



Case 2399

To: Oxford Planning Commission
From: Ben Requet, AICP, Assistant Director
Date: November 15, 2018

Applicant: Kroger Limited Partnership LLC
Owner: Same
Request: Final Plat Approval (Amended) for Oxford Market Place Subdivision
Location: 2013 University Avenue