E-62A

CEDAR GREEN OF SHEFFIELD PART TWO-C

EAST HALF OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 3 EAST
MADISON COUNTY, MISSISSIPPI

01394

BEARINGS SHOWN HEREON ARE BASED UPON THE RECORD PLAT OF CEDAR GREEN OF SHEFFIELD PART TWO-B (MONUMENTS FOUND) (REFERENCE NOTED)

☒ DENOTES CONCRETE MONUMENT

O DENOTES 1/2" IRON PIN

ACCORDING TO THE F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBERS 280228 0015 D AND 280228 0330 D, DATED APRIL 15, 1994, THIS PROPERTY LIES WITHIN ZONE "X" (AREAS OUTSIDE 500-YEAR FLOODPLAIN)

NO BUILDING MAY BE BUILT WITHIN ANY DRAINAGE OR UTILITY EASEMENT SHOWN HEREON

SEE TYPICAL LOT DETAIL FOR EASEMENT INFORMATION OTHER EASEMENTS SHOWN HEREON

THERE IS A DRAINAGE AND UTILITY EASEMENT ACROSS ALL AREAS SHOWN HEREON AS "COMMON AREA".

MINIMUM BUILDING SETBACKS:
FRONT - 25 FEET
REAR - 25 FEET
SIDE - 15 FEET
STREET SIDE - 20 FEET

SURVEY CLASS B

PLAT PREPARATION DATE: 4-30-07 SURVEY DATE 4-30-07

NUMBER	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CHORD
C1	11°23'53"	N83°03'24"E	29.83	29.91
C2	89°46'30"	N43°56'11"W	44.02	45.34
C3	32°47'11"	N43°03'13"W	56.83	58.46
C4	32°47'10"	N43°03'13"W	56.83	58.46
C5	34°34'43"	N43°38'36"E	30.00	30.21
C6	34°34'43"	N43°38'36"E	30.00	30.21
C7	34°34'43"	N43°38'36"E	30.00	30.21