LOGARAS SUBDIVISION REVISED

THE OAKS SUBDIVISION LLC

SECTION 9, TOWNSHIP 2 NORTH, RANGE 14 WEST

CITY OF PURVIS, LAMAR COUNTY, MS

ADDRESSES IN RED

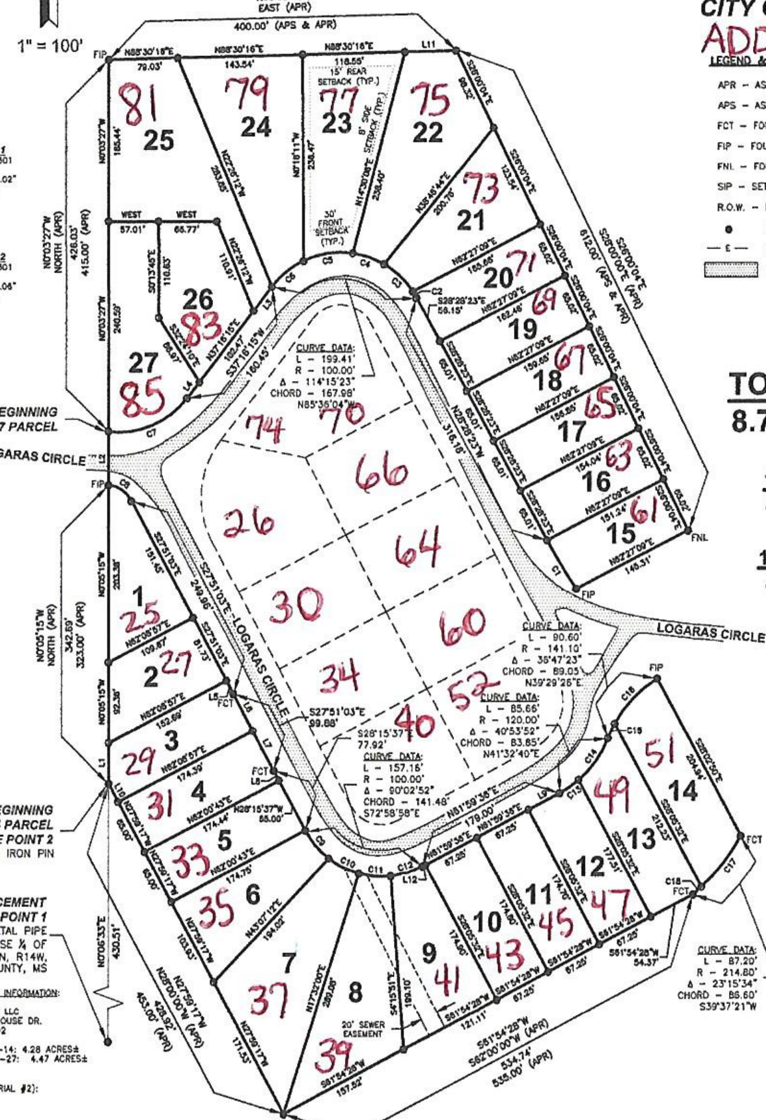
PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	65.16'	678.32'	5°30'14"	65.13'	N31°13'29"W
C2	8.86'	100.00'	5°05'15"	8.86'	N31°01'00"W
C3	45.79'	100.00'	26°14'05"	45.39'	N48°40'40"W
C4	38.28'	100.00'	21°55'57"	38.05'	N70°45'41"W
C5	59.08'	100.00'	33°50'53"	58.22'	S81°20'55"W
C6	47.39'	100.00'	27°09'13"	46.95'	S50°50'52"W
C7	102.00'	98.21'	59°30'32"	97.48'	S67°01'31"W
C8	33.47'	34.69'	55°16'28"	32.18'	S55°29'18"E
C9	42.36'	100.00'	24°16'23"	42.05'	S40°05'44"E
C10	39.32'	100.00'	22°31'53"	39.07'	S83°29'52"E
C11	37.40'	100.00'	21°25'50"	37.19'	S85°28'44"E
C12	38.07'	100.00'	21°48'45"	37.84'	N72°53'58"E
C13	28.48'	120.00'	12°38'41"	28.43'	N55°40'15"E
C14	59.17'	120.00'	28°15'11"	58.58'	N35°13'20"E
C15	18.69'	141.10'	7°35'24"	18.68'	N24°53'26"E
C16	71.91'	141.10'	29°11'59"	71.14'	N43°17'07"E
C17	74.00'	214.80'	19°44'23"	73.64'	S37°51'45"W
C18	13.20'	214.80'	3°31'11"	13.19'	N49°29'32"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	48.95'	N0°05'15"W
L2	61.60'	N0°03'27"W
L3	34.74'	S37°16'15"W
L4	23.23'	S37°16'15"W
L5	16.78'	S27°51'03"E
L6	48.22'	S27°51'03"E
L7	51.66'	S27°51'03"E
L8	12.92'	S28°15'37"E
L9	40.98'	N81°59'36"E
L10	23.46'	N27°59'17"W
L11	58.88'	N88°30'16"E
L12	3.53'	N81°59'36"E

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

1" = 100'



SURVEY REFERENCE POINT 1
SPC ZONE: MISSISSIPPI EAST 2301
DATUM: NAD 83
CONVERGENCE ANGLE: -0°17'43.02"
SCALE FACTOR: .999986530647
NORTHING: 600120.128'
EASTING: 805671.333'
LAT: N31°08'55.79"
LONG: W89°24'15.04"

SURVEY REFERENCE POINT 2
SPC ZONE: MISSISSIPPI EAST 2301
DATUM: NAD 83
CONVERGENCE ANGLE: -0°17'43.06"
SCALE FACTOR: .999986530303
NORTHING: 600550.641'
EASTING: 805872.153'
LAT: N31°09'00.05"
LONG: W89°24'15.05"

POINT OF BEGINNING
15-27 PARCEL

POINT OF BEGINNING
1-14 PARCEL
SURVEY REFERENCE POINT 2
FOUND IRON PIN

POINT OF COMMENCEMENT
SURVEY REFERENCE POINT 1
FOUND METAL PIPE
SW CORNER OF THE SE ¼ OF THE NE ¼ OF S9, T2N, R14W, LAMAR COUNTY, MS

SURVEYOR'S CERTIFICATE:
State of Mississippi
County of Lamar

This is to certify that I have surveyed the land shown on this plat and fully described on this plat and have subdivided the same with lots according to the requirements of the County and the subdivision laws of the State of Mississippi governing surveying, dividing and mapping the land and that the plat hereon is a correct representation of the said survey and subdivision, and that all monuments indicated thereon actually exist and their location, size and materials are correctly shown.
This the ________ day of ____________, 2018.

Hunter Andrews
Professional Land Surveyor / License # 3123

HUNTER ANDREWS LICENSED PROFESSIONAL SURVEYOR PS-3123 STATE OF MISSISSIPPI DIGITAL COPY

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 ________ 2018. Within my jurisdiction, the within named Hunter Andrews, Professional Land Surveyor, 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

OWNER'S CERTIFICATE:
State of Mississippi
County of Lamar

This is to certify that I, the undersigned owner of the property shown hereon, hereby dedicate this plat to be known as Logaras Subdivision Revised. The undersigned has caused the same to be subdivided as shown and has signed and delivered this plat.

This the ______ day of ________, 2018

By: ____________
Chris Moore, The Oaks Subdivision 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 ________ 2018. Within my jurisdiction, the within named Chris Moore of The Oaks Subdivision 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

VERIFICATION:
State of Mississippi
County of Lamar

This is to certify that I, Hunter Andrews, a Mississippi Licensed Professional Land Surveyor, as maker of the map of Logaras Subdivision Revised, have compared this the ____________ with the ____________ and the ____________ and find the same to be exact copies of each other.

Hunter Andrews
Professional Land Surveyor / License # 3123

FILING AND RECORDATION
State of Mississippi, County of Lamar

I Wayne Smith, Clerk of the Chancery Court in and for said County and State, do hereby certify that the Final Plat of Logaras Subdivision Revised, was filed for record in my office on this the ______ day of ________, 2018, and was duly recorded in Plat Book ______ page ______ slide ______ of the records and maps and plats of land in the Chancery Court of Lamar County, Mississippi.

Given under my hand and seal of office on this, the ______ day of ____________, 2018

Chancery Clerk

MAYOR AND BOARD OF ALDERMEN:

Approval by the Mayor and Board of Aldermen of the City of Purvis, Lamar County, Mississippi, on this the ______ day of ____________, 2018.
Minute Book ______, Page ______.

Mayor

City Clerk

OWNER AND PROPERTY INFORMATION:

THE OAKS SUBDIVISION LLC
10 COMMERCIAL WAREHOUSE DR.
HATTIESBURG, MS 39402

PARENT PARCELS – 1-14: 4.28 ACRES±
15-27: 4.47 ACRES±

BUILDING SETBACKS
(SEE REFERENCE MATERIAL #2):
30' FRONT
15' REAR
8' SIDE

SURVEY CLASS B

BEARINGS ORIENTED BY: GPS (GRID NORTH)

DATE OF FIELD SURVEY:
PARENT PARCEL 1/9/18

SUBDIVISION SURVEYOR: ANDREWS ENGINEERING, PLLC

WATER SUPPLIER – CITY OF PURVIS

SEWER – CITY OF PURVIS

PARCEL IS LOCATED IN FLOOD ZONES "X" AS PER FLOOD INSURANCE RATE MAP PANEL NO. 28073C0245E, EFFECTIVE: MARCH 2, 2010.

ANDREWS ENGINEERING, PLLC
P.O. Box 1935 / Purvis, Mississippi 39475
(601) 794-4565 / Fax: (601) 794-4576

NOTES:

1) SET IRON PINS ARE 1/2"ø X 18" REBAR CAPPED WITH COA #366 UNLESS OTHERWISE NOTED.
2) RECORD SEARCH FOR EASEMENTS, RIGHTS-OF-WAY, ETC. AND TITLE OPINION NOT PERFORMED AS PART OF SURVEY.
3) ST. STEPHENS PRINCIPAL MERIDIAN.
4) STATE PLANE COORDINATES WERE DERIVED FROM THE GULF COAST GEOSPATIAL CENTER ON 1/9/18.
5) RECORD BEARINGS ARE BASED ON GEODETIC NORTH AND SURVEYED BEARINGS ARE BASED ON GRID NORTH.

LEGEND & ABBREVIATIONS

APR – AS PER RECORD
APS – AS PER SURVEY
FCT – FOUND CRIMPED TOP
FIP – FOUND IRON PIN
FNL – FOUND NAIL
SIP – SET CAPPED IRON PIN
R.O.W. – RIGHT-OF-WAY
● MONUMENT FOUND/SET
— E — POWER LINE
ASPHALT PAVEMENT

911 ADDRESS TABLE			
LOT	STREET ADDRESS	LOT	STREET ADDRESS
1	25 LOGARAS CIRCLE	15	61 LOGARAS CIRCLE
2	27 LOGARAS CIRCLE	16	63 LOGARAS CIRCLE
3	29 LOGARAS CIRCLE	17	65 LOGARAS CIRCLE
4	31 LOGARAS CIRCLE	18	67 LOGARAS CIRCLE
5	33 LOGARAS CIRCLE	19	69 LOGARAS CIRCLE
6	35 LOGARAS CIRCLE	20	71 LOGARAS CIRCLE
7	37 LOGARAS CIRCLE	21	73 LOGARAS CIRCLE
8	39 LOGARAS CIRCLE	22	75 LOGARAS CIRCLE
9	41 LOGARAS CIRCLE	23	77 LOGARAS CIRCLE
10	43 LOGARAS CIRCLE	24	79 LOGARAS CIRCLE
11	45 LOGARAS CIRCLE	25	81 LOGARAS CIRCLE
12	47 LOGARAS CIRCLE	26	83 LOGARAS CIRCLE
13	49 LOGARAS CIRCLE	27	85 LOGARAS CIRCLE
14	51 LOGARAS CIRCLE		

LOT AREA TABLE					
LOT	AREA	LOT	AREA	LOT	AREA
1	0.25 ACRE	10	0.27 ACRE	19	0.24 ACRE
2	0.25 ACRE	11	0.27 ACRE	20	0.24 ACRE
3	0.25 ACRE	12	0.27 ACRE	21	0.34 ACRE
4	0.26 ACRE	13	0.30 ACRE	22	0.47 ACRE
5	0.26 ACRE	14	0.33 ACRE	23	0.46 ACRE
6	0.30 ACRE	15	0.22 ACRE	24	0.53 ACRE
7	0.49 ACRE	16	0.23 ACRE	25	0.57 ACRE
8	0.45 ACRE	17	0.23 ACRE	26	0.31 ACRE
9	0.33 ACRE	18	0.24 ACRE	27	0.38 ACRE

TOTAL AREA
8.75 ACRES±

1-14 PARCEL
4.28 ACRES±

15-27 PARCEL
4.47 ACRES±

LEGAL DESCRIPTION – 1-14 PARCEL:

A PARCEL OF LAND BEING LOCATED IN THE SE ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 14 WEST, CITY OF PURVIS, LAMAR COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS ARE BASED OF GRID NORTH)

