ORDER: APPROVE OLD OAKS OF OXFORD PHASE 4 FINAL COMMERCIAL SUBDIVISION PLAT

Motion was made by Larry Gillespie, duly seconded by Chad McLarty, to approve Old Oaks of Oxford Phase 4 final commercial subdivision plat.

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor Larry Gillespie, voted yes
Supervisor David Rikard, voted nay
Supervisor Chad McLarty, voted yes
Supervisor Mike Roberts, voted yes

After the vote, President Roberts, declared the motion carried, this the 18th day of May, 2020.

Mike Roberts, President
Board of Supervisors

Sherry Wall, Chancery Clerk

DEVELOPMENT PHASING PLAN

DENSITY CALCULATIONS				
PHASE NO.	NUMBER OF UNITS	TOTAL PHASE AREA (SQ. ACRES)	MAX. NUMBER PER ORDINANCE PER ACRES	NO. OF UNITS PER SUB DIVISION
1A	10	[illegible]	[illegible]	[illegible]
1B	5	[illegible]	[illegible]	[illegible]
1C	8	[illegible]	[illegible]	[illegible]
2	9	[illegible]	[illegible]	[illegible]
3	7	[illegible]	[illegible]	[illegible]
4	20	[illegible]	[illegible]	[illegible]
5	3	[illegible]	[illegible]	[illegible]
6	10	[illegible]	[illegible]	[illegible]
7	20	[illegible]	[illegible]	[illegible]
TOTAL	132	[illegible]	[illegible]	[illegible]

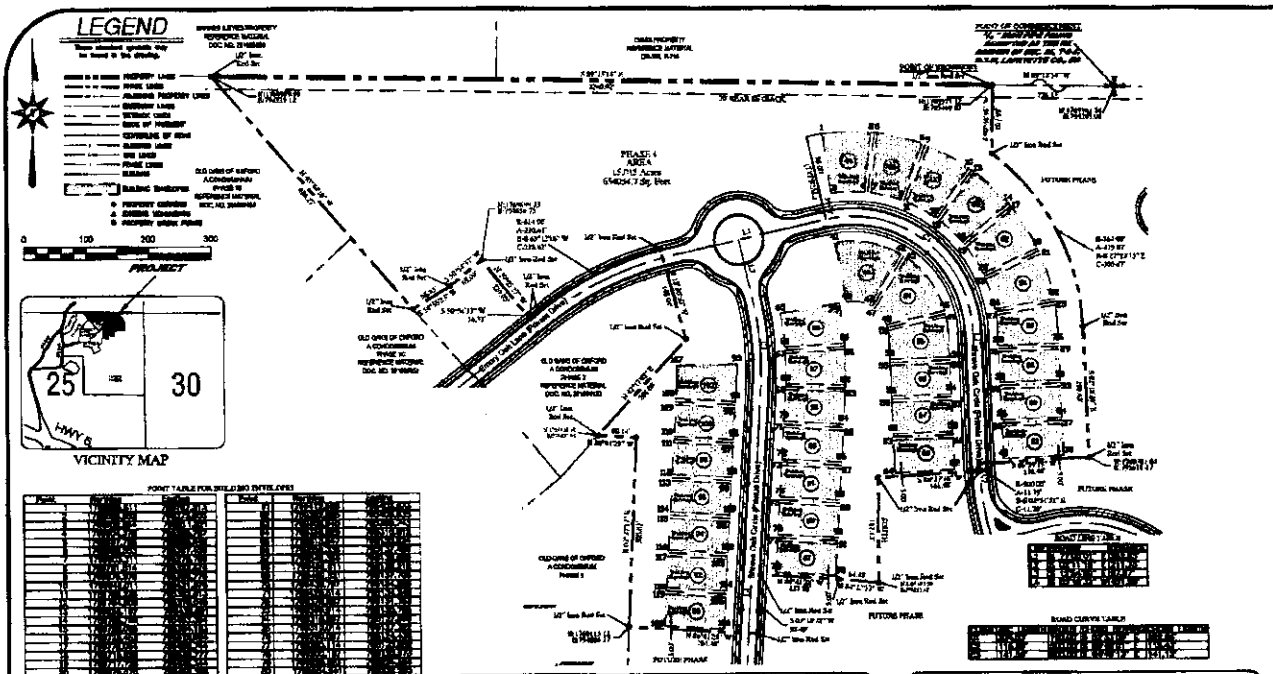
PEC

REVISIONS:

