

PRELIMINARY

# LAFAYETTE LANDING SUBDIVISION

## 36 RESIDENTIAL LOTS

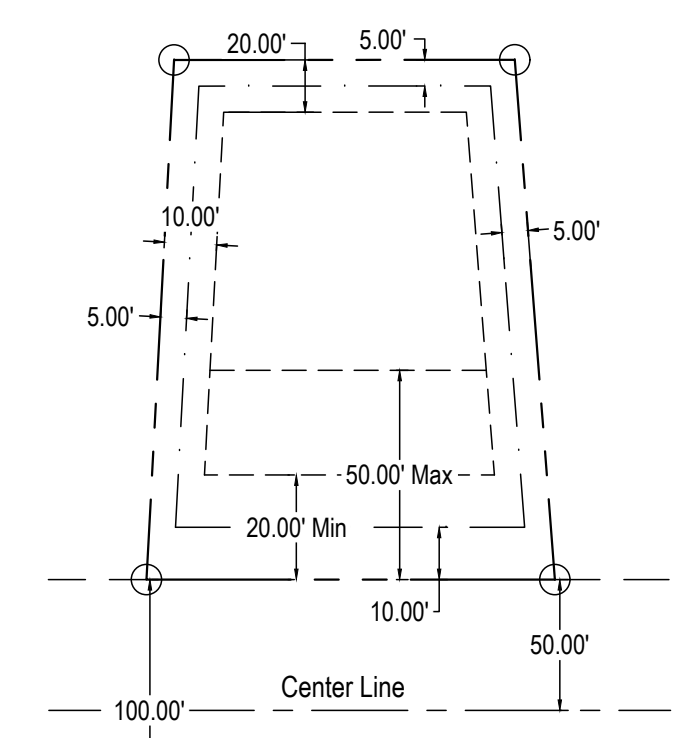
### TOTAL AREA: +/-12.24 ACRES

L & M Ventures, LLC.  
1428 South 10th Street  
Oxford, MS 38655

### LEGEND

- RIGHT OF WAY LINES
- PROPERTY LINES
- ZONING LINE
- CENTERLINE ROAD
- APPARENT ADJOINING PROPERTY LINE
- BUILDING SETBACKS
- UTILITY EASEMENT LINES
- OVERHEAD LINES
- CONCRETE AREAS
- ASPHALT AREAS
- GRAVEL AREAS
- DRAINAGE EASEMENT AREAS
- SEWER EASEMENT AREAS [ N 79°36'00" W 210.00' ]
- INGRESS/EGRESS AREAS [ N 79°36'00" W 210.00' ]
- BUFFER AREAS [ S 89°57'34" W 210.00' ]
- FLOOD ZONE AREAS
- RETAINING WALL EASEMENT AREAS
- ⊗ SECTION CORNER
- PROPERTY CORNERS
- △ MONUMENTS FOUND
- ◊ EASEMENT CORNERS
- ▬ CONCRETE CURB AND GUTTER
- ⊥ CURB INLET
- UTILITY POLES
- LAMP POLES
- ⊡ FIBER OPTIC BOX
- ⊡ TELEPHONE BOX
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PLAT CALLS
- DEED CALLS
- MEASURED CALLS

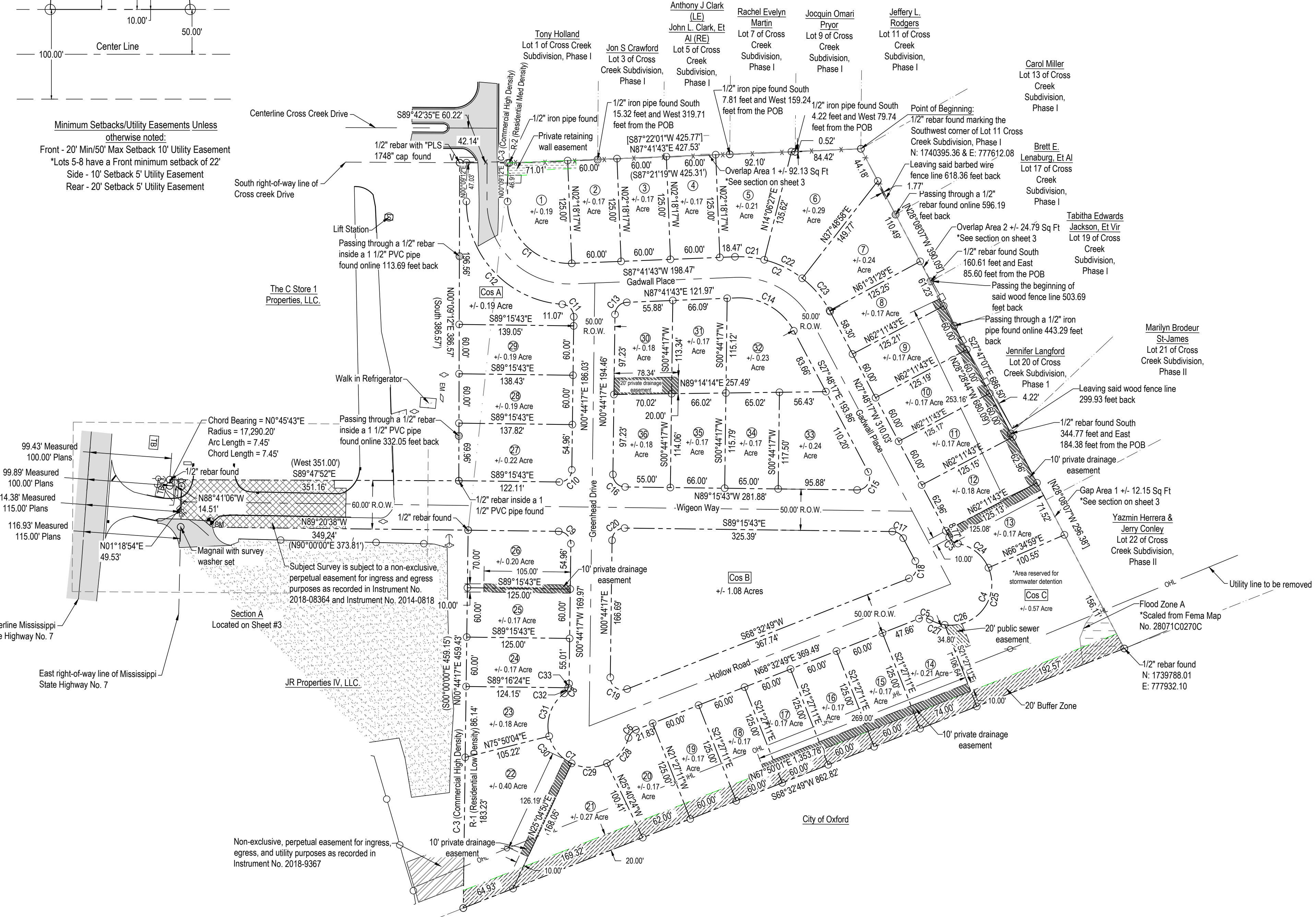
(All symbols in legend may not be used on current survey.)



