

ALL RESPONSIBILITY AND MAINTENANCE OF POND SHALL LIE WITH THE HOMEOWNERS ASSOCIATION.  
 2" x 1" REBAR WITH C.C. CAP SET ON ALL EXTERIOR INTERIOR AND WINDNESS CONCRETS UNLESS OTHERWISE NOTED.  
 THERE IS A FIVE(5) FOOT UTILITY EASEMENT AROUND THE SIDES AND REAR OF ALL LOTS. EASEMENT ALONG THE FRONTS OF ALL LOTS.  
 LOT NUMBERS 328-344, 361 AND 367-368 HAVE FOUND FOOT EASEMENTS TO ALL OTHER LOTS HAVE 60' FRONT YARD SETBACK.  
 2/8 SEWER EASEMENT ACROSS LOTS 324, 324 & FUTURE LOTS 388, 389 & 390 IS DEDICATED TO THE TOWN OF SOUTHAVERN FOR USE AND MAINTENANCE OF SANITARY SEWER LINE. MANHOLES AND APPURTENANCES.  
 A 20' WIDE PUBLIC DRAINAGE EASEMENT ALONG THE REAR OF LOTS 328, 334 AND SOUTHWAYEN, NOTICE BOUNDARY APPURTENANCE, OR STRUCTURE SHALL BE CONSTRUCTED WITHIN THIS 20' WIDE PUBLIC DRAINAGE EASEMENT.  
 COMMON OPEN SPACE "X" IS FOR THE USE OF CLUSTER MANHOLES IN SECTION L. THIS MANHOLES WITHIN IT ARE TO BE MAINTAINED BY THE HOA.  
 ALL SEW AND REAR YARD SWALES ARE TO ACT AS DRAINAGEWAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNER. THEY ARE SUBJECT TO CONCERN BY THE HOMEOWNERS ASSOCIATION.  
 OWNERS OF THE LOTS SHALL BE SUBJECT TO RESTRICTIONS OF THE LAKES OF NICHOLAS P.D. HOMEOWNERS ASSOCIATION AS RECORDED IN OFFICIAL RECORDS NEXT TO THIS PLAN. SEE COMMUNITY RECORDS OF FLEISOTO COUNTY, MISSISSIPPI.

**LEGEND**

- FOUND IRON PIN
- SET IRON PIN
- INTERNAL PROP CORNER
- ▨ NON-BUILDABLE AREA (PART OF LOTS 363A, 364)
- ▨ EXISTING POND

**SURVEY DATA:**  
 SURVEYOR: CHRISTOPHER SHEA SKEEN, P.S. 2908  
 CIVIL-INK, LLC  
 5799 GETWELL ROAD, BLDG. 8  
 SOUTHAVERN, MS 38692

**SURVEY CLASS:** \_\_\_\_\_  
**FIELD SURVEY DATE:** \_\_\_\_\_  
**NORTH REFERENCE:** MS STATE PLANE GRID WEST NAD83 PER RTK GPS OBSERVATION

