROD; THENCE DEPARTING SAID RIGHT OF WAY RUN SOUTH 78 DEGREES 04 MINUTES 45 SECONDS EAST A DISTANCE OF 114.04 FEET TO A POINT; THENCE RUN SOUTH 11 DEGREES 55 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 59.48 FEET TO A POINT; THENCE RUN NORTH 78 DEGREES 04 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 117.28 FEET TO THE POINT OF BEGINNING, CONTAINING 6,879.34 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.

### PARCEL "B" DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 EAST, CHOCTAW MERIDIAN, HINDS COUNTY, MISSISSIPPI AND BEING PART OF LOTS 1, 2 AND 3 OF MARSHALL SUBDIVISION AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH FOUND IRON PIPE DENOTING THE SOUTHWEST CORNER OF LOT 6, MARSHALL SUBDIVISION AS RECORDED IN PLAT BOOK 4 AT PAGE 114 ON FILE IN THE OFFICE OF THE CHANCERY CLERK, HINDS COUNTY, MISSISSIPPI; THENCE RUN SOUTH 00 DEGREES 51 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 31.46 FEET TO A FOUND 1/2 INCH IRON ROD; THENCE RUN NORTH 89 DEGREES 39 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 543.70 FEET TO A FOUND PK NAIL IN A DRILL HOLE IN CONCRETE, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF TERRY ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY NORTH 11 DEGREES 51 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 242.89 FEET TO A 1/2 INCH IRON ROD; THENCE RUN SOUTH 77 DEGREES 55 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 4.92 FEET TO A 1/2 INCH IRON ROD; THENCE RUN NORTH 15 DEGREES 02 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 59.57 FEET TO A 1/2 INCH IRON ROD; THENCE DEPARTING SAID RIGHT OF WAY RUN SOUTH 78 DEGREES 04 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 141.82 FEET TO A 1/2 INCH IRON ROD; THENCE RUN NORTH 43 DEGREES 04 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 28.39 FEET TO A 1/2 INCH IRON ROD ON THE SOUTH RIGHT OF WAY OF ELTON ROAD; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY SOUTH 81 DEGREES 54 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 173.03 FEET TO A 1/2 INCH IRON ROD; THENCE RUN SOUTH 11 DEGREES 55 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 199.94 FEET TO A 1/2 INCH IRON ROD ON THE SOUTH RIGHT OF WAY OF ELTON ROAD; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY SOUTH 81 DEGREES 54 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 169.93 FEET TO A 1/2 INCH IRON ROD; THENCE RUN SOUTH 81 DEGREES 54 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 19.71 FEET TO A 1/2 INCH IRON ROD; THENCE DEPARTING SAID SOUTH RIGHT OF WAY RUN SOUTH 11 DEGREES 55 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 199.94 FEET TO A 1/2 INCH IRON ROD; THENCE RUN NORTH 78 DEGREES 04 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 211.79 FEET TO THE POINT OF BEGINNING, CONTAINING 174,236.42 SQUARE FEET OR 4.00 ACRES, MORE OR LESS.

### ACCESS EASEMENT "B" DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 EAST, CHOCTAW MERIDIAN, HINDS COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH FOUND IRON PIPE DENOTING THE SOUTHWEST CORNER OF LOT 6, MARSHALL SUBDIVISION AS RECORDED IN PLAT BOOK 4 AT PAGE 114 ON FILE IN THE OFFICE OF THE CHANCERY CLERK, HINDS COUNTY, MISSISSIPPI; THENCE RUN SOUTH 00 DEGREES 51 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 31.46 FEET TO A FOUND 1/2 INCH IRON ROD; THENCE RUN NORTH 89 DEGREES 39 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 543.70 FEET TO A FOUND PK NAIL IN A DRILL HOLE IN CONCRETE, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF TERRY ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY NORTH 11 DEGREES 51 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 242.89 FEET TO A SET 1/2 INCH IRON ROD; THENCE RUN SOUTH 77 DEGREES 55 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 4.92 FEET TO A 1/2 INCH IRON ROD; THENCE RUN NORTH 15 DEGREES 02 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 59.57 FEET TO A 1/2 INCH IRON ROD; THENCE DEPARTING SAID RIGHT OF WAY RUN SOUTH 78 DEGREES 04 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 141.82 FEET TO A 1/2 INCH IRON ROD; THENCE RUN NORTH 43 DEGREES 04 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 28.39 FEET TO A 1/2 INCH IRON ROD ON THE SOUTH RIGHT OF WAY OF ELTON ROAD; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY SOUTH 81 DEGREES 54 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 169.93 FEET TO A 1/2 INCH IRON ROD; THENCE RUN SOUTH 81 DEGREES 54 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 19.71 FEET TO A 1/2 INCH IRON ROD; THENCE DEPARTING SAID SOUTH RIGHT OF WAY RUN SOUTH 11 DEGREES 55 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 199.94 FEET TO A 1/2 INCH IRON ROD; THENCE RUN NORTH 78 DEGREES 04 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 211.79 FEET TO THE POINT OF BEGINNING, CONTAINING 8,085 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

### FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN ZONE "X UNSHADED" WITH NO BASE ELEVATION REQUIREMENT, AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NUMBER 28049 C 0455 H, DATED NOVEMBER 18, 2009. CHECK WITH BUILDING OFFICIALS OR LOCAL GOVERNING AUTHORITY FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. AN EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S/ENGINEER'S OPINION OF THE PROBABILITY OF FLOODING. IN ADDITION, THIS SURVEYOR/ENGINEER ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

FLOOD ZONE DESIGNATIONS:  
 ZONE "X UNSHADED" (OTHER AREAS) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### SURVEYOR'S CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY, BUTLER SNOW LLP, AND EXECUTIVE HOLDINGS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 3, 4, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/21/2017.



Paul A. Liles  
 PAUL ANTHONY LILES REGISTRATION NO. 3174 DATE  
 PREPARED BY:

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**FAMILY DOLLAR AS-BUILT AND SURROUNDING PARCEL SURVEY**

SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 EAST, CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI

AB-01  
 SHEET 1 OF 1

### NOTES

- NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD EFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
- BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
- THIS SURVEY IS SUBJECT TO ALL APPLICABLE CITY OF JACKSON AND HINDS COUNTY, MISSISSIPPI REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
- THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.

### REFERENCE MATERIAL

HINDS COUNTY LANDROLL  
 PLAT OF MARSHALL SUBDIVISION (PLAT BOOK 4, PAGE 114)  
 DB 160, PG. 48  
 DB 244, PAGE 417  
 DB 3682, PAGE 61  
 DB 553, PAGE 99  
 DB 3190, PAGE 684  
 DB 3664, PAGE 638  
 DB 3668, PAGE 360  
 DB 3710, PAGE 73  
 DB 3710, PAGE 75  
 DB 3170, PAGE 77  
 DB 5238, PAGE 260  
 DB 5279, PAGE 61  
 SURVEY BY LESTER ENGINEERING COMPANY (DATED 04/03/1990)  
 SURVEY BY H.D. LANG AND ASSOCIATES, INC. (DATED 10/04/2012)

### GPS NOTATION

BEARINGS FOR THIS SURVEY WERE ESTABLISHED IN MISSISSIPPI STATE PLANE WEST ZONE COORDINATES BY GPS OBSERVATION. SCALE FACTOR CALCULATED USING CORPSSCOM 6.

REFERENCE MERIDIAN: CHOCTAW  
 REFERENCE MONUMENT: EARL DUDLEY ID: EDMT  
 STATE PLANE COORDINATE ZONE: MISSISSIPPI WEST- N 1,004,026.752 - E 2,385,282.072  
 HORIZONTAL DATUM: NAD 1983  
 VERTICAL DATUM: NAVD 1988 GEOID 12A  
 SCALE FACTOR: 1.002007050  
 COMBINED FACTOR: 1.001994116  
 CONVERGENCE ANGLE: 02'18"28.18499"

### UTILITY NOTE

ABOVEGROUND, APPARENT, AND REASONABLY ACCESSIBLE LOCATIONS AND INVERTS ON EXISTING UTILITIES AND DRAINAGE FEATURES WERE OBTAINED DURING FIELD SURVEY. NO UNDERGROUND TRACEMENT OF SUCH UTILITIES AND DRAINAGE FEATURES WERE OBTAINED. FURTHER LOCATIONS BY CONTRACTOR MAY BE NECESSARY PRIOR TO ANY CONSTRUCTION.

CONTACT MISSISSIPPI ONE CALL BEFORE CONSTRUCTION

LOCATE CONFIRMATION NUMBER:  
 16031010420422