#### Storm Water Notes:

- All side and rear yard 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 homeowner's association.
- Lafayette County and/or The City of Oxford 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 homeowner's association shall own and maintain all storm drainage pipes located outside the right-of-way.
- All storm water for this development shall be conveyed to the stormwater detention system located on common open space (COS C) as shown on the plat of Lafayette Landing Subdivision.
- All common open spaces (COS) A-C and all stormwater management facilities, landscaping, walking trails, bike trails, pathways, structures, etc. shall be maintained by the Lafayette Landing Residential Homeowner's Association.
- The stormwater detention system located on open space (COS) C of this subdivision shall be owned and maintained by the homeowner's association and/or by the property owner(s) of the lots. Each property owner shall own their pro rata share, by area percentage of their lot, of the stormwater detention system. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the County/City Engineer's Office. Such maintenance shall include but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning and repair of drainage structures. The county/city shall have a "right of access" to use the drives, parking areas, and yards of this property to make inspections of the stormwater 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 pose a threat to public health, safety or welfare, the County/City 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. Furthermore, in no circumstance shall Cos C be subdivided or used for any purpose other than a stormwater management facility.
- An owner's interest in the stormwater management facilities shall not be severed from their interest in their lot.
- The City of Oxford does not own stormwater management facilities and is not responsible for maintaining them. However, if the association does not maintain them, the City of Oxford may, at its sole discretion, maintain and repair them and add the cost of such a lien to the tax parcel affected.
- Common elements used for stormwater management facilities shall be maintained in perpetuity and cannot be developed for any other use unless the City of Oxford has approved each use.
- The stormwater management facilities shown hereon are considered common elements.

Minimum Setbacks/Utility Easements Unless otherwise noted:  
 Front - 20' Min/50' Max Setback 10' Utility Easement  
 Lots 5-8 have a Front minimum setback of 22'  
 Side - 10' Setback 5' Utility Easement  
 Rear - 20' Setback 5' Utility Easement

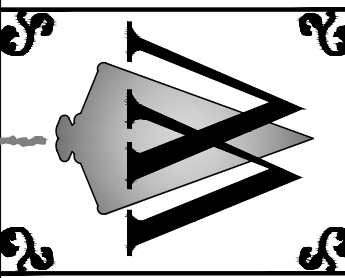


- Notes:
- This is a Class "B" Survey as set forth in Appendix "A" of the Standards of Practice for Land Surveying in the State of Mississippi.
  - Global Positioning System (GPS) was used to locate or establish Boundary Survey Points on subject survey and points were derived by GCGC Real Time Network, NAD83(2011) CORS epoch 2010.00.
  - Field survey completed July 15, 2024.
  - All bearings are based on Mississippi East State Plane Coordinate System Grid North as determined by GPS Observations with a Convergence of (-0°23'07") and a scale factor of 0.99999888 calculated at The Point of Beginning.
  - Horizontal Datum based on NAD 83(2011) and Vertical Datum based on NAVD 88 as posted on below station:
    - GCGC Real Time Network
    - CORS - This is a GPS Continuously Operating Reference Station
    - Designation - Oxford CORS ARP
    - CORS ID - MSOX PID - DK6714
    - Lat - 34° 21' 50.93055"
    - Long - 89° 31' 56.51634"
  - A fraction of subject survey is Zoned R-2 "Residential Medium Density" and a fraction is Zoned C-3 "Commercial High Density" 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 addition.
  - This property is subject to any right-of-way or easements recorded or unrecorded shown or not shown on plat of survey.
  - All property corners set are 1/2" rebar with survey cap (WEC - COA 159), unless otherwise stated.
  - No underground utilities requested or shown on subject survey.
  - All areas of right-of-way shown herein are public.
  - There is a 5 foot utility easement along all front, side and rear property lines on all lots unless otherwise stated.
  - A fraction of subject survey is located within "Other Areas" Zone X. Areas determined to be outside the 0.2% annual chance floodplain, and a fraction of subject survey is located within [Zone A: No base flood elevation determined] as shown on Flood Insurance Rate Map No. 28071C0270C having an effective date of November 26, 2010, which are the current Flood Insurance Rate Maps for subject survey area.
  - Deed References:
    - A. Deed Book-451, Page-311
    - B. Deed Book-409, Page-167
    - C. Instrument No. 2007-0610
    - D. Instrument No. 2017-2846
    - E. Instrument No. 2020-11683
    - F. Instrument No. 2020-9932
    - G. Instrument No. 2015-5983
    - H. Instrument No. 2007-1857
    - I. Instrument No. 2021-10399
    - J. Instrument No. 2018-3469
    - K. Instrument No. 2018-01716
    - L. Instrument No. 2018-01501
    - M. Instrument No. 2022-09490
    - N. Instrument No. 2019-0419
    - O. Instrument No. 2009-00251
    - P. Instrument No. 2008-11002
    - Q. Instrument No. 2022-10272
    - R. Instrument No. 2018-00137
    - S. Instrument No. 2022-10309
    - T. Instrument No. 2015-00476
    - U. Instrument No. 2013-00766
    - V. Instrument No. 2015-06050
    - W. Instrument No. 2016-2637
    - X. Instrument No. 2021-12927
    - Y. Instrument No. 2019-06844
    - Z. Instrument No. 2017-00610
    - AA. Instrument No. 2014-10818
    - BB. Instrument No. 20180364
    - CC. Instrument No. 20189367
    - DD. Official Plat of Cross Creek Subdivision, Phase I on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet-B, Slide-135.
    - EE. Official Plat of Cross Creek Subdivision, Phase III on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet-B, Slide-135.
    - FF. Mississippi State Highway No. 7 Roadway plans No. F-019-2(6)

Curve #	Length	Radius	Chord Direction	Chord Length
C1	121.03'	75.00'	S46° 04' 33"E	108.32'
C2	140.71'	125.00'	N60° 03' 09"W	133.40'
C3	13.62'	15.00'	S53° 48' 53"E	13.16'
C4	174.87'	50.00'	N20° 22' 16"E	98.42'
C5	13.62'	15.00'	N85° 28' 35"W	13.16'
C6	13.62'	15.00'	S42° 32' 13"W	13.16'
C7	188.70'	50.00'	S55° 21' 27"E	95.04'
C8	13.62'	15.00'	N26° 44' 53"E	13.16'
C9	23.56'	15.00'	N44° 15' 43"W	21.21'
C10	23.56'	15.00'	N45° 44' 17"E	21.21'
C11	22.73'	15.00'	N42° 40' 42"W	20.62'
C12	188.16'	125.00'	N42° 58' 14"W	170.90'
C13	22.77'	15.00'	N44° 13' 00"E	20.64'
C14	84.43'	75.00'	S60° 03' 17"E	80.04'
C15	31.03'	15.00'	S31° 28' 00"W	25.79'
C16	23.56'	15.00'	N44° 15' 43"W	21.21'
C17	16.09'	15.00'	S58° 32' 00"E	15.33'
C18	25.22'	15.00'	S20° 22' 16"W	22.36'
C19	29.37'	15.00'	N55° 21' 27"W	24.90'
C20	23.56'	15.00'	N45° 44' 17"E	21.21'

Curve #	Length	Radius	Chord Direction	Chord Length
C21	35.81'	125.00'	N84° 05' 55"W	35.68'
C22	51.72'	125.00'	N64° 02' 18"W	51.36'
C23	51.72'	125.00'	N40° 19' 47"W	51.36'
C24	49.23'	50.00'	N51° 37' 15"W	47.26'
C25	106.31'	50.00'	N37° 29' 36"E	87.39'
C26	106.31'	50.00'	N37° 29' 36"E	87.39'
C27	19.34'	50.00'	S70° 30' 52"E	19.22'
C28	41.71'	50.00'	N40° 25' 36"E	40.51'
C29	44.29'	50.00'	N89° 42' 13"E	42.86'
C30	44.29'	50.00'	S39° 32' 33"E	42.86'
C31	58.40'	50.00'	S19° 17' 47"W	55.14'
C32	8.53'	15.00'	S36° 27' 37"W	8.42'
C33	5.09'	15.00'	S10° 27' 01"W	5.06'

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



Subdivision Plat For:  
**Lafayette Landing Subdivision**  
A tract of land being a fraction of the South Half (S 1/2) of Section 21,  
Township 9 South, Range 3 West, Lafayette County, Mississippi

REVISION	DATE

Scale: 1"=80'  
 Date: 4/20/2026  
 File: S:\24368 (Century Assoc ALTA Hwy 7) Eng\PLAT\Williams & Prop (Sub Plat Lafayette Landing) DWG  
 Proj. No.: SV-243985-1  
 Drawn By: JBM  
 Checked By: RSD  
 Sheet Title:

