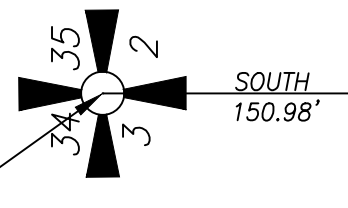
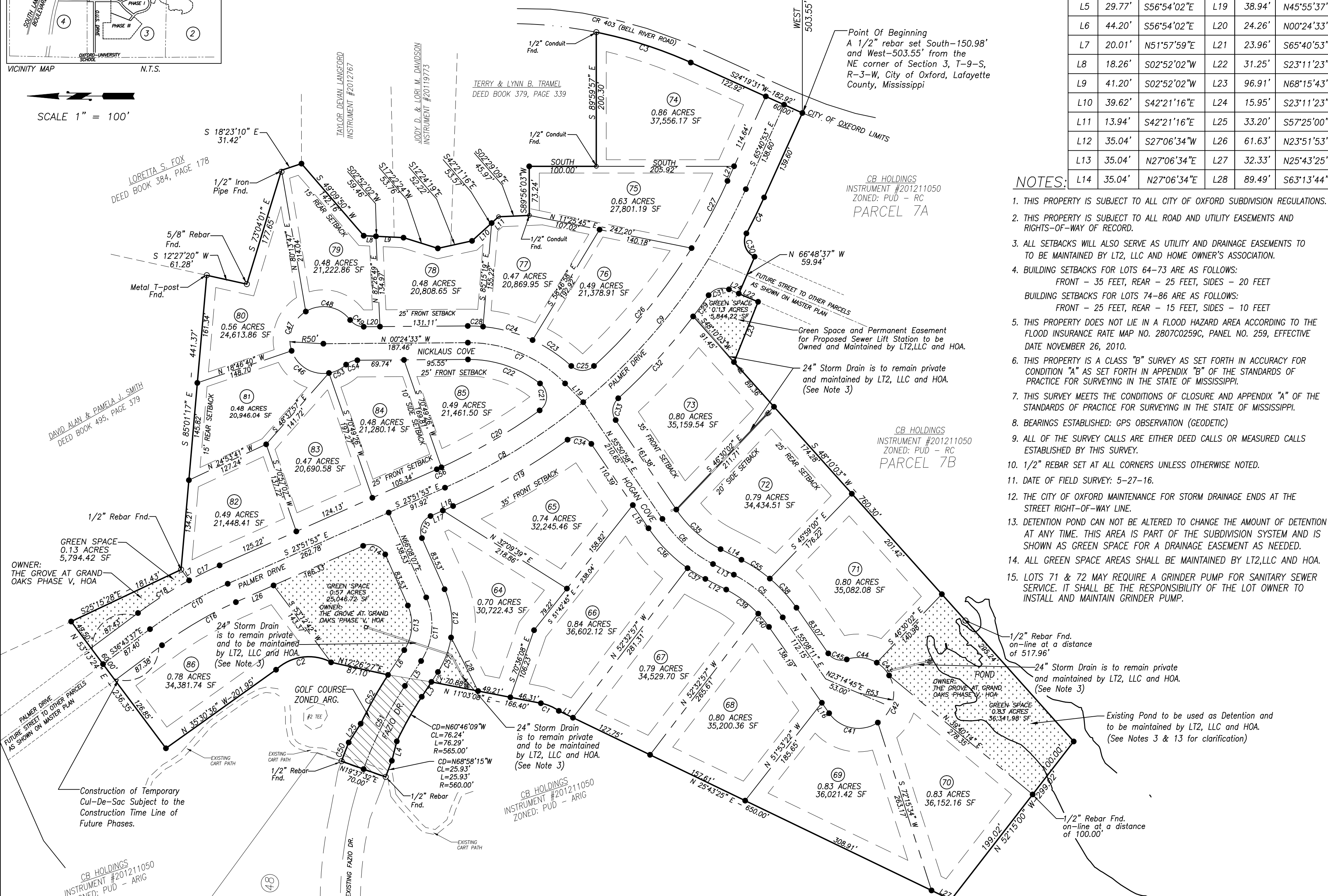