COMMENCING AT A METAL PIPE AT THE SW CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI; THENCE RUN N0°06'33"E ALONG SAID SECTION LINE FOR 430.51' TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE RUN N00°05'15"E ALONG SAID SECTION LINE FOR 342.69' TO AN IRON PIN ON THE SOUTHERN RIGHT-OF-WAY OF LOGARAS CIRCLE; THENCE RUN ALONG A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY FOR 33.47' TO A CAPPED IRON PIN, SAID CURVE HAVING A RADIUS OF 34.69', AN INCLUDED ANGLE OF 55°16'28", AND A CHORD RUNNING S55°29'18"E FOR 32.18'; THENCE RUN S27°51'03"E FOR 249.98' TO AN IRON PIN; THENCE RUN S27°51'03"E FOR 99.88' TO A CAPPED IRON PIN; THENCE RUN S28°15'37"E ALONG SAID RIGHT-OF-WAY FOR 77.92' TO A CAPPED IRON PIN; THENCE RUN ALONG A CURVE TO THE LEFT ALONG SAID RIGHT-OF-WAY FOR 157.16' TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 100.00', AN INCLUDED ANGLE OF 90°02'52", AND A CHORD RUNNING S72°58'58"E FOR 141.48'; THENCE RUN N81°59'36"E ALONG SAID RIGHT-OF-WAY FOR 179.01' TO AN IRON PIN; THENCE RUN ALONG A CURVE TO THE LEFT ALONG SAID RIGHT-OF-WAY FOR 85.66' TO A CAPPED IRON PIN, SAID CURVE HAVING A RADIUS OF 120.00', AN INCLUDED ANGLE OF 40°53'52", AND A CHORD RUNNING N41°32'40"E FOR 83.85';THENCE RUN 90.60' ALONG A CURVE TO THE RIGHT AND ALONG THE RIGHT-OF-WAY TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 141.10', AN INCLUDED ANGLE OF 36°29'26", AND A CHORD RUNNING N39°29'26"E FOR 89.05'; THENCE RUN S28°02'50"E FOR 204.94' TO AN IRON PIN; THENCE RUN ALONG A CURVE TO THE RIGHT FOR 87.20' TO A CRIMPED TOP, SAID CURVE HAVING A RADIUS OF 214.80', AN INCLUDED ANGLE OF 23°15'34", AND A CHORD RUNNING S39°37'21"W FOR 86.60'; THENCE RUN S61°54'28"W FOR 534.74' TO AN IRON PIN; THENCE RUN N27°59'17"W FOR 428.92' BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 4.28 ACRES MORE OF LESS.

LEGAL DESCRIPTION – 15-27 PARCEL:

A PARCEL OF LAND BEING LOCATED IN THE SE ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 14 WEST, CITY OF PURVIS, LAMAR COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS ARE BASED OF GRID NORTH)

COMMENCING AT A METAL PIPE AT THE SW CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 14 WEST, LAMAR COUNTY, MISSISSIPPI; THENCE RUN N0°06'33"E ALONG SAID SECTION LINE FOR 430.51' TO AN IRON PIN; THENCE RUN N00°05'15"E ALONG SAID SECTION LINE FOR 342.69' TO AN IRON PIN ON THE SOUTHERN RIGHT-OF-WAY OF LOGARAS CIRCLE; THENCE RUN N00°03'27"E FOR 81.60' TO AN IRON PIN ON THE NORTHERN RIGHT-OF-WAY OF SAID ROAD FOR THE POINT OF BEGINNING; THENCE RUN N00°03'27"E FOR 426.03' TO AN IRON PIN; THENCE RUN N88°30'16"W FOR 400.00' TO AN IRON PIN; THENCE RUN S26°00'04"E FOR 612.00' TO A NAIL; THENCE RUN S62°27'09"W FOR 145.31' TO AN IRON PIN ON THE EASTERN RIGHT-OF-WAY OF LOGARAS CIRCLE; THENCE RUN 65.16' ALONG A CURVE TO THE RIGHT AND ALONG SAID RIGHT-OF-WAY TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 678.32', AN INCLUDED ANGLE OF 5°30'14", AND A CHORD RUNNING N31°13'29"W FOR 65.13'; THENCE RUN N28°28'23"E ALONG SAID RIGHT-OF-WAY FOR 316.18' TO AN IRON; THENCE RUN 199.41' ALONG A CURVE TO THE LEFT AND ALONG SAID RIGHT-OF-WAY TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 100.00', AN INCLUDED ANGLE OF 114°15'23", AND A CHORD RUNNING N85°36'04"W FOR 167.98'; THENCE RUN S37°16'15"W ALONG SAID RIGHT-OF-WAY FOR 160.45' TO AN IRON PIN; THENCE RUN ALONG A CURVE TO THE RIGHT AND ALONG SAID RIGHT-OF-WAY FOR 102.00' TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 98.21', AN INCLUDED ANGLE OF 59°30'32", AND A CHORD RUNNING S67°01'31"W FOR 97.48', BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 4.47 ACRES MORE OF LESS.

REFERENCE MATERIAL:

1. PLAT OF LOGARAS SUBDIVISION, TOWN OF PURVIS, LAMAR COUNTY, MS ON FILE AT THE LAMAR COUNTY CHANCERY CLERK'S OFFICE.
2. MINUTES FROM THE REGULARLY SCHEDULED CITY OF PURVIS BOARD MEETING DATED FEBRUARY 6, 2018 GRANTING VARIANCES FOR LOT WIDTH AND SETBACKS.