

**ORDER: AUTHORIZE PLANNING COMMISSION'S RECOMMENDATION
TO APPROVE THE OLD OAKS PHASE SEVEN PRELIMINARY
AND FINAL COMMERCIAL SUBDIVISION PLAT**

Motion was made by Larry Gillespie, duly seconded by Chad McLarty, to authorize Planning Commission's recommendation to approve the Old Oaks Phase 7 Preliminary and 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 yes
Supervisor Chad McLarty, voted yes
Supervisor Mike Roberts, voted yes

After the vote, President Roberts, declared the motion carried, this the 8th day of September, 2020.

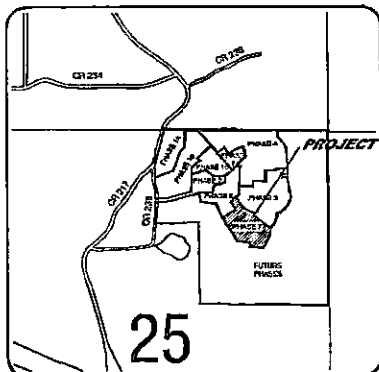


Mike Roberts, President
Board of Supervisors


Sherry Wall Chancery Clerk

-SURVEYOR'S NOTES-

- This Property Has A Land Use Classification Of Class "B" As Defined In Appendix "A" And Boundary Marks The Minimum Requirements For Condition "B" As Defined In Appendix "B" Of The "MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING".
- All Bearings Are Based On Minnesota East State Plane Coordinate System, Grid North As Determined By GPS Observations With A Convergence Of (-0° 21' 00") Calculated At The POINT OF COMMENCEMENT Of This Survey. Horizontal Datum Based On Published Control Stations As Follows:
Designation - NAD83
Datum - A72291
North - 1,777,571.80
East - 748,111.55
North Order - B
Designation - FRENCH
Datum - E71752
North - 1,755,757.28
East - 777,547.74
North Order - THREE
- Grid Distances Divided By 0.99980481 Equals Ground Distances.
- This Property Is Subject To Any Easements Shown Or Not Shown On This Plat.
- Reference Materials: DB-433, P-35, DB-434, P-55, DB-409, P-333, DB-403, P-330, DB-403, P-334, DOC. NO. 201208570, DOC. NO. 201102537, DB-272, P-112, DB-577, P-255, DB-433, P-32, DB-442, P-301, DB-442, P-304, DB-434, P-305, DB-434, P-330, DOC. NO. 201093352, DOC. NO. 201401379, DOC. NO. 200809541, DB-281, P-758, DOC. NO. 20106026, DB-378, P-684
- There Is To Be A 10.0' Minimum Distance Between Units And A 5.0' Minimum Distance Between Units And Phase Lines.
- This Property Was Performed Without The Benefit Of A Title Search.
- All Property Corners Are 1/2" x 16" Rebar Unless Noted Otherwise On This Plat.
- Date Of Field Survey: February 2020.
- This property is located in Zone "A" according to the Flood Insurance Rate Map No. 2607100300C Community: City Of Oxford, Map: 260093, Panel No: 0300, Suffix: C, Dated 11/20/2010.



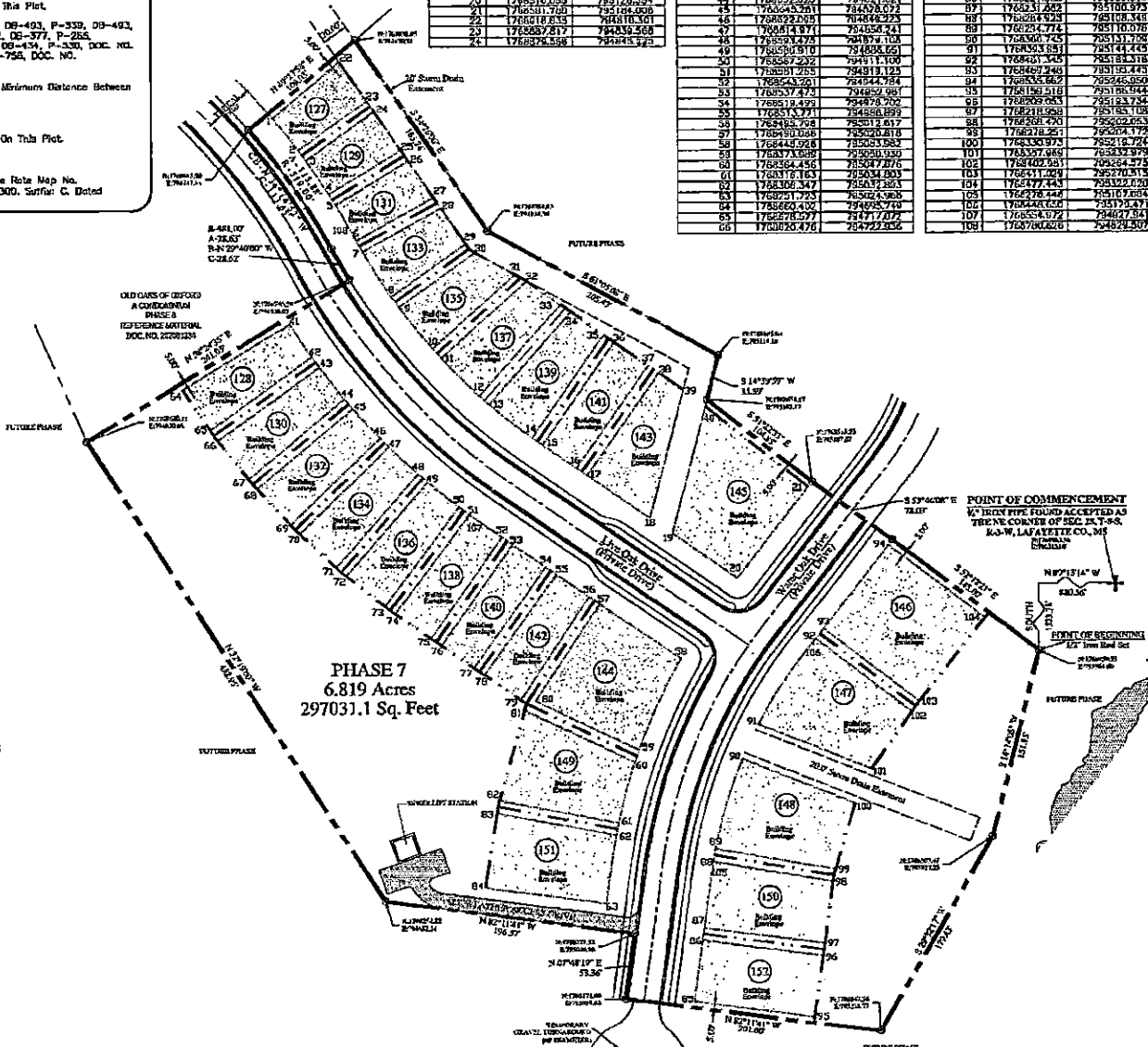
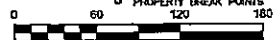
VICINITY MAP

LEGEND

- These standard symbols may be found in this drawing.
- PROPERTY/PHASE LINES
 - ADJOINING PROPERTY LINES
 - EASEMENT LINES
 - SETBACK LINES
 - EDGE OF PAVEMENT
 - CENTERLINE OF ROAD
 - ELECTRIC LINES
 - GAS LINES
 - FENCE LINES

BUILDING ENVELOPES

- PROPERTY CORNERS
- EXISTING MONUMENTS
- PROPERTY BREAK POINTS



PHASE 7
6.819 Acres
297031.1 Sq. Feet

Point	Bearing	Distance
1	N 75° 37' 4.37\"	784730.313
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-DESCRIPTION OF PHASE 7-

THIS DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANS COORDINATE SYSTEM, EAST ZONE, NAD 83 GRID VALUES, U.S. SURVEY FEET, USING A SCALE FACTOR OF 0.999990461 AND A CONVERGENCE ANGLE OF -00° 21' 00" CALCULATED AT THE POINT OF COMMENCEMENT OF THIS SURVEY.

A FRACTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI AND CONTAINING 6.819 ACRES. THIS DESCRIPTION BEING IN MORE DETAILS AS FOLLOWS:

COMMENCING AT AN EXISTING 3/4" IRON PIPE FOUND (N-1768962.56, E-768245.08) ACCEPTED AS BEING THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MS, RUN THENCE N 89° 13' 14" W A DISTANCE OF 680.96 FT TO A POINT, THENCE SUE SOUTH A DISTANCE OF 1523.78 FT TO A 1/2" IRON ROD SET (N-1768450.75, E-795364.80) AT THE POINT OF BEGINNING; RUN THENCE S 14° 14' 06" W A DISTANCE OF 151.95 FT TO A 1/2" IRON ROD SET, THENCE S 29° 32' 17" W A DISTANCE OF 179.43 FT TO A 1/2" IRON ROD SET, THENCE N 82° 11' 41" W A DISTANCE OF 201.00 FT TO A 1/2" IRON ROD SET, THENCE N 07° 49' 19" E A DISTANCE OF 53.36 FT TO A 1/2" IRON ROD SET, THENCE N 82° 11' 41" W A DISTANCE OF 196.57 FT TO A 1/2" IRON ROD SET, THENCE N 32° 19' 00" W A DISTANCE OF 432.95 FT TO A 1/2" IRON ROD SET, THENCE N 58° 24' 35" E A DISTANCE OF 241.05 FT TO A 1/2" IRON ROD SET, THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 481.00 FT, AN ARC LENGTH OF 28.63 FT, A CHORD BEARING OF N 29° 40' 00" W, AND A CHORD LENGTH OF 28.63 FT TO A 1/2" IRON ROD SET, THENCE WITH A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 519.00 FT, AN ARC LENGTH OF 113.65 FT, A CHORD BEARING OF N 34° 14' 52" W, AND A CHORD LENGTH OF 113.65 FT TO A 1/2" IRON ROD SET, THENCE N 49° 27' 58" E A DISTANCE OF 109.03 FT TO A 1/2" IRON ROD SET, THENCE S 34° 26' 08" E A DISTANCE OF 183.24 FT TO A 1/2" IRON ROD SET, THENCE S 81° 05' 08" E A DISTANCE OF 205.43 FT TO A 1/2" IRON ROD SET, THENCE S 14° 39' 59" W A DISTANCE OF 35.59 FT TO A 1/2" IRON ROD SET, THENCE S 51° 22' 33" E A DISTANCE OF 104.83 FT TO A 1/2" IRON ROD SET, THENCE S 53° 46' 08" E A DISTANCE OF 78.03 FT TO A 1/2" IRON ROD SET, THENCE S 52° 12' 21" E A DISTANCE OF 145.00 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 KOSHENINA
MISSISSIPPI PE #14912

-SURVEYOR'S CERTIFICATE-

I CERTIFY THAT WITHIN THIS PLAT OF OLD OAKS OF OXFORD, A CONDOMINIUM, PHASE 7, IN LAFAYETTE COUNTY, MISSISSIPPI, IS 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 S. #379

-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__.

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 ____ SLICE ____.

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 CONSIDERED TO BE A DEDICATION OF ANY OF THE STREETS, DRIVES OR ANY OTHER IMPROVEMENTS SHOWN HEREON OR IN ANYWAY, NOW OR HEREFTER, 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, USER LIMITATIONS, PROHIBITIONS, REQUIREMENTS, DEDICATIONS, 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 7." 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, BY 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 HEREFTER 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 GRANTED IN SAID PLAN BY THE DECLARANT, OR MAY HEREFTER BE GRANTED BY THE OLD OAKS OF OXFORD CONDOMINIUM ASSOCIATION, TO, SEVERALLY, 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 HEREIN. SUCH TERMS, WITH SUCH EASEMENTS AND PERMISSIONS AND UNDER SUCH RESTRICTIONS AND CONDITIONS AS THE ASSOCIATION MAY FROM TIME TO TIME RESOLVE.

4. THIS PROPERTY IS ZONED R2 "RESIDENTIAL, MEDIUM DENSITY DISTRICT" AND MINIMUM SETBACKS ARE AS FOLLOWS: FRONT- 20', SIDE- 5.0', AND REAR- 20.0'.

5. THIS PROPERTY IS LOCATED IN ZONE "C" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 28077100302C COMMUNITY: CITY OF OXFORD, MO.: 280003, PANEL NO.: 0306, SURFACE: C, DATED 11/26/2010.

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 7. 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 THEREIN.

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 7."

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, BUT NOT LIMITED TO, FIRE, SCHOOL BUSES, 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 OF OXFORD, LLC A MISSISSIPPI LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT OLD OAKS OF 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 7. THE OWNER HEREBY CONSENTS TO THE RECORDED OF THIS PLAT AND THE "PLAN OF CONDOMINIUM AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OLD OAKS OF OXFORD, A CONDOMINIUM, PHASE 7," FILED CONCURRENTLY HEREWITH.

OLD OAKS OF 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 ____ 20__, WITHIN MY JURISDICTION, THE WITHIN NAMED ROBERT D. WALKER, WHO ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF OLD OAKS OF 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 ____



REVISIONS:

REV	DATE	DESCRIPTION	BY
001	04/24/2010	REVISION	PEC
002	04/24/2010	REVISION	PEC
003	04/24/2010	REVISION	PEC
004	04/24/2010	REVISION	PEC
005	04/24/2010	REVISION	PEC

CERTIFICATE SHEET
FOR
OLD OAKS OF OXFORD,
A CONDOMINIUM
PHASE 7
A WALKER & WALKER ENTERPRISES, LLC DEVELOPMENT

DATE	DATE
04/24/2010	04/24/2010
04/24/2010	04/24/2010
04/24/2010	04/24/2010

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