PHASE V
±20.86 ACRES
ZONED: PUD-RC
REZONED: PUD-R1-A
PARCELS 6A & 6B

Point of Commencement
A concrete post found marking the
NE Crn of Sec. 3, T-9-S, R-3-W
Lafayette County, Mississippi



VICINITY MAP N.T.S.
SCALE 1" = 100'



Line Table			Line Table		
Line#	Length	Direction	Line#	Length	Direction
L1	23.38'	N25°43'25"E	L15	41.76'	S55°50'58"W
L2	17.62'	S56°54'02"E	L16	18.97'	S55°08'12"W
L3	26.57'	N56°54'02"W	L17	20.12'	S23°51'53"E
L4	29.93'	N75°45'11"W	L18	16.80'	S23°51'53"E
L5	29.77'	S56°54'02"E	L19	38.94'	N45°55'37"E
L6	44.20'	S56°54'02"E	L20	24.26'	N00°24'33"E
L7	20.01'	N51°57'59"E	L21	23.96'	S65°40'53"E
L8	18.26'	S02°52'02"W	L22	31.25'	S23°11'23"W
L9	41.20'	S02°52'02"W	L23	96.91'	N68°15'43"W
L10	39.62'	S42°21'16"E	L24	15.95'	S23°11'23"E
L11	13.94'	S42°21'16"E	L25	33.20'	S57°25'00"E
L12	35.04'	S27°06'34"W	L26	61.63'	N23°51'53"W
L13	35.04'	N27°06'34"E	L27	32.33'	N25°43'25"E
L14	35.04'	N27°06'34"E	L28	89.49'	S63°13'44"W

Curve Table				
Curve No.	Length	Radius	Chord Direction	Chord Length
C1	29.39	70.12	N23°03'32"E	29.17
C2	88.43	71.57	N07°40'47"W	82.91
C3	148.48	663.70	S17°45'42"W	148.18
C4	59.87	916.50	S63°48'36"E	59.88
C5	97.83	200.00	N41°07'23"E	96.86
C6	102.20	200.00	S41°44'54"W	101.09
C7	161.74	200.00	N22°45'32"E	157.37
C8	243.45	886.50	S31°43'55"E	242.68
C9	403.55	886.50	S52°38'24"E	400.08
C10	134.69	600.00	N30°17'45"W	134.41
C11	99.42	100.00	S85°22'58"E	95.38
C12	73.67	130.00	S82°22'11"E	72.69
C13	69.59	70.00	S85°22'58"E	66.76
C14	39.27	25.00	N21°08'07"E	35.36
C15	39.27	25.00	N68°51'53"W	35.36
C16	127.96	570.00	N30°17'45"W	127.69
C17	50.33	630.00	N26°09'12"W	50.31
C18	91.10	630.00	N32°35'04"W	91.02
C19	197.81	916.50	S30°02'52"E	197.42
C20	169.84	856.50	S30°02'58"E	169.56
C21	46.62	25.00	S89°08'52"E	40.16
C22	115.55	175.00	N18°30'27"E	113.47
C23	69.87	225.00	N33°54'57"E	69.59
C24	77.05	225.00	N15°12'32"E	76.67
C25	37.32	25.00	S00°02'31"E	33.95
C26	229.21	856.50	S50°23'39"E	228.53
C27	113.92	856.50	S61°52'16"E	113.83
C28	22.81	225.00	N02°29'41"E	22.80
C29	39.30	916.50	S53°56'43"E	39.30
C30	41.40	25.00	S70°37'32"W	36.83
C31	34.19	25.00	N15°59'31"W	31.59
C32	165.92	916.50	S47°31'49"E	165.70
C33	35.70	25.00	N83°14'50"W	32.74
C34	40.18	25.00	N09°48'34"E	35.99
C35	89.54	175.00	S41°46'01"W	88.56
C36	83.80	225.00	S45°41'13"W	83.31
C37	31.06	225.00	N31°03'48"W	31.03
C38	59.23	225.00	N47°35'41"E	59.06
C39	60.07	175.00	N36°56'35"E	59.78
C40	25.53	175.00	N50°57'24"E	25.51
C41	81.92	53.00	S10°51'14"W	74.00
C42	79.66	53.00	S76°29'19"E	72.37
C43	26.86	53.00	N45°55'57"E	26.57
C44	46.67	53.00	N06°11'18"E	45.18
C45	31.07	25.00	S18°02'59"W	28.94
C46	70.49	50.00	S30°50'01"W	64.80
C47	67.32	50.00	N70°12'28"W	62.35
C48	74.03	50.00	N10°46'40"E	67.45
C49	23.39	25.00	S26°23'32"W	22.54
C50	30.03	630.00	S68°56'26"E	30.03
C51	139.17	595.00	S63°36'04"E	138.85
C52	83.75	625.00	S60°44'22"E	83.69
C53	28.91	50.00	N26°07'06"W	28.51
C54	18.44	50.00	N21°32'44"E	18.03
C55	50.83	225.00	N33°34'53"E	50.72
C56	7.38	856.50	S23°51'53"E	7.38
C57	55.58	130.00	S69°08'54"E	55.16

- NOTES:**
- THIS PROPERTY IS SUBJECT TO ALL CITY OF OXFORD SUBDIVISION REGULATIONS.
 - THIS PROPERTY IS SUBJECT TO ALL ROAD AND UTILITY EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
 - ALL SETBACKS WILL ALSO SERVE AS UTILITY AND DRAINAGE EASEMENTS TO BE MAINTAINED BY LT2, LLC AND HOME OWNER'S ASSOCIATION.
 - BUILDING SETBACKS FOR LOTS 64-73 ARE AS FOLLOWS:
FRONT - 35 FEET, REAR - 25 FEET, SIDES - 20 FEET
BUILDING SETBACKS FOR LOTS 74-86 ARE AS FOLLOWS:
FRONT - 25 FEET, REAR - 15 FEET, SIDES - 10 FEET
 - THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 2807C0259C, PANEL NO. 259, EFFECTIVE DATE NOVEMBER 26, 2010.
 - THIS PROPERTY IS A CLASS "B" SURVEY AS SET FORTH IN ACCURACY FOR CONDITION "A" AS SET FORTH IN APPENDIX "B" OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI.
 - THIS SURVEY MEETS THE CONDITIONS OF CLOSURE AND APPENDIX "A" OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI.
 - BEARINGS ESTABLISHED: GPS OBSERVATION (GEODETIC)
 - ALL OF THE SURVEY CALLS ARE EITHER DEED CALLS OR MEASURED CALLS ESTABLISHED BY THIS SURVEY.
 - 1/2" REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - DATE OF FIELD SURVEY: 5-27-16.
 - THE CITY OF OXFORD MAINTENANCE FOR STORM DRAINAGE ENDS AT THE STREET RIGHT-OF-WAY LINE.
 - DETENTION POND CAN NOT BE ALTERED TO CHANGE THE AMOUNT OF DETENTION AT ANY TIME. THIS AREA IS PART OF THE SUBDIVISION SYSTEM AND IS SHOWN AS GREEN SPACE FOR A DRAINAGE EASEMENT AS NEEDED.
 - ALL GREEN SPACE AREAS SHALL BE MAINTAINED BY LT2, LLC AND HOA.
 - LOTS 71 & 72 MAY REQUIRE A GRINDER PUMP FOR SANITARY SEWER SERVICE. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO INSTALL AND MAINTAIN GRINDER PUMP.

BELLIOTT & BRITT ENGINEERING, P.A.
OXFORD • BATESVILLE • NEW ALBANY • HOLLY SPRINGS
(662) 234-1763
WWW.ELLIOTTBRITT.COM

Preliminary Plat of Subdivision:
The Grove at Grand Oaks, Phase V
LT2, LLC - Owner
City of Oxford, Lafayette County, Mississippi

DRAWN	ALC
CHECKED	LLB
ENGINEER	LLB
DATE	8.08.16

Sheet
2 of 2