

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	33.90'	33.73'	S 09°33'25" W	19°25'15"

Reference Material:  
 Final Plat of 903 Subdivision as platted and recorded in Plat Book 38 Page 20 of the Hinds County Chancery Building, Jackson Mississippi  
 Deed Book 5715 Page 180  
 Deed Book 5275 Page 030 (Restrictive Covenants)  
 Deed Book 5408 Page 616  
 Deed Book 1576 Pages 469-470  
 Deed Book 6033 Page 533  
 Deed Book 5330 Page 651  
 Deed Book 5477 Page 461  
 Deed Book 4796 Page 423

Surveyor's Note:  
 All sub-surface utilities shown as marked per Mississippi One Call ticket. Accuracy of painted lines are certified only to their location as painted at time of survey. No certification is made of the actual utility location accuracy of painted lines.  
 No certification is made for sanitary sewer, storm drain, or potable water supplies as these were not marked at time of survey.

REVISIONS:

NO.	DATE	DESCRIPTION

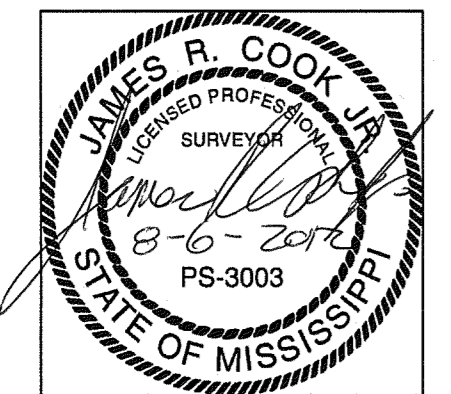
SCALE: 1" = 30'



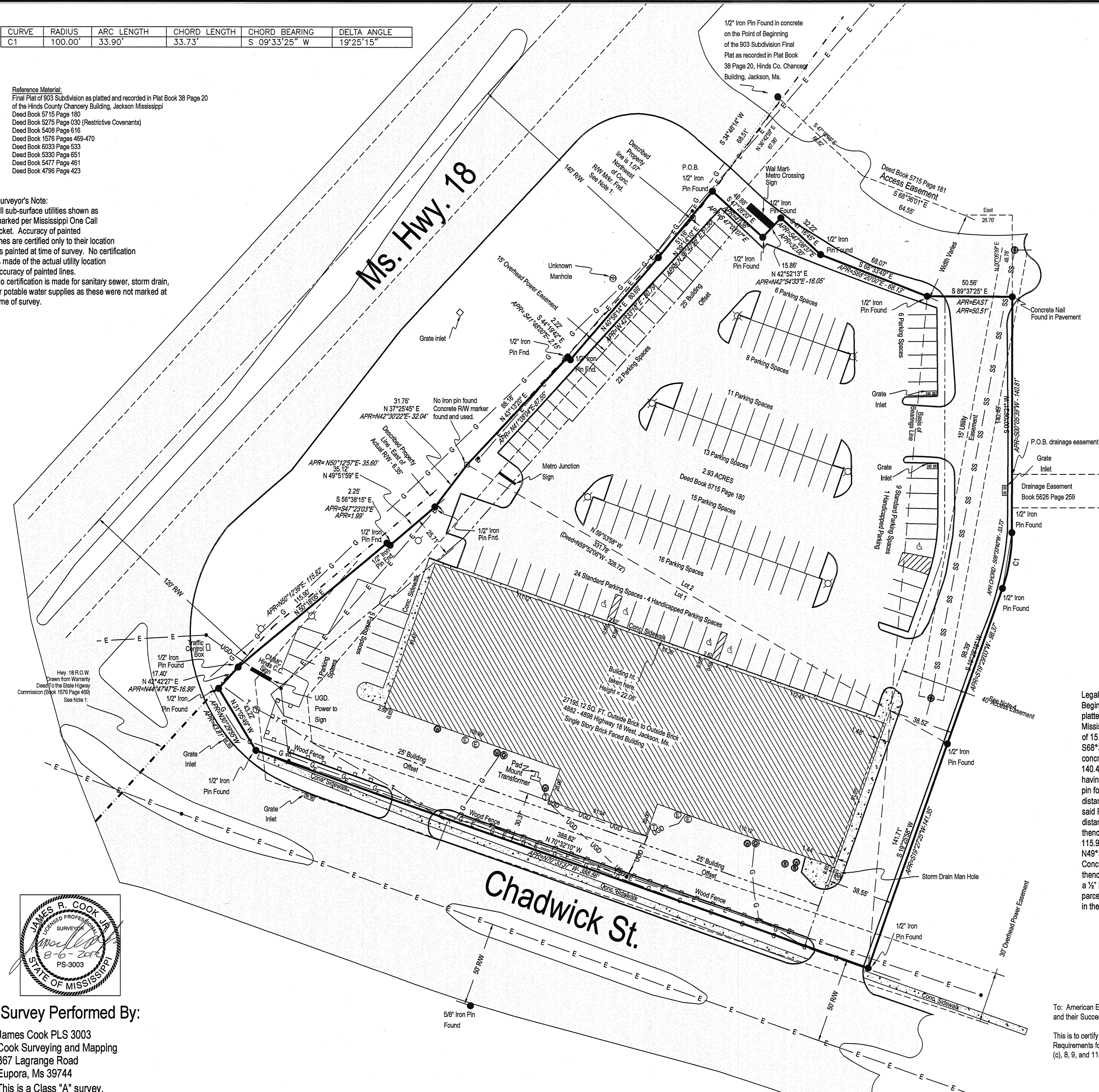
APR=As Per Recorder Property Line Value (Dead Calls)  
 APR=As Measured Property Line Value

