Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken May 18, 2017
(Geodetic North)

POC - Point of Commencement
POB - Point of Beginning
POT - Point of Terminus

To: Regions Bank, an Alabama banking corporation, its successors and/or assigns, RB Affordable Housing, Inc., an Alabama corporation, its successors and/or assigns, Laurel Partners II, L.P., a Mississippi limited partnership, its successors and assigns, First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item No. 1,2,3,4,8(a) and (b),7(a) and (c),8,9,10,11,13,16,18, and 19 from Table A thereto. The fieldwork was completed on January 15, 2018.

Ronald C. McMaster, P.E., P.S.
February 1, 2018

Note:
Random Traverse Closure Precision For This Survey Meets or Exceeds the Minimum Standards For a Class "B" Survey.

Scale in Feet

The premises are situated in "Zone X-Other Areas", which is defined as "Areas determined to be outside the 0.2% annual chance floodplain", as shown on FIRM Map Number 28067C0183E, effective date of September 29, 2010.

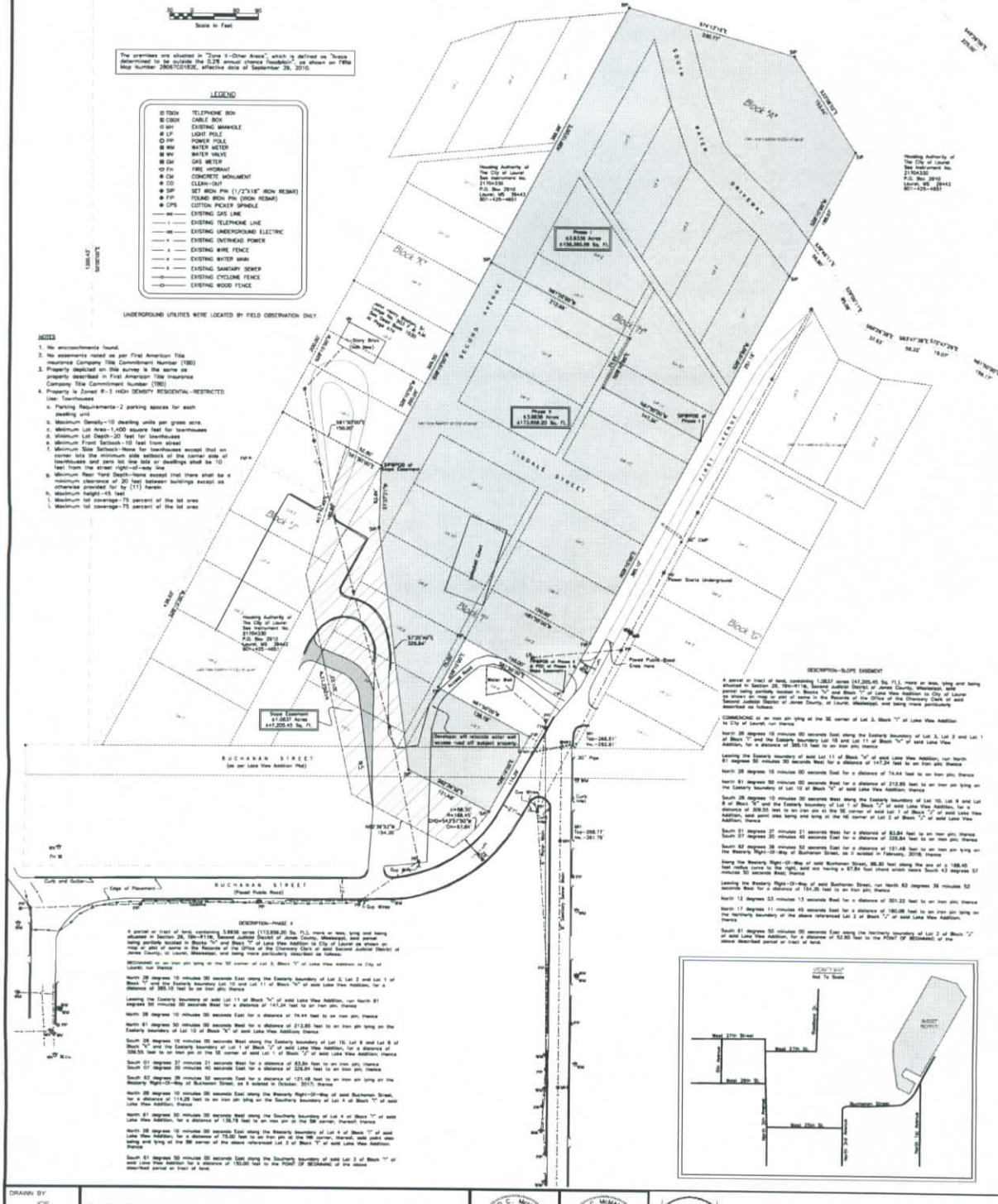
LEGEND

TBOX	TELEPHONE BOX
CBOX	CABLE BOX
MH	EXISTING MANHOLE
LP	LIGHT POLE
PP	POWER POLE
WM	WATER METER
WV	WATER VALVE
GM	GAS METER
FH	FIRE HYDRANT
CM	CONCRETE MONUMENT
CO	CLEAN-OUT
SIP	SET IRON PIN (1/2"X18" IRON REBAR)
FIP	FOUND IRON PIN (IRON REBAR)
CPS	COTTON PICKER SPINDLE
GL	EXISTING GAS LINE
T	EXISTING TELEPHONE LINE
UE	EXISTING UNDERGROUND ELECTRIC
P	EXISTING OVERHEAD POWER
X	EXISTING WIRE FENCE
W	EXISTING WATER MAIN
S	EXISTING SANITARY SEWER
CL	EXISTING CYCLONE FENCE
WF	EXISTING WOOD FENCE

UNDERGROUND UTILITIES WERE LOCATED BY FIELD OBSERVATION ONLY.

NOTES

1. No encroachments found.
2. No easements noted as per First American Title Insurance Company Title Commitment Number (TBD)
3. Property depicted on this survey is the same as property described in First American Title Insurance Company Title Commitment Number (TBD)
4. Property is Zoned R-3 HIGH DENSITY RESIDENTIAL-RESTRICTED
   Use: Townhouses
   a. Parking Requirements-2 parking spaces for each dwelling unit
   b. Maximum Density-10 dwelling units per gross acre.
   c. Minimum Lot Area-1,400 square feet for townhouses
   d. Minimum Lot Depth-20 feet for townhouses
   e. Minimum Front Setback-10 feet from street
   f. Minimum Side Setback-None for townhouses except that on corner lots the minimum side setback of the corner side of townhouses and zero lot line lots or dwellings shall be 10 feet from the street right-of-way line
   g. Minimum Rear Yard Depth-None except that there shall be a minimum clearance of 20 feet between buildings except as otherwise provided for by (11) herein
   h. Maximum height-45 feet
   i. Maximum lot coverage-75 percent of the lot area
   j. Maximum lot coverage-75 percent of the lot area



DESCRIPTION-PHASE I

A parcel or tract of land, containing 3.9836 acres (173,556.20 Sq. Ft.), more or less, lying and being situated in Section 29, T9N-R11W, Second Judicial District of Jones County, Mississippi, said parcel being partially located in Blocks "N" and Block "O" of Lake View Addition to City of Laurel as shown on map or plat of same in the Records of the Office of the Chancery Clerk of said Second Judicial District of Jones County, of Laurel, Mississippi, and being more particularly described as follows:

COMMENCING at an iron pin lying at the SE corner of Lot 3, Block "O" of Lake View Addition to City of Laurel; run thence

North 28 degrees 10 minutes 00 seconds East along the Easterly boundary of Lot 3, Lot 2 and Lot 1 of Block "O" and the Easterly boundary Lot 10 and Lot 11 of Block "N" of said Lake View Addition, for a distance of 385.10 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence

Leaving the Easterly boundary of Lot 11 of Block "N" of said Lake View Addition, run North 61 degrees 50 minutes 00 seconds West for a distance of 147.34 feet to an iron pin; thence

