

Yocona Rise Subdivision

TOTAL AREA: 18.72 ACRES

2 COMMERCIAL LOTS

JWM Development, LLC.
31 Hwy 328
Oxford, MS 38655

Minimum Finished Floor Elevation Table

Lot #	Min FFE
1	296.50
2	296.50

Driveway Culvert Table

Lot #	Min. Culvert Diameter (Inch)
1	18
2	18

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, 2026.
- All bearings are based on Mississippi East State Plane Coordinate System Grid North as determined by GPS Observations with a Convergence of (-0°23'26") and a scale factor of 1.00000024 calculated at The Point of Commencement.
- 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"
- Subject survey is Zoned A-1 "Rural" 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. Approval of the conditional use permit to subdivide property was approved by Lafayette County in the June 19th, 2023 board of supervisors meeting.
- This property is subject to any right-of-way or easements recorded or unrecorded shown or not shown on plat of survey.
- Owners of all lots shall be subject to the covenants, conditions, and restrictions of Yocona Rise Commercial Owner's Association, Inc. as recorded in Instrument # _____ in the Office of the Chancery Clerk of Lafayette County, Mississippi.
- 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.
- No roadway plans existing fronting subject survey according to phone conversation with MDOT officials in Batesville, MS on 06/17/2015. Right-of-way was established from existing monuments found along the South right-of-way line of Mississippi State Highway No. 328.
- All side and rear yards 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 Owners association.
- Developer/Contractor is responsible for making sure that all sight triangles are clear of obstructions.
- There is a 5' utility easement along all front, side and rear property lines on all lots unless otherwise noted.
- Lafayette County 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 Owner's Association shall own and maintain all storm drainage pipes located outside of the right-of-way.
- All storm water for this development shall be conveyed to the storm water detention systems located outside of the in the private storm water easement areas or the as shown on this plat of Yocona Rise Subdivision.
- All common open spaces shall be maintained by the Yocona Rise Subdivision Commercial Owner's Association.
- By the acceptance of the Deed to any lot of Yocona Rise Subdivision, the lot owners of said lots shall acknowledge notice of and hereby wave any present or future objections to any further development plans of any lots located within the subdivision and to any amendments that may be required to the filed plat herein and/or covenants of the subdivision by the developer for the development of said lots as herein set out.
- All areas of right-of-way (R.O.W.) shown herein are public.
- The storm water detention systems located within the private storm water easement of the subdivision shall be owned and maintained by the Owner's Association and/or by the property owner(s) of the lots. In the event any lot becomes subdivided into additional lots or individual site plans, said site plans conforming to the County's land development code, each property owner shall own their pro rata share, by area percentage of their lot, of the regional retention/detention systems. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the County Engineer's office. Such maintenance shall include, but not limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning and repair of drainage structures. The county shall have a "right of access" to use drives, parking areas and yards of this property to make inspections of the storm water retention/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 poses a threat to public health, safety or welfare, the county 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.
- This property is located in Zone "A", which is designated as a special flood hazard area inundated by 100-yr flood, without base flood elevations determined per flood insurance rate map, Map No. 26071C0270C, effective date: November 26, 2010.
- All lots of this subdivision are located within a Special Flood Hazard Area and are subject to the Lafayette County Flood Damage Prevention Ordinance. A Base Flood Elevation (BFE) was determined of 295.0' and all permanent structures and future developments on individual lots/sites shall have finished floor elevations as indicated in the finished floor elevation table or conform to the Lafayette County Flood Prevention Ordinance.
- The 26' Utility/Ingress/Egress/Cross-access easement shall be for the use of all lots 1-2 and all access drives and drainage ways shall be maintained by the Yocona Rise Subdivision Owners Association. Access to Mississippi State Highway No. 328 from all lots shall be through the driveway located within this easement and individual MDOT permits will be required prior to accessing said highway.
- Each Lot owner/developer is responsible for constructing the access road on his or her lot in accordance with the provisions of the Lafayette County Land Development Standards and Regulations.
- All sidewalk/drivestreet crossings shall meet current ADA and county regulations.
- BM: Nail set at edge of pavement with a known elevation of 294.69, said nail located South 82.26 feet and West 242.90 feet from the POB.
- Deed References:
A. Instrument No. 202303748 B. Instrument No. 202303749 C. Instrument No. 201610919
D. Official Plat of Hwy 328 Subdivision on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet-C, Slide-135.
E. Mississippi State Bridge Project No. BR-0845-00(006).
F. Previous survey for J.W. McCurdy by WEC Dated 06/24/2015 and having Project No. SD-152744.

Description: A tract of land being a fraction of the East Half (E 1/2) of Section 29, Township 9 South, Range 3 West, Lafayette County, Mississippi; being described in more detail as follows:

Commencing at a 5/8" rebar found marking the Northeast corner of Section 29, Township 9 South, Range 3 West, Lafayette County, Mississippi, said rebar being further defined by Mississippi East State Plane coordinates of N: 1738771.17 and E: 774748.35; run thence S 33° 35' 49" W for a distance of 1,920.40 feet to a 1/2" rebar found on the South right-of-way line of Mississippi State Highway No. 328 (42.46 feet from centerline), said rebar being further defined by Mississippi East State Plane coordinates of N: 1737171.57 and E: 773685.70, said Point also being the Point of Beginning of this description; run thence S 25° 27' 18" E leaving said South right-of-way line for a distance of 1,180.17 feet to a Point in the centerline of Yocona River, passing through a 1/2" reference rebar set online 100.00 feet back; run thence along said centerline as follows: run thence S 71° 34' 53" W for a distance of 278.02 feet to a Point; run thence S 62° 01' 49" W for a distance of 219.89 feet to a Point; run thence S 58° 11' 54" W for a distance of 208.17 feet to a Point; run thence N 25° 27' 18" W leaving said centerline for a distance of 1,178.78 feet to a Point on the aforementioned South right-of-way line of Mississippi State Highway No. 328 (42.83 feet from centerline), passing through a 1/2" reference rebar set online 1,038.78 feet back; run thence N 64° 32' 42" E along said South right-of-way line for a distance of 702.50 feet to the Point of Beginning of the herein described tract of land. Said tract contains 18.72 acres, more or less.

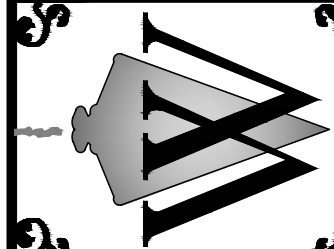
The above description is based on Mississippi East State Plane Coordinate System Grid North as determined by GPS Observations with a Convergence of (-0°23'26") and a scale factor of 1.00000024 calculated at The Point of Commencement. Horizontal Datum based on NAD 83(2011) and Vertical Datum based on 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).

Date: July 15, 2026

Richard S. Daniels, L.S. No. 100022

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:
Yocona Rise Subdivision
A tract of land being a fraction of the East Half (E 1/2) of Section 29,
Township 9 South, Range 3 West, Lafayette County, Mississippi

REVISION DATE

Scale: 1"=80'

Date: 7/14/2026

SV-213549 | Shady Creek Properties
File: Hwy 328 | Yocona Rise | Yocona Rise.DWG

Proj. No.: SV-213549

Drawn By: JBM

Checked By: RSD

Sheet Title:

Subdivision
Plat

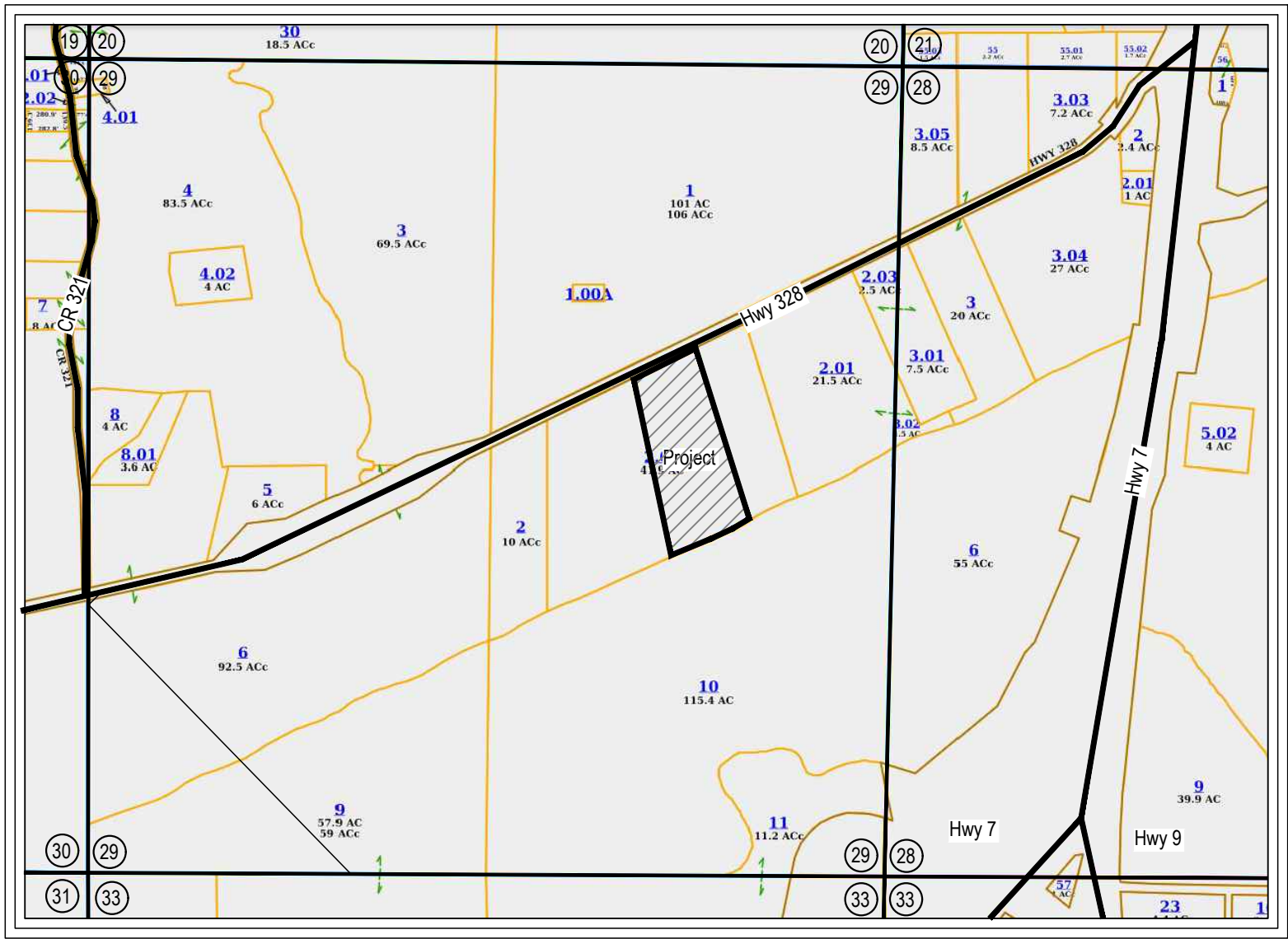
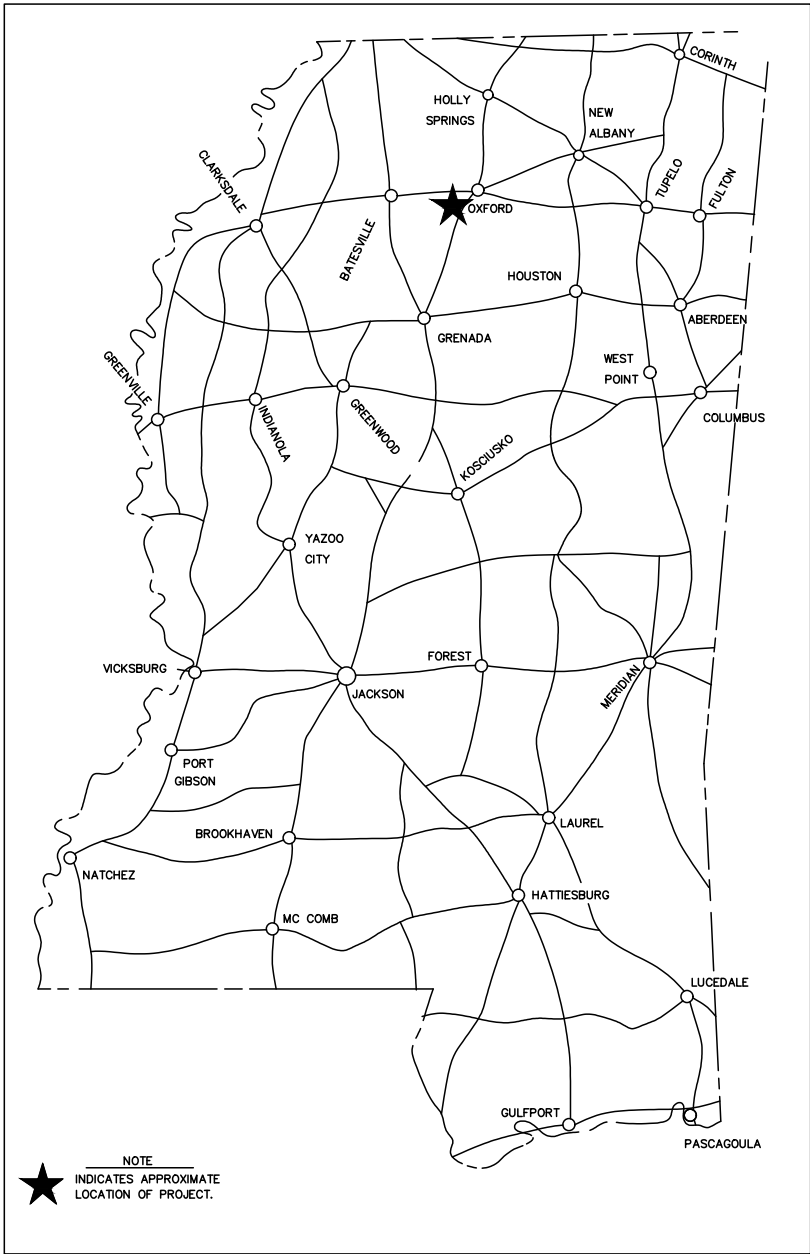
Sheet No.:

1 of 2

PRELIMINARY

LOCATION MAP

NTS



Vicinity Map
(Not to Scale)

Yocona Rise Subdivision

TOTAL AREA: 18.72 ACRES
2 COMMERCIAL LOTS

JWM Development, LLC.
31 Hwy 328
Oxford, MS 38655

OWNERS CERTIFICATE:

I, J.W. McCurdy, Managing Member of JWM Development, LLC., certify that I am the owner in fee simple of the +/- 24.80 Acres property shown hereon, and also certify that I did cause said land to be subdivided as shown on this plat of Yocona Rise 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. Utility Easements are also dedicated to the public and/or private utility companies which serves this subdivision. Subject to the regulations of and approval by the City of Oxford. Such subdivision and dedication is the owner's act and deed of his own free will. No taxes have become due and payable. This the _____ day of _____, 20____.

J.W. McCurdy, MANAGING MEMBER
JWM DEVELOPMENT, 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 J.W. McCurdy, who acknowledged that he is the Managing Member of JWM Development, LLC., and owner of the described Yocona Rise Subdivision, and that in said representative capacity, he executed the above and foregoing instrument, after first having been duly authorized to do so.

My Commission Expires _____

Notary Public _____

MORTGAGEE'S CERTIFICATE:

FNB Oxford Bank, Mortgagee of the property herein, hereby adopt this as my plan of subdivision and dedicate the utility easements as shown on the plan of the subdivision to the City of Oxford and Lafayette County, Mississippi, for the public use forever. I certify that I am the Mortgagee in 'fee' simple of the property and that no taxes have become due and payable this the _____ day of _____, 20____.

SIGNED: _____
Michael Ferris, Senior Vice President
FNB Oxford Bank

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 Michael Ferris, Senior Vice President of FNB Oxford Bank, who acknowledged that he is the Mortgagee of the described Hwy 328 Subdivision and that in said representative capacity, he executed the above and foregoing instrument, after first having been duly authorized to do so.

My Commission Expires _____

Notary Public _____

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:

I certify that Yocona Rise Subdivision 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.

By: _____
Engineer: John Granberry, P.E. 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.

By: _____
Surveyor: Richard S. Daniels, PLS No. 02922



FEMA NOTE:

Subject survey is shown in Zone "A", which is designated as a special flood hazard area inundated by 100-yr flood, without base flood elevations determined per flood insurance rate map, Map No. 28071C0270C, effective date: November 26, 2010.

FILING CERTIFICATION BY CHANCERY CLERK:

PERSONALLY APPEARED BEFORE ME, SHERRY WALL, CHANCERY CLERK, IN AND FOR LAFAYETTE COUNTY, MISSISSIPPI, J.W. McCurdy, WHO EXECUTED THE ATTACHED OWNER'S CERTIFICATE THAT WAS SIGNED AND DELIVERED OF HIS OWN FREE ACT AND DEED, AND ALSO APPEARED, RICHARD S. DANIELS, WHO EXECUTED THE ATTACHED SURVEYOR'S CERTIFICATE AND ACKNOWLEDGED THAT IT WAS SIGNED AND DELIVERED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND SIGNATURE ON THIS, THE _____ DAY OF _____, 20____.

SIGNED: _____
SHERRY WALL - CHANCERY CLERK
COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI

I, SHERRY WALL, 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 SIGNATURE ON THIS, THE _____ DAY OF _____, 20____.

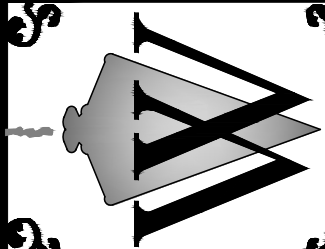
SIGNED: _____
SHERRY WALL - CHANCERY CLERK

RESTRICTIVE COVENANTS

RECORDED IN INSTRUMENT NUMBER _____, OF LAND RECORDS IN THE CHANCERY CLERK'S OFFICE OF LAFAYETTE COUNTY, MISSISSIPPI.

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:
Yocona Rise Subdivision
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Township 9 South, Range 3 West, Lafayette County, Mississippi

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Proj.No.:	SV-213549
Drawn By:	JBM
Checked By:	RSD
Sheet Title:	

Signatures

Sheet No.: