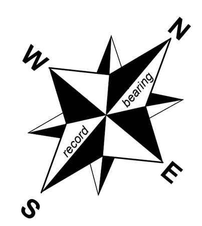
Property Address:
904 Azalea Drive
Waynesboro, MS
39367



LEGEND:
Sec.=Section; Cor=Corner
T=Township; R=Range
P.O.B.=point of beginning
P.O.C.=point of commencement
I.P.=iron pipe; wm=water meter
MFP=metal fence post
LWK=lightwood knot
c.m.=concrete monument
R-O-W=right-of-way
=existing building
=fence
=power line
=not to scale
= wooden privacy fence
= subivision lot line

Contact Information:

Mississippi One Call System
to mark underground utilities
www.ms1call.org
811

Waynesboro City Hall
714 Wayne Street, Waynesboro, MS 39367
601-735-4874
www.waynesboro.ms.us
permit applications, zoning ordinances, sewer, water

Chickasawhay Natural Gas District
609 Station Street, Waynesboro, MS 39367
601-735-0920

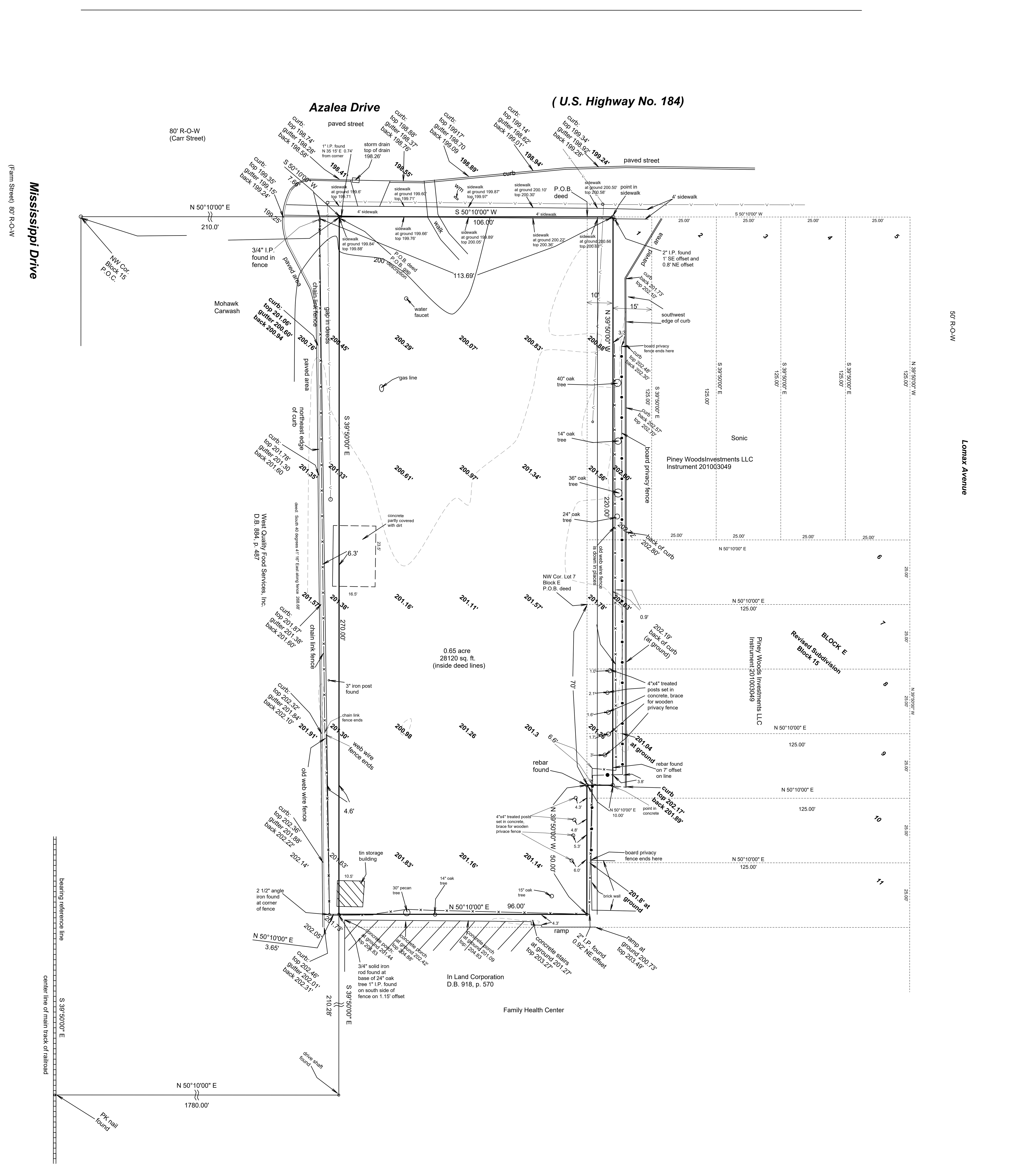
Mississippi Power Company
877-656-1836
www.Mississippipower.com