**FINAL PLAN**  
**THE LAKES OF NICHOLAS**  
**SECTION L - PHASE 1**  
**SOUTHAVERN, MISSISSIPPI**

OWNER: AUGUSTUS CATTLE COMPANY, LLC  
 P.O. BOX 38  
 OLIVE BRANCH, MS 38664

ENGINEER: MCCARTY GRANBERY ENG.  
 188 PROGRESS ROAD  
 COLLIERVILLE, TN 38017

RECORDED

- NOTES:
- THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON OPEN SPACES AND THE PONDS AS WELL AS THE OUTLET CONTROL CHANNEL AND STRICTURES.
  - ALL SLOPE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WASPS THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNER. THEY ARE SUBJECT TO ENFORCEMENT BY THE HOMEOWNERS ASSOCIATION.
  - THE CITY OF SOUTHAVEN SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER AND SEWER SYSTEMS LOCATED WITHIN PLOTS 1 THROUGH 3.
  - THE 5', 10' AND 20' UTILITY EASEMENTS ARE GRANTED TO ALL UTILITY PROVIDERS THAT ARE PROVIDING UTILITY SERVICES TO ANY OF THE LOTS IN THIS SUBDIVISION.
  - THE PUBLIC SEWER AND DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF SOUTHAVEN FOR THE PUBLIC DRAINAGE INSTALLED.
  - ALL COTS SHOWN ON THIS PLAT SHALL BE IMMEDIATELY DEEMED TO LOCATIONS OF THE SEWER AND DRAINAGE SYSTEMS. TO THE EXTENT OF ANY DISCREPANCY BETWEEN THE INSTRUMENT AND A COPY OF THE RECORDED DOCUMENT SHALL BE PROVIDED TO THE TOWN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - A 20' WIDE PUBLIC DRAINAGE EASEMENT ALONG THE REAR OF LOTS 328, 329 AND 330 IS DEDICATED TO THE CITY OF SOUTHAVEN FOR THE PUBLIC DRAINAGE SYSTEM. THE STRUCTURE SHALL BE CONSTRUCTED WITHIN THIS 20' WIDE PUBLIC DRAINAGE EASEMENT.

**OWNERS CERTIFICATE**

I, Kim Keenan, owner or authorized representative of the owner of the property, hereby adopt this as my plan of subdivision and public use, reserve, and reservation for the public utilities the utility easements shown on this plat. I hereby certify that the owner in fee simple of the property and that no taxes have become due and payable. This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTARY'S CERTIFICATE**

Notary Public \_\_\_\_\_ State of Mississippi \_\_\_\_\_ County of DeSoto \_\_\_\_\_

Personally appeared before me, the undersigned authority in and for said county and state the within named \_\_\_\_\_ of \_\_\_\_\_, who is known to me to be the person named in the foregoing instrument, and as his act and deed he/she executed the foregoing instrument, after first having been duly apprised by me of the contents thereof, and that he/she understood the nature and consequences of the same, and that he/she executed the same freely, voluntarily and without any duress, fraud, coercion, or undue influence, and that he/she executed the same for the purposes therein contained.

My Commission expires: \_\_\_\_\_

Notary Public \_\_\_\_\_

**MORTGAGEES CERTIFICATE**

We, the undersigned, \_\_\_\_\_ (printed name of mortgagee) and mortgagee of the property shown hereby certify that the plan of subdivision and dedicate the streets, rights-of-way, easements, and rights of access as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to execute this instrument, and that the purpose thereof, I understand set forth and after my seal this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_

My Commission expires: \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

This is to certify that this plat was drawn from a ground survey made by me or under my direct supervision of the physical features found and is true and accurate to the best of my knowledge and belief.

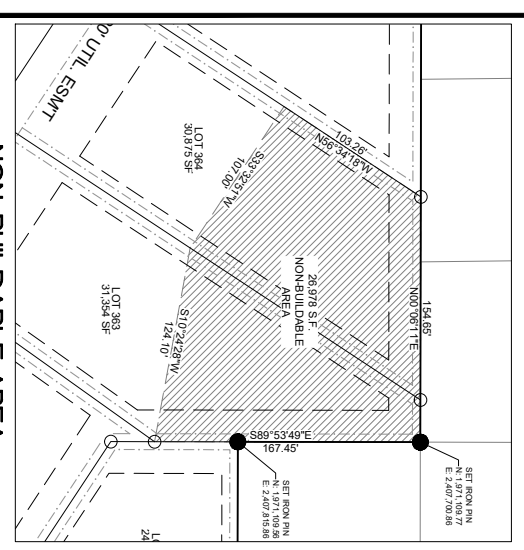
Surveyor \_\_\_\_\_ Date: 4/20/2020

**CERTIFICATE OF ENGINEER**

This is to certify that I have drawn this subdivision, herein and the plat of same is accurately drawn from information from a ground survey by me or under my direct supervision.

Engineer JOHN MCCARTY, P.E. Date: 4/20/2020

TEMPORARY BENCHMARK (T.B.M.) TOP OF BRANN WAINWIG E. LOCATED AT THE REAR OF LOT 328 AND 330 IS DEDICATED TO THE CITY OF SOUTHAVEN FOR THE PUBLIC DRAINAGE SYSTEM. THE STRUCTURE SHALL BE CONSTRUCTED WITHIN THIS 20' WIDE UTILITY ADJUT REFERENCE NETWORK. ELEVATION = 375.50