Legend

- UGD - Underground Electricity
- UGT - Underground Telephone
- UGP - Underground Power/Telephone
- UGS - Gas line
- USS - Sanitary Sewer
- W - Water Meter
- E - Electric Meter Base(s)
- S - Sewer Manhole
- G - Grate Inlet
- 00.00' - As measured Property Line Value
- N00°00'00"E
- Gas Main
- Phone Junction Box
- Area Light
- Fire Hydrant
- Power Pole



Survey Performed By:  
 James Cook PLS 3003  
 Cook Surveying and Mapping  
 867 Lagrange Road  
 Eupora, Ms 39744  
 This is a Class "A" survey.  
 Date of field Survey: 7-12-2012  
 Bearings based on found Monumentation.



- Notes:
- Property as described in latest legal description shows variable width Right of Way for Mississippi Highway 18. The monuments found were honored as those called for in the legal description but do not follow the Right of Way as recorded in Deed Book 1576 Page 469. The property runs generally along and contiguous with the Right of Way in areas but diverts to the South and East as the property progresses Northeast. The one exception is on the Northwest Corner of Lot 2 as it encroaches into the State owned Right of Way 1.07'.
  - This property does not lie in a special flood hazard zone as shown and depicted on FEMA Map 280072 Panel 0292 Suffix 'H'. Effective Date: 11-18-2009
  - This Property is zoned C 3 General Commercial and subject to the following:  
 702.05.02 Regulations:  
 1. Minimum lot area - none.  
 2. Minimum lot width - none.  
 3. Minimum front yard depth - fifteen (15) feet from street right-of-way line.  
 4. Minimum side yard width - none, except where it adjoins residentially zoned property, the side yard requirement shall be increased to twenty-five (25) feet; and provided further, that the side yard shall be increased by one (1) foot for each five (5) feet of building height over forty-five (45) feet. On corner lots, the minimum side yard depth on the street side shall be fifteen (15) feet.  
 5. Minimum rear yard depth - none, except where it adjoins residentially zoned property, the rear yard requirement shall be increased to twenty-five (25) feet; and provided further, that the rear yard shall be increased by one (1) foot for each five (5) feet of building height over forty-five (45) feet.  
 6. Maximum height - one hundred-fifty (150) feet.  
 7. Maximum lot coverage - not regulated.  
 8. Exterior storage - Exterior storage by a retail establishment is permitted only for items which by their nature are typically used outdoors in an unprotected environment. To protect the integrity of adjacent properties, the Zoning Administrator may require that exterior storage areas be completely screened from the street and from adjacent properties by a six (6) foot high wood or masonry fence or by natural plants or trees of equal minimum height so planted as to provide maximum opacity.  
 9. No bingo parlor, pawnshop, title pledge office, or secondhand store shall be located within two hundred fifty (250) feet of any other such use, or located within five hundred (500) feet of any residentially zoned property, church, school, park, playground or public library.  
 10. No pawnshop or secondhand store shall be constructed or altered to permit business to be transacted via a drive-through or a walk-in window.  
 11. The leading edge of canopies shall be a minimum of ten (10) feet from any street right-of-way line.  
 12. Petroleum dispensing facilities shall be a minimum of twenty (20) feet from any street right-of-way line.  
 13. Multi-family uses shall be governed by the minimum requirements for the multifamily units as found in R-4 Multifamily Districts as stated in Section 501(9).  
 14. Use Permits for liquor stores are issued to the owner of the liquor store rather than to the owner of the land; do not run with the land but will allow the store to remain at a specific location until such time as the ownership of the liquor store changes. Subsequent owners of a liquor store at this location must apply for and receive a new Use Permit.
  - The East edge of the brick veneer of the building comes approximately 1.45' into the 40' Access Easement.

Legal Description:  
 Beginning at a 1/2" iron pin found on the Northwest corner of Lot 2 of the 903 Subdivision Final Plat as platted and recorded in Plat Book 38 Page 20 in the Hinds County Chancery Building, Jackson, Mississippi run S47°28'20"E a distance of 40.88' to 1/2" iron pin found, thence N42°52'13"E a distance of 15.86' to a 1/2" iron pin found, thence S47°16'45"E a distance of 32.22' to a 1/2" iron pin found, thence S68°33'49"E a distance of 68.07' to 1/2" iron pin found, thence S89°37'25"E a distance of 50.56' to a concrete nail found in the asphalt of an existing paved access road, thence S00°06'21"W a distance of 140.49' to a 1/2" iron pin found, thence following a curve to the right for a distance of 33.90', said arc having a radius of 100.00', a chord length of 33.73' and a chord bearing of S09°33'25"W to a 1/2" iron pin found, thence S19°28'18"W a distance of 98.39' to a 1/2" iron pin found, thence S19°25'58"W a distance of 141.71' to a 1/2" iron pin found on the North Right of Way of Chadwick Drive, thence along said Right of Way N70°32'10"W a distance of 388.82' to a 1/2" iron pin found, thence N31°05'49"W a distance of 43.22' to a 1/2" iron pin found on the Northeastly Right of Way of Mississippi Highway 18, thence N42°42'27"E a distance of 17.40' to a 1/2" iron pin found, thence N50°18'05"E a distance of 115.90' to a 1/2" iron pin found, thence S56°38'15"E a distance of 2.25' to a 1/2" iron pin found, thence N49°51'59"E a distance of 35.12' to a 1/2" iron pin found, thence N37°25'45"E a distance of 31.76' to a Concrete Right of Way Marker Found, thence N43°13'20"E a distance of 88.18' to a 1/2" iron pin found, thence S44°19'42"E a distance of 2.22' to a 1/2" iron pin found, thence N40°58'14"E a distance 80.69' to a 1/2" iron pin found, thence N39°14'10"E a distance of 51.16' back to the Point of Beginning. Said parcel being all of Lots 1 and 2 of the 903 Subdivision as platted and recorded in Plat Book 38 Page 20 in the Hinds County Chancery Building, Jackson, Mississippi and contains 2.93 acres.

To: American Equity Investment Life Insurance Company, Metro Junction, LLC; Stewart Title Guaranty Company; Taggart, Rimes & Usry, PLLC and their Successors and/or Assigns:

This is to certify that this plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a), (b) (1), (c), 8, 9, and 11(a) of the table thereof. The field work was completed on July 12th, 2012.

Date: 8-6-2012  
 James Cook

PRITCHARD ENGINEERING

METRO JUNCTION, LLC  
 JACKSON, MISSISSIPPI

SUBMITTED TO

METRO JUNCTION, LLC  
 JACKSON, MISSISSIPPI

CLIENT

ALTA/ACSM LAND TITLE SURVEY

METRO JUNCTION RETAIL  
 JACKSON, MISSISSIPPI

PROJECT

SHEET # 1  
 DATE: 08/06/2012  
 REVISION: 1  
 SCALE: 1"=30'

PROJ. # 3801  
 FILE # 3801  
 DRAWN BY: JUC  
 CHECKED BY: TA/CJP  
 100 MILEY DR. STARKVILLE, MS 39760-662-324-2205

RECORD