Mississippi Department of Transportation
6716 HWY 184, Waynesboro, MS 39367
601-735-1122

Wayne County Board of Supervisors
Wayne County Courthouse, Waynesboro, MS
601-735-3662

Wayne County Economic Development District
610 Azalea Drive, Waynesboro, MS 39367
601-735-6056
www.waynecounty.ms

NOTES:
1. This is a Class B Survey; date fieldwork completed: 1-17-2017; fieldwork prepared by: Dale Walker, Drew Walker, J. McIlwain, B. McIlwain; plat prepared by Dale Walker.
2. Information Source: D.B. 1162, p. 535; instrument 201003049; D.B. 884, p.487; deeds shown hereon; Wayne County Tax Appraisal Map 105A12; Revised Subdivision of Block 15 (blue plat book), Town of Waynesboro Mississippi map recorded in blue plat book; The lots referred to in the deeds furnished have been shown on this plat from the east line of the G.G. Woodward property as described in Deed Book 74, page 198, this deed dated 8 Feb. 1926 recorded 3 April 1928 the Revised Subdivision plat is dated Jan. 1928, the year of recording for subdivision plat was not found due to portions of plat on record being torn; A deed for Lomax Avenue was found in Deed Book 74, page 380 which places the location of this street through the G.G. Woodard property, however the street as shown on Subdivision Plat would not be located as described in deed. Deed for Lomax Avenue was dated 31 August 1929 and recorded 7 Sept. 1929, the subdivision plat has a Chancery Clerk's handwritten note that the deed distance for Woodard lot should be 96' - 0"; this creates a 6 ft. difference in what is shown on the revised subdivision plat ; no copy of title opinion has been furnished; no copies of recorded easements have been furnished.
3. Bearing reference: record bearing of Plat of Town of Waynesboro as referenced to the center line of the main track of the railroad.
4. The rebar that have been set are solid iron rods 1/2 inch in diameter at least 18 inches in length with inscribed plastic caps.
5. Zoning: This property is located in Zone C2 Commercial and is subject to the zoning ordinances of the City of Waynesboro call 601-735-4874 for additional information or see www.waynesboroms.us for copy of zoning map, permit application and contact information for zoning administrator.
6. No search made for underground features and no underground items have been shown hereon.
7. No search made for cemeteries. Old web wire fence on southeast and southwest side is overgrown with trees and is crooked.
8. Easements and right-of-ways for utilities have not been shown; no underground utilities have been located and no underground utilities have been shown hereon; for location of the underground utilities that may be present, call 811 at least two working days before digging.
9. This plat changed on 3-3-2017 to add the P.O.B. for a description for gap.
10. This plat changed on 4-18-2017 to show elevations for topo. Elevations are based on an assumed elevation.



Plat of Land Survey for:

KDK of MS, L.P.

Location: Part of Block 15 and the Revised Subdivision of Block 15 of

Waynesboro, Mississippi

Scale: 1" = 40'

0 20 40 60 80 100

I hereby certify that this survey and plat have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Mississippi to the best of my knowledge, information and belief, with exceptions noted hereon.

pdf file copy for information not valid without original seal and signature Date: 2-3-2017

Dale L. Walker, PLS 02488 revised: 4-18-2017
1744 Eastwood Drive, Waynesboro, MS 39367
601- 735-4064 cell phone: 601-410-3092