RAINFOREST EXPRESS OF PETAL, LLC

PROPERTY - PLAT

1116 EVELYN GANDY PARKWAY
PETAL, MS

NOTE:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

FLYNT & ASSOC. 1980 39th ANNIVERSARY 2019 PETAL, MS

EVELYN GANDY PARKWAY EAST BOUND LANE

0.30 MILES TO BYRD PARKWAY

MDOT PUBLIC R/W

BENCHMARK
SPIKE IN SOUTH SIDE
PP ELEV. 238.53

CITY OF PETAL PAVED PUBLIC
ROAD 30.0' WIDE RIGHT-OF-WAY
DB-1175, PG-0464 05/06/14

BENCHMARK
SPIKE IN SOUTH SIDE
PP ELEV. 233.58

CITY OF PETAL PAVED PUBLIC FRONTAGE ROAD

R/W

FD 1/2"
REBAR

S82°10'35"E
174.24'

SET 1/2"
REBAR

CITY OF PETAL 15.0' WIDE
UTILITY EASEMENT
DB-1175, PG-470 00/00/

CITY OF PETAL 15.0' WIDE
UTILITY EASEMENT
DB-1175, PG-470 05/06/14

DRAINAGE & DETENTION POND
EASEMENT 1, 0.65 AC. +/-
DB-1310, PG-143 04/17/19

JUNCTION BOX
TOP LID = 237.53
FL 18" IN = 230.52
BOTTOM = 217.12

ZAXBY'S

300.00'

184.38'

S07°49'25"W

N07°49'25"E

1.20 AC. +/-
52,272 SF

115.62'

POB

FD 1/2" REBAR AT THE SE CORNER,
NE1/4, SW1/4, SECTION 31, T5N, R12W,
FORREST COUNTY, MISSISSIPPI

N89°37'28"W
125.64'

SET 1/2"
REBAR

NE1/4, SW1/4
NW1/4, SE1/4

SE1/4, SW1/4
SW1/4, SE1/4

N82°10'35"W
174.24'

FD 1/2"
REBAR

SET 1/2"
REBAR

LOT #2

LOT #3

LOT #4

NOW OR FORMERLY
A & R FLYNT DEVELOPMENT, INC.
TO W. A. YOUNG REAL ESTATE HOLDINGS, LLC
DB-1240, PG-0032 10/03/16

NOW OR FORMERLY
BRADY & KIM INGRAM
TO A & R LAND MANAGEMENT, LLC
DB-1012, PG-0346 05/07/07
2ND TRANSFER
A & R LAND MANAGEMENT, LLC
TO A & R FLYNT DEVELOPMENT, INC.
DB-1143, PG-0352 12/18/12

NOW OR FORMERLY
CURRIE FAMILY INVESTMENT CO., LP
& OVERTON A. CURRIE MARITAL TRUST
TO A & R LAND MANAGEMENT, LLC
DB-1161, PG-0163 05/06/09
2ND TRANSFER
A & R LAND MANAGEMENT, LLC
TO A & R FLYNT DEVELOPMENT, INC.
DB-1143, PG-0352 12/18/12

NOW OR FORMERLY
JIMMIE DALE ODOM
TO A & R FLYNT DEVELOPMENT, INC.
DB-1168, PG-0555 01/08/14

CITY OF PETAL
SANITARY SEWER EASEMENT
DB-1238, PG- 0372 09/27/16

REFERENCE MATERIALS:
CRESTVIEW HILLS SUBDIVISION PLAT
FORREST CO., TAX MAPS 21N & 21M
FLYNT & ASSOCIATES SURVEYS C07800, K16404, ARLM502, 222-85, ARLM502MCW, ARLM502FZA & ARLM502X
DB-668, PG-618
DB-520, PG-530
DB-793, PG-709
DB-1102, PG-522

= ROCK
= CONCRETE
= GROUND COVER
= HEDGE
= TALL HEDGE
= HOLLY
= GRASS
= MAPLE
= LELAND CYPRESS
= CREPE MYRTLE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

A.P.S.	=	AS PER SURVEY
A.P.R.	=	AS PER RECORD
FD	=	FOUND
—R—	=	PROPERTY LINE
—℄—	=	CENTERLINE
—X—X—	=	FENCE
—P—	=	POWER LINE

CERTIFICATE: THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE PROPERTY LINES SHOWN ON THIS PLAT, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD ALLEN FLYNT
PROFESSIONAL LAND SURVEYOR
NO. LS-01762
STATE OF MISSISSIPPI

REGISTERED PROFESSIONAL LAND SURVEYOR — RICHARD ALLEN FLYNT — LS-01762 — STATE OF MISSISSIPPI

REV.	DATE	DESCRIPTION	REV. BY	CHK. BY

REVISIONS

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RAINFOREST EXPRESS OF PETAL, LLC

FLYNT & ASSOCIATES, PLLC
PROFESSIONAL SURVEYORS
518 OLD RICHTON ROAD
PETAL, MISSISSIPPI 39465
PHONE: (601) 582-1818

SURVEY CLASSIFICATION		NOTE: ALL BEARINGS SHOWN ON THIS PLAT WERE DERIVED FROM A		
	X A		X	SOLAR OBSERVATION
	B			G P S
	C			RECORD BEARING
	D			

DATE:	PARTY CHIEF:	TECHNICIANS:	DRAWN BY:	DRAWING NO.:
06/05/19	D GAMBILL	M BROOKS	R ALLEN FLYNT	ARLM502RF

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