

Hwy 328 Subdivision

TOTAL AREA: 24.80 ACRES
3 COMMERCIAL LOTS

JWM Development, LLC.
31 Hwy 328
Oxford, MS 38655

LEGEND

	RIGHT-OF-WAY LINES		FIBEROPTIC PEDESTAL
	PROPERTY LINES		TELEPHONE BOX
	SECTION TIE		SECTION CORNER
	CENTERLINE ROAD		PROPERTY CORNERS
	APPARENT ADJOINING PROPERTY LINE		MONUMENTS FOUND
	BUILDING SETBACKS		REFERENCE CORNERS
	UTILITY EASEMENT LINES		BENCHMARKS
	OHL		UTILITY POLES
	ASPHALT AREAS		CLEANOUT
	DIRT RAMP		6" METAL POST
	DEED CALLS		POB
	MEASURED CALLS		POC

(All symbols in legend may not be used on current survey.)

Notes:

- This is a Class "B" Survey as set forth in Appendix "A" of the Standards of Practice for Land Surveying in the State of Mississippi.
- This survey meets the conditions of closure and accuracy for condition "B" as set forth in Appendix "B" of the standards of practice for Land Surveying in the State of Mississippi.
- Field survey completed October 20, 2023.
- "True" Geodetic Bearings were established from GPS Observation by Williams Engineering.
- Subject survey is Zoned A-1 "Rural" as per Lafayette County Zoning Map Dated January 18, 2018 and is subject to the regulations, setbacks, and easements found in the Lafayette County Zoning Ordinance latest edition. Approval of the conditional use permit to subdivide property was approved by Lafayette County in the June 19th, 2023 board of supervisors meeting.
- This property is subject to any right-of-way or easements recorded or unrecorded shown or not shown on plat of survey.
- Owners of all lots shall be subject to the covenants, conditions, and restrictions of Hwy 328 Subdivision Commercial Owner's Association, Inc. as recorded in Instrument # _____ in the Office of the Chancery Clerk of Lafayette County, Mississippi.
- All property corners set are 1/2" rebar with survey cap, unless otherwise stated.
- No roadway plans existing fronting subject survey according to phone conversation with MDOT officials in Batesville, MS on 06/17/2015. Right-of-way was established from existing monuments found along the South right-of-way line of Mississippi State Highway No. 328.
- No underground utilities requested or shown on subject survey.
- All side and rear yards swales are to act as drainage ways. They are private and are to be maintained by the lot owner. they are subject to enforcement by the Owners association.
- All sidewalk drive/street crossings shall meet current ADA and County regulations.
- Developer/Contractor is responsible for making sure that all sight triangles are clear of obstructions.
- There is a 5' utility easement along all front, side and rear property lines on all lots unless otherwise noted.
- Lafayette County does not own or maintain any storm drainage pipes located outside of the right-of-way, unless said storm drainage is located within a public drainage easement. The Owner's Association shall own and maintain all storm drainage pipes located outside of the right-of-way.
- All storm water for this development shall be conveyed to the storm water detention systems located outside of the in the private storm water easement areas or the as shown on this plat of Hwy 328 Subdivision.
- All common open spaces shall be maintained by the Hwy 328 Subdivision Commercial Owner's Association.
- By the acceptance of the Deed to any lot of Hwy 328 Subdivision, the lot owners of said lots shall acknowledge notice of and hereby waive any present or future objections to any further development plans of any lots located within the subdivision and to any amendments that may be required to the filed plat herein and/or covenants of the subdivision by the developer for the development of said lots as herein set out.
- All areas of right-of-way (R.O.W.) shown herein are public.
- The storm water detention systems located within the private storm water easement of the subdivision shall be owned and maintained by the Owner's Association and/or by the property owner(s) of the lots. In the event any lot becomes subdivided into additional lots or individual site plans, said site plans conforming to the County's land development code, each property owner shall own their pro rata share, by area percentage of their lot, of the regional retention/detention systems. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the County Engineer's office. Such maintenance shall include, but not limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning and repair of drainage structures. The county shall have a 'right of access' to use drives, parking areas and yards of this property to make inspections of the storm water retention/detention facilities to ensure that said maintenance has been properly performed. In the event that the property owner(s) have not properly performed maintenance on the facilities, to the extent that the facilities poses a threat to public health, safety or welfare, the county shall retain the right to perform emergency repairs to the facility. The cost of any such repairs will remain the responsibility of the property owner(s) and may be added as a lien on the next year's tax bill.
- This property is located in Zone "A", which is designated as a special flood hazard area inundated by 100-yr flood, without base flood elevations determined per flood insurance rate map, Map No. 28071C1270C, effective date: November 26, 2010.
- All lots of this subdivision are located within a Special Flood Hazard Area and are subject to the Lafayette County Flood Damage Prevention Ordinance. A Base Flood Elevation (BFE) was determined of 295.0' and all permanent structures and future developments on individual lots/sites shall have finished floor elevations as indicated in the finished floor elevation table or conform to the Lafayette County Flood Prevention Ordinance.
- The 40' Utility/Ingress/Egress/Cross-access easement shall be for the use of all lots 1-3 and all access drives and drainage ways shall be maintained by the Hwy 328 Subdivision Owners Association. Access to Mississippi State Highway No. 328 from all lots shall be through the driveway located within this easement and individual MDOT permits will be required prior to accessing said highway.
- Each Lot owner/developer is responsible for constructing the access road on his or her lot in accordance with the provisions of the Lafayette County Land Development Standards and Regulations.
- Deed References:
A. Instrument No. 201805953 B. Instrument No. 200706934 C. Instrument No. 202005956
D. Instrument No. 200808264 E. Instrument No. 200704195 F. Instrument No. 201504467
G. Instrument No. 202007191 H. Instrument No. 200701269 I. Instrument No. 201610919
J. Mississippi State Bridge Project No. BR-0845-00(006).
K. Previous survey for J.W. McCurdy by WEC Dated 06/24/2015 and having Project No. SD-152744.

Description: A tract of land being a fraction of the East Half (E 1/2) of Section 29, Township 9 South, Range 3 West, Lafayette County, Mississippi, being described in more detail as follows:

Commencing at a 5/8" rebar found marking the Northeast corner of Section 29, Township 9 South, Range 3 West, Lafayette County, Mississippi, run thence S 45° 59' 10" W for a distance of 3,175.52 feet to a 1/2" rebar found on the South right-of-way line of Mississippi State Highway No. 328 (42.83 feet from centerline), said rebar being the Point of Beginning of this description, run thence N 64° 06' 18" E along said South right-of-way line for a distance of 668.55 feet to a 1/2" rebar set (42.83 feet from centerline); run thence S 25° 53' 42" E leaving said South right-of-way line for a distance of 1,178.78 feet to a Point in the centerline of Yocona River, passing through a 1/2" reference rebar set online 190.00 feet back; run thence along said centerline as follows: S 57° 45' 30" W for a distance of 3.92 feet to a Point; run thence S 71° 03' 10" W for a distance of 309.16 feet to a Point; run thence S 63° 52' 36" W for a distance of 208.67 feet to a Point; run thence S 65° 27' 31" W for a distance of 695.41 feet to a Point; run thence N 00° 01' 32" W leaving said centerline of Yocona River for a distance of 1,251.64 feet to the Point of Beginning of the herein described tract of land, passing through a 1/2" reference rebar previously set online 1,061.64 feet back. Said tract contains 24.80 acres, more or less.

"True" Geodetic Bearings were established from GPS Observation by Williams Engineering Consultants, Inc. (662-236-9675)

Date: October 23, 2023



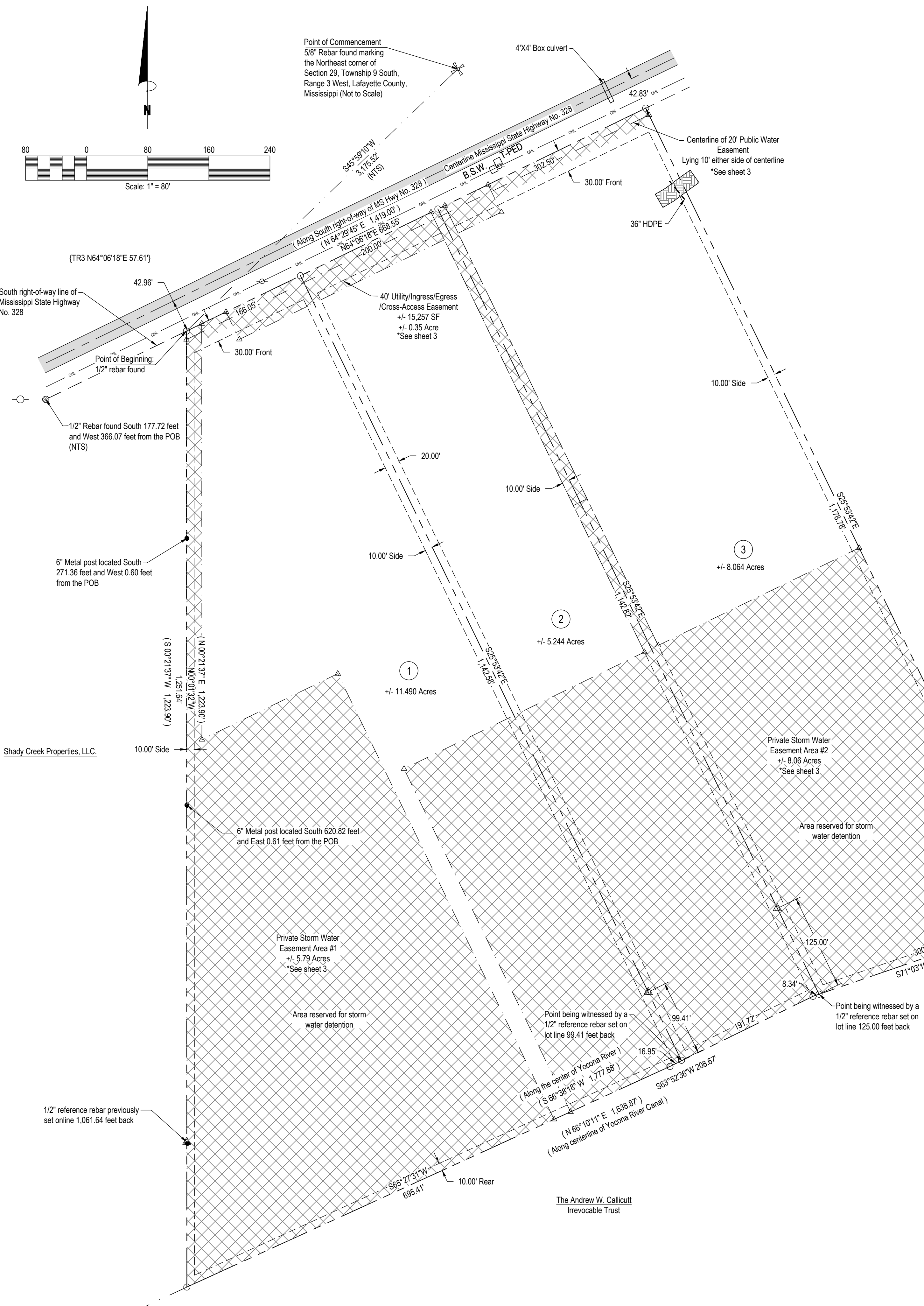
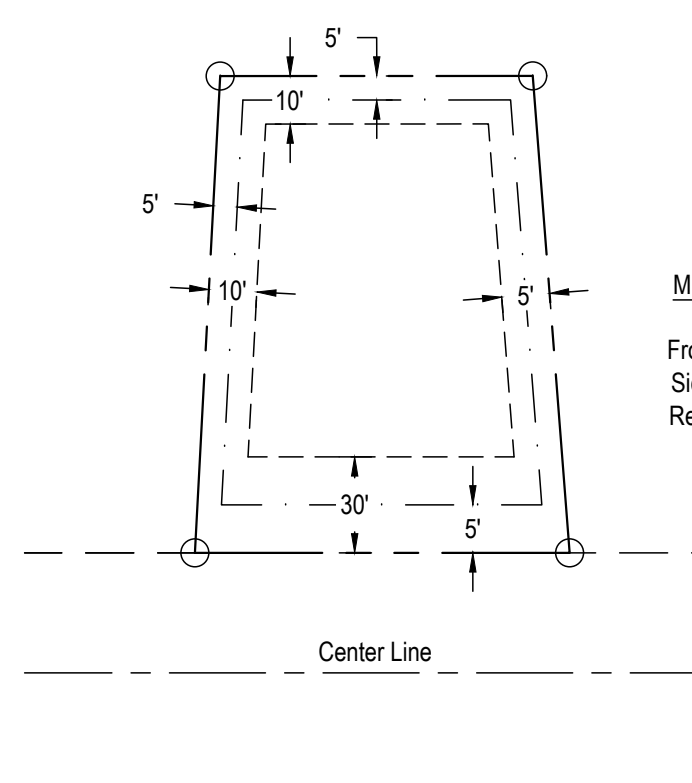
Driveway Culvert Table

Lot #	Min. Culvert Diameter (Inch)
1	18
2	18
3	18

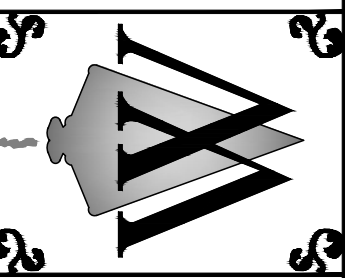
Minimum Finished Floor Elevation Table

Lot #	Min. FFE
1	296.50
2	296.50
3	296.50

Shady Creek Properties, LLC.



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



Subdivision Plat For:
Hwy 328 Subdivision
A tract of land being a fraction of the East Half (E 1/2) of Section 29, Township 9 South, Range 3 West, Lafayette County, Mississippi

REVISION	DATE

Scale: 1"=80'
Date: 10/23/2023
S:\S\21268\Shady Creek Properties Hwy 328\1\Hwy 328 Subdivision.dwg
Proj. No.: SV-213549
Drawn By: JBM
Checked By: RSD

Sheet Title:
Subdivision Plat

Sheet No.:
1 of 3