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

CONDOMINIUM PHASING PLAN
FOR
OLD OAKS of OXFORD
(an OLD OAKS OXFORD, LLC development)

C010



~DESCRIPTION OF PHASE 4~

This Description Is Based On The Mississippi State Plane Coordinate System, East Zone, NAD 83 Grid Values, U.S. Survey Feet, Using A Scale Factor Of 0.9999604481 And A Convergence Angle Of -00° 31' 00" Calculated At The Point Of Commencement Of This Survey.

A Parcel Of The Northeast Quarter Of Section 30, Township 6 South, Range 2 West, Lafayette County, Mississippi And Containing 14.515 Acres. This Description Being In Part Outside As Referred

Commencing At An Existing 3/4" Iron Pipe Found(N=1788945.66, E=799968.66) Accepted As Being The Northeast Corner Of Section 30, Township 6 South, Range 2 West, Lafayette County, MS, Run Thence N 88° 13' 14" W A Distance Of 778.13 Ft To A 1/2" Iron Rod Set(N=1788973.12, E=799408.03)94. The POINT OF BEGINNING. Thence S 00° 46' 46" W A Distance Of 197.06 Ft To A 1/2" Iron Rod Set, Thence With A Curve To The Right Having A Radius Of 304.00 Ft, An Arc Length Of 318.07 Ft, A Chord Bearing Of S 31° 33' 39" E, And A Chord Length Of 303.57 Ft To A 1/2" Iron Rod Set, Thence S 02° 13' 36" E A Distance Of 206.40 Ft To A 1/2" Iron Rod Set, Thence S 00° 00' 36" W A Distance Of 174.45 Ft To A 1/2" Iron Rod Set, Thence With A Curve To The Left Having A Radius Of 308.00 Ft, An Arc Length Of 11.39 Ft, A Chord Bearing Of S 00° 51' 51" E, And A Chord Length Of 11.79 Ft To A 1/2" Iron Rod Set, Thence S 00° 37' 36" W A Distance Of 169.00 Ft To A 1/2" Iron Rod Set, Thence Due South A Distance Of 169.13 Ft To A 1/2" Iron Rod Set, Thence N 89° 12' 37" W A Distance Of 64.46 Ft To A 1/2" Iron Rod Set, Thence N 00° 41' 38" W A Distance Of 123.00 Ft To A 1/2" Iron Rod Set, Thence S 00° 19' 32" W A Distance Of 83.49 Ft To A 1/2" Iron Rod Set, Thence N 00° 41' 38" W A Distance Of 304.40 Ft To A 1/2" Iron Rod Set, Thence N 00° 37' 17" E A Distance Of 303.03 Ft To A 1/2" Iron Rod Set, Thence N 00° 41' 38" W A Distance Of 60.14 Ft To A 1/2" Iron Rod Set, Thence N 40° 17' 40" E A Distance Of 268.60 Ft To A 1/2" Iron Rod Set, Thence N 00° 00' 00" W A Distance Of 148.84 Ft To A 1/2" Iron Rod Set, Thence With A Curve To The Left Having A Radius Of 314.00 Ft, An Arc Length Of 300.01 Ft, A Chord Bearing Of S 87° 13' 18" E, And A Chord Length Of 310.02 Ft To A 1/2" Iron Rod Set, Thence S 00° 34' 38" W A Distance Of 18.31 Ft To A 1/2" Iron Rod Set, Thence N 89° 00' 22" W A Distance Of 120.00 Ft To A 1/2" Iron Rod Set, Thence S 00° 34' 38" W A Distance Of 65.00 Ft To A 1/2" Iron Rod Set, Thence S 89° 35' 22" W A Distance Of 99.00 Ft To A 1/2" Iron Rod Set, Thence N 40° 34' 16" W A Distance Of 488.37 Ft To A 1/2" Iron Rod Set, Thence S 00° 13' 14" E A Distance Of 1946.06 Ft To The POINT OF BEGINNING Of This Description.

