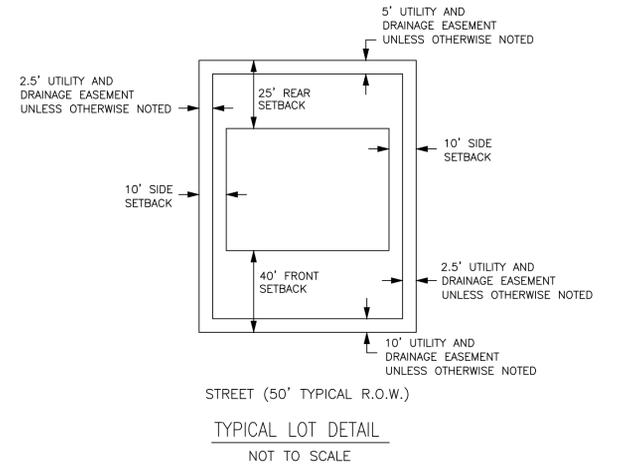
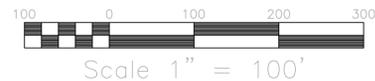


LOT #	SQUARE FEET
18	7310 SF
19	7298 SF
20	7285 SF
21	7273 SF
22	7282 SF
23	7655 SF
24	8543 SF
25	10688 SF
26	9449 SF
27	11067 SF
28	7105 SF
29	7105 SF
30	7105 SF
31	7061 SF
32	8810 SF
33	8017 SF
34	8402 SF
35	7656 SF
79	11341 SF
80	10461 SF
81	9989 SF
82	10680 SF
83	12925 SF
84	8220 SF
85	10350 SF
86	10076 SF
87	6858 SF
88	6858 SF
89	6858 SF
90	6858 SF
91	10287 SF
92	7634 SF

CENTERLINE CURVE DATA			
NUMBER	DELTA ANGLE	CHORD BEARING	RADIUS LENGTH CHORD
C1	137°07'49"	S87°28'06"E	250.00 45.83 45.73
C2	137°07'49"	N06°33'54"E	400.00 181.67 191.47
C3	137°07'49"	S06°33'54"W	400.00 181.67 191.47



PROPERTY TO BE OWNED AND DEVELOPED BY VICTORY MANAGEMENT GROUP, LLC
P.O. BOX 394
CANTON, MISSISSIPPI 39046

ENGINEER OF RECORD: NOLAN P. WILLIAMSON, P.E.
SURVEYOR OF RECORD: JACK N. STARR, P.L.S.
115 LONE WOLF DRIVE SUITE B
MADISON, MISSISSIPPI 39110

THE SUBJECT PROPERTY CONTAINS 11.68 ACRES AND IS LOCATED IN SECTION 20, TOWNSHIP 9 NORTH, RANGE 3 EAST, CITY OF CANTON, COUNTY OF MADISON, STATE OF MISSISSIPPI.

THE SUBJECT PROPERTY IS LOCATED IN FLOODZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 280109 0205 E DATED APRIL 15, 1994 AND REVISED ON FEBRUARY 4, 1998.

THE SUBJECT PROPERTY IS ZONED R-1 PUD (PUD RESIDENTIAL DISTRICT)
MINIMUM LOT WIDTH = NONE
MINIMUM LOT SIZE = NONE
MINIMUM FRONT YARD SETBACK = 40 FEET
MINIMUM REAR YARD SETBACK = 25 FEET
MINIMUM SIDE YARD SETBACK = 10 FEET
MINIMUM COMMON OPEN SPACE REQUIRED = 25%
COMMON OPEN SPACE SHOWN = 3.43 ACRES (29.4%)

— DENOTES BUILDING SETBACK

THIS PRELIMINARY PLAT HAS A PROPOSED DENSITY OF 2.74 LOTS PER ACRE

WATER AND SEWER PROVIDER TO BE CANTON MUNICIPAL UTILITIES.

DISTANCES ALONG CURVES ARE ARC LENGTHS (NOT CHORDS)

STREETS SHOWN HEREON TO BE 30 FEET WIDE (BACK OF CURB TO BACK OF CURB).

