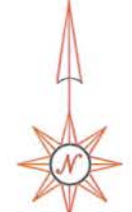




LEGEND

- These standard symbols may be found in the drawing.
- PROPERTY LINES
 - - - ADJOINING PROPERTY LINES
 - - - EASEMENT LINES
 - - - SETBACK LINES
 - - - ELECTRIC LINES
 - - - GAS LINES
 - - - FENCE LINES



TOTAL AREA
477111.3 Sq. Feet
10.953 Acres

AVENT PROPERTY REFERENCE MATERIAL DB-224, P-420

POINT OF COMMENCEMENT
24" OAK TREE AT A FENCE INTERSECTION MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, T-8-S, R-3-W, LAFAYETTE COUNTY, MISSISSIPPI.

POINT OF BEGINNING

~CURVE TABLE~

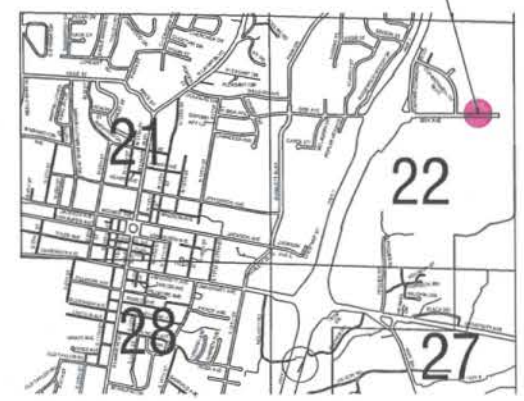
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.03	95.00	17°30'24"	S 08°45'12" W	28.91
C2	45.30	600.00	4°19'32"	N 87°50'14" E	45.29
C3	95.44	640.00	8°32'39"	S 89°56'48" W	95.35
C4	36.54	120.00	17°26'50"	S 08°46'59" W	36.40
C5	23.56	15.00	90°00'00"	N 45°00'00" E	21.21
C6	6.59	29.00	13°00'39"	S 83°29'41" W	6.57
C7	15.55	29.00	39°42'47"	S 81°37'58" W	15.36
C8	23.41	29.00	46°14'56"	S 23°09'07" W	22.78
C9	18.96	29.00	37°28'06"	S 18°42'24" E	18.63
C10	26.60	29.00	52°33'33"	S 63°43'14" E	25.68
C11	47.18	625.00	4°19'32"	N 87°50'14" E	47.17
C12	49.23	615.00	4°35'10"	S 87°58'03" W	49.21
C13	42.49	615.00	3°57'29"	N 87°45'37" W	42.48
C14	45.29	665.00	3°54'09"	S 87°43'57" W	45.29
C15	48.11	665.00	4°08'44"	S 88°14'36" W	48.10
C16	5.78	665.00	0°29'46"	S 85°55'21" W	5.78
C17	43.41	575.00	4°19'32"	N 87°50'14" E	43.40
C18	14.14	9.00	90°00'00"	S 45°00'00" E	12.73
C19	21.39	70.00	17°30'24"	S 08°45'12" W	21.31
C20	15.85	69.00	13°09'34"	S 06°34'44" W	15.81
C21	49.12	69.00	40°47'19"	S 33°33'10" W	48.09
C22	36.46	69.00	30°16'21"	S 69°05'00" W	36.03
C23	71.36	49.00	83°28'13"	S 41°43'04" W	65.22
C24	39.95	311.00	7°21'39"	S 87°07'01" W	39.93
C25	12.95	311.00	2°23'11"	N 88°00'54" W	12.95
C26	78.88	53.00	85°16'19"	N 41°07'42" W	71.80
C27	16.36	10.00	93°43'44"	N 40°31'42" W	14.59
C28	164.34	246.62	38°10'45"	S 18°51'46" E	161.32
C29	153.00	246.62	35°32'38"	S 17°59'58" W	150.55
C30	6.28	4.00	89°28'21"	S 45°00'49" W	5.86
C31	6.29	4.00	90°01'39"	S 44°59'11" E	5.86
C32	14.96	3040.00	0°18'55"	S 74°36'01" E	14.96
C33	25.02	3040.00	0°28'18"	S 74°58'38" E	25.02
C34	445.04	3040.00	8°23'16"	S 79°24'25" E	444.65
C35	160.07	3040.00	3°01'01"	S 85°06'33" E	160.05
C36	16.17	10.00	92°37'18"	N 46°17'48" E	14.46
C37	173.67	150.00	66°20'17"	N 39°13'50" W	164.13

~SURVEYOR'S NOTES~

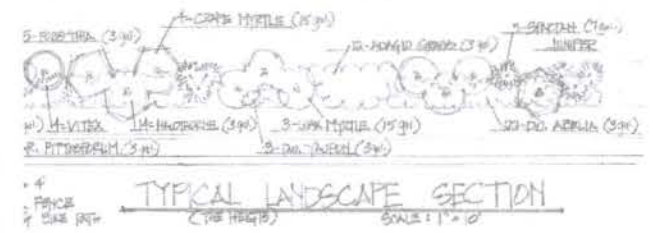
- This Property Has A Land Use Classification Of Class "C" As Defined In Appendix "A" And The Boundary Survey Meets The Minimum Quality Requirements For Condition "B" As Defined In Appendix "B" Of The "MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING".
- All Bearings are based on Mississippi East State 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 - MULLY
PID - A17821
NORTH - 1,777,871.80
EAST - 783,111.99
HORZ ORDER - B
Designation - FRENCH
PID - EG1752
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/denition 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/denition pond. The common area/ denition 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/ denition 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 Pro Rata Basis As Part Of Each Lot Owner's Total Assessment.
- Lot Owner's Shall Each Have 1/20 (3.57%) 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 1, 2, 3, 4, 7, 15, & 16 Are To Be Turned As Indicated On Plat.
- Common Area Between Lot 1 & 4 And Sisk Avenue Are To Be Landscaped In Accordance With Landscape Detail As Shown On This Page.

LOUISE WALLER PROPERTY REFERENCE MATERIAL DOC. NO. 200810084

PROPOSED PROJECT



VICINITY MAP



PLAT OF SURVEY FOR THE HEIGHTS SUBDIVISION PHASE I
FRACTION OF NW 1/4 OF SECTION 23, T-8-S, R-3-W IN THE CITY OF OXFORD LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY: C. MAYER, P.S.	CHECKED BY: C. MAYER, P.S.	DATE: 02-19-2014
NO. DATE:	REVISIONS:	BY:
DRAWING NO.: 6377.06		PAGE NO.: 2



Landscape plan The Heights' Buffer see 3/10/2014 enlargements 1 of 6