



~SURVEYOR'S NOTES~

- This Property Has A Land Use Classification Of Class "C" As Defined In Appendix "A" And The Boundary Survey Meets The Minimum Quality Requirements For Condition "B" As Defined In Appendix "B" Of The MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING.
- All Bearings are based on Mississippi East State Plane Coordinate System grid north as determined by GPS observations with a convergence of (-0'17'43") counter clockwise. Horizontal Datum based on published control stations as follows:
 Designation - MOLLY
 PID - AJ7821
 NORTH - 1,777,871.80
 EAST - 783,111.99
 HORZ ORDER - B
 Designation - FRENCH
 PID - EC1752
 NORTH - 1,785,757.98
 EAST - 777,547.74
 HORZ ORDER - THIRD
- Date Of Field Survey: February 2014.
- This Survey Is Subject To Any Easements Recorded Or Unrecorded, Shown Or Not Shown On This Plat.
- This Survey Was Done Without The Benefit Of A Title Search.
- This Property Has The Following Building Setbacks:
 Front: 5.0 Ft.
 Side: 5.0 Ft.
 Rear: 5.0 Ft.
- All Building Setbacks Are Also Utility Easements.
- All Property Corner Are 1/2" X 18" Rebars Unless Noted Otherwise On The Plat.
- All common property/denitlon pond shall be maintained in perpetuity and cannot be developed for any other use which would limit or cause to limit the use of the common area/denitlon pond. The common area/ denitlon pond shall be owned and/or maintained by the Property Owner's Association of the development and each property owner shall own a proportionate share of the common area/ denitlon pond and shall bear his proportionate responsibility for the continued maintenance in accordance with the City of Oxford and Lafayette County.
- The Common Area Parcel's AD VALOREM Tax Value Shall Be Assessed To Each Lot Owner On A Proate Basis As Part Of Each Lot Owner's Total Assessment.
- Lot Owner's Shall Each Have 1/17 (5.88%) Of The Common Area As Tenants In Common And Shall Share Equally In The Maintenance, Repair And Upkeep Of Both The Common Area And Limited Common Element Area.
- A Lot Owner's Interest In The Common Area May Not Be Severed From The Interest In The Lot.
- Houses On Lots 3, 5, 13, & 15 Are To Be Turned As Indicated On Plat.

~SURVEYOR'S CERTIFICATE~

I DO HEREBY CERTIFY THAT THIS CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "B" SURVEY AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

JOSEPH CHAD MAYER
MS PS-3125

DATE _____

PLAT OF SURVEY FOR THE PRESERVE SUBDIVISION PHASE I

FRACTION OF NE 1/4 OF SEC. 22, NW 1/4 OF SEC. 23 T-8-S, R-3-W, IN THE CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	CHECKED BY:	DATE:
C. MAYER, P.S.	C. MAYER, P.S.	02-28-2014
NO. DATE:	REVISIONS:	BY:
DRAWING NO.:	PAGE NO.:	
6328.01	2	