

# EPLEY STATION PHASE II

Line #	Length	Direction
L11	108.55'	S49° 48' 21"W
L12	92.57'	N27° 25' 48"E
L13	82.73'	S51° 35' 51"W
L14	78.54'	S47° 06' 19"W
L15	77.14'	N35° 52' 18"W
L16	24.81'	N35° 51' 06"W
L17	82.88'	N24° 42' 37"E
L18	36.79'	N48° 16' 37"W
L19	74.02'	N17° 20' 30"W
L20	74.02'	S17° 20' 30"E
L21	47.41'	S48° 16' 37"E

Lot No.	Address
18	11 CROSSBUCK
19	17 CROSSBUCK
20	23 CROSSBUCK
21	29 CROSSBUCK
22	34 CROSSBUCK
23	28 CROSSBUCK
24	22 CROSSBUCK
25	16 CROSSBUCK
26	10 CROSSBUCK



POINT ON COMMENCEMENT  
SW Corner of the  
SW 1/4 of the SW 1/4  
Sec. 21, T5N, R15W,  
Lamar County, MS

NAME OF OWNER:  
D&J, LLC  
Dennis Pierce, Member  
23 Liberty Place  
Hattiesburg, MS 39402

**LEGEND**  
 ○ Monument Set  
 ● Monument Found  
 IPF Iron Pin Found  
 Wetlands Area

**FILING CERTIFICATION BY CHANCERY CLERK**

I certify that this instrument was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019, in plat book \_\_\_\_\_ page \_\_\_\_\_ slide \_\_\_\_\_  
Chancery Clerk

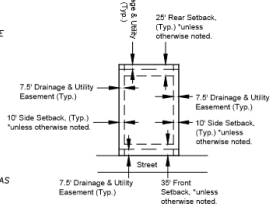
**LEGAL DESCRIPTION FOR EPLEY STATION PHASE II**

A parcel of land located in the North 1/2 of the SW 1/4 and the South 1/2 of the NW 1/4 of Section 21, Township 5 North, Range 15 West, Lamar County, Mississippi, having bearings based on Geodetic North and being more particularly described as follows:

Commence at an iron pin found marking the SW Corner of the SW 1/4 of said Section 21, and run East for 1,221.03 feet; then run North for 1,837.00 feet to a point located on the west line of Lot 15 of Epley Station Phase I, as recorded in the office of the Chancery Clerk of Lamar County, Mississippi, said point being the POINT OF BEGINNING. Thence run North 35°52'18" West for 361.07 feet to an iron pin set; thence run North 27°25'48" East for 92.57 feet to an iron pin set; thence run North 35°51'06" West for 255.76 feet to an iron pin set; thence run North 16°19'56" West for 118.91 feet to an iron pin set; thence run North 24°42'37" East for 327.06 feet to an iron pin set; thence run South 51°58'39" East for 458.40 feet to an iron pin set; thence run South 10°17'57" East for 286.63 feet to an iron pin set; thence run South 45°12'47" East for 317.93 feet to an iron pin set; thence run South 22°02'27" East for 200.98 feet to an iron pin set; thence run North 48°16'37" West for 156.65 feet to an iron pin set; thence run along the north line of said Lot 28 South 51°55'11" West for 82.73 feet to an iron pin found at the northwestern corner of Lot 28 of Epley Station Phase I; thence run along the north line of said Lot 27 South 51°45'27" West for 193.54 feet to an iron pin found; thence run along the west line of said Lot 27 South 48°16'37" East for 156.65 feet to an iron pin found; thence run along the west line of Lot 27 along a curve to the right for 129.18 feet to an iron pin found, said curve having a radius of 530.00 feet, a chord bearing of South 41°17'41" East, and a chord length of 128.86 feet; thence run along the west line of Lot 27 along a curve to the left for 15.41 feet to an iron pin found on the south line of said Lot 27; said point also being located on the apparent north right-of-way of Parish Road, said curve having a radius of 10.00 feet, a chord bearing of South 79°27'00" East, and a chord length of 13.93 feet; thence run South 47°06'19" East along the apparent north right-of-way of Parish Road for 78.54 feet to an iron pin found on the south line of Lot 17 of Epley Station Phase II; thence run along a curve to the left for 13.24 feet to an iron pin found on the east line of said Lot 17, said curve having a radius of 10.00 feet, a chord bearing of North 03°05'48" East, and a chord length of 12.26 feet; thence run along the east line of Lot 17 along a curve to the left for 126.73 feet to an iron pin found, said curve having a radius of 470.00 feet, a chord bearing of North 40°32'59" West, and a chord length of 126.39 feet; thence run North 48°16'37" West along the east line of said Lot 17 for 167.27 feet to an iron pin found at the northwestern corner of said Lot 17; thence run South 51°45'27" West along the north line of said Lot 17 and along the north line of Lot 15 of Epley Station Phase I for 286.43 feet to an iron pin found at the northwestern corner of Lot 15 of Epley Station Phase I; thence run South 42°48'21" West for 105.55 feet back to the POINT OF BEGINNING. Said parcel contains 16.26 acres more or less.

**S = SOLD**

- NOTES:**
- DATE OF FIELD SURVEY - JUNE, 2019
  - SEWER TREATMENT BY INDIVIDUAL ON-SITE TREATMENT.
  - WATER SUPPLY BY WEST LAMAR WATER ASSOCIATION.
  - 1/2" x 18" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS NOTED.
  - CLASS "B" SURVEY
  - 7.5' UTILITY & DRAINAGE EASEMENTS FROM ALL LOT LINES
  - TOTAL ACREAGE OF EPLEY STATION PHASE II = 16.26 ACRES ±
  - PARCEL IS LOCATED IN FLOOD ZONE "X" AS PER PANEL NO. 28073C0045 DATED MARCH 2, 2010.
  - TYPICAL SETBACKS: FRONT=35', REAR=25', SIDE=10'
  - ORIENTATION IS BASED UPON GPS OBSERVATION (GEODETIC NORTH)



TYPICAL DIAGRAM OF LOT SETBACKS AND EASEMENTS

**DRAFT**

Curve #	Length	Radius	Chord Direction	Chord Length
C20	104.37'	280.00'	S37° 35' 55"E	103.77'
C21	46.81'	280.00'	S22° 07' 52"E	46.76'
C22	27.19'	220.00'	N20° 52' 56"W	27.17'
C23	121.54'	220.00'	N40° 14' 58"W	120.00'
C24	16.81'	20.00'	N80° 09' 41"W	16.32'
C25	15.30'	60.00'	N83° 03' 33"E	15.26'
C26	111.91'	60.00'	S36° 12' 10"E	96.38'
C27	71.94'	60.00'	S51° 34' 43"W	67.71'
C28	96.73'	60.00'	N47° 53' 11"W	86.59'
C29	18.62'	20.00'	S28° 22' 16"E	17.95'
C30	134.96'	280.00'	N41° 14' 00"W	133.66'
C31	49.28'	280.00'	N22° 23' 00"W	49.21'
C32	24.69'	220.00'	S20° 33' 26"E	24.68'
C33	94.09'	220.00'	S38° 01' 30"E	93.37'
C34	129.18'	530.00'	S41° 17' 41"E	128.86'
C35	15.41'	10.00'	S78° 27' 30"E	13.93'
C36	128.78'	470.00'	N40° 32' 59"W	126.39'
C37	13.24'	10.00'	N05° 05' 49"E	12.26'

- REFERENCE MATERIALS:**
- PLAT OF EPLEY STATION PHASE I, LAMAR COUNTY, MS
  - SURVEY PLAT BY CLEARPOINT ENGINEERS, PROJECT NO. 4645C2002; DATED: APRIL, 2007
  - DEED BOOK 019L, PAGE 069

**COUNTY ENGINEER'S FINAL APPROVAL FOR MAINTENANCE:**

Final approval of plat and streets and acceptance of said streets for public maintenance: Order of Board.

Minute Book \_\_\_\_\_ Page \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

County Engineer \_\_\_\_\_

**SUPERVISOR'S FINAL APPROVAL FOR MAINTENANCE:**

Final approval of plat and streets and acceptance of said streets for public maintenance: Order of Board.

Minute Book \_\_\_\_\_ Page \_\_\_\_\_ on the \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_

President, Lamar County Board of Supervisors \_\_\_\_\_

**OWNER'S CERTIFICATE: STATE OF MISSISSIPPI, COUNTY OF LAMAR**

This is to certify that I, Dennis Pierce, who is a member of D&J, LLC, the undersigned Owner of the property shown hereon, hereby dedicate this plat to be known as Epley Station Phase II, and dedicate the streets, right-of-way, easements, and common area as shown to Public use forever. The undersigned have caused the same to be subdivided as shown and have signed and delivered this plat.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: Dennis Pierce, Member  
D&J, LLC

**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 \_\_\_\_\_, 2019. Within my jurisdiction, the within named Dennis Pierce, Member of D&J, LLC, 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 \_\_\_\_\_

**ENGINEER'S/SURVEYOR'S CERTIFICATE: STATE OF MISSISSIPPI, COUNTY OF LAMAR**

This is to certify that I, John C. Anglin, a Mississippi Registered Professional Engineer and Land Surveyor, as maker of the map of Epley Station Phase II, have compared this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

John C. Anglin

**ACKNOWLEDGMENT: STATE OF MISSISSIPPI, COUNTY OF LAMAR**

Sworn to and subscribed before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

My Commission Expires On: \_\_\_\_\_ Notary Public \_\_\_\_\_

**VERIFICATION: STATE OF MISSISSIPPI, COUNTY OF LAMAR**

This is to certify that I, John C. Anglin, a Mississippi Registered Professional Engineer and Land Surveyor, as maker of the map of Epley Station Phase II, have compared this the \_\_\_\_\_ with the \_\_\_\_\_ and the \_\_\_\_\_ and find the same to be exact copies of each other.

John C. Anglin

**PLANNING DEPARTMENT CERTIFICATE:**

Final approval of plat, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

County Planner \_\_\_\_\_

**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 \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

President, Lamar County Board of Supervisors \_\_\_\_\_