North 28 degrees 10 minutes 00 seconds East for a distance of 74.44 feet to an iron pin; thence

North 61 degrees 50 minutes 00 seconds West for a distance of 212.85 feet to an iron pin lying on the Easterly boundary of Lot 10 of Block "N" of said Lake View Addition; thence

North 28 degrees 10 minutes 00 seconds East along the Easterly boundary of Lot 10, Lot 11, Lot 1 and the extension, thereof, for a distance of 388.88 feet to an iron pin; thence

South 74 degrees 13 minutes 18 seconds East for a distance of 230.77 feet to an iron pin; thence
South 33 degrees 06 minutes 03 seconds East for a distance of 153.44 feet to an iron pin; thence

South 28 degrees 10 minutes 00 seconds West for a distance of 188.07 feet to an iron pin lying at the NE corner of Lot 1 of Block "N" of said Lake View Addition; thence

Continue South 28 degrees 10 minutes 00 seconds West along the Easterly boundary of Lot 1, Lot 13 and Lot 11 of Block "N" of said Lake View Addition, for a distance of 251.18 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

DESCRIPTION-SLOPE EASEMENT

A parcel or tract of land, containing 1.0837 acres (47,205.45 Sq. Ft.), more or less, lying and being situated in Section 29, T9N-R11W, Second Judicial District of Jones County, Mississippi, said parcel being partially located in Blocks "N" and Block "O" of Lake View Addition to City of Laurel as shown on map or plat of same in the Records of the Office of the Chancery Clerk of said Second Judicial District of Jones County, of Laurel, Mississippi, and being more particularly described as follows:

COMMENCING at an iron pin lying at the SE corner of Lot 3, Block "O" of Lake View Addition to City of Laurel; run thence

North 28 degrees 10 minutes 00 seconds East along the Easterly boundary of Lot 3, Lot 2 and Lot 1 of Block "O" and the Easterly boundary Lot 10 and Lot 11 of Block "N" of said Lake View Addition, for a distance of 385.10 feet to an iron pin; thence

Leaving the Easterly boundary of said Lot 11 of Block "N" of said Lake View Addition, run North 61 degrees 50 minutes 00 seconds West for a distance of 147.34 feet to an iron pin; thence

North 28 degrees 10 minutes 00 seconds East for a distance of 74.44 feet to an iron pin; thence

North 61 degrees 50 minutes 00 seconds West for a distance of 212.85 feet to an iron pin lying on the Easterly boundary of Lot 10 of Block "N" of said Lake View Addition; thence

South 28 degrees 10 minutes 00 seconds West along the Easterly boundary of Lot 10, Lot 9 and Lot 8 of Block "N" and the Easterly boundary of Lot 1 of Block "O" of said Lake View Addition, for a distance of 309.55 feet to an iron pin at the SE corner of said Lot 1 of Block "O" of said Lake View Addition, said point also being and lying at the NE corner of Lot 2 of Block "O" of said Lake View Addition; thence

South 61 degrees 27 minutes 21 seconds West for a distance of 83.84 feet to an iron pin; thence
South 61 degrees 20 minutes 40 seconds East for a distance of 226.84 feet to an iron pin; thence

South 62 degrees 39 minutes 53 seconds East for a distance of 121.48 feet to an iron pin lying on the Westerly Right-Of-Way of Buchanan Street, as it existed in February, 2018; thence

Along the Westerly Right-Of-Way of said Buchanan Street, 66.80 feet along the arc of a 188.45 feet radius curve to the right, said arc having a 67.64 foot chord which bears South 43 degrees 57 minutes 50 seconds West; thence

Leaving the Westerly Right-Of-Way of said Buchanan Street, run North 63 degrees 36 minutes 52 seconds West for a distance of 154.35 feet to an iron pin; thence

North 12 degrees 53 minutes 13 seconds West for a distance of 301.22 feet to an iron pin; thence

North 17 degrees 11 minutes 45 seconds East for a distance of 180.08 feet to an iron pin lying on the northerly boundary of the above referenced Lot 2 of Block "O" of said Lake View Addition; thence

