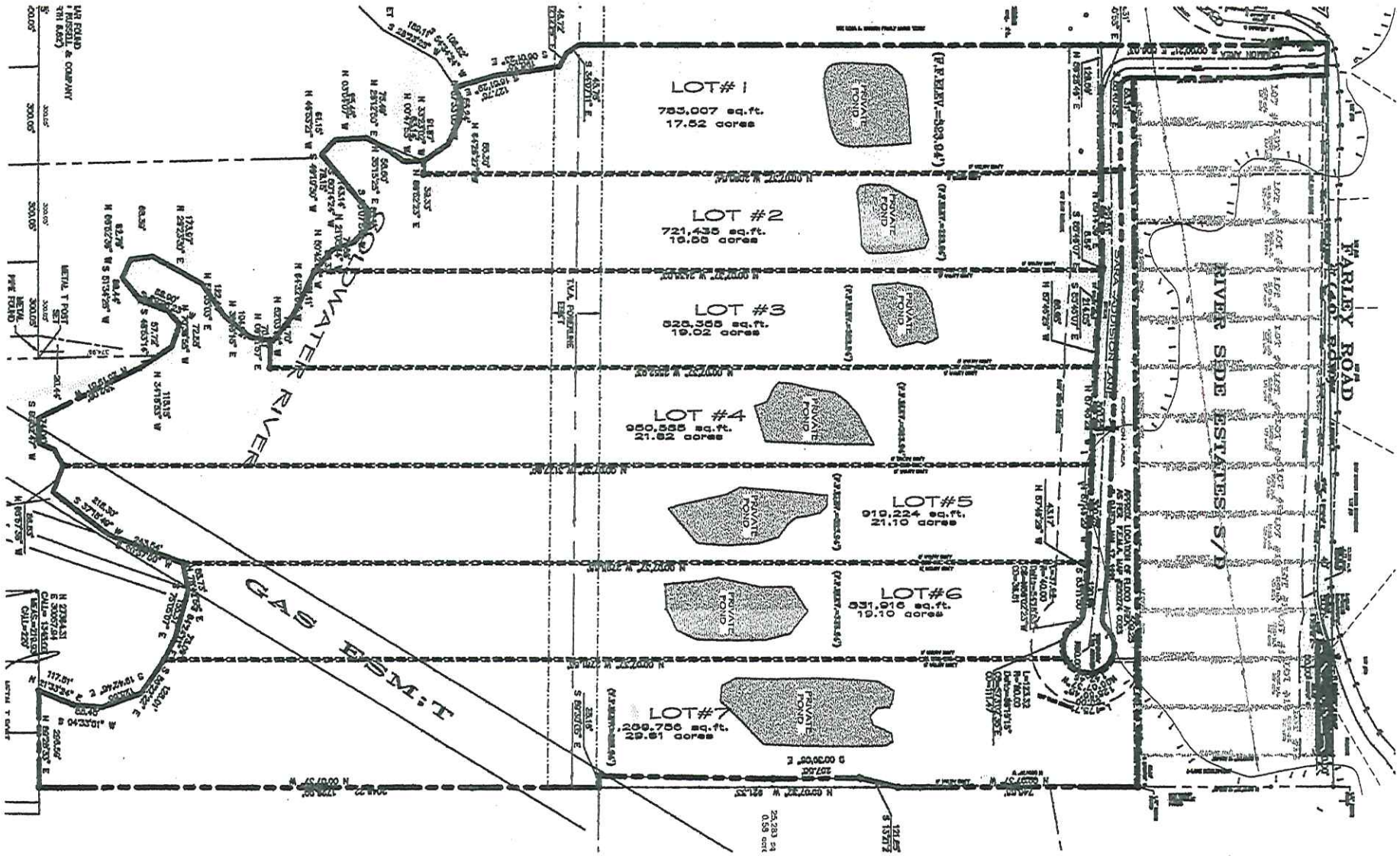

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

PLAT

FINAL PLAT
OF
CYPRESS GATE SUBDIVISION
MARSHALL COUNTY
MISSISSIPPI
IN THE SOUTHEAST QUARTER
SECTION 28,29 TOWNSHIP 1 SOUTH, RANGE 6 WEST
[illegible] ACRES
ZONING-AR
J-LANE DEVELOPMENT
P.O. BOX 757
Olive Branch, Mississippi 38654
(662) 890-7588
OCTOBER, 2009
THOMAS W. King Jr.
MISSISSIPPI REGISTERED SURVEYOR
P.O. Box 227
Victoria, Mississippi 38679
(662) 864-5507
SHEET 2 OF 2

NOTES:

THIS SURVEY IS SUBJECT TO ALL CODES, REGULATIONS, COVENANTS, REVISIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

THIS IS TO CERTIFY THAT LOTS 1,2,3,4,5,6, & 7 ARE LOCATED IN A H.U.D. IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP NO. 280274-0025 B, DATED 17 JANUARY 1997. (THE PURCHASER OF THESE LOTS ARE REQUIRED TO FOLLOW MARSHALL COUNTY FLOOD ORDINANCE.)

THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PURCHASE OF THE DRIVEWAY CULVERTS AND INSTALLION; THERE SHALL BE A 18" MINIMUM OR SHALL FOLLOW MARSHALL COUNTY SPECIFICATION.

NO RECORDED EASEMENTS WERE FOUND FOR THE SUBJECT SITE.

BUILDING SETBACKS
FRONT=100' BLDG SETBACK
SIDE= 10' SIDE YARD SETBACK
REAR= 30' REAR SETBACK

ALL UTILITY ARE PROVIDED AS FOLLOWS:

WATER-MARSHALL COUNTY WATER ASSOCIATION
GAS- CITY OF SYMAUA
SEWER- WILL BE PROVIDED BY INDIVIDUAL TREATMENT PLANTS
(APPROVED BY MARSHALL COUNTY HEALTH DEPARTMENT)

ZONING "AR"

ALL BEARINGS ARE REFERENCED TO GRID NORTH

METAL T POST SET @ ALL CORNERS UNLESS NOTED OTHERWISE.

THERE SHALL BE A 10' UTILITY & DRAINAGE EM'T ALONG ALL ROAD FRONTAGE AND REAR OF LOTS. THERE SHALL BE A 5' UTILITY EM'T ALONG EACH SIDE LINE ALSO.