

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINUS
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CNP	CORRUGATED POLYETHYLENE PIPE
AC	HVAC CONDENSER UNIT
CM	CREPE MYRTLE
APR	AS PER RECORD
APS	AS PER SURVEY
EM	ELECTRIC METER
EBOX	ELECTRIC/POWER BOX
FO	FIBER OPTIC/COMMUNICATION BOX
TBOX	TELEPHONE BOX
CBOX	CABLE BOX
SD	SATELLITE DISH/TV SERVICE
MH	EXISTING MANHOLE
CO	CLEAN-OUT
LP	LIGHT POLE
PP	POWER POLE
SP	SERVICE POLE
WM	WATER METER
WV	WATER VALVE
WH	FIRE HYDRANT
WS	WATER SERVICE
ICV	IRRIGATION CONTROL VALVE
GV	GAS VALVE
GM	GAS METER
TM	TEMPORARY BENCH MARK
CMON	CONCRETE MONUMENT
SIR	SET IRON REBAR (1/2"x18")
FIR	FOUND IRON REBAR (1/2" UNLESS OTHERWISE NOTED)
---	EXISTING GAS LINE
---	EXISTING FIBER OPTIC/COMMUNICATION
---	EXISTING CABLE TV
---	EXISTING TELEPHONE LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD POWER
---	EXISTING WATER MAIN/SERVICE
---	EXISTING WATER-FIRE PROTECTION
---	EXISTING OXYGEN MAIN
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER-FORCE MAIN
---	EXISTING UNKNOWN UTILITY
---	EXISTING WETLAND
---	EXISTING IRON FENCE
---	EXISTING WIRE FENCE
---	EXISTING CHAIN LINK FENCE
---	EXISTING WOOD FENCE

- REFERENCE MATERIALS**
- Deed Book 477 Page 210
 - Deed Book 899 Page 491
 - Deed Book 2011 Page 15948
 - Deed Book 2012 Page 6054
 - Deed Book 2023 Page 17388
 - Deed Book 2022 Page 31363
 - Deed Book 720 Page 505
 - Deed Book 2012 Page 5002
 - Plat of Wisteria Hill, Part 2
 - Plat Cabinet "C" Slide 10
 - Plat of Wisteria Hill, Part 1
 - Plat Cabinet "B" Slide 360

Class "B" Survey
 Bearings Based on Survey
 Grade GPS Observations
 Taken January 12, 2024
 (Geodetic North)

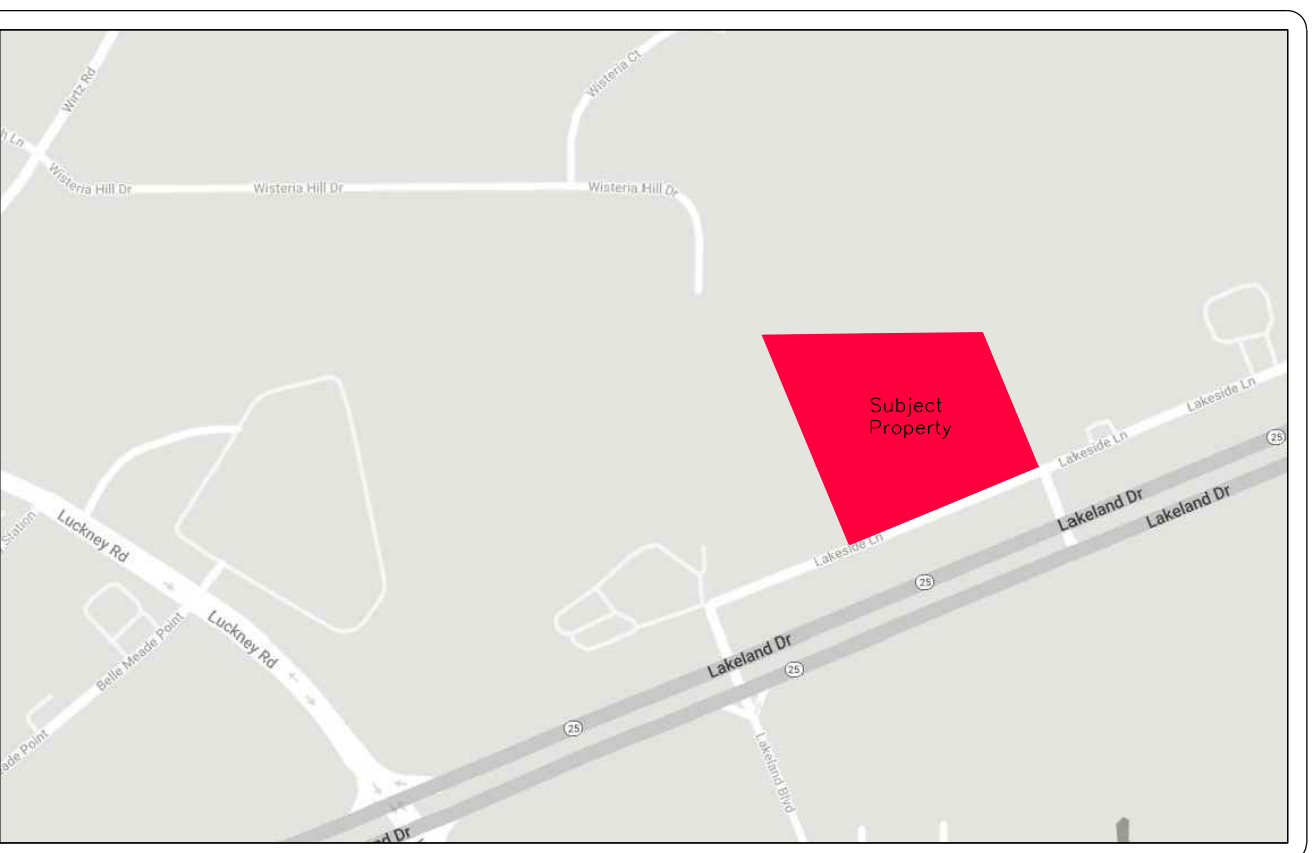
I certify that the information shown on this plat is thorough and accurate to the best of my knowledge.

Ronald C. McMaster, Jr., P.S., P.E.
 212 Waterford Sq., Suite 300, Madison, MS 39110
 Registered Professional Land Surveyor No. LS-3051
 State of Mississippi
 Email: ron@mcmastereng.com
 Date: March 29, 2024



- SURVEYOR'S NOTES:**
- Random Traverse Closure Precision For This Survey Meets or Exceeds the Minimum Standards For a Class "B" Survey.
 - McMaster & Associates, Inc. does not certify to the existence or non-existence of any underground utility.
 - The premises are situated in Zone X-Other Areas, which is defined as "Areas determined to be outside the 0.2% chance annual floodplain", as shown on FIRM Map Number 28121001816, effective date of December 16, 2008.
 - No title examination was performed as a part of this survey, which could reveal easements and other matters of record which would affect the subject property.

POINT OF COMMENCEMENT
 SW cor. of NE 1/4 of Section 24,
 T6N-R2E, Rankin County, Mississippi



RECORD DESCRIPTION-DEED BOOK 2023 PAGE 17388
PARCEL A
 Commence at the Southwest corner of the Northeast Quarter of Section 24, Township 6 North, Range 2 East, Rankin County, Mississippi and run North 89 degrees 20 minutes 49 seconds East along the South boundary of the said Northeast Quarter, 799.03 feet to the point of beginning for the property herein described; continue thence North 89 degrees 20 minutes 49 seconds East, along the South boundary of the Northeast Quarter, 265.62 feet; run thence South 22 degrees 29 minutes 38 seconds East, 503.33 feet to the Northern right-of-way line of Mississippi Highway 25, run thence South 67 degrees 30 minutes 22 seconds West, along the Northern right-of-way line of Mississippi Highway 25, 250.00 feet; run thence North 22 degrees 29 minutes 38 seconds West 602.21 feet to the point of beginning, containing 3.17 acres, more or less.

RECORD DESCRIPTION-DEED BOOK 2023 PAGE 17388
PARCEL B
 Commence at the Southwest corner of the Northeast Quarter of Section 24, Township 6 North, Range 2 East, Rankin County, Mississippi and run North 89 degrees 20 minutes 49 seconds East, along the South boundary of the said Northeast Quarter, 1064.65 feet to the point of beginning for the property herein described; continue thence North 89 degrees 20 minutes 49 seconds East, along the South boundary of the Northeast Quarter, 318.74 feet; run thence South 22 degrees 29 minutes 38 seconds East, 384.68 feet to the Northern right-of-way line of Mississippi Highway 25, run thence South 67 degrees 30 minutes 22 seconds West, along the Northern right-of-way line of Mississippi Highway 25, 300.00 feet; run thence North 22 degrees 29 minutes 38 seconds West, 503.33 feet to the point of beginning, containing 3.06 acres, more or less.

Thomas Gary Carpenter and Joy H. Carpenter
 See Deed Book 477
 See Page 210

Shumaker I, LLC
 See Deed Book 2012
 See Page 5002

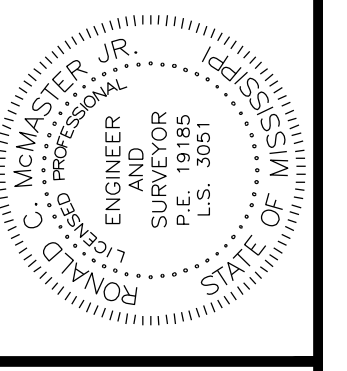
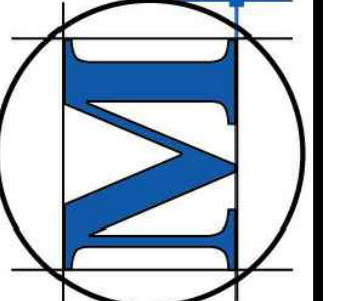
Parcel "B"
 Roland F. Samson, III and Stephen G. Samson
 See Deed Book 2023
 See Page 17388

Parcel "A"
 Roland F. Samson, III and Stephen G. Samson
 See Deed Book 2023
 See Page 17388

FOR REVIEW

212 WATERFORD SQUARE
 SUITE 300
 MADISON, MS 39110
 601.605.1090

MCMASTER & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS



PLAT OF SURVEY OF CERTAIN PROPERTY LOCATED IN THE SE 1/4 OF SECTION 24, T6N-R2E, CITY OF FLOWOOD, RANKIN COUNTY, MISSISSIPPI

DRAWN BY: SBB
 SCALE: 1" = 50'
 JOB NUMBER: M-3212