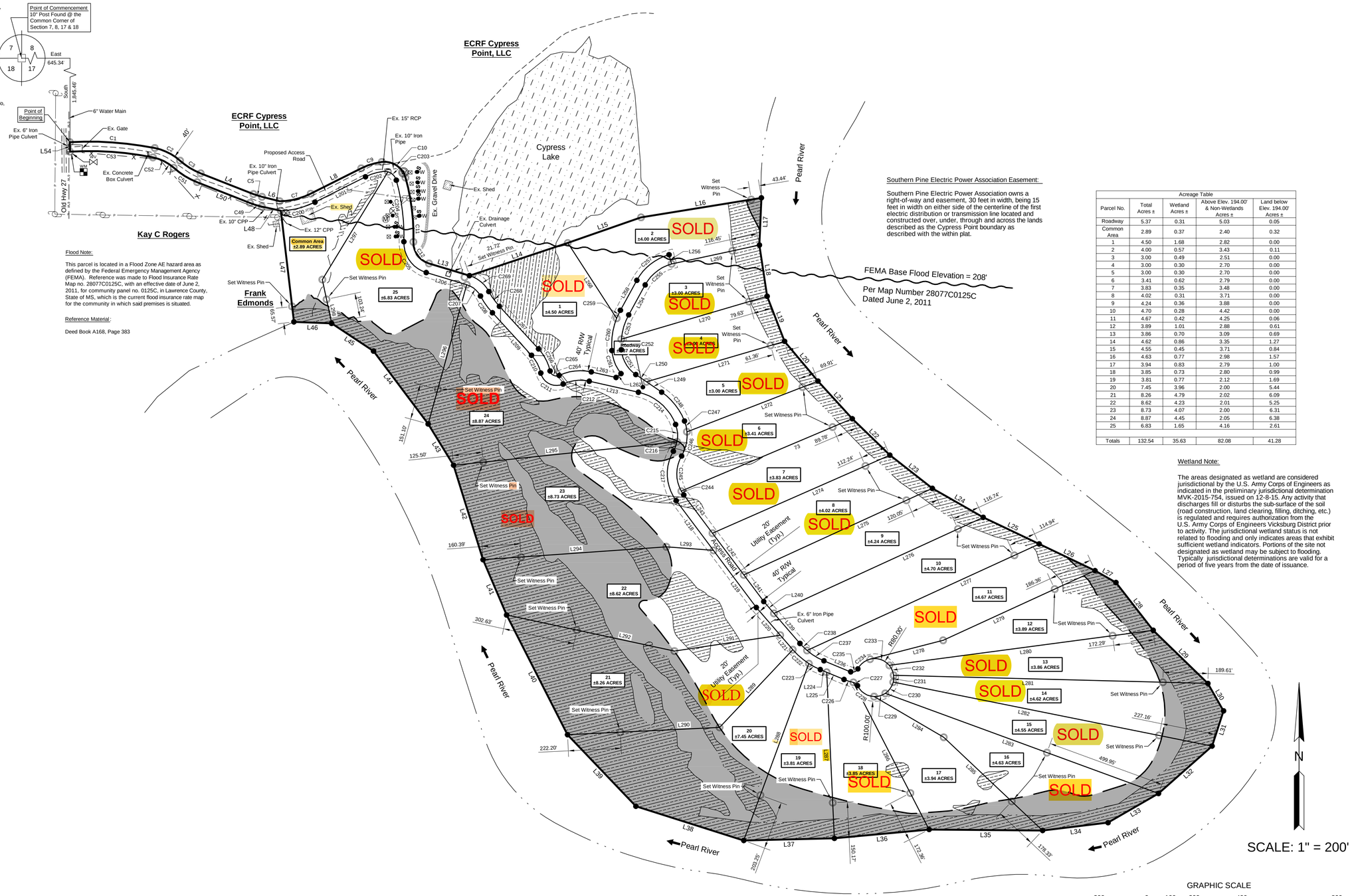
LEGEND

- Centerline
- Ex. Overhead Power Line
- Ex. Barbed Wire Fence
- Edge of Roadway
- Ex. 6" Water Main (Sontag-Wanilla W.A.)
- Boundary Lines
- Lot Lines
- Utility Easement (20' Typ.)
- Wetland Stream
- Cypress Wetland
- FEMA Base Flood Elevation
- 1/2" x 18" Iron Pin Set with Plastic Cap indicating COA #62
- Survey Point on Boundary Line
- Ex. Power Pole
- Ex. Electrical Hook Up for RV
- Ex. Sewer Clean Out
- Ex. Water Well
- Ex. Hose Bib
- Ex. Water Meter
- Ex. Water Valve
- Ex. Service Pole
- Ex. Meter Pole
- Wetland Area
- Frequently Flooded Area (25' River Gauge @ Monticello, MS = 194.00' MSL±)



Flood Note:

This parcel is located in a Flood Zone AE hazard area as defined by the Federal Emergency Management Agency (FEMA). Reference was made to Flood Insurance Rate Map no. 28077C0125C, with an effective date of June 2, 2011, for community panel no. 0125C, in Lawrence County, State of MS, which is the current flood insurance rate map for the community in which said premises is situated.

Reference Material:

Deed Book A168, Page 383

Southern Pine Electric Power Association Easement:

Southern Pine Electric Power Association owns a right-of-way and easement, 30 feet in width, being 15 feet in width on either side of the centerline of the first electric distribution or transmission line located and constructed over, under, through and across the lands described as the Cypress Point boundary as described with the within plat.

Acreage Table

Parcel No.	Total Acres ±	Wetland Acres ±	Above Elev. 194.00' & Non-Wetlands Acres ±	Land below Elev. 194.00' Acres ±
Roadway	5.37	0.31	5.03	0.05
Common Area	2.89	0.37	2.40	0.32
1	4.50	1.68	2.82	0.00
2	4.00	0.57	3.43	0.11
3	3.00	0.49	2.51	0.00
4	3.00	0.30	2.70	0.00
5	3.00	0.30	2.70	0.00
6	3.41	0.62	2.79	0.00
7	3.83	0.35	3.48	0.00
8	4.02	0.31	3.71	0.00
9	4.24	0.36	3.88	0.00
10	4.70	0.28	4.42	0.00
11	4.67	0.42	4.25	0.06
12	3.89	1.01	2.88	0.61
13	3.86	0.70	3.09	0.69
14	4.62	0.86	3.35	1.27
15	4.55	0.45	3.71	0.84
16	4.63	0.77	2.98	1.57
17	3.94	0.83	2.79	1.00
18	3.85	0.73	2.80	0.99
19	3.81	0.77	2.12	1.69
20	7.45	3.96	2.00	5.44
21	8.26	4.79	2.02	6.09
22	8.62	4.23	2.01	5.25
23	8.73	4.07	2.00	6.31
24	8.87	4.45	2.05	6.38
25	6.83	1.65	4.16	2.61
Totals	132.54	35.63	82.08	41.28

Wetland Note:

The areas designated as wetland are considered jurisdictional by the U.S. Army Corps of Engineers as indicated in the preliminary jurisdictional determination MVK-2015-754, issued on 12-8-15. Any activity that discharges fill or disturbs the sub-surface of the soil (road construction, land clearing, filling, ditching, etc.) is regulated and requires authorization from the U.S. Army Corps of Engineers Vicksburg District prior to activity. The jurisdictional wetland status is not related to flooding and only indicates areas that exhibit sufficient wetland indicators. Portions of the site not designated as wetland may be subject to flooding. Typically jurisdictional determinations are valid for a period of five years from the date of issuance.

Draft

Jeff J. Dungan, PS 2569

Drawn By:	Checked By:
Steven Patten	Jeff Dungan
Surveyed By:	Date:
Dungan Eng.	07/25/2016
Survey Class:	Scale:
B	1"=200' (24x36)

DUNGAN ENGINEERING
120 East Chickasaw Street Brookhaven, MS 39601
(T) 601-823-7026 (F) 601-835-1618

Survey For:
MS Cypress Point Development, LLC
Cypress Point Subdivision
Lawrence County, Mississippi
* * * * *

Contents: Subdivision Plat

Job no. 2728C001