

**STATEMENT OF SURVEYING ACCURACY:**

I, Jason W. Pepper, hereby state that this map correctly represents a survey and plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of Execution \_\_\_\_\_ Jason W. Pepper, P.L.S.  
No. 02828 Mississippi

**SURVEYING STATEMENT:**

I, Jason W. Pepper, hereby state that this map correctly represents a survey completed by me or under my supervision in May of 2019; and is a true and correct representation of surveys made on the ground; and that all monuments, which were found or placed on the property, are correctly described and located.

Date of Execution \_\_\_\_\_ Jason W. Pepper, P.L.S.  
No. 02828 Mississippi

**CERTIFICATE OF RECORDING:**

This document was filed for record on this the \_\_\_\_\_ day of, 20\_\_\_\_, in Slide Number \_\_\_\_\_.

Signature \_\_\_\_\_  
Name \_\_\_\_\_, Clerk

**CERTIFICATE OF FINAL APPROVAL:**

Pursuant to the City of Starkville, Mississippi, Subdivision Regulations, this document was given approval by the Starkville City Planning and Zoning Commission at a meeting held on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. All of the conditions on approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations.

Fire Department \_\_\_\_\_ City Planner \_\_\_\_\_  
Starkville Electric Department \_\_\_\_\_ City Engineer \_\_\_\_\_  
Public Services Director \_\_\_\_\_

Pursuant to the Starkville, Mississippi, Subdivision Regulations, this document was given approval by the mayor and board of alderman at a meeting held on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations, provided, however, this approval shall be invalid, null and void, unless this plat is filed with the chancery clerk within six months hereafter.

Date of Execution \_\_\_\_\_ Lynn Spruill  
Mayor, City of Starkville, Mississippi  
City Clerk \_\_\_\_\_

**Easment Description:**

Being an easement for ingress and egress located in Section 10, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and being more particularly described as follows.

Commencing at a concrete monument being used as the northwest corner of the northeast quarter of the northeast quarter of Section 10, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and run North 55.3 feet; thence West for a distance of 592.3 feet; thence South for a distance of 198.0 feet to a one half inch iron pin set at the POINT OF BEGINNING of the easement herein described. From said POINT OF BEGINNING run East for a distance of 55.3 feet to a one half inch iron pin set; thence South for a distance of 50.1 feet to a one half inch iron pin set on the north right of way of Lynn Lane thence South 89 degrees 59 minutes West along said right of way for a distance of 55.3 feet to a one half inch iron pin set; thence North for a distance of 50.1 feet to the POINT OF BEGINNING. Said easment being for ingress and egress.

Bearing basis for this description is found monuments on the north property line.

**CERTIFICATE OF OWNERSHIP:**

I, \_\_\_\_\_, in my capacity as \_\_\_\_\_ of \_\_\_\_\_, which is the owner of the real estate shown do hereby certify that we laid off platted and subdivided and do hereby lay off, plat and subdivide the real estate in accordance to the within plat. Also, I do hereby certify that there is no lein holder for this property

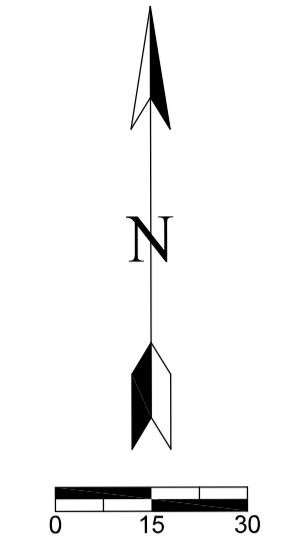
OWNER:  
Name and Title \_\_\_\_\_ Date \_\_\_\_\_

**STATEMENT OF COMPARISON:**

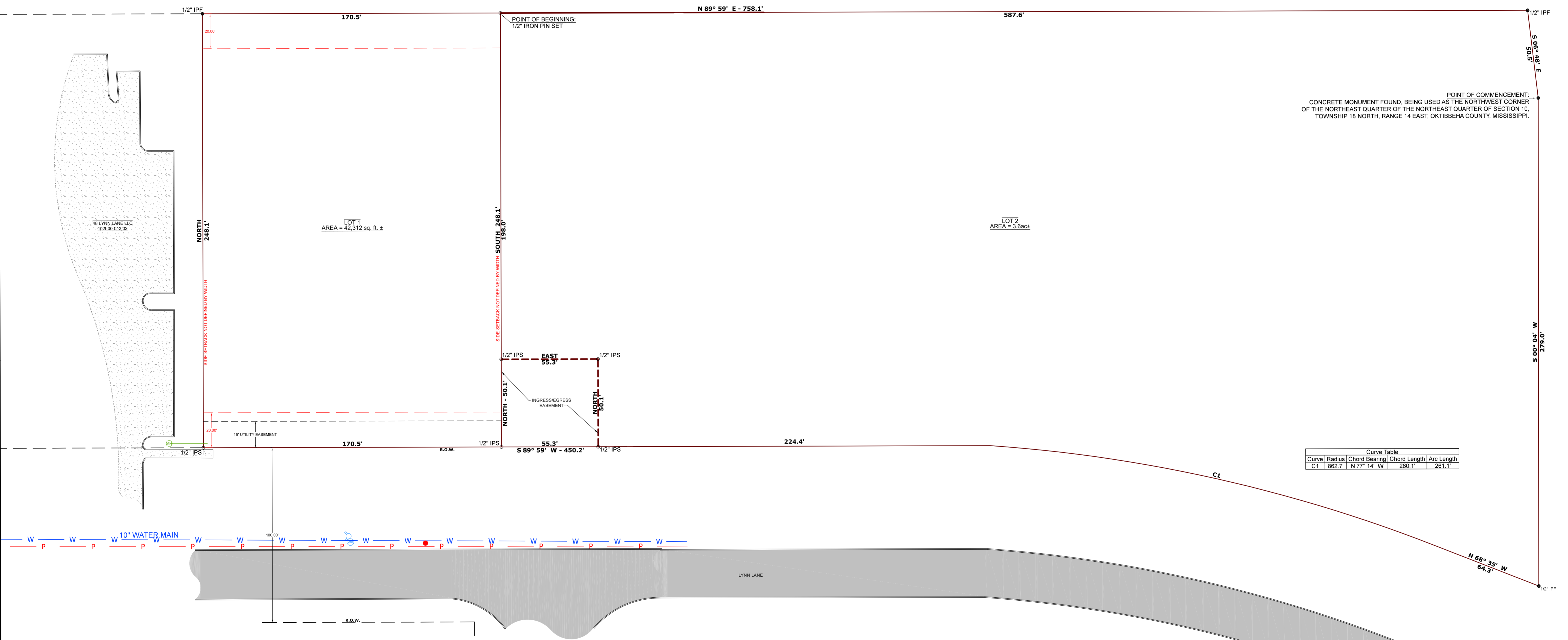
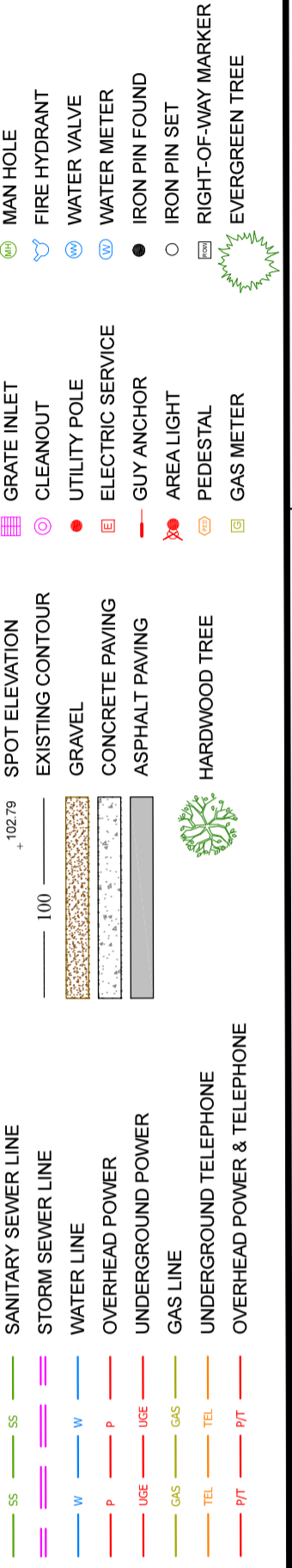
We, Sharon Livingston, Chancery Clerk, and Jason W. Pepper, Professional Land Surveyor, do hereby state that we have carefully compared the original plat of REF Properties made by said Jason W. Pepper with the duplicate thereof for filing in the Public Records of Oktibbeha County, Mississippi, and that this is an exact duplicate of the original survey and plat.

Witness our signatures this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Sharon Livingston \_\_\_\_\_ Jason W. Pepper, P.L.S. \_\_\_\_\_



**MAP LEGEND:**



Curve	Radius	Chord Bearing	Chord Length	Arc Length
C1	862.7'	N 77° 14' W	260.1'	261.1'

**Property Description:**

Being a parcel of land located part in Section 3 and part in Section 10 all in Township 18 North, Range 14 East, Oktibbeha County, Mississippi and being more particularly described as follows, to wit.

Commencing at a concrete monument being used as the northwest corner of the northeast quarter of the northeast quarter of Section 10, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and use as the POINT OF BEGINNING of the parcel herein described. From said POINT OF BEGINNING run South 00 degrees 04 minutes West for a distance of 279.0 feet to a one half inch iron pin found on the north right of way of Lynn Lane; thence North 89 degrees 35 minutes West along said right of way for a distance of 64.3 feet to the beginning of a curve to the left having a radius of 862.7 feet and being subtended by a chord bearing North 77 degrees 14 minutes West for a distance of 260.1 feet; thence along said curve and right of way for an arc length of 261.1 feet, thence South 89 degrees 59 minutes West for a distance of 450.2 feet; thence North for a distance of 248.1 feet to a one half inch iron pin found; thence North 89 degrees 59 minutes East for a distance of 758.1 feet to a one half inch iron pin found; thence South 06 degrees 48 minutes East for a distance of 50.5 feet to the POINT OF BEGINNING. Said parcel containing 4.57 acres, plus or minus.

Bearing basis for this description is found monuments on the north property line.

**Survey Notes:**

- This plat should not be utilized to determine the existence or nonexistence of utilities.
- Distances and bearings shown in parenthesis are as per deed/plat only where they vary.
- Record deeds are on file in the Office of the Chancery Clerk, Oktibbeha County, Mississippi.
- Unless otherwise noted, right of way widths shown are as per scaled from the tax maps of Oktibbeha County.
- Iron pins set at property corners were driven eleven (11) inches into the ground by Pepper Surveying and Mapping, LLC. Before anyone drives the property corners deeper than eleven (11) inches Mississippi 811 must be contacted at 800-227-6477, 811 or www.ms1call.org.
- Flagging Color Code: Purple: Survey Control/Preliminary Traverse - Yellow: For the Use of Pepper Surveying and Mapping Only - Pink: Property Corner/Witness Corner - Orange: Property Boundary. These colors only apply to Boundary Surveys.
- Driveways not serving this property may not be depicted.
- Building lines/corners shown on this plat may not depict eaves.
- Only easements that were provided by the client or easements discovered in research performed by Pepper Surveying and Mapping, LLC are shown on this plat. Other easements may exist.
- No attempt to identify wetlands was made as part of this survey and this plat should not be utilized to determine the existence or nonexistence of wetlands.
- This property is currently zoned C-2 and has a conditional use for mixed use of residential and commercial.

**Surveyor's Note**

This survey was performed based on evidence recovered on the ground by Pepper Surveying and Mapping, LLC and publicly recorded information found pertaining to this property. The locations of the boundary lines, easements and rights of way are to the best of my knowledge and based on the evidence found. However, no title opinion was provided to Pepper Surveying and Mapping, LLC for the property shown on this plat. Should a title opinion be performed, other issues regarding this property may arise.

Jason W. Pepper, P.L.S.

CLIENT  
**REF PROPERTIES**  
STARKVILLE, MISSISSIPPI