~SURVEYOR'S NOTES~

1. This Property Has A Land Use Classification Of Class "B" As Defined In Appendix "A" And Boundary Survey This Minimum Requirements For Classes "B" As Defined In Appendix "B" Of The "MINISSIPPI STANDARDS OF PRACTICE FOR SURVEYS".
2. All Bearings Are Based On Mississippi East State Plane Coordinate System, Grid North As Determined By GPS Observations With A Convergence Of (-0° 31' 00") Calculated At The POINT OF COMMENCEMENT Of This Survey. Horizontal Datum Based On Published Control Stations As Referred

Designation	- MSLLT	Designation	- FBRCH
PID	- AC0883	PID	- DF7262
NORTH	- 1,777,921.083	NORTH	- 1,780,730.209
EAST	- 765,111.89	EAST	- 777,254.704
HORZ. ORDER	- B	HORZ. ORDER	- THIRD

3. Grid Distance Divided By 0.9999604481 Equals Ground Distance.
4. This Property Is Subject To Any Easements Shown Or Not Shown On This Plat.
5. Reference Deeds: DB-[illegible], P-[illegible], DB-[illegible], P-[illegible], DB-[illegible], P-[illegible],

-DESCRIPTION OF PHASE 4-

THIS DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANES COORDINATE SYSTEM, EAST ZONE, NAD 83 GRID VALUES, U.S. SURVEY FEET, USING A SCALE FACTOR OF 0.[illegible] AND A CONVERGENCE ANGLE OF -00° 21' 08" CALCULATED AT THE POINT OF COMMENCEMENT OF THIS SURVEY.

A FRACTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI AND CONTAINING 13.316 ACRES. THIS DESCRIPTION BEING IN MORE DETAILS AS FOLLOWS:

COMMENCING AT AN EXISTING 3/4" IRON PIPE FOUND(N-17[illegible], E-[illegible]) ACCEPTED AS BEING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MS. RUN THENCE N 89° 13' 14" W A DISTANCE OF 778.12 FT TO A 1/2" IRON ROD SET(N-17[illegible]73.12, E-[illegible]) AT THE POINT OF BEGINNING; THENCE S 00° 46' 46" W A DISTANCE OF 107.[illegible] FT TO A 1/2" IRON ROD SET, THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 284.00 FT, AN ARC LENGTH OF 311.87 FT, A CHORD BEARING OF S 27° 23' 35" E, AND A CHORD LENGTH OF 296.47 FT TO A 1/2" IRON ROD SET, THENCE S 02° 16' 20" E A DISTANCE OF 206.45 FT TO A 1/2" IRON ROD SET, THENCE S 89° 08' 38" W A DISTANCE OF 174.46 FT TO A 1/2" IRON ROD SET, THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FT, AN ARC LENGTH OF 11.76 FT, A CHORD BEARING OF S 02° 51' 51" E, AND A CHORD LENGTH OF 11.76 FT TO A 1/2" IRON ROD SET, THENCE S 89° 27' 38" W A DISTANCE OF 101.[illegible] FT TO A 1/2" IRON ROD SET, THENCE S 00° 00' 00" E A DISTANCE OF 187.13 FT TO A 1/2" IRON ROD SET, THENCE N 84° 12' 37" W A DISTANCE OF 84.[illegible] FT TO A 1/2" IRON ROD SET, THENCE N 89° 41' 28" W A DISTANCE OF 123.80 FT TO A 1/2" IRON ROD SET, THENCE N 03° 18' 38" W A DISTANCE OF 83.40 FT TO A 1/2" IRON ROD SET, THENCE N 89° 41' 28" W A DISTANCE OF 264.40 FT TO A 1/2" IRON ROD SET, THENCE N 02° 37' 17" E A DISTANCE OF 300.08 FT TO A 1/2" IRON ROD SET, THENCE N 89° 41' 28" W A DISTANCE OF 60.14 FT TO A 1/2" IRON ROD SET, THENCE N 42° 17' 48" E A DISTANCE OF 208.60 FT TO A 1/2" IRON ROD SET, THENCE N 12° 38' 28" W A DISTANCE OF 148.64 FT TO A 1/2" IRON ROD SET, THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 314.00 FT, AN ARC LENGTH OF [illegible] FT, A CHORD BEARING OF [illegible] 12' 16" W, AND A CHORD LENGTH OF 218.68 FT TO A 1/2" IRON ROD SET, THENCE S 89° 54' 33" W A DISTANCE OF 18.31 FT TO A 1/2" IRON ROD SET, THENCE N 38° 00' 27" W A DISTANCE OF 120.00 FT TO A 1/2" IRON ROD SET, THENCE S 89° 54' 33" W A DISTANCE OF 65.00 FT TO A 1/2" IRON ROD SET, THENCE S 00° 38' 33" W A DISTANCE OF [illegible] FT TO A 1/2" IRON ROD SET, THENCE N 40° 34' 18" W A DISTANCE OF 496.27 FT TO A 1/2" IRON ROD SET, THENCE S 89° 13' 14" E A DISTANCE OF 1340.[illegible] FT TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

-ENGINEER'S CERTIFICATE-

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

WITNESS MY HAND AND SIGNATURE THIS THE ______ DAY OF ______ 20___

PAUL ROSHENNA
MISSISSIPPI PE #14912

-SURVEYOR'S CERTIFICATE-

I CERTIFY THAT WITHIN THIS PLAT OF OLD OAKS OF OXFORD, A CONDOMINIUM, PHASE 4, IN LAFAYETTE COUNTY, MISSISSIPPI, IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AND THAT I SIGNED AND DELIVERED IT AS MY OWN ACT AND DEED.

WITNESS MY HAND AND SIGNATURE THIS THE ______ DAY OF ______ 20___

JONATHAN E. ADAMS
MISSISSIPPI PL #[illegible]

-STATE OF MISSISSIPPI-
-COUNTY OF LAFAYETTE-

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE LAFAYETTE COUNTY BOARD OF SUPERVISORS, THIS THE ______ DAY OF ______ 20___

PRESIDENT
LAFAYETTE COUNTY BOARD OF SUPERVISORS

-STATE OF MISSISSIPPI-
-COUNTY OF LAFAYETTE-

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE LAFAYETTE COUNTY PLANNING COMMISSION, THIS THE ____ DAY OF ______ 20___

CHAIRMAN
LAFAYETTE COUNTY PLANNING COMMISSION

-STATE OF MISSISSIPPI-
-LAFAYETTE COUNTY-

I, SHERRY WALL, CHANCERY CLERK IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ______ O'CLOCK ON THE ______ DAY OF ______, 20___, AND WAS DULY RECORDED IN PLAT CABINET ____, SLIDE ____.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE ____ DAY OF ______ 20___

SHERRY WALL
CHANCERY CLERK

-PLAN OF CONDOMINIUM &-
-CONDITIONS & RESTRICTIONS-

RECORDED IN INSTRUMENT NUMBER ______, OF THE LAND RECORDS IN THE CHANCERY CLERK'S OFFICE OF LAFAYETTE COUNTY, MISSISSIPPI.

-GENERAL NOTES-

1. THIS PLAT IS FILED PURSUANT TO THE MISSISSIPPI CONDOMINIUM LAW AND SHALL NOT BE CONSTRUED TO BE A DEDICATION OF ANY OF THE STREETS, DRIVES OR ANY OTHER IMPROVEMENTS SHOWN HEREON OR IN ANYWAY, NOW OR HEREAFTER, FORMING A PART OF OLD OAKS OF OXFORD, A CONDOMINIUM.

2. EACH AND EVERY PART OF THE PROPERTY WITHIN THE CONDOMINIUM DESCRIBED AND SHOWN HEREON IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, USES, LIMITATIONS, PROHIBITIONS, REQUIREMENTS, OBLIGATIONS, EASEMENTS, SERVITUDES, CHARGES, ASSESSMENTS, AND LIENS DECLARED BY THE OWNER OF THE PROPERTY IN THAT CERTAIN INSTRUMENT ENTITLED "PLAN OF CONDOMINIUM AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OLD OAKS OF OXFORD, A CONDOMINIUM, PHASE 4." THE OWNER IS THE DECLARANT OF SAID PLAN. SAID PLAN IS FILED CONCURRENTLY WITH THIS PLAT IN THE OFFICE OF THE CHANCERY CLERK OF LAFAYETTE COUNTY, MISSISSIPPI, IN INSTRUMENT NUMBER.

3. ALL OR ANY PART OF THE PROPERTY WITHIN THE CONDOMINIUM DESCRIBED AND SHOWN HEREON WHICH NOT LOCATED WITHIN THE BOUNDARIES OF A BUILDING HAVE BEEN AND/OR MAY HEREAFTER BE SUBJECTED TO EASEMENT RIGHTS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER, LANDSCAPING, IRRIGATION, SANITARY SEWER, STORM DRAINAGE, ELECTRICAL DISTRIBUTION, TELECOMMUNICATIONS, NATURAL GAS, CABLE TELEVISION AND OTHER UTILITY FACILITIES AND FOR THE PURPOSES OF INSURING AND MAINTAINING PROPER DRAINAGE. SUCH EASEMENT RIGHTS MAY HAVE BEEN GRANTED BY THE DECLARANT, MAY BE BEING GRANTED IN SAID PLAN BY THE DECLARANT, OR MAY HEREAFTER BE GRANTED BY THE OLD OAKS OF OXFORD CONDOMINIUM ASSOCIATION, TO, GENERALLY, THE DECLARANT, THE CITY OF OXFORD, AND THOSE UTILITY COMPANIES WHICH ARE AUTHORIZED TO PROVIDE A UTILITY SERVICE FOR THE BENEFIT OF THE OWNERS OF UNITS THEREIN SUCH TIMES, WITH SUCH BENEFITS AND PERMISSIONS AND UNDER SUCH RESTRICTIONS AND CONDITIONS AS THE ASSOCIATION MAY FROM TIME TO TIME RESOLVE.

4. THIS PROPERTY IS ZONED RB "RESIDENTIAL MEDIUM DENSITY DISTRICT". SEE PLAT FOR SETBACKS AND BUILDING ENVELOPES.

5. THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO FLOOD HAZARD BOUNDARY MAP NO. 0282 C PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FOR COMMUNITY NO. 28073 0282 C DATED NOVEMBER 28, 2010.

6. THE STREETS AND DRIVES WITHIN THE PROPERTY ARE PRIVATE STREETS AND ARE RESERVED BY THE DECLARANT FOR THE USE, BENEFIT AND ENJOYMENT OF THE DECLARANT, THE ASSOCIATION AND THE OWNERS OF EACH OF THE UNITS WITHIN OLD OAKS OF OXFORD, A CONDOMINIUM, PHASE 4. THE DESIGNATION OF SAID STREETS AND DRIVES ON THIS PLAT SHALL NOT MEAN OR IMPLY THAT THE PUBLIC AT LARGE ACQUIRES ANY EASEMENT OF USE OR RIGHT OF ENJOYMENT WITH RESPECT THERETO.

7. ALL WORDS USED IN THE ABOVE NOTES, UNLESS A DIFFERENT MEANING IS APPARENT FROM THE CONTEXT, SHALL HAVE THE MEANING SET FORTH IN SAID "PLAN OF CONDOMINIUM AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OLD OAKS OF OXFORD, A CONDOMINIUM, PHASE 4."

8. THE DEVELOPER, OLD OAKS OF OXFORD, LLC AND OLD OAKS CONDOMINIUM OWNERS' ASSOCIATION, INC. HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS TO LAFAYETTE COUNTY, MISSISSIPPI ACROSS THE PRIVATE ROADS OWNED BY THE OLD OAKS CONDOMINIUM OWNERS' ASSOCIATION, INC. FOR THE USE OF ITS EMPLOYEES IN THE NORMAL SCOPE OF BUSINESS ACTIVITIES RELATED TO TYPICAL SERVICES PROVIDED BY THE COUNTY, INCLUDING FIRE, SCHOOL BUSSES, GARBAGE COLLECTION, EMERGENCY SERVICES, POLICING AND OTHER SIMILAR ACTIVITIES SO LONG AS THE CONDOMINIUM IS UNDER THE JURISDICTION OF THE COUNTY. THE ASSOCIATION AGREES TO HOLD LAFAYETTE COUNTY HARMLESS FOR NORMAL WEAR AND TEAR AND DAMAGE TO THE ROADS AND COMMON AREAS RESULTING FROM OR CAUSED BY LAFAYETTE COUNTY EMPLOYEES ENGAGED IN PROVIDING COUNTY SERVICES.

-DECLARANT'S CERTIFICATE-
-STATE OF MISSISSIPPI-
-COUNTY OF LAFAYETTE-

I, ROBERT D. WALKER, AS MANAGER OF OLD OAKS OXFORD, LLC A MISSISSIPPI LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT OLD OAKS OXFORD, LLC, IS THE OWNER OF THE PARCEL OF LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE OF JONATHAN E. ADAMS, WHICH APPEARS HEREON; THAT SAID OWNER HAS CAUSED THIS PARCEL TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DESIGNATED AND SUBJECTED THE AFORESAID REAL PROPERTY TO THE CONDOMINIUM FORM OF OWNERSHIP PURSUANT TO THE MISSISSIPPI CONDOMINIUM LAW. SAID REAL PROPERTY IS HEREBY DESIGNATED AS OLD OAKS OF OXFORD, A CONDOMINIUM, PHASE 4. THE OWNER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT AND THE "PLAN OF CONDOMINIUM AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OLD OAKS OF OXFORD, A CONDOMINIUM, PHASE 4, FILED CONCURRENTLY HEREWITH.

OLD OAKS OXFORD, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY

ROBERT D. WALKER, MANAGER

-STATE OF MISSISSIPPI-
-COUNTY OF LAFAYETTE-

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY ____ OF ______ 2020, WITHIN MY JURISDICTION, THE WITHIN NAMED ROBERT D. WALKER, WHO ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF OLD OAKS OXFORD, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY SO TO DO.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ______ ______

PEC
PRECISION ENGINEERING CORPORATION

REVISIONS:

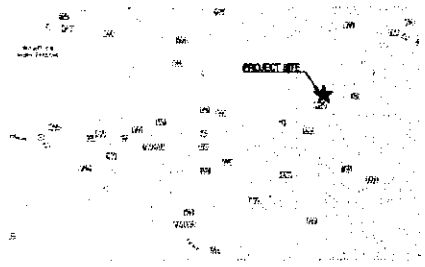
CERTIFICATE SHEET
FOR
OLD OAKS of OXFORD,
A CONDOMINIUM
PHASE 4
A WALKER & WALKER ENTERPRISES, LLC DEVELOPMENT

2.0

CONSTRUCTION PLANS FOR:

Withywood
Residential Project

City of Oxford, Mississippi

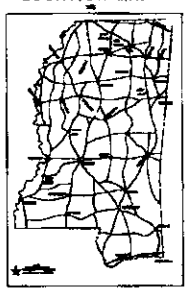


VICINITY MAP

INDEX OF DRAWINGS

Sheet #	Sheet Name
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SITE LAYOUT
C3.0	UTILITY LAYOUT
C3.1	WATER PLAN
C3.2	STORM SEWER PLAN
C3.3	SEWER PLAN
C4.0	GRADING PLAN
C4.1	PLAN AND PROFILE
C5.0	EROSION CONTROL PLAN
C6.0	LANDSCAPE PLAN
C10.0	SITE DETAILS
C10.2	WATER DETAILS
C10.3	SEWER DETAILS
C10.4	STORM DRAIN DETAILS
C10.5	EROSION CONTROL DETAILS
C11.0	MAPS
A-1	ARCHITECTURAL PLANS

LOCATION MAP



WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

Construction Plans For:
Withywood
Residential Development
Hwy 30, Lafayette County, Mississippi

Cover

C 0.0