

Curve	Length	Radius	Chord
Curve # 1	281.04'	275.00'	268.97'
Curve # 2	308.24'	365.00'	299.16'
Curve # 3	248.41'	365.00'	243.65'
Curve # 4	277.19'	365.00'	270.57'
Curve # 5	205.20'	365.00'	202.51'
Curve # 6	79.41'	275.00'	75.17'
Curve # 7	44.91'	275.00'	44.88'
Curve # 8	227.43'	405.00'	224.45'
Curve # 9	109.81'	315.00'	109.06'
Curve # 10	51.99'	405.00'	51.95'
Curve # 11	88.56'	315.00'	88.26'
Curve # 12	173.51'	405.00'	172.19'
Curve # 13	130.82'	85.00'	118.28'
Curve # 14	209.10'	85.00'	199.22'
Curve # 15	98.77'	85.00'	93.30'
Curve # 16	113.86'	405.00'	113.48'
Curve # 17	126.95'	315.00'	126.09'
Curve # 18	62.39'	405.00'	62.33'
Curve # 19	87.80'	405.00'	87.63'
Curve # 20	106.18'	405.00'	105.86'
Curve # 21	332.05'	275.00'	312.24'
Curve # 22	319.93'	365.00'	309.78'
Curve # 23	167.46'	315.00'	165.50'
Curve # 24	140.93'	405.00'	140.22'
Curve # 25	159.10'	315.00'	157.42'
Curve # 26	150.89'	315.00'	149.42'
Curve # 27	120.79'	365.00'	120.24'
Curve # 28	166.17'	625.00'	165.68'
Curve # 29	206.55'	535.00'	205.27'
Curve # 30	194.67'	1195.00'	194.45'
Curve # 31	292.10'	535.00'	289.48'
Curve # 32	424.39'	625.00'	416.28'
Curve # 33	340.36'	625.00'	336.17'
Curve # 34	326.27'	625.00'	321.61'
Curve # 35	93.89'	625.00'	93.81'
Curve # 36	164.98'	275.00'	162.51'
Curve # 37	270.72'	365.00'	264.55'
Curve # 38	223.25'	365.00'	219.78'
Curve # 39	203.97'	275.00'	199.32'
Curve # 40	174.66'	85.00'	145.07'
Curve # 41	80.18'	85.00'	76.15'
Curve # 42	816.63'	535.00'	583.08'
Curve # 43	723.63'	535.00'	688.88'
Curve # 44	67.35'	445.00'	67.29'
Curve # 45	179.10'	495.00'	178.12'
Curve # 46	268.86'	495.00'	265.57'
Curve # 47	220.90'	85.00'	163.78'
Curve # 48	215.38'	85.00'	162.51'
Curve # 49	218.33'	85.00'	163.07'
Curve # 50	366.51'	405.00'	354.13'
Curve # 51	294.22'	465.00'	288.89'
Curve # 52	149.15'	625.00'	148.79'
Curve # 53	360.30'	355.00'	345.03'
Curve # 54	141.23'	625.00'	140.93'
Curve # 55	256.61'	1195.00'	250.90'
Curve # 56	180.01'	1195.00'	178.81'
Curve # 57	88.62'	625.00'	88.55'
Curve # 58	65.38'	535.00'	65.34'
Curve # 59	241.30'	625.00'	239.80'
Curve # 60	159.69'	365.00'	158.62'
Curve # 61	163.26'	535.00'	162.63'
Curve # 62	373.02'	365.00'	357.00'
Curve # 63	782.84'	275.00'	544.03'

- Survey Notes:**
- All iron pins set are 0.5 inch dia. by 18 inch long rebar.
 - This survey meets the requirements of a Class 'B' survey.
 - Bearings are based on found monuments.
 - Sworn crew members: Joby Garner, Will Gregory, Kaden Hunt, Jacob Feducia
 - Reference deeds are on file in the Office of the Chancery Clerk, Oktibbeha County, Mississippi.
 - All Right of Ways within the interior of this plat are 90.00 feet unless noted otherwise.
 - All property lines have a 10.00 foot utility easement on both sides unless shown otherwise.
 - All Cul-de-Sacs have an 85.00' radius.
 - Only Cornerstone Blvd. has been constructed as of the date of this plat.
 - This property is currently zoned M-1 and C-2. The northeast corner is zoned C-2.
 - This property is not located in a special identified Flood Hazard Area as shown on F.I.R.M. No. 28105C0161E; Effective Date 02-17-2010.
 - Reference survey of Lot 24 by James Mairor, Seaside Engineering and Surveying, LLC dated April 18, 2016 for USACE.
 - [Symbol] denotes limits of Phase 1 plat.
 - City of Starkville will accept Phase 1 streets prior to the 85% build-out condition.
 - Iron pin found ● Iron pin set ○

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 16th day of November, 2017. All of the conditions on approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations.

Sharon Livingston, Clerk
Chairman, Planning & Zoning Commission

Edward C. Hoop
Water/Sewer Department

Sharon Livingston, Clerk
Electric Department

Sharon Livingston, Clerk
City Engineer

Sharon Livingston, Clerk
Community Development Director

Sharon Livingston, Clerk
Fire Department

Pursuant to the Starkville, Mississippi, Subdivision Regulations, this document was given approval by the Mayor and Board of Aldermen at a meeting held on this 16th day of November, 2017. All of the conditions on approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations, provided, however, this approval shall be null and void, unless this plat is filed with the chancery clerk within six months hereafter.

Date of Execution: 01-29-18
Ms. Lynn Spruill
Mayor, City of Starkville, Mississippi

Sharon Livingston, Clerk
City Clerk

CERTIFICATE OF RECORDING:

This document, Number 2018-185, filed for record 2:28, 2018, in Slide No. 322A.

Sharon Livingston, Clerk
signature

Sharon Livingston, Clerk
name

Dedication of Utility Easements

The undersigned Owner of CORNERSTONE INDUSTRIAL PARK- PHASE 1, as shown on the foregoing plat, does by this instrument convey to the City of Starkville, Mississippi, along with the right of ingress and egress, all utility easements to be used by the City of Starkville, Mississippi for providing public services.

It is understood and agreed that the City of Starkville is held harmless from liability or payment of compensation to the abutting property owners, or entity deriving therefrom, for damages resulting from utility line failures or damages to improvements within the aforementioned easements, up to, but not limited to, buildings, light fixtures, mailboxes, ornamental landscaping, turf grass, fences, along with private road and parking lot surfaces, curbs and gutters, as a result of ingress, egress and the installation, maintenance or replacement of utility lines.

It is further understood that the elevation of any structure constructed on a lot shall be such that the minimum slope, per the prevailing code requirements for horizontal sewer drains, is maintained between the structure and the point of connection to the public sanitary sewer collection system.

CERTIFICATE OF OWNERSHIP/DEDICATION:

The undersigned Owner of the real estate shown and described herein does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide the real estate in accordance with the within plat. All utility easements and/or portions hereon are hereby dedicated to the perpetual use of the public.

Date: 01-29-18
Ms. Lynn Spruill
President- OCEDA
In memory of James D. Wallace

Source of Title: Deed Book 2014 Page 1865; Deed Book 2014, Pages 4002.

ACKNOWLEDGMENT

State of Mississippi, County of Oktibbeha

Personally appeared before me, the undersigned authority in and for said County and State, on this 29th day of January, 2018, within my jurisdiction, the within named Lynn Spruill, who acknowledged that he is President of OCEDA and that in such capacity, he executed the above and foregoing instrument, after first having been duly authorized so to do.

Lynn Spruill
Notary Public
My Commission Expires March 10, 2020

CERTIFICATE OF OWNERSHIP/DEDICATION:

The undersigned Owner of Lot 18, the real estate shown and described herein does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide the real estate in accordance with the within plat. All utility easements and/or portions hereon are hereby dedicated to the perpetual use of the public.

Date: 1-29-18
Mr. Clyde L. Pritchard, Member/Manager
CLP Holdings, LLC

Source of Title: Deed Book 2015 Page 4183

ACKNOWLEDGMENT

State of Mississippi, County of Oktibbeha

Personally appeared before me, the undersigned authority in and for said County and State, on this 29th day of January, 2018, within my jurisdiction, the within named Clyde L. Pritchard, who acknowledged that he is Member/Manager of CLP Holdings, LLC and that in such capacity, he executed the above and foregoing instrument, after first having been duly authorized so to do.

Clyde L. Pritchard
Notary Public
My Commission Expires April 28, 2019

CERTIFICATE OF OWNERSHIP/DEDICATION:

The undersigned Owner of Lot 20, the real estate shown and described herein does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide the real estate in accordance with the within plat. All utility easements and/or portions hereon are hereby dedicated to the perpetual use of the public.

Date: 1-29-2018
Mr. Arthur G. Cosby, III
President- CEMCO, Inc.

Source of Title: Deed Book 2016 Page 590.

ACKNOWLEDGMENT

State of Mississippi, County of Oktibbeha

Personally appeared before me, the undersigned authority in and for said County and State, on this 29th day of January, 2018, within my jurisdiction, the within named Arthur G. Cosby, III, who acknowledged that he is President of CEMCO, Inc. and that in such capacity, he executed the above and foregoing instrument, after first having been duly authorized so to do.

Arthur G. Cosby, III
Notary Public
My Commission Expires 4-29-19

CERTIFICATE OF OWNERSHIP/DEDICATION:

The undersigned Owner of Lot 23, the real estate shown and described herein does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide the real estate in accordance with the within plat. All utility easements and/or portions hereon are hereby dedicated to the perpetual use of the public.

Date: 02-27-2018
Miss J. McVintch
Name (Printed) J. McVintch
Mississippi Transportation Commission

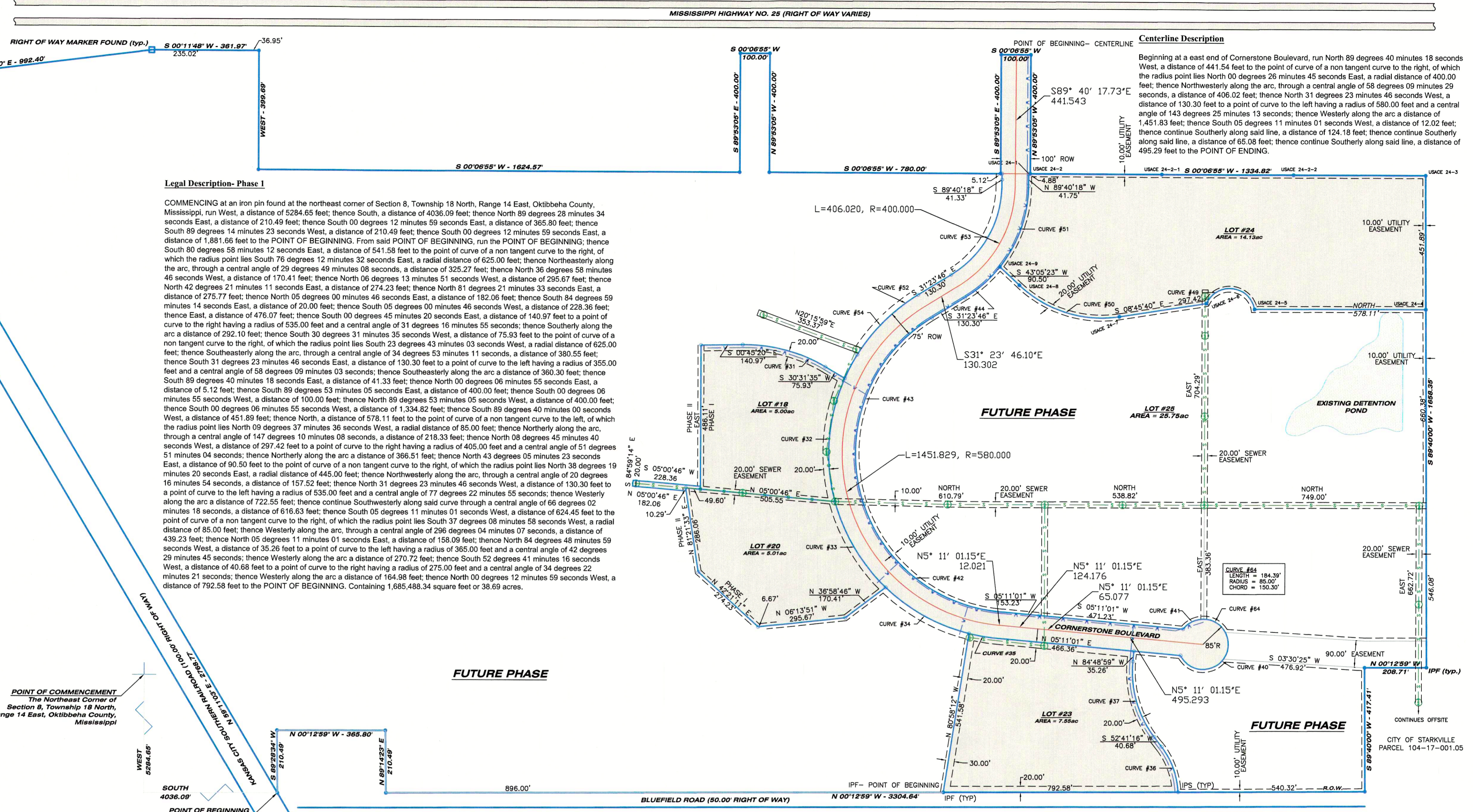
Source of Title: Deed Book 2006 Page 3306

ACKNOWLEDGMENT

State of Mississippi, County of Oktibbeha

Personally appeared before me, the undersigned authority in and for said County and State, on this 27th day of February, 2018, within my jurisdiction, the within named J. McVintch, who acknowledged that he is a Member of the Mississippi Transportation Commission and that in such capacity, he executed the above and foregoing instrument, after first having been duly authorized so to do.

J. McVintch
Notary Public
My Commission Expires



PRITCHARD ENGINEERING
STARKVILLE, MISSISSIPPI

OCEDA
STARKVILLE, MISSISSIPPI

OCEDA
STARKVILLE, MISSISSIPPI

CLIENT
CORNERSTONE INDUSTRIAL PARK PHASE 1
STARKVILLE, MISSISSIPPI

PROJECT
SUBDIVISION PLAT
CORNERSTONE INDUSTRIAL PARK PHASE 1
STARKVILLE, MISSISSIPPI

RECORD
PROJ. # 5301
FILE NAME: 5301.plat
DRAWN BY: TA
CHECKED BY: CLP
DATE: 4/18/2017
REVISION: 1/29/2018
SCALE: 1"=200'