**DRIVEWAY CULVERT TABLE**

LOT NO.	TYPE	SIZE
328	12	
329	15	
330	15	
331	15	
332	15	
333	15	
334	15	
335	15	
336	15	
337	15	
338	15	
339	15	
340	15	
341	15	
342	15	
343	15	
344	15	
345	15	
346	15	
347	15	
348	15	
349	15	
350	15	
351	15	
352	15	
353	15	
354	15	
355	15	
356	15	
357	15	
358	15	
359	15	
360	15	
361	15	
362	15	
363	15	
364	15	
365	15	
366	15	
367	15	
368	15	
369	15	

**PARCEL LINE TABLE**

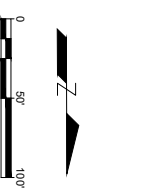
LINE #	LENGTH	DIRECTION
L1	636.24	N41°15'47"W
L2	69.24	S89°29'21"W
L3	10.87	S89°28'28"E
L4	38.54	S89°22'04"W
L5	20.02	N50°12'09"W
L6	90.24	N67°22'47"E
L7	90.24	S69°29'21"W
L8	138.10	N68°46'41"E
L9	6.91	S0°14'07"E
L10	143.53	S80°46'41"W
L11	19.88	S89°20'00"W
L12	20.00	N0°32'55"W
L13	20.00	S10°22'58"W

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	30.49	326.00	4.27	575°30'00"W	34.97	
C2	206.25	300.00	13.01	S85°06'52"W	201.27	
C3	227.00	1000.00	13.01	N40°03'01"E	226.61	
C4	37.86	50.00	43.38	N88°14'42"E	36.86	
C5	109.77	200.00	48.66	N65°46'30"W	104.72	
C6	125.71	300.00	26.01	S67°46'30"W	124.29	
C7	146.59	275.00	30.54	S67°28'30"W	144.88	
C8	41.56	275.00	9.86	S37°36'30"W	41.56	
C9	74.08	1025.00	4.14	S35°37'00"W	74.07	
C10	117.73	1025.00	6.25	S40°46'41"W	111.88	
C11	46.35	1025.00	2.82	S45°14'38"W	44.86	
C12	33.47	75.00	25.97	S89°30'44"W	33.19	
C13	31.78	25.00	72.78	S85°47'10"W	28.67	
C14	57.54	25.00	133.78	S87°32'21"E	46.61	
C15	40.79	69.38	5.43	N45°44'42"E	92.76	
C16	129.40	69.38	7.97	N0°18'32"E	129.31	
C17	30.20	325.00	4.21	N67°39'01"E	33.18	

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C18	41.00	25.00	95.34	N7°50'00"W	38.96	
C19	104.79	175.00	34.31	N72°44'30"W	103.23	
C20	43.61	225.00	11.11	S84°20'40"E	43.64	
C21	112.83	225.00	28.73	S84°28'32"E	111.66	
C22	15.46	25.00	35.67	S07°53'30"E	15.31	
C23	16.40	25.00	37.81	N07°22'00"E	16.20	
C24	32.38	125.00	16.28	N46°38'20"E	92.05	
C25	41.42	275.00	8.63	S68°28'00"W	41.38	
C26	23.38	275.00	4.87	S01°46'07"W	23.37	
C27	111.11	100.00	6.37	N2°56'42"E	111.11	
C28	21.01	25.00	48.15	N23°28'30"E	20.40	
C29	68.50	50.00	78.50	N8°18'28"W	63.27	
C30	84.50	50.00	98.33	N79°23'29"W	74.80	
C31	36.47	50.00	34.82	S54°44'07"W	30.00	
C32	57.71	50.00	68.13	S12°47'19"E	54.56	
C33	21.00	25.00	48.19	S25°45'30"E	20.41	
C34	42.06	70.00	34.92	N34°44'07"E	42.00	



**FINAL PLAT**  
**THE LAKES OF NICHOLAS**  
**SECTION 1 - PHASE 1**  
**SOUTHAVEN, MISSISSIPPI**  
**MAY 2020**  
**SCALE: 1" = 100'**

OWNER: AUGUSTUS CATTLE COMPANY, LLC  
 TOTAL AREA: 23.86 ACRES  
 ENGINEER: MCCARTY GRANBERRY ENG.  
 P.O. BOX 38  
 CULVE BRANCH, MS 38654  
 188 PROGRESS ROAD  
 COLLIERVILLE, TN 38017

RECORDED