Subdivision Plat

Sheet No.:

PRELIMINARY

PRELIMINARY

# LAFAYETTE LANDING SUBDIVISION

## 36 RESIDENTIAL LOTS TOTAL AREA: +/-12.24 ACRES

L & M Ventures, LLC.  
1428 South 10th Street  
Oxford, MS 38655

Description: A tract of land being a fraction of the South Half ( S 1/2 ) of Section 21, Township 9 South, Range 3 West, Lafayette County, Mississippi, being described in more detail as follows:

Beginning at a 1/2" rebar found near the corner of a barbed wire fence line marking the Southwest corner of Lot 11 Cross Creek Subdivision, Phase I as recorded in Plat Cabinet-B, Slide-135, in the office of the Chancery Clerk, Lafayette County, Mississippi, said rebar being further defined by Mississippi East State Plane Coordinates of N. 1740395.36 and E. 777612.08; run thence S 27° 47' 07" E along and near the West line of Cross Creek Subdivision, Phase I and partially along said barbed wire fence line and partially near the West side of a wood fence line for a distance of 686.50 feet to a 1/2" rebar found, said rebar being further defined by Mississippi East State Plane Coordinates of N. 1739788.01 and E. 777932.10, passing through a 1/2" rebar found online 596.19 feet back and passing through a 1/2" iron pipe found online 443.29 feet back and leaving said barbed wire fence line 618.36 feet back and passing the beginning of said wood fence line 503.69 feet back and leaving said wood fence line 299.93 feet back; run thence S 68° 32' 49" W leaving said West line for a distance of 862.82 feet to a 1/2" rebar set; run thence N 00° 44' 17" E for a distance of 459.43 feet to a 1/2" rebar found; run thence N 89° 20' 38" W for a distance of 349.24 feet to a Magnail with survey washer set in pavement on the East right-of-way line of Mississippi State Highway No. 7 ( 116.93 feet from centerline ); run thence along said right-of-way line as follows: N 01° 18' 54" E for a distance of 49.53 feet to a 1/2" rebar set ( 114.38 feet from centerline ); run thence N 88° 41' 06" W for a distance of 14.51 feet to a 1/2" rebar set ( 99.89 feet from centerline ) at the beginning of a circular curve to the left; run thence along said curve having an arc length of 7.45 feet, a chord bearing of N 00° 45' 43" E, a chord length of 7.45 feet, and a radius of 17,290.20 feet to a 1/2" rebar set ( 99.43 feet from centerline ); run thence S 89° 47' 52" E leaving said right-of-way line for a distance of 351.16 feet to a 1/2" rebar found inside a 1 1/2" PVC pipe; run thence N 00° 09' 12" E for a distance of 386.57 feet to a 1/2" rebar with "PLS 1748" cap found on the South right-of-way line of Cross Creek Drive ( 42.14 feet from centerline ) and the South line of Cross Creek Subdivision, Phase I and near a barbed wire fence line, passing through a 1/2" rebar found inside a 1 1/2" PVC pipe online 332.05 feet back and passing through a 1/2" rebar found inside a 1 1/2" PVC pipe online 113.69 feet back; run thence S 89°42'35" E along said right-of-way line and the South line of Cross Creek Subdivision, Phase I and along and near said fence line for a distance of 60.22 feet to a 1/2" iron pipe found; run thence N 87° 41' 43" E leaving said right-of-way line and continuing along and near said fence line and South line of Cross Creek Subdivision, Phase I for a distance of 457.53 feet to the Point of Beginning of the herein described tract of land. Said tract contains 12.24 acres, more or less.

The above description is based on Mississippi East State Plane Coordinate System Grid North as determined by GPS Observations with a Convergence of (-0°23'07") and a scale factor of 0.99999888 calculated at The Point of Beginning, Horizontal Datum based on NAD 83(2011) and Vertical Datum based on NAVD 88 as posted on station: GCGC Real Time Network, CORS- This is a GPS Continuously Operating Reference Station, Designation- Oxford CORS ARP, MSOX, PID - DK6714, Lat- 34° 21' 50.93055", Long- 89° 31' 56.51634". All property corners set are 1/2" rebar with survey cap (WEC - COA 159). This Description was prepared by Williams Engineering Consultants, Inc. (662-236-9675)

### CITY OF OXFORD PLANNING COMMISSION APPROVAL:

CITY OF OXFORD  
STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD PLANNING COMMISSION, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
CHAIRMAN  
CITY OF OXFORD PLANNING COMMISSION

### CITY OF OXFORD BOARD OF ALDERMEN APPROVAL:

CITY OF OXFORD  
COUNTY OF LAFAYETTE  
STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD, BOARD OF ALDERMEN, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
ROBYN TANNEHILL  
MAYOR, CITY OF OXFORD

ATTEST: \_\_\_\_\_  
CITY CLERK

### CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT \_\_\_\_\_ HAS COMPLIED WITH ONE OF THE FOLLOWING ALTERNATIVES FOR LAFAYETTE LANDING SUBDIVISION:

- ALL IMPROVEMENTS HAVE BEEN INSTALLED BY THE SUB-DIVIDER IN ACCORDANCE WITH THE REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE BOARD OF ALDERMEN, GIVING APPROVAL OF THE PRELIMINARY PLAT, AND ACCEPTING MAINTENANCE OF UTILITIES AND STREETS.
- A BOND OR CERTIFIED CHECK HAS BEEN POSTED BY THE SUB-DIVIDER WHICH IS AVAILABLE TO THE CITY IN A SUFFICIENT AMOUNT TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

AS OF THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JOHN CRAWLEY,  
CITY ENGINEER, CITY OF OXFORD

### OWNERS CERTIFICATE:

I, Hudson Magee, Managing of L&N Ventures, LLC., certify that I am the owner in fee simple of the +/- 12.24 Acres property shown hereon, and also certify that I did cause said land to be subdivided as shown on this plat of Lafayette Landing Subdivision. All right-of-way and street improvements located within said right-of-way are hereby dedicated to Lafayette County for public use and maintenance in perpetuity. No taxes have become due and payable. This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HUDSON MAGEE, MANAGING MEMBER  
L&N VENTURES, LLC.

### NOTARY'S CERTIFICATE:

State of \_\_\_\_\_  
County of \_\_\_\_\_

Personally appeared before me, the undersigned authority in and for the said county and state, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ within my jurisdiction, the within named Hudson Magee, who acknowledged that he is the owner of L&N Ventures, LLC., and owner of the described Lafayette Landing Subdivision, and that in said representative capacity, executed the above and foregoing instrument, after first having been duly authorized to do so.

My Commission Expires \_\_\_\_\_

Notary Public

### DATE OF MAINTENANCE ACCEPTANCE:

LAFAYETTE COUNTY BOARD OF SUPERVISORS:

Approved and accepted for county maintenance and added to the road registry by the Lafayette County Board of Supervisors, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
PRESIDENT, BOARD OF SUPERVISORS  
LAFAYETTE COUNTY, MISSISSIPPI

### CERTIFICATE OF ACCEPTANCE:

LAFAYETTE COUNTY PLANNING COMMISSION:

Approved and recommended for acceptance by the LAFAYETTE COUNTY PLANNING

COMMISSION, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
CHAIRMAN  
LAFAYETTE COUNTY PLANNING COMMISSION

LAFAYETTE COUNTY BOARD OF SUPERVISORS:

Accepted and approved by the Lafayette County Board of Supervisors, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by order of the Board of Supervisors.

SIGNED: \_\_\_\_\_  
PRESIDENT, BOARD OF SUPERVISORS  
LAFAYETTE COUNTY, MISSISSIPPI

ATTEST: \_\_\_\_\_  
CHANCERY CLERK  
LAFAYETTE COUNTY, MISSISSIPPI

### ENGINEER'S CERTIFICATE:

It is hereby certified that this plat is true and correct, is in conformance with the design requirements of the Subdivision regulations and specific conditions imposed on this development, and takes into account all applicable federal, state and local laws and regulations.

Date: \_\_\_\_\_  
Engineer: John Granberry, PE No. 18894

### SURVEYORS CERTIFICATE:

This is to certify that I have drawn subject plat from an actual on the ground survey and from deeds of record and that the plat represents the information and that is true and correct to the best of my knowledge and belief.

Date: \_\_\_\_\_  
Surveyor: Richard S. Daniels, PLS No. 02922

### RESTRICTIVE COVENANTS:

The property located in Lafayette Co., Mississippi, as shown on this plat is subject to the restrictive covenants which are set out in instrument recorded in instrument

number \_\_\_\_\_ of the deed records of Lafayette County, Mississippi.

Chancery Court Clerk

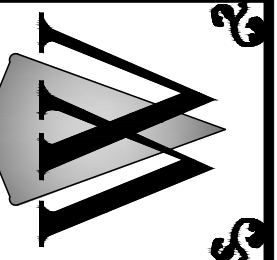
STATE OF MISSISSIPPI, COUNTY OF LAFAYETTE

I hereby certify that the Subdivision plat shown hereon was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ m., on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was immediately entered upon the prop. index and duly recorded in Plat Cabinet - \_\_\_\_\_, Slide - \_\_\_\_\_.

Chancery Court Clerk

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

720 NORTH LAMAR BOULEVARD, SUITE A  
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655  
662.236.9675



Subdivision Plat For:  
**Lafayette Landing Subdivision**  
A tract of land being a fraction of the South Half ( S 1/2 ) of Section 21,  
Township 9 South, Range 3 West, Lafayette County, Mississippi

REVISION	DATE

Scale: 1"=80'

Date: 4/20/2026

SV243985 (Century Assoc ALTA Hwy 75 Engineer)  
FILED: Williams, J Prop (Sub-Plat Lafayette Landing) DWG

Proj.No.: SV-243985-1

Drawn By: JBM

Checked By: RSD

Sheet Title:

Subdivision  
Plat

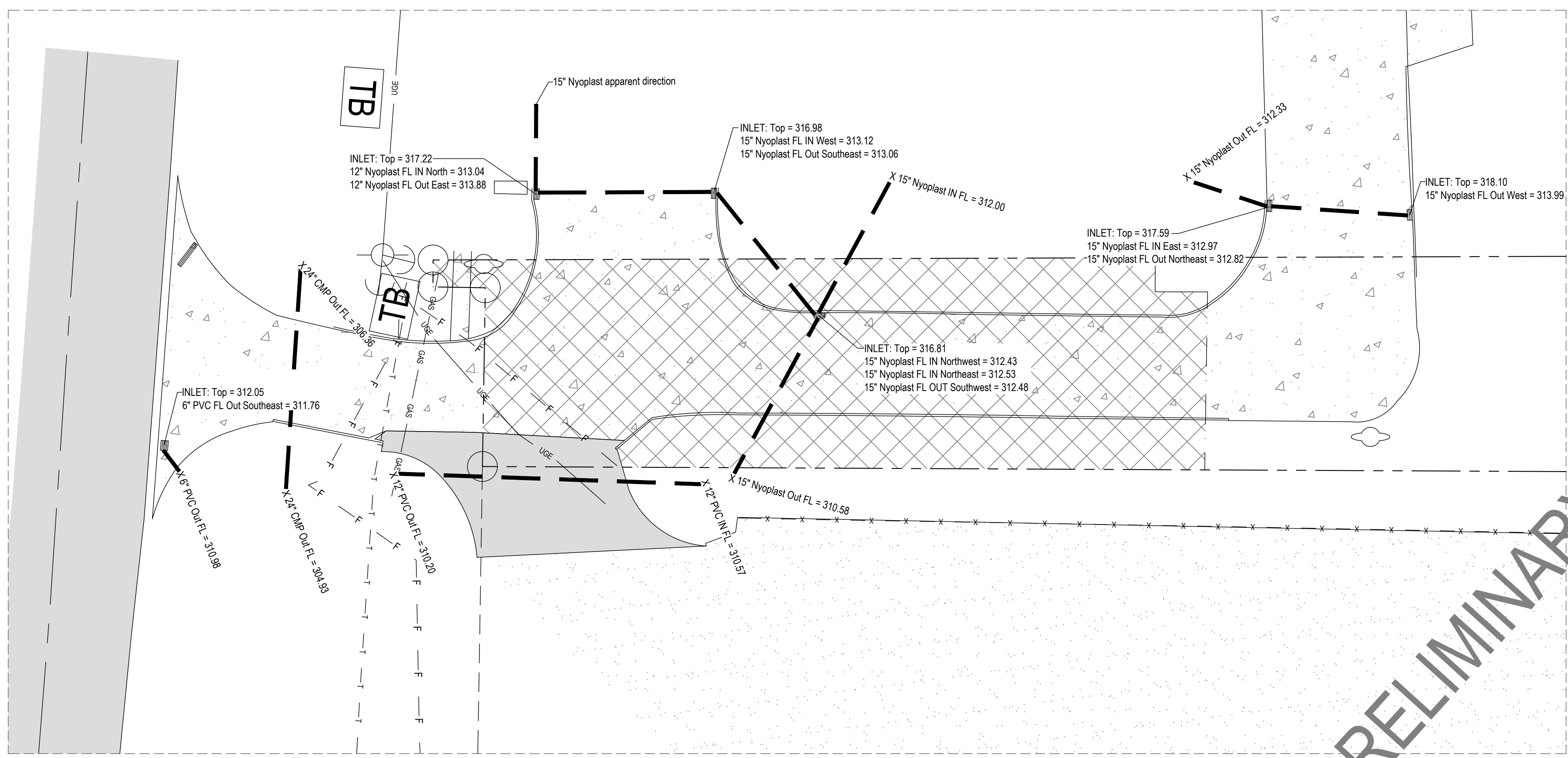
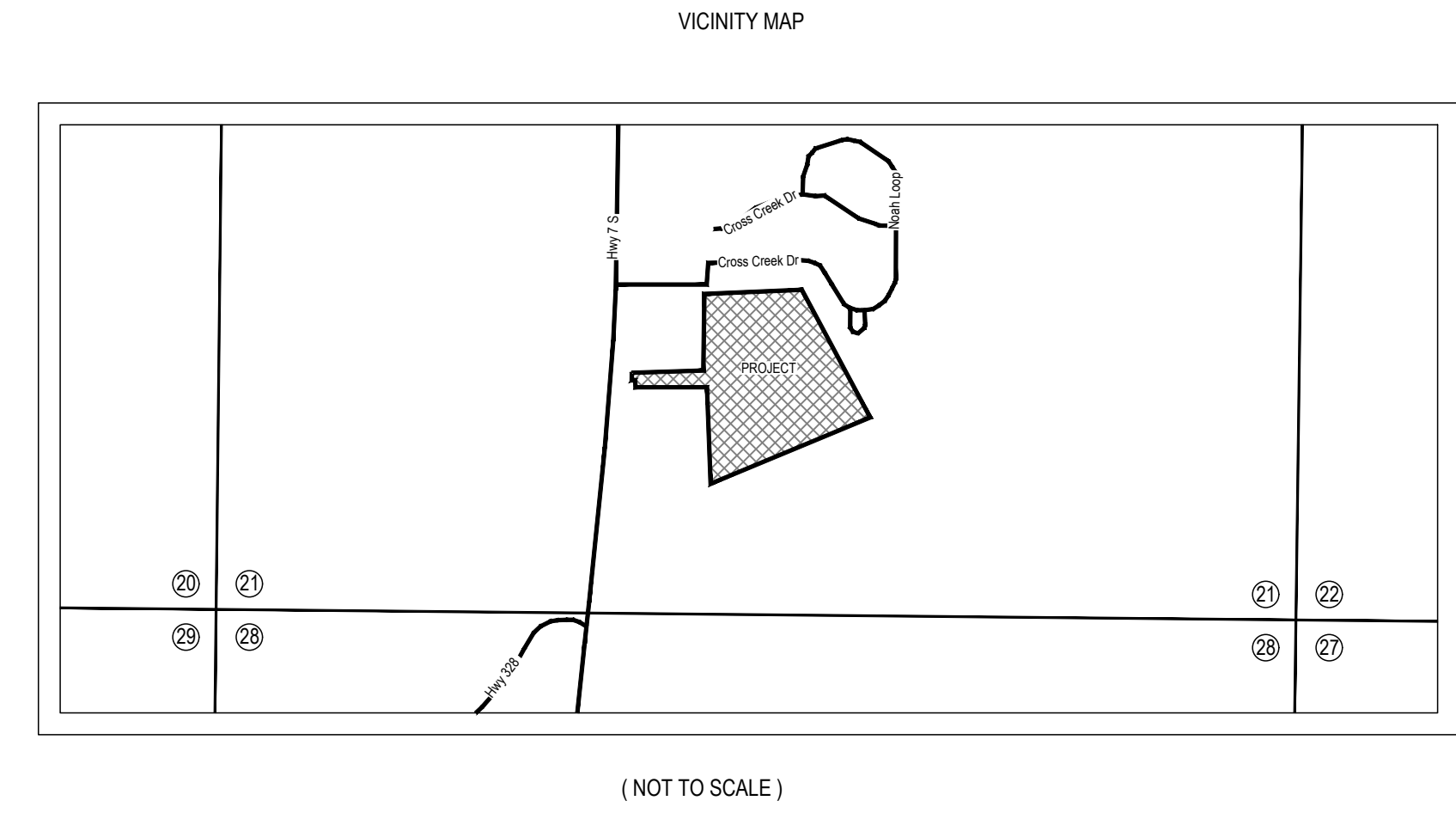
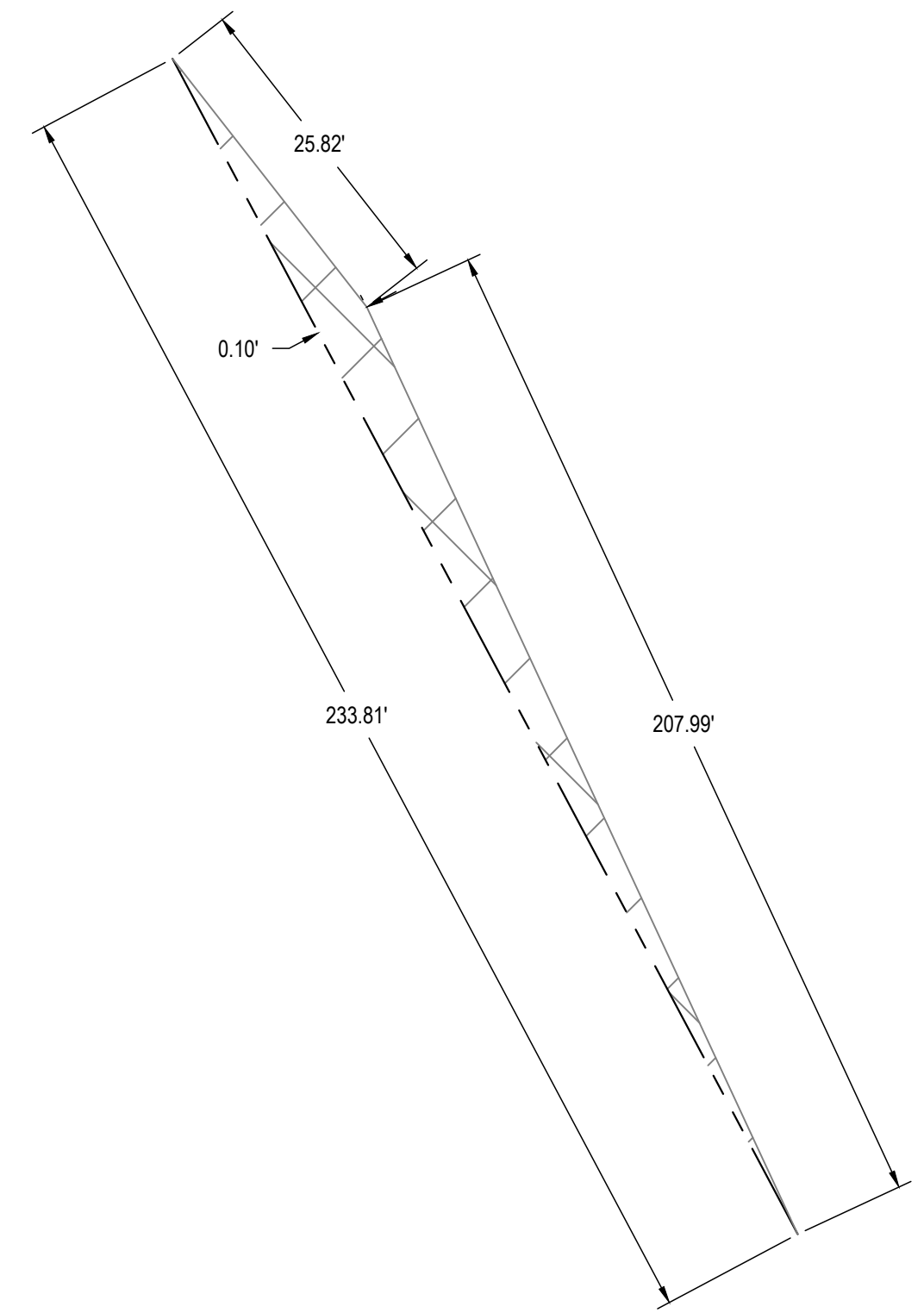
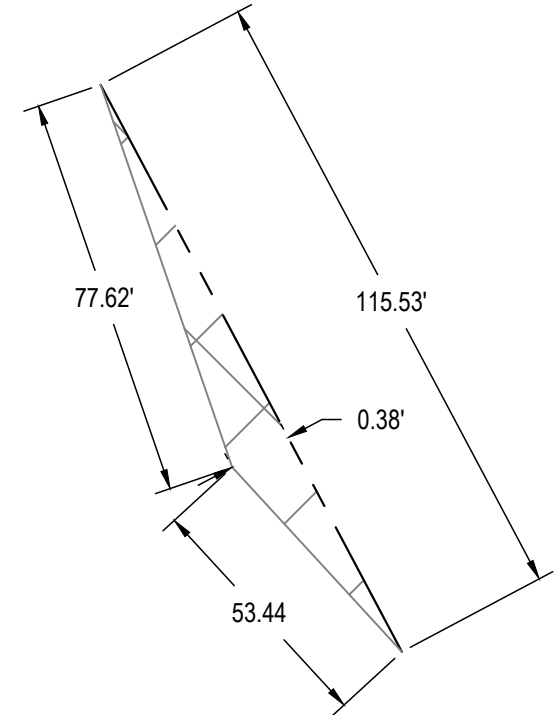
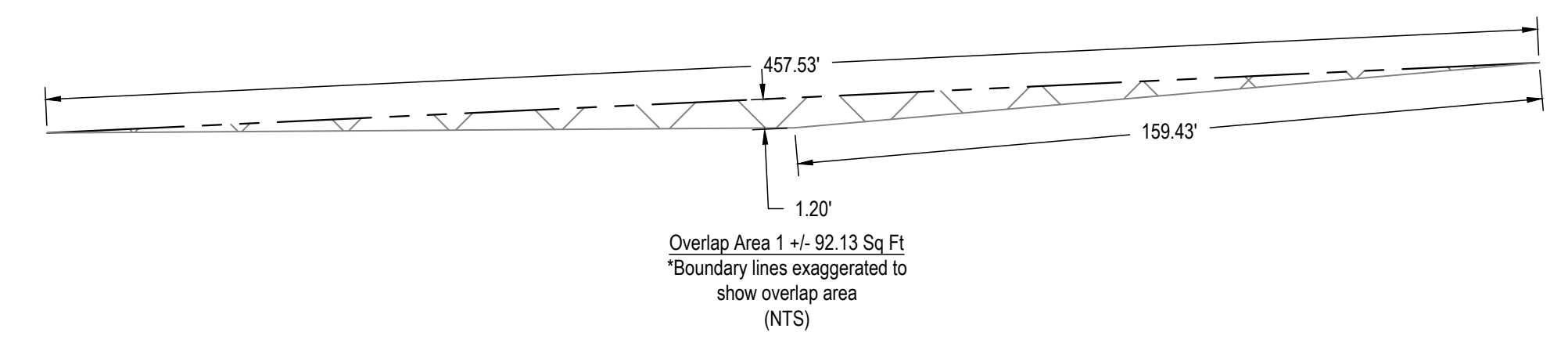
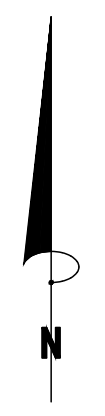
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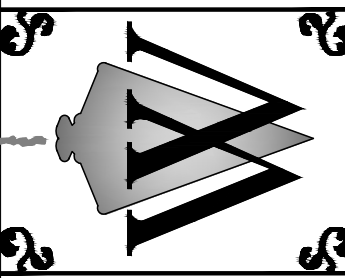
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 36 RESIDENTIAL LOTS  
 TOTAL AREA: +/-12.24 ACRES

L & M Ventures, LLC.  
 1428 South 10th Street  
 Oxford, MS 38655



Section A  
 (NTS)

PRELIMINARY



WILLIAMS ENGINEERING CONSULTANTS, INC.  
 Professional Engineers | Professional Land Surveyors  
 720 NORTH LAMAR BOULEVARD, SUITE A  
 P.O. BOX 1197 OXFORD, MISSISSIPPI 38655  
 662.236.9675

Subdivision Plat For:  
**Lafayette Landing Subdivision**  
 A tract of land being a fraction of the South Half (S 1/2) of Section 21,  
 Township 9 South, Range 3 West, Lafayette County, Mississippi

REVISION	DATE

Scale: 1"=80'  
 Date: 4/20/2026  
 SV243985 (Century & Assoc ALTA May 13 Eminent  
 File: Williams et Prop (Sub Plat) Lafayette Landing DWG  
 Proj No.: SV-243985-1  
 Drawn By: JBM  
 Checked By: RSD  
 Sheet Title:

Subdivision  
 Plat

Sheet No.: