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FAX: (662) 234-8639 WEB SITE: PECORPMS.COM OXFORD, MS 386

REVISIONS:

[illegible]

**PLAT OF SURVEY
FOR
THE LANDING EAST,
A CONDOMINIUM
SW 1/4 OF SECTION 16, T-8-S, R-3-W
FORD, LA FAYETTE COUNTY, MISSISSIPPI**

IN THE SW 1/4 OF SECTION 16, T-8-S, R-3-W, CITY OF OXFORD, LA FAYETTE COUNTY, MISSISSIPPI

DRAWN BY: J. ADAMS, PS	DATE: 03/28/2024
CHECKED BY: J. ADAMS, PS	SCALE: 1"=30'
DRAWING NO.: 23114	

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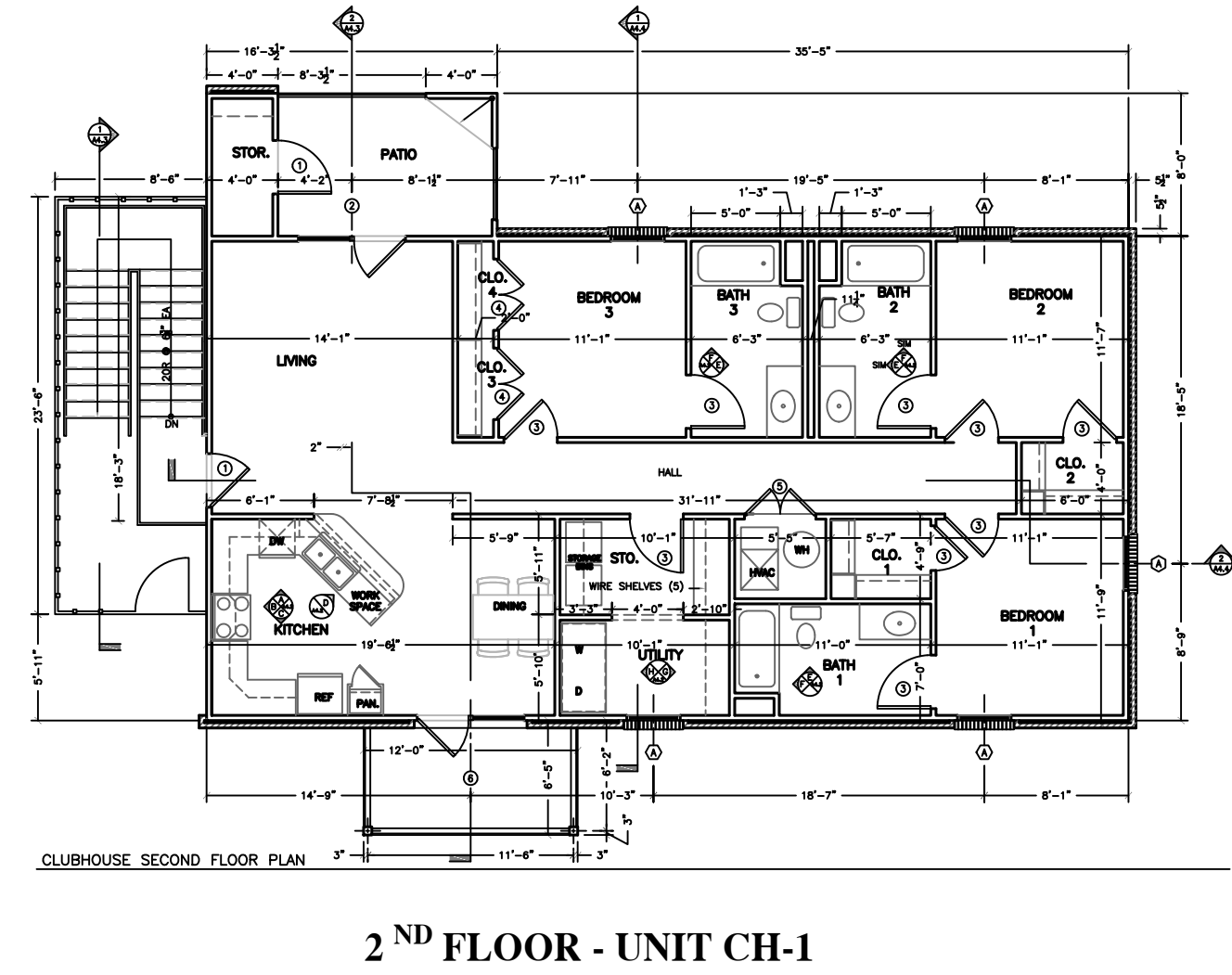
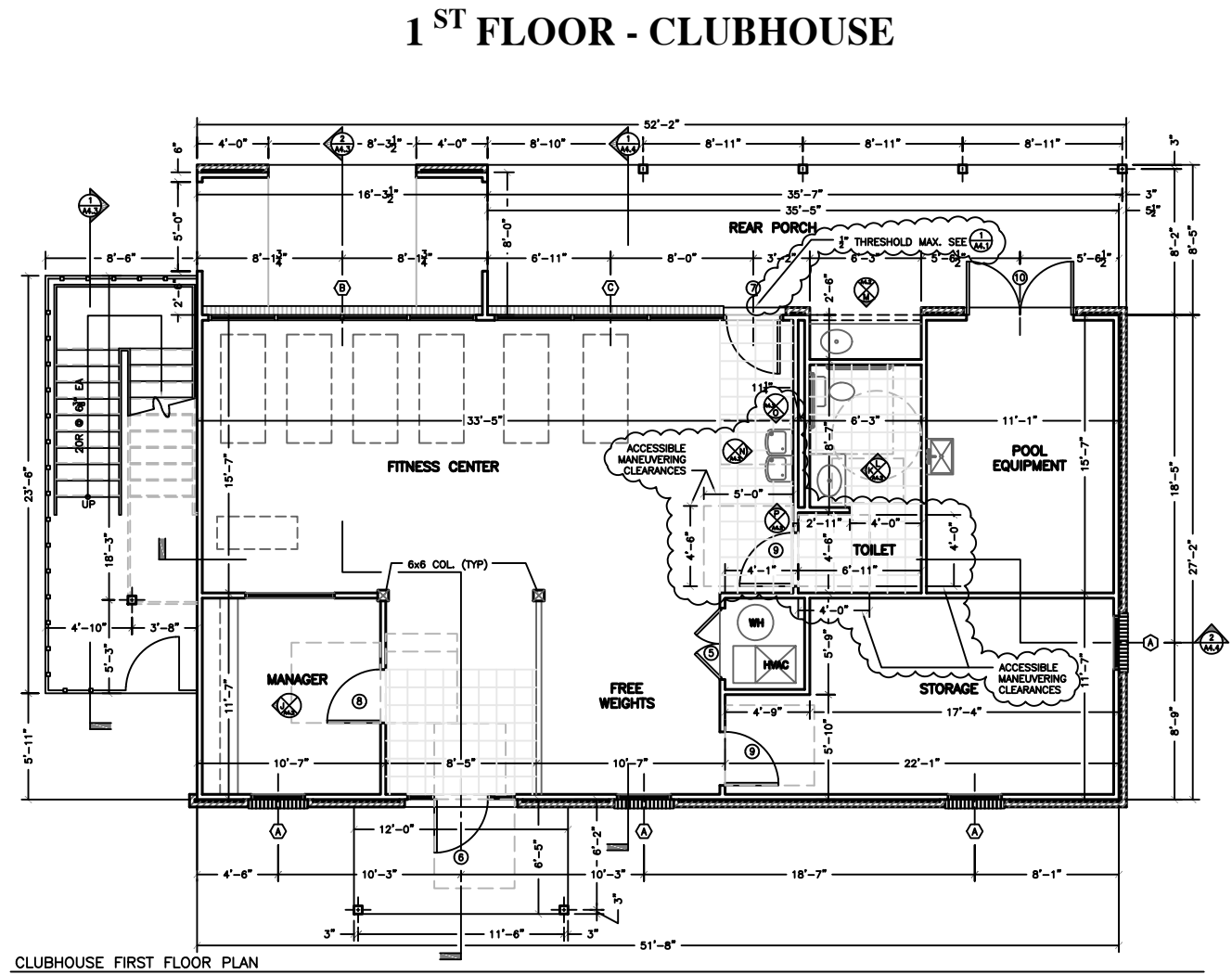
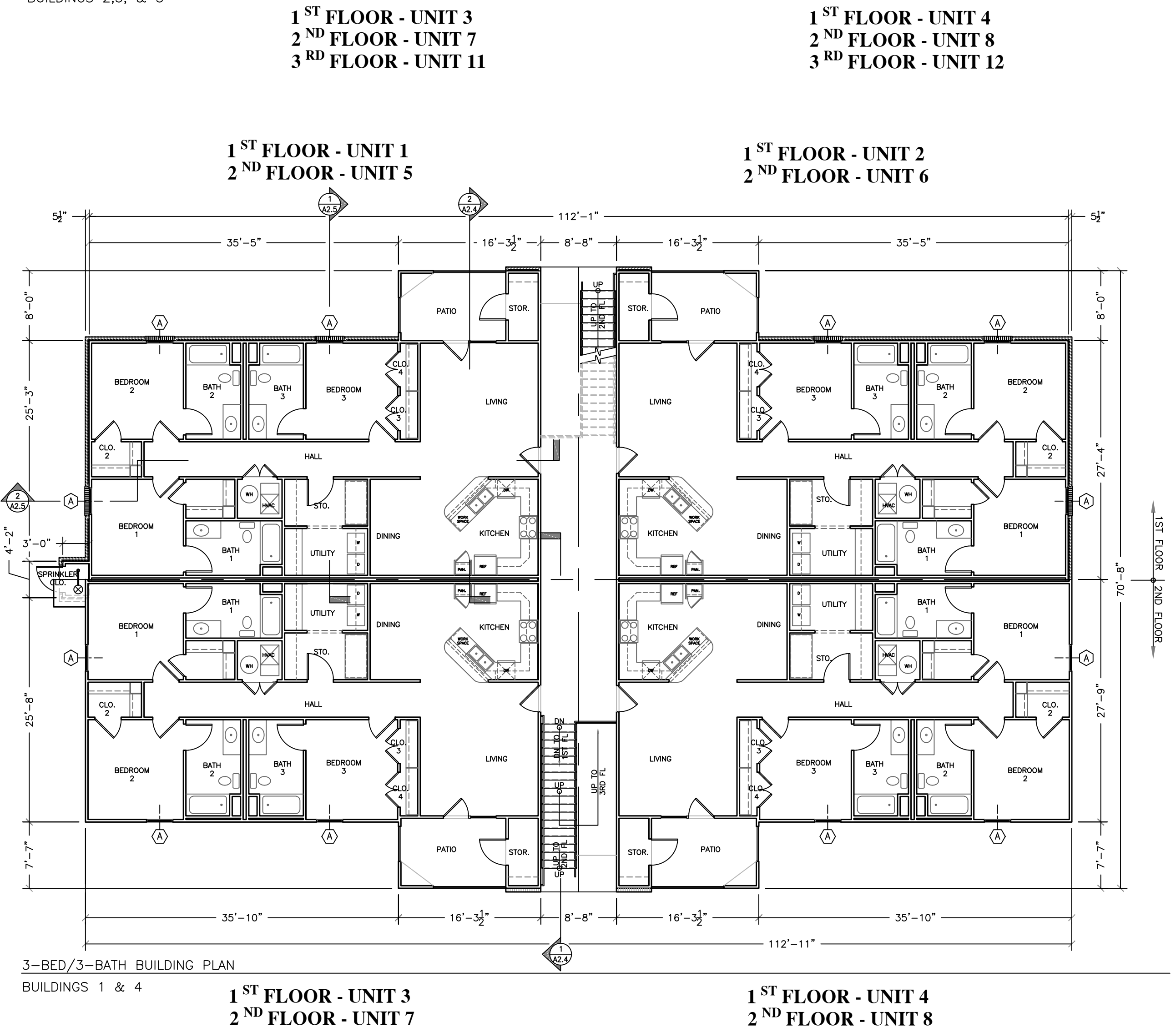
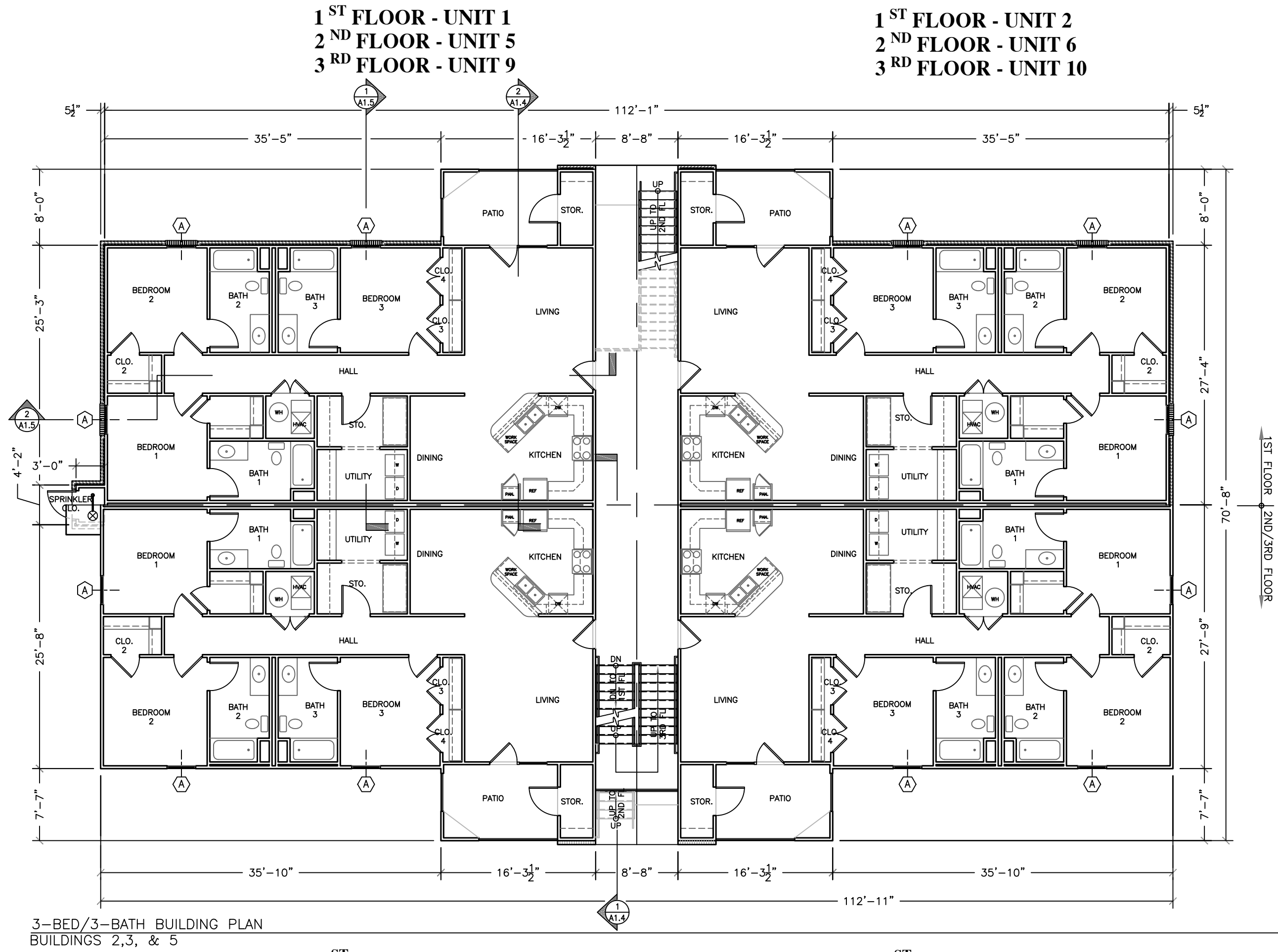
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BUILDING LAYOUT
FOR
**THE LANDING EAST,
A CONDOMINIUM**
IN THE SW 1/4 OF SECTION 16, T-8-S, R-3-W, CITY
OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY: J. ADAMS, PS	DATE: 03/28/2024
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~DESCRIPTION OF PROPERTY~

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 WEST, CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI, CONTAINING 3.796 ACRES AND BEING DESCRIBED IN MORE DETAIL AS FOLLOWS:

COMMENCING AT AN EXISTING 3/4" REBAR ACCEPTED AS MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI. RUN THENCE DUE NORTH A DISTANCE OF 757.79 FEET TO A POINT; THENCE DUE EAST A DISTANCE OF 1731.36 FEET TO A 3/4" IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF MOLLY BARR ROAD (75.00 FEET FROM CENTERLINE), SAID POINT BEING THE POINT OF BEGINNING;

RUN THENCE NORTH 00 DEGREES 47 MINUTES 38 SECONDS EAST LEAVING SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 221.70 FEET TO A 1/2" IRON ROD SET; THENCE NORTH 00 DEGREES 02 MINUTES 38 SECONDS EAST A DISTANCE OF 256.34 FEET TO A 3/4" IRON ROD SET ON THE SOUTH LINE OF THE UNIVERSITY OF MISSISSIPPI PROPERTY AS RECORDED IN PLAT CABINET "B" SLIDE 153, IN THE OFFICE OF THE CHANCERY CLERK OF LAFAYETTE COUNTY, MISSISSIPPI; THENCE SOUTH 87 DEGREES 34 MINUTES 14 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 364.22 FEET TO A 3/4" IRON ROD SET ON THE WEST BOUNDARY LINE OF THE ENCLAVE PHASE 2, THENCE SOUTH 07 DEGREES 12 MINUTES 59 SECONDS EAST ALONG THE SAID WEST BOUNDARY LINE A DISTANCE OF 118.62 FEET TO A 3/4" IRON PIPE FOUND, THENCE SOUTH 05 DEGREES 33 MINUTES 01 SECONDS WEST ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 117.34 FEET TO A 3/4" IRON PIPE FOUND, THENCE SOUTH 09 DEGREES 42 MINUTES 07 SECONDS WEST ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 121.73 FEET TO A 1/2" IRON PIPE FOUND, THENCE SOUTH 11 DEGREES 58 MINUTES 30 SECONDS WEST ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 68.62 FEET TO A 1/2" REBAR FOUND ON AFOREMENTIONED NORTH RIGHT-OF-WAY LINE, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1562.02 FEET, AN ARC LENGTH OF 339.11 FEET, A CHORD BEARING OF SOUTH 83 DEGREES 02 MINUTES 36 SECONDS WEST, AND A CHORD DISTANCE OF 338.45 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I certify that the within plat of THE LANDING EAST, A CONDOMINIUM, in the City of Oxford, Lafayette County, Mississippi, is a true and correct representation of said subdivision and that I signed and delivered it as my own act and deed.

JONATHAN E. ADAMS
MISSISSIPPI PS. #2879

~OWNER'S CERTIFICATE~

The Undersigned Entities Hereby Consent And Approve The Filing Of Public Record Of The Plat For THE LANDING EAST, A CONDOMINIUM,, Dated_____, 20____ in the Chancery Clerk's Office of Lafayette County, Mississippi.

By:_____
MOLLY BARR 124, LLC
CHAD CAVANAUGH, MANAGER

STATE OF MISSISSIPPI
COUNTY OF _____

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named CHAD CAVANAUGH, as a MANAGER of MOLLY BARR 124, LLC who acknowledged that he signed and delivered the above and foregoing instrument for and on behalf of said limited liability company and as its act and deed on the day and year therein mentioned, having been first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of office on this, the ____ day of _____, 20____.

NOTARY PUBLIC
My Commission Expires: _____

~GENERAL NOTES~

- This Plat Is Filed Pursuant To The Mississippi Condominium Law And Shall Not Be Construed To Be A Dedication Of Any Of The Streets, Drives Or Any Other Improvements Shown Hereon Or In Anyway, Now Or Hereafter, Forming A Part Of THE LANDING EAST, A CONDOMINIUM.
- Each And Every Part Of The Property Within The Condominium Described And Shown Hereon Is Subject To The Terms, Provisions, Covenants, Conditions, Restrictions, Uses, Limitations, Prohibitions, Requirements, Obligations, Easements, Servitudes, Charges, Assessments, And Liens Declared By The Owner Of The Property In That Certain Instrument Entitled "Plan And Declaration Of Condominium Of THE LANDING EAST, A CONDOMINIUM." The Owner Is The Declarant Of Said Plan. Said Plan Is Filed Concurrently With This Plat In The Office Of The Chancery Clerk Of Lafayette County, Mississippi, In Instrument Number_____.
- All Or Any Part Of The Property Within The Condominium Described And Shown Hereon Which Is Not Located Within The Boundaries Of A Building, Have Been And/Or May Hereafter Be Subjected To Easement Rights For The Installation, Operation And Maintenance Of Water, Landscaping, Irrigation, Sanitary Sewer, Storm Drainage, Electrical Distribution, Telecommunications, Natural Gas, Cable Television And Other Utility Facilities And For The Purposes Of Insuring And Maintaining Proper Drainage. Such Easement Rights May Have Been Granted By The Declarant, May Be Being Granted In Said Plan By The Declarant, Or May Hereafter Be Granted By THE LANDING EAST, A CONDOMINIUM., To Severally, The Declarant, The City Of Oxford, And Those Utility Companies Which Are Authorized To Provide A Utility Service For The Benefit Of The Owners Of Units Therein Such Times, With Such Benefits And Permissions And Under Such Restrictions And Conditions As The Association May From Time To Time Resolve.
- This Property's Building Setbacks Are Shown As Approved By The City Of Oxford. The Setbacks Are As Follows: Front--25'(As Determined By The City Of Oxford Planning Dept.), Side--10', And Rear--20'.
- The Streets, Bridge And Drives Within The Property Are Private Streets And Are Reserved By The Declarant For The Use, Benefit And Enjoyment Of The Declarant, The Association And The Owners Of Each Of The Units Within THE LANDING EAST, A CONDOMINIUM.. The Designation Of Said Streets And Drives On This Plat Shall Not Mean Or Imply That The Public At Large Acquires Any Easement Of Use Or Right Of Enjoyment With Respect Thereto.
- All Words Used In The Above Notes, Unless A Different Meaning Is Apparent From The Context, Shall Have The Meaning Set Forth In Said "Declaration Of Condominium Of THE LANDING EAST, A CONDOMINIUM.."

~STATE OF MISSISSIPPI~
~LAFAYETTE COUNTY~

I, Mike Roberts, CHANCERY CLERK in and for said county and state, hereby certify that this instrument was filed for record in my office at _____ o'clock on the ____ day of _____, 20____, and was duly recorded in Plat Cabinet ____ Slide ____.

Witness my hand and official seal this the ____ day of _____, 20____.

Mike Roberts
CHANCERY CLERK



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CERTIFICATE SHEET
FOR
THE LANDING EAST,
A CONDOMINIUM
IN THE SW 1/4 OF SECTION 16, T-8-S, R-3-W, CITY
OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY: J. ADAMS, PS	DATE: 03/28/2024
CHECKED BY: J. ADAMS, PS	SCALE: N/A
DRAWING NO.: 23114	

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