RIGHT-OF-WAY WIDTHS ARE 50 FEET (TYPICAL).

FIRE HYDRANTS WILL BE PLACED WITHIN NEIGHBORHOOD AT PROPER INTERVALS.

MDEQ CNOI AND SWPPP WILL BE SUBMITTED AN APPROVED FOR PROJECT. THE EROSION CONTROL PLAN WILL BE PART OF THE CONSTRUCTION PLANS.

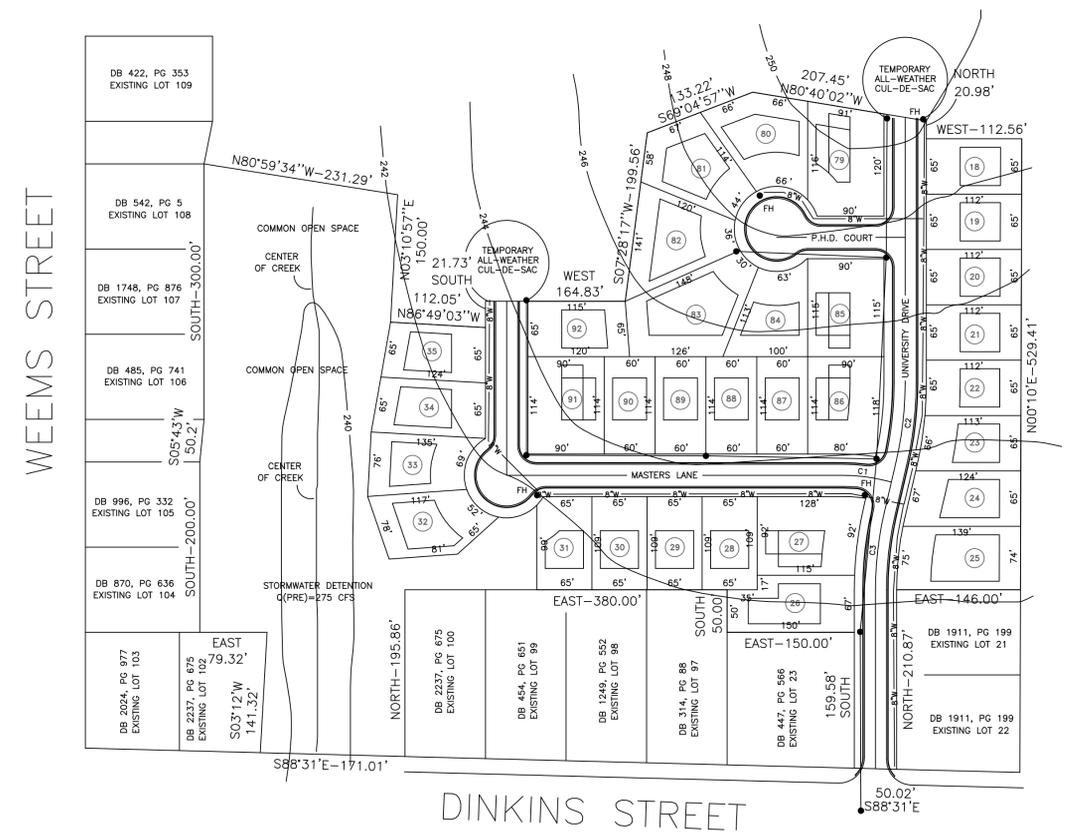
THIS SITE SHALL COMPLY WITH THE CITY OF CANTON'S ARCHITECTURAL AND LANDSCAPE ORDINANCE.

STORMWATER DETENTION SHOWN HEREON IS PRELIMINARY AND APPROXIMATE. FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS.

THIS PROPERTY IS ZONED R-1 PUD. THE ADJACENT PROPERTY IS R-1.

STOP SIGNS AND STREETS SIGNS TO BE PLACED AT ALL INTERSECTIONS.

PROPERTY DESCRIPTION:
A parcel of land lying and situated in the South 1/2 of Section 20, Township 9 North, Range 3 East, City of Canton, Madison County, Mississippi, more particularly described as follows:
For a Point of Beginning, commence at the northeast corner of Lot 108 of Weems Subdivision, the map or plat of which is of record and on file in the Office of the Chancery Clerk of Madison County, and thence run South, along the easterly line of Lot 108 and the extension thereof, for a distance of 300.00 feet to the southeast corner of Lot 106 of said Weems Subdivision; thence run S 05 degrees 43 minutes W for a distance of 50.2 feet to the northeast corner of Lot 105 of said Weems Subdivision; thence run South, along the easterly line of said Lot 105 and the extension thereof, for a distance of 200.00 feet to the southeast corner of said Lot 104; thence run East, along the northerly line of Lot 102 of said Weems Subdivision, for a distance of 79.32 feet to the northeast corner of said Lot 102; thence run S 03 degrees 12 minutes W, along the westerly line of Lot 101 of said Weems Subdivision, for a distance of 141.32 feet to the northerly right-of-way of Dinkins Street; thence run S 88 degrees 31 minutes E, along said northerly right-of-way, for a distance of 171.01 feet to the southwest corner of said Lot 100; thence run North, along the westerly line of said Lot 100, for a distance of 195.86 feet to the northwest corner of said Lot 100; thence run East for a distance of 380 feet to the northeast corner of Lot 97 of said Weems Subdivision, thence run South, along the easterly line of said Lot 97, for a distance of 50.0 feet to the northwest corner of Lot 23 of said Weems Subdivision; thence run East, along the northerly line of said Lot 23, for a distance of 150 feet to the northeast corner of said Lot 23; thence run South, along the easterly line of said Lot 23, for a distance of 159.58 feet to the southeast corner of said Lot 23; thence run S 08 degrees 31 minutes E, along the northerly right-of-way of Dinkins Street, for a distance of 50.02 feet to the southwest corner of Lot 22 of said Weems Subdivision; thence run North, along the westerly line of said Lot 22 and the extension thereof, for a distance of 210.87 feet to the northwest corner of Lot 21 of said Weems Subdivision; thence run East, along the northerly line of said Lot 21, for a distance of 146.00 feet to the easterly plat line of said Weems Subdivision; thence run N 00 degrees 10 minutes E, along said easterly plat line, for a distance of 529.41 feet to a point; thence run West for a distance of 112.56 feet to a point; thence run North for a distance of 20.98 feet to a point; thence run N 80 degrees 40 minutes 02 seconds W for a distance of 207.45 feet to a point; thence run S 69 degrees 04 minutes 57 seconds W for a distance of 133.22 feet to a point; thence run S 07 degrees 28 minutes 17 seconds W for a distance of 199.56 feet to a point; thence run West for a distance of 164.83 feet to a point; thence run South for a distance of 21.73 feet to a point; thence run N 86 degrees 49 minutes 03 seconds W for a distance of 112.05 feet to a point; thence run N 03 degrees 10 minutes 57 seconds E for a distance of 150.00 feet to a point; thence run N 80 degrees 59 minutes 34 seconds W for a distance of 231.29 feet to the Point of Beginning. This parcel contains 11.68 acres, more or less.



DATE	REVISION

DRAWING NAME: D:\PROJECTS\998-08\PREPLAT.DWG
DRAWN BY: NPW SCALE: 1" = 100'
DATE OF DRAWING: 1-08 PROJECT NO.: 998-08-001
CHECKED BY: APPROVED BY:

B BANKS ENGINEERING & SURVEYING, INC.
115 LONE WOLF DRIVE SUITE B * MADISON, MS 39110
OFFICE (601) 407-1240 * FAX (601) 407-1245

CLIENT:
VICTORY MANAGEMENT GROUP, LLC

PROJECT:
PRELIMINARY PLAT
THE VILLAGE OF ACADEMY PART ONE
CANTON, MISSISSIPPI

SHEET NO.
1 OF 1