

# EPLÉY STATION PHASE I

**\*\* All Phase I Lots Listed @ \$38,500\*\***

**1,800 SF H&C Minimum**

**S = SOLD**

| CURVE | LENGTH  | RADIUS  | DELTA     | CHORD   | BEARING     |
|-------|---------|---------|-----------|---------|-------------|
| C1    | 16.58'  | 10.00'  | 94°38'57" | 14.74'  | S66°25'19"W |
| C2    | 44.75'  | 203.98' | 17°34'27" | 44.66'  | S23°25'27"W |
| C3    | 100.70' | 950.00' | 6°04'55"  | 100.66' | S34°30'04"W |
| C4    | 129.02' | 950.00' | 7°46'54"  | 128.93' | S41°27'44"W |
| C5    | 96.85'  | 950.00' | 5°50'29"  | 96.81'  | S48°16'26"W |
| C6    | 14.66'  | 10.00'  | 84°01'00" | 13.38'  | S09°11'00"W |
| C7    | 126.78' | 470.00' | 19°27'17" | 126.39' | S40°32'59"E |
| C8    | 129.18' | 530.00' | 13°57'53" | 128.86' | N41°17'41"W |
| C9    | 15.41'  | 10.00'  | 88°17'32" | 13.93'  | N78°27'30"W |
| C10   | 95.12'  | 170.00' | 32°03'34" | 93.99'  | S41°29'17"W |
| C11   | 146.61' | 230.00' | 36°31'20" | 144.14' | N41°15'43"E |
| C12   | 113.43' | 890.00' | 7°18'08"  | 113.35' | N47°32'36"E |
| C13   | 192.53' | 890.00' | 12°23'40" | 192.15' | N37°41'42"E |
| C14   | 45.07'  | 144.02' | 17°55'52" | 44.89'  | N22°31'40"E |
| C15   | 12.64'  | 10.00'  | 72°25'07" | 11.81'  | N22°38'50"W |
| C16   | 22.48'  | 275.67' | 0°40'05"  | 22.45'  | S30°21'12"W |

| LOT #  | ADDRESS       |
|--------|---------------|
| LOT 14 | 61 PARISH RD. |
| LOT 15 | 57 PARISH RD. |
| LOT 16 | 61 PARISH RD. |
| LOT 17 | 67 PARISH RD. |
| LOT 27 | 79 PARISH RD. |
| LOT 28 | 89 PARISH RD. |
| LOT 29 | 83 PARISH RD. |
| LOT 36 | 90 PARISH RD. |
| LOT 37 | 86 PARISH RD. |
| LOT 38 | 80 PARISH RD. |
| LOT 39 | 74 PARISH RD. |
| LOT 40 | 88 PARISH RD. |
| LOT 41 | 60 PARISH RD. |
| LOT 42 | 54 PARISH RD. |

- NOTES:**
- SUBDIVISION PARCEL - 10/2012
  - 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 "78" SURVEY
  - 7.5' UTILITY & DRAINAGE EASEMENTS FROM ALL LOT LINES
  - TOTAL ACRES OF EPLÉY STATION PHASE I = 20.11 ACRES ±
  - PARCEL IS LOCATED IN FLOOD ZONE "X" AS PER PANEL NO. 28073C004E DATED MARCH 2, 2010
  - TYPICAL SETBACKS: FRONT=35', REAR=20', SIDE=10'
  - Orientation is based upon GPS Observation (Geodetic North)

- LEGEND:**
- AS PER SURVEY
  - AS PER RECORD
  - MONUMENT SET
  - NO MONUMENT SET
  - MONUMENT FOUND
  - IRON PIN SET
  - IRON PIN FOUND
  - FOUND PINE KNOT
  - FOUND FENCE CORNER
  - BUILDING SETBACK
  - OVERHEAD POWER LINE
  - POWER POLE



**CERTIFICATE OF DECLARATION OF OWNER AND SURVEYOR:**  
State of Mississippi  
County of Lamar  
The undersigned Owner of Registered Land Surveyor do hereby declare and certify that this plot, designated as Epley Station Phase I, embraces and covers the following described by metes and bounds.

**Parcel 1:**  
A parcel of land located in the SW 1/4 of Section 21, Township 5 North, Range 15 West, Lamar County, Mississippi and being more particularly described as follows:  
Commence at the SW corner of the SW 1/4 of the SW 1/4 of said Section 21; thence run East for 1665.10 feet; thence run North for 1278.22 feet; thence run North 58 degrees 31 minutes 23 seconds West for 295.52 feet to a point on the South Right-of-Way of Parish Road; thence run along said South Right-of-Way for the following call: thence run along a curve having a radius of 452.00 feet, an included angle of 27 degrees 05 minutes 05 seconds, a chord distance of 118.01 feet, and a chord bearing of North 22 degrees 38 minutes 50 seconds West; thence run along a curve having a radius of 452.00 feet, an included angle of 27 degrees 05 minutes 05 seconds, a chord distance of 44.89 feet, and a chord bearing of North 22 degrees 38 minutes 50 seconds East; thence run along a curve having a radius of 452.00 feet, an included angle of 27 degrees 05 minutes 05 seconds, a chord distance of 118.01 feet, and a chord bearing of North 22 degrees 38 minutes 50 seconds West; thence run along a curve having a radius of 452.00 feet, an included angle of 27 degrees 05 minutes 05 seconds, a chord distance of 44.89 feet, and a chord bearing of North 22 degrees 38 minutes 50 seconds East; thence run North 48 degrees 16 minutes 37 seconds East for 167.27 feet; thence run along a curve to the right for 126.78 feet, said curve having a radius of 470.00 feet, an included angle of 07 degrees 48 minutes 08 seconds, a chord distance of 113.35 feet, and a chord bearing of North 47 degrees 32 minutes 36 seconds East; thence run North 11 minutes 40 seconds East for 216.21 feet; thence run North 57 degrees 23 minutes 44 seconds East for 150.01 feet; thence run along a curve to the left for 146.61 feet, said curve having a radius of 230.00 feet, an included angle of 36 degrees 31 minutes 20 seconds, a chord distance of 144.14 feet, and a chord bearing of North 41 degrees 15 minutes 43 seconds East; thence run North 25 degrees 06 minutes 28 seconds East for 170.85 feet; thence run along said South Right-of-Way for the following call: thence run along a curve having a radius of 452.00 feet, an included angle of 27 degrees 05 minutes 05 seconds East for 468.81 feet; thence run South 48 degrees 16 minutes 37 seconds West for 243.62 feet; thence run South 33 degrees 56 minutes 35 seconds East for 446.23 feet; thence run North 52 degrees 09 minutes 38 seconds West for 153.37 feet; thence run North 44 degrees 12 minutes 08 seconds West for 152.87 feet; thence run South 34 degrees 47 minutes 31 seconds West for 328.95 feet back to the Point of Beginning.  
Said Parcel containing 15.18 acres more or less.

**Parcel 2:**  
A parcel of land located in the SW 1/4 of Section 21, Township 5 North, Range 15 West, Lamar County, Mississippi and being more particularly described as follows:  
Commence at the SW corner of the SW 1/4 of the SW 1/4 of said Section 21; thence run East for 1665.10 feet; thence run North for 1278.22 feet; thence run North 58 degrees 31 minutes 23 seconds West for 295.52 feet to a point on the South Right-of-Way of Parish Road; thence run North 62 degrees 13 minutes 51 seconds West for 80.30 feet to a point on the North Right-of-Way of Parish Road, said point also being the Point of Beginning; thence run North 66 degrees 05 minutes 12 seconds West for 288.96 feet; thence run North 27 degrees 50 minutes 24 seconds East for 290.15 feet; thence run North 49 degrees 48 minutes 21 seconds East for 108.55 feet; thence run North 51 degrees 45 minutes 27 seconds East for 296.45 feet; thence run South 48 degrees 16 minutes 37 seconds East for 167.27 feet; thence run along a curve to the right for 126.78 feet, said curve having a radius of 470.00 feet, an included angle of 07 degrees 48 minutes 08 seconds, a chord distance of 113.35 feet and a chord bearing of South 40 degrees 32 minutes 59 seconds East; thence run along a curve to the left for 146.61 feet to a point on the North Right-of-Way of Parish Road; thence run along said North Right-of-Way for the following call: thence run South 51 degrees 11 minutes 40 seconds West for 185.75 feet; thence run along a curve to the left for 96.85 feet, said curve having a radius of 950.00 feet, an included angle of 05 degrees 50 minutes 29 seconds, a chord distance of 96.81 feet, and a chord bearing of South 48 degrees 16 minutes 26 seconds West; thence run along a curve to the left for 129.12 feet, said curve having a radius of 530.00 feet, an included angle of 03 degrees 57 minutes 53 seconds, a chord distance of 128.86 feet, and a chord bearing of South 41 degrees 17 minutes 41 seconds West; thence run along a curve to the left for 100.70 feet, said curve having a radius of 950.00 feet, an included angle of 06 degrees 04 minutes 55 seconds, a chord distance of 100.66 feet, and a chord bearing of South 34 degrees 30 minutes 04 seconds West; thence run along a curve to the left for 129.02 feet, said curve having a radius of 950.00 feet, an included angle of 07 degrees 46 minutes 54 seconds, a chord distance of 128.93 feet, and a chord bearing of South 41 degrees 27 minutes 44 seconds West; thence run along a curve to the left for 100.70 feet, said curve having a radius of 950.00 feet, an included angle of 06 degrees 04 minutes 55 seconds, a chord distance of 100.66 feet, and a chord bearing of South 34 degrees 30 minutes 04 seconds West; thence run along a curve to the right for 44.75 feet, said curve having a radius of 203.98 feet, an included angle of 17 degrees 34 minutes 27 seconds, a chord distance of 44.62 feet, and a chord bearing of South 25 degrees 12 minutes 57 seconds West; thence run along a curve to the right for 16.58 feet back to the Point of Beginning; said parcel containing 4.49 acres more or less.

**Parcel 3:**  
A parcel of land located in the SW 1/4 of Section 21, Township 5 North, Range 15 West, Lamar County, Mississippi and being more particularly described as follows:  
Commence at the SW corner of the SW 1/4 of the SW 1/4 of said Section 21; thence run East for 1665.10 feet; thence run North for 1278.22 feet; thence run North 58 degrees 31 minutes 23 seconds West for 295.52 feet to a point on the South Right-of-Way of Parish Road; thence run North 62 degrees 13 minutes 51 seconds West for 80.30 feet to a point on the North Right-of-Way of Parish Road; thence run North 66 degrees 05 minutes 12 seconds West for 288.96 feet; thence run North 27 degrees 50 minutes 24 seconds East for 290.15 feet; thence run North 49 degrees 48 minutes 21 seconds East for 108.55 feet; thence run North 51 degrees 45 minutes 27 seconds East for 296.45 feet; thence run South 48 degrees 16 minutes 37 seconds East for 167.27 feet; thence run along a curve to the right for 126.78 feet, said curve having a radius of 470.00 feet, an included angle of 07 degrees 48 minutes 08 seconds, a chord distance of 113.35 feet and a chord bearing of South 40 degrees 32 minutes 59 seconds East; thence run along a curve to the left for 146.61 feet to a point on the North Right-of-Way of Parish Road; thence run along said North Right-of-Way for the following call: thence run South 51 degrees 11 minutes 40 seconds West for 185.75 feet; thence run along a curve to the right for 96.85 feet, said curve having a radius of 950.00 feet, an included angle of 05 degrees 50 minutes 29 seconds, a chord distance of 96.81 feet, and a chord bearing of South 48 degrees 16 minutes 26 seconds West; thence run along a curve to the left for 129.12 feet, said curve having a radius of 530.00 feet, an included angle of 03 degrees 57 minutes 53 seconds, a chord distance of 128.86 feet, and a chord bearing of South 41 degrees 17 minutes 41 seconds West; thence run along a curve to the left for 100.70 feet, said curve having a radius of 950.00 feet, an included angle of 06 degrees 04 minutes 55 seconds, a chord distance of 100.66 feet, and a chord bearing of South 34 degrees 30 minutes 04 seconds West; thence run along a curve to the right for 44.75 feet, said curve having a radius of 203.98 feet, an included angle of 17 degrees 34 minutes 27 seconds, a chord distance of 44.62 feet, and a chord bearing of South 25 degrees 12 minutes 57 seconds West; thence run along a curve to the right for 16.58 feet back to the Point of Beginning; said parcel containing 4.49 acres more or less.

**OWNER'S CERTIFICATE:**  
State of Mississippi  
County of Lamar  
This is to certify that I, the undersigned owners of the property shown hereon, hereby dedicate this plot to be known as Epley Station Phase I and dedicate the streets, right-of-way, and utility easements 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 \_\_\_\_\_, 2013.

By: **D & J, LLC,**  
Dennis Pierce, Member

By: **Joseph Jason Mooney,** Owner of Lot 29

By: **Gina Carol Mooney,** Owner of Lot 29

**FILING CERTIFICATION BY CHANCERY CLERK**  
I certify that this instrument was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013, in plat book \_\_\_\_\_ page \_\_\_\_\_ slide \_\_\_\_\_

Chancery Clerk

**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 I, have compared this \_\_\_\_\_ with the \_\_\_\_\_ and find the same to be exact copies of each other.

John C. Anglin

**ACKNOWLEDGMENT**  
State of Mississippi  
County of Lamar  
Sworn to and subscribed before me, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

My commission expires on: \_\_\_\_\_

Notary Public

**ACKNOWLEDGMENT**  
State of Mississippi  
County of Lamar  
Sworn to and subscribed before me, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

My commission expires on: \_\_\_\_\_

Notary Public

**PLANNING DEPARTMENT CERTIFICATE:**  
Final approval of layout or plat, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**DRAFT**  
County Planner

P.O.C. Found 1/2" IPF at SW Corner of the SW 1/4 of the SW 1/4 Sec. 21, T5N, R15W, Lamar County, MS

**SUPERVISORS' 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 \_\_\_\_\_ day of \_\_\_\_\_, 2013.

President, Lamar County Board of Supervisors