THE TOWN OF LOST RABBIT, PHASE II

SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 11, SW 1/4 OF THE SW 1/4 OF SECTION 12, T7N, R2E MADISON COUNTY, MISSISSIPPI

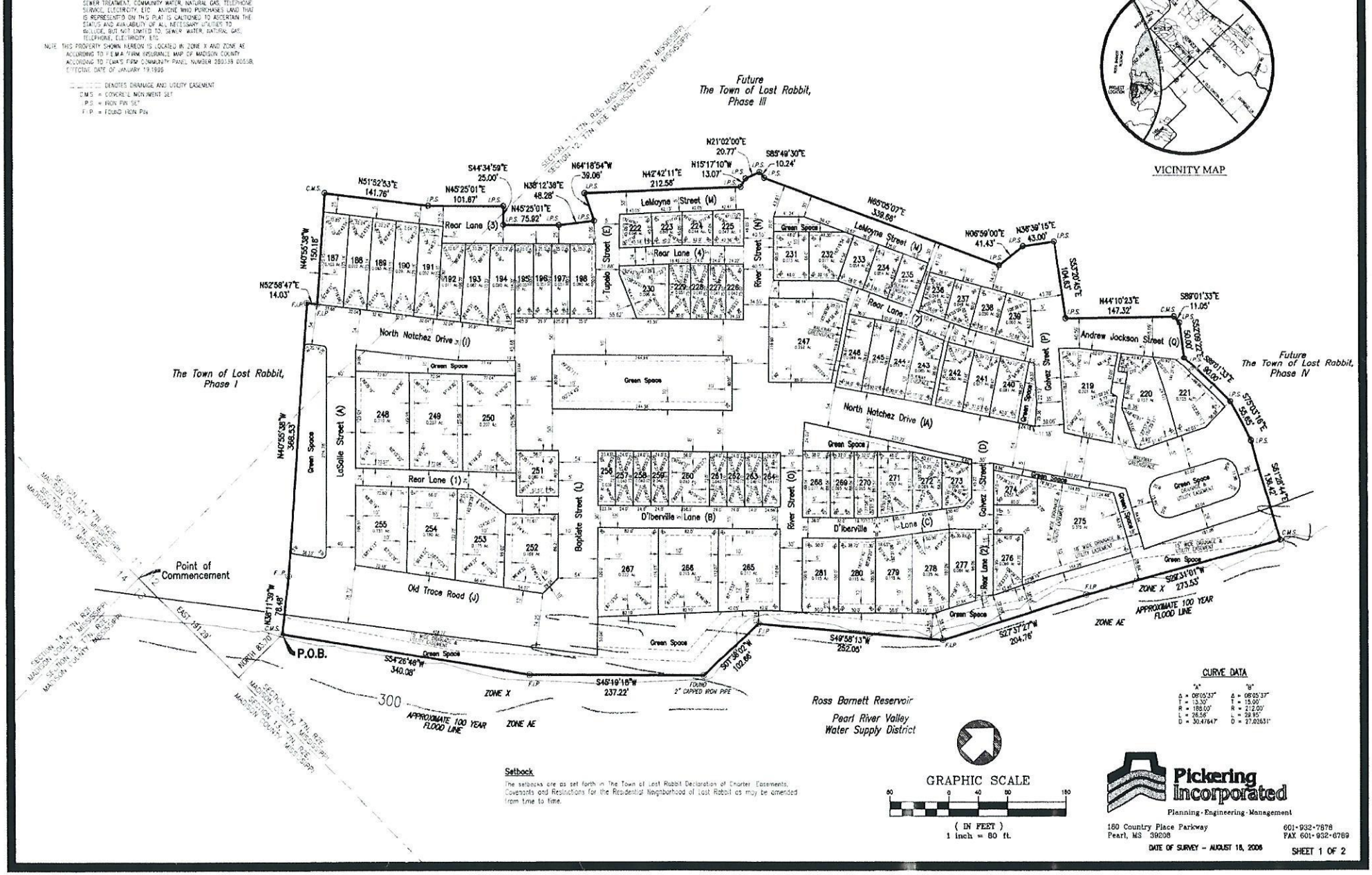
NOTES: 1. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES
2. DRAINAGE AND UTILITY EASEMENTS SHOWN ON TYPICAL LOT EASEMENT DETAIL
3. ALL LINES WITHOUT DESIGNATED DIMENSIONS SHOWN ARE VARIABLE WIDTHS
4. MADISON COUNTY MAKES NO REPRESENTATIONS ABOUT THE AVAILABILITY OR APPROVAL OF SEWERAGE, SEWAGE DISPOSAL, SEWER TREATMENT, COMMUNITY WATER, NATURAL GAS, TELEPHONE SERVICE, ELECTRICITY, ETC. ANYONE WHO PURCHASES LAND THAT IS REPRESENTED ON THIS PLAT IS CAUTIONED TO ASCERTAIN THE STATUS AND AVAILABILITY OF ALL NECESSARY UTILITIES TO INCLUDE, BUT NOT LIMITED TO, SEWER, WATER, NATURAL GAS, TELEPHONE, ELECTRICITY, ETC.

NOTE: THIS PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AND ZONE AE ACCORDING TO F.E.M.A. FIRM INSURANCE MAP OF MADISON COUNTY, ACCORDING TO FEMA'S FIRM COMMUNITY PANEL NUMBER 280339 0053B, EFFECTIVE DATE OF JANUARY 19,1998

DENOTES DRAINAGE AND UTILITY EASEMENT
C.M.S. = CONCRETE MONUMENT SET
I.P.S. = IRON PIN SET
F.I.P. = FOUND IRON PIN

REFERENCE MERIDIAN - BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO AND BASED ON THE MISSISSIPPI TRANSVERSE MERCATOR PROJECTION WEST ZONE (NAD83)

VICINITY MAP



Setback

The setbacks are as set forth in The Town of Lost Rabbit Declaration of Charter Easements, Covenants and Restrictions for the Residential Neighborhood of Lost Rabbit as may be amended from time to time.

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

CURVE DATA

"A"	"B"
Δ = 08°05'37"	Δ = 08°05'37"
T = 13.30'	T = 15.00'
R = 188.00'	R = 212.00'
L = 26.58'	L = 29.95'
D = 30.47647°	D = 27.02631°

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DATE OF SURVEY - AUGUST 18, 2006