

OWNER'S CERTIFICATE:

State of Mississippi
County of Lamar

This is to certify that I, the undersigned owner of the property shown hereon, hereby dedicate this plat to be known as Stuart Road Extension. The undersigned has caused the same to be subdivided as shown and has signed and delivered this plat.

This the _____ day of _____, 2022

By: _____
Richard Hiatt
Richard Hiatt Construction, Inc.

ACKNOWLEDGMENT:

State of Mississippi
County of Lamar

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2022. Within my jurisdiction, the within named Richard Hiatt, who acknowledged that he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

My commission expires on: _____

Notary Public

VERIFICATION:

State of Mississippi
County of Lamar

This is to certify that I, Hunter Andrews, a Mississippi Licensed Professional Land Surveyor, as maker of the map of Stuart Road Extension, have compared this the _____ and _____ with the _____ and find the same to be exact copies of each other.

Hunter Andrews
Professional Land Surveyor / License # 3123

ACKNOWLEDGMENT:

State of Mississippi
County of Lamar

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2022. Within my jurisdiction, the within named Hunter Andrews, Professional Land Surveyor, who acknowledged that he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

My commission expires on: _____

Notary Public

SUPERVISOR'S APPROVAL FOR FILING PURPOSES:

Final approval of plat for recording purposes only. Order of Lamar County Board of Supervisors of record at Minute Book _____, Page _____, this the _____ day of _____, 2022.

President, Lamar County Board of Supervisors

FILING CERTIFICATION BY CHANCERY CLERK:

I certify that this instrument was filed for record in my office on this the _____ day of _____, 2022, in plat book _____, page _____, slide _____.

Chancery Clerk

PLANNING DEPARTMENT CERTIFICATE:

Final approval of layout or plat, this the _____ day of _____, 2022.

County Planner

SURVEYOR'S CERTIFICATE:

State of Mississippi
County of Lamar

This is to certify that I have surveyed the land shown on this plat and fully described on this plat and have subdivided the same with lots according to the requirements of the County and the subdivision laws of the State of Mississippi governing surveying, dividing and mapping the land and that the plat hereon is a correct representation of the said survey and subdivision, and that all monuments indicated thereon actually exist and their location, size and materials are correctly shown.

This the _____ day of _____, 2022.

Hunter Andrews
Professional Land Surveyor / License # 3123

NOTES:

- 1) ALL CORNERS ARE MONUMENTED WITH 1/2"Ø X 18" REBAR CAPPED WITH COA #366 UNLESS OTHERWISE NOTED.
- 2) RECORD SEARCH FOR EASEMENTS, RIGHTS-OF-WAY, ETC AND TITLE OPINION NOT PERFORMED AS PART OF SURVEY.
- 3) ST. STEPHENS PRINCIPAL MERIDIAN.
- 4) STATE PLANE COORDINATES WERE DERIVED FROM THE GULF COAST GEOSPATIAL CENTER ON 01/11/22.
- 5) RECORD BEARINGS ARE BASED ON GEODETIC NORTH AND SURVEYED BEARINGS ARE BASED ON GRID NORTH.
- 6) ALL PROPERTY LINES ARE SUBJECT TO A 10' UTILITY/DRAINAGE EASEMENT.

REFERENCE MATERIAL:

- 1. TAX MAPS AND TAX DATA.
- 2. WARRANTY DEED ON FILE IN THE LAMAR COUNTY CHANCERY CLERK'S OFFICE: DB 16E, PG 143; DB 16L, PG 515; DB 16P, PG 705; DB 16Q, PG 529; DB 16W, PG 293; DB 16X, PG 687; DB 16Z, PG 433; DB 17G, PG 279; DB 22R, PG 440.
- 3. SURVEY PERFORMED BY CASEY L. BENEDICT DATED 4/21/17.
- 4. SURVEY PERFORMED BY HUNTER ANDREWS DATED 7/11/17.
- 5. SURVEY PERFORMED BY HUNTER ANDREWS DATED 10/20/20.

OWNER AND PROPERTY INFORMATION:

RICHARD HIATT CONSTRUCTION, INC.
15 KEYSTONE DRIVE, SUITE C
HATTIESBURG, MS 39402

PARENT PARCEL - 43.29 ACRES±

BUILDING SETBACKS:
25' FRONT
25' REAR
10' SIDE

SURVEY CLASS B

BEARINGS ORIENTED BY: GPS (GRID NORTH)

DATE OF FIELD SURVEY:
PARENT PARCEL 01/11/22

SUBDIVISION SURVEYOR: ANDREWS ENGINEERING, PLLC

WATER SUPPLIER - WEST LAMAR WATER ASSOCIATION

SEWER - ON-SITE

PARCEL IS LOCATED IN FLOOD ZONES "X" AS PER FLOOD INSURANCE RATE MAP PANEL NO. 28073C0043E, EFFECTIVE: MARCH 2, 2010.

STUART ROAD EXTENSION

PART OF THE NW 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 SECTION 24, TOWNSHIP 5 NORTH, RANGE 16 WEST LAMAR COUNTY, MS

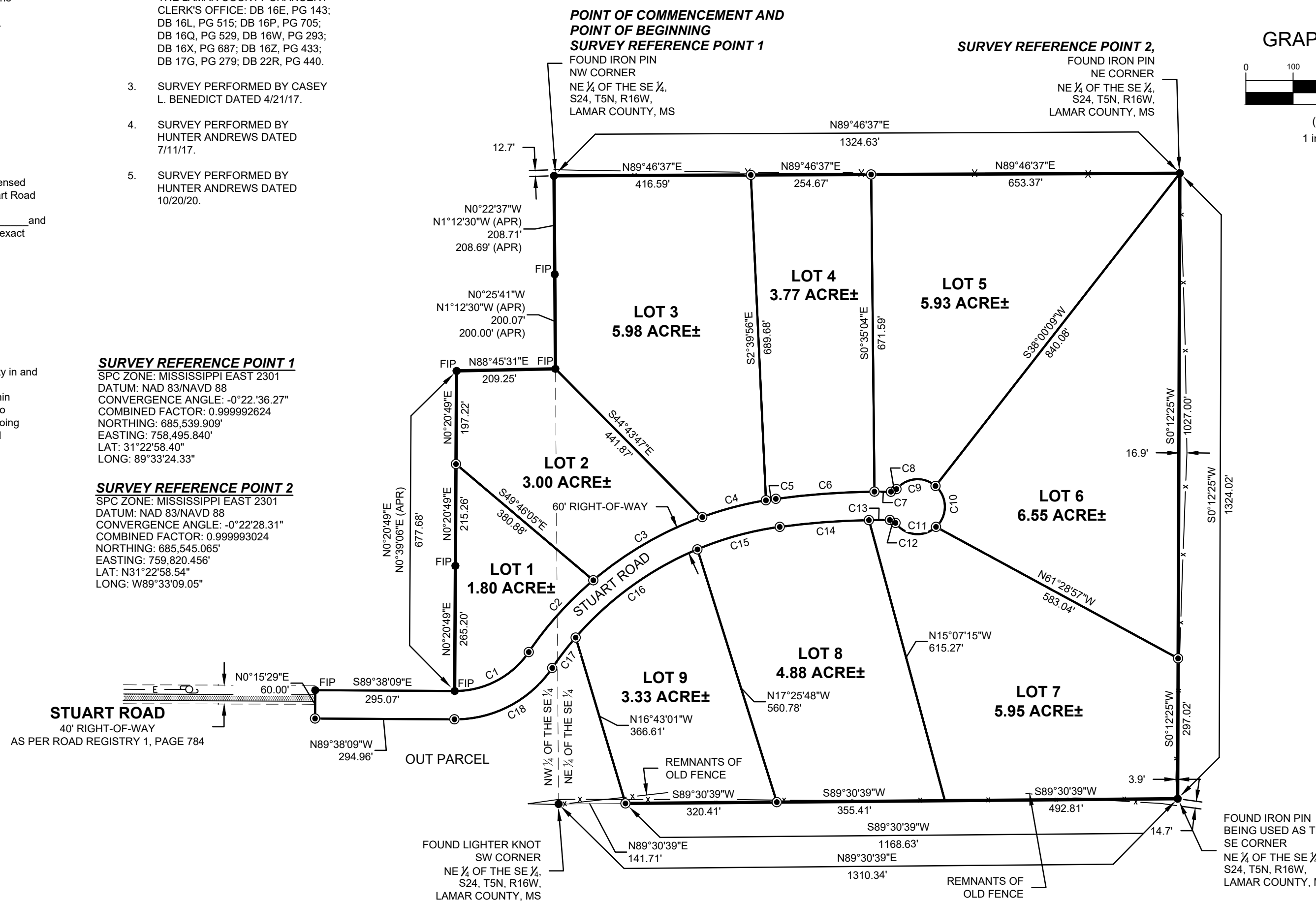
TOTAL ACREAGE
43.29 ACRES ±

1" = 200'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



911 ADDRESS/CULVERT TABLE

LOT	STREET ADDRESS	CULVERT SIZE
1	41 STUART ROAD	15"
2	45 STUART ROAD	15"
3	49 STUART ROAD	15"
4	53 STUART ROAD	15"
5	57 STUART ROAD	15"
6	62 STUART ROAD	15"
7	58 STUART ROAD	15"
8	54 STUART ROAD	15"
9	50 STUART ROAD	15"



PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	184.70'	188.45'	56°09'18"	177.39'	N62°17'07"E
C2	204.97'	756.86'	15°31'01"	204.35'	N41°57'58"E
C3	268.01'	756.86'	20°17'20"	266.61'	N59°52'09"E
C4	139.58'	756.86'	10°34'00"	139.38'	N75°17'49"E
C5	21.16'	756.86'	1°36'07"	21.16'	N81°22'52"E
C6	209.22'	1642.28'	7°17'57"	209.07'	N85°49'55"E
C7	35.05'	1642.28'	1°13'22"	35.04'	S89°54'26"E
C8	13.34'	15.00'	50°56'35"	12.90'	N65°13'57"E
C9	92.20'	58.00'	91°04'57"	82.80'	N85°18'08"E
C10	97.88'	58.00'	96°41'16"	86.67'	S0°48'45"E
C11	97.28'	58.00'	96°06'08"	86.27'	N84°25'03"W
C12	13.87'	15.00'	52°59'12"	13.38'	N62°51'35"W
C13	44.29'	1582.28'	1°36'14"	44.29'	S89°50'42"W
C14	189.47'	1582.28'	6°51'40"	189.36'	S85°36'46"W
C15	180.95'	696.86'	14°52'39"	180.44'	S74°44'37"W
C16	321.17'	696.86'	26°24'24"	318.34'	S54°06'05"W
C17	81.37'	696.86'	6°41'25"	81.32'	S37°33'10"W
C18	243.51'	248.45'	56°09'23"	233.88'	S62°17'09"W

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE NW 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 16 WEST, LAMAR COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS ARE BASED ON GRID NORTH)

COMMENCING AT AN IRON PIN AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 16 WEST, LAMAR COUNTY, MISSISSIPPI, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN N89°46'37"E ALONG THE NORTH LINE OF THE SAID FORTY FOR 1324.63' TO AN IRON PIN AT THE NE CORNER OF THE NE 1/4 OF THE SE 1/4; THENCE RUN S0°12'25"W ALONG THE EAST LINE OF THE SAID FORTY FOR 1324.02' TO AN IRON PIN AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4; THENCE RUN S89°30'39"W ALONG THE SOUTH LINE OF THE SAID FORTY FOR 1168.63' TO A CAPPED IRON PIN; THENCE RUN N16°43'01"W FOR 366.61' TO A CAPPED IRON PIN; THENCE RUN 81.37' ALONG CURVE TO THE LEFT TO A CAPPED IRON PIN, SAID CURVE HAVING A RADIUS OF 696.86', AN INCLUDED ANGLE OF 6°41'25", AND CHORD RUNNING S37°33'10"W FOR 81.32'; THENCE RUN 243.51' ALONG A CURVE TO THE RIGHT TO A CAPPED IRON PIN; SAID CURVE HAVING A RADIUS OF 248.45', AN INCLUDED ANGLE OF 56°09'23", AND A CHORD RUNNING S62°17'09"W FOR 233.88'; THENCE RUN N89°38'09"W FOR 294.96' TO A CAPPED IRON PIN; THENCE RUN N0°15'29"E FOR 60.00' TO AN IRON PIN; THENCE RUN S89°38'09"E FOR 295.07' TO AN IRON PIN; THENCE RUN N0°20'49"E FOR 677.68' TO AN IRON PIN; THENCE RUN N88°45'31"E FOR 209.45' TO AN IRON PIN ON THE WEST LINE OF NE 1/4 OF THE SE 1/4; THENCE RUN N0°25'41"W ALONG THE WEST LINE OF THE SAID FORTY FOR 200.07' TO AN IRON PIN; THENCE RUN N0°22'37"W ALONG THE SAID FORTY LINE FOR 208.71' BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 43.29 ACRES MORE OR LESS.

LEGEND & ABBREVIATIONS

- FIP - FOUND IRON PIN
- SIP - SET IRON PIN
- MONUMENT FOUND
- ⊙ MONUMENT SET
- x - FARM FENCE
- E - POWER LINE
- ⊕ UTILITY POLE
- ▨ ASPHALT PAVEMENT

SUPERVISOR'S FINAL APPROVAL FOR MAINTENANCE:

Final approval of plat and streets and acceptance of said streets for public maintenance: Order of Lamar County Board of Supervisors of record at Minute Book _____, Page _____, this the _____ day of _____.

President, Lamar County Board of Supervisors

COUNTY ENGINEER'S FINAL APPROVAL FOR MAINTENANCE:

Final approval of plat and streets and acceptance of said streets for public maintenance: Order of Lamar County Board of Supervisors of record at Minute Book _____, Page _____, this the _____ day of _____.

County Engineer