South 61 degrees 50 minutes 00 seconds East along the northerly boundary of Lot 2 of Block "O" of said Lake View Addition, for a distance of 52.80 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

DESCRIPTION-PHASE II

A parcel or tract of land, containing 3.9836 acres (173,556.20 Sq. Ft.), more or less, lying and being situated in Section 29, T9N-R11W, Second Judicial District of Jones County, Mississippi, said parcel being partially located in Blocks "N" and Block "O" of Lake View Addition to City of Laurel as shown on map or plat of same in the Records of the Office of the Chancery Clerk of said Second Judicial District of Jones County, of Laurel, Mississippi, and being more particularly described as follows:

BEGINNING at an iron pin lying at the SE corner of Lot 3, Block "O" of Lake View Addition to City of Laurel; run thence

North 28 degrees 10 minutes 00 seconds East along the Easterly boundary of Lot 3, Lot 2 and Lot 1 of Block "O" and the Easterly boundary Lot 10 and Lot 11 of Block "N" of said Lake View Addition, for a distance of 385.10 feet to an iron pin; thence

Leaving the Easterly boundary of said Lot 11 of Block "N" of said Lake View Addition, run North 61 degrees 50 minutes 00 seconds West for a distance of 147.34 feet to an iron pin; thence

North 28 degrees 10 minutes 00 seconds East for a distance of 74.44 feet to an iron pin; thence

North 61 degrees 50 minutes 00 seconds West for a distance of 212.85 feet to an iron pin lying on the Easterly boundary of Lot 10 of Block "N" of said Lake View Addition; thence

South 28 degrees 10 minutes 00 seconds West along the Easterly boundary of Lot 10, Lot 9 and Lot 8 of Block "N" and the Easterly boundary of Lot 1 of Block "O" of said Lake View Addition, for a distance of 309.55 feet to an iron pin at the SE corner of said Lot 1 of Block "O" of said Lake View Addition; thence

South 61 degrees 27 minutes 21 seconds West for a distance of 83.84 feet to an iron pin; thence
South 61 degrees 20 minutes 40 seconds East for a distance of 226.84 feet to an iron pin; thence

South 62 degrees 39 minutes 53 seconds East for a distance of 121.48 feet to an iron pin lying on the Westerly Right-Of-Way of Buchanan Street, as it existed in February, 2018; thence

Along the Westerly Right-Of-Way of said Buchanan Street, 66.80 feet along the arc of a 188.45 feet radius curve to the right, said arc having a 67.64 foot chord which bears South 43 degrees 57 minutes 50 seconds West; thence

Leaving the Westerly Right-Of-Way of said Buchanan Street, run North 63 degrees 36 minutes 52 seconds West for a distance of 154.35 feet to an iron pin; thence

North 12 degrees 53 minutes 13 seconds West for a distance of 301.22 feet to an iron pin; thence

North 17 degrees 11 minutes 45 seconds East for a distance of 180.08 feet to an iron pin lying on the northerly boundary of the above referenced Lot 2 of Block "O" of said Lake View Addition; thence

South 61 degrees 50 minutes 00 seconds East along the northerly boundary of Lot 2 of Block "O" of said Lake View Addition, for a distance of 52.80 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

DRAWN BY	JCS
SCALE	1" = 60'
JOB NUMBER	M-2400-1

PLAT OF SURVEY OF PALISADES PARK, PHASE I & II IN SECTION 29, T9N-R11W, SECOND JUDICIAL DISTRICT OF JONES COUNTY, MS FOR LAUREL PARTNERS II, L.P.

Contact Information
McMaster & Associates, Inc.
Phone: (601)605-1990
Facsimile: (866)605-1991
Email: ronald@mcmasterengr.com

RONALD C. MCMASTER, JR. REGISTERED ENGINEER P.E. 9689 L.S. 2441 AND PROFESSIONAL SURVEYOR STATE OF MISSISSIPPI

RONALD C. MCMASTER, JR. REGISTERED ENGINEER AND SURVEYOR P.E. 19189 L.S. 2441 STATE OF MISSISSIPPI

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1990