



**NOTES:**

- This Property is subject to all federal, state, city and county rules and regulations.
- This property is subject to all easements and encumbrances.
- The Property is a Class "B" survey as set forth in Appendix "A" of the Subdivision of Practices for Surveying in the State of Mississippi.
- The survey meets the conditions of accuracy and recovery for a Class "B" survey as set forth in Appendix "A" of the Subdivision of Practices for Surveying in the State of Mississippi.
- Boundary Evidences Based on Mississippi East State Plane Coordinate Grid North as determined by GPS observation.
- All of the survey calls are either deed calls or measure calls established by the survey.
- Date of field survey: December 16, 2008; October 1, 2007
- This Property is not Located in a Flood Identified Area, Flood Hazard Boundary Map No. 280227A Prepared by the Department of Housing and Urban Development, dated April, 1977.
- The Underground Utilities Shown Have Been Located From Field Survey Information, and are not to be construed as a guarantee of accuracy. The Surveyor does not warrant that the Underground Utilities Shown are in the Exact Location or Depth as Shown. The Surveyor is not responsible for the Accuracy of the Location of the Underground Utilities Shown. The Surveyor is not responsible for the Accuracy of the Location of the Underground Utilities Shown. The Surveyor is not responsible for the Accuracy of the Location of the Underground Utilities Shown.
- All Corners are 1/2" Iron Rods, unless otherwise noted.
- Building Setback: lines are depicted as dashed and utility easements. Front Yard Setback = 10 feet. Side Yard Setback = 10 feet. Rear Yard Setback = 10 feet. Lot 20 & 41 have setback lines as shown hereon.

**LEGEND**

- Property Lines
- Adjacent Property Lines
- Setback Lines
- Edge of Pavement
- Centerline of Road
- Electric Lines
- Gas Lines
- Drainage
- Fence Lines
- Property Corners
- Existing Monuments

These standard symbols may be found in the drawing.

**CURVE TABLE**

| CHAIN | POINTS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING  | DELTA ANGLE |
|-------|---------|------------|--------------|----------------|-------------|
| C1    | 75.00'  | 77.61'     | 74.19'       | N 181°15'43" W | 58°17'22"   |
| C2    | 50.00'  | 61.25'     | 51.46'       | N 109°59'17" W | 68°10'07"   |
| C3    | 50.00'  | 115.54'    | 81.48'       | N 88°16'22" E  | 132°23'42"  |
| C4    | 125.00' | 74.36'     | 73.37'       | N 83°56'01" E  | 34°05'04"   |
| C5    | 125.00' | 74.36'     | 73.37'       | N 83°56'01" E  | 34°05'04"   |
| C6    | 125.00' | 41.83'     | 41.74'       | N 35°17'48" E  | 18°15'13"   |
| C7    | 125.00' | 81.76'     | 81.74'       | N 05°59'06" E  | 40°01'10"   |
| C8    | 125.00' | 44.17'     | 44.10'       | N 25°05'34" W  | 11°13'56"   |
| C9    | 175.00' | 62.92'     | 62.89'       | N 56°14'17" E  | 20°56'01"   |
| C10   | 175.00' | 62.92'     | 62.89'       | N 56°14'17" E  | 20°56'01"   |
| C11   | 175.00' | 74.83'     | 74.86'       | N 59°28'13" E  | 28°50'28"   |
| C12   | 175.00' | 74.83'     | 74.86'       | N 59°28'13" E  | 28°50'28"   |
| C13   | 50.00'  | 70.58'     | 71.74'       | N 59°07'50" W  | 91°11'13"   |
| C14   | 50.00'  | 11.82'     | 8.65'        | N 67°48'48" E  | 25°04'05"   |
| C15   | 50.00'  | 11.82'     | 8.65'        | N 67°48'48" E  | 25°04'05"   |
| C16   | 175.00' | 59.55'     | 58.27'       | N 60°15'03" E  | 18°28'54"   |
| C17   | 175.00' | 15.35'     | 15.34'       | N 87°28'17" E  | 05°01'52"   |
| C18   | 200.00' | 93.51'     | 98.48'       | S 29°28'13" E  | 28°50'28"   |
| C19   | 125.00' | 139.41'    | 148.92'      | N 73°03'58" E  | 17°30'58"   |
| C20   | 125.00' | 80.85'     | 80.87'       | N 82°15'08" E  | 15°29'45"   |

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1    | N 72°59'30" W | 40.73'   |
| 2    | S 87°02'42" W | 47.95'   |
| 3    | S 87°02'42" W | 51.88'   |
| 4    | N 01°52'55" E | 51.88'   |
| 5    | N 01°52'55" E | 51.88'   |
| 6    | N 01°52'55" E | 51.88'   |
| 7    | N 01°52'55" E | 51.88'   |
| 8    | N 01°52'55" E | 51.88'   |
| 9    | N 01°52'55" E | 51.88'   |
| 10   | N 01°52'55" E | 51.88'   |
| 11   | N 01°52'55" E | 51.88'   |
| 12   | N 01°52'55" E | 51.88'   |
| 13   | N 01°52'55" E | 51.88'   |
| 14   | N 01°52'55" E | 51.88'   |
| 15   | N 01°52'55" E | 51.88'   |
| 16   | N 01°52'55" E | 51.88'   |
| 17   | N 01°52'55" E | 51.88'   |
| 18   | N 01°52'55" E | 51.88'   |
| 19   | N 01°52'55" E | 51.88'   |
| 20   | N 01°52'55" E | 51.88'   |

**POINT OF BEGINNING**  
Found 1/2" Iron Rod  
Accepted as the Corner  
of Section 21,  
Twp 3 S., Rng 3 E.,  
Union  
County, Mississippi

**KINGSTON RIDGE PROPERTY OWNERS**  
DEED BOOK 202, PAGE 443

**ABBERMAR SUBDIVISION, PHASE 2**  
12.02 ACRES ± SECTION 16  
0.92 ACRES ± SECTION 21  
0.03 ACRES ± SECTION 22  
14.98 ACRES ± TOTAL AREA

**ABBERMAR SUBDIVISION, PHASE 1**  
SECTION 16  
SECTION 21

**ABBERMAR SUBDIVISION, PHASE 2**  
SECTION 16  
SECTION 21  
SECTION 22

**ABBERMAR SUBDIVISION PHASE 2**  
PLAT OF SURVEY  
A PORTION OF THE NE 1/4 OF SECTION 16, AND THE SW 1/4 OF SECTION 21, AND THE SW 1/4 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 3 EAST, UNION COUNTY, MISSISSIPPI

**PRECISION ENGINEERING CORPORATION**  
276 COUNTY ROAD 101  
OXFORD, MS 38865

**CONVEYANCE PAGE**  
NO. DATE BY SCALE DRAWING NO. PAGE NO.  
BY DATE BY SCALE DRAWING NO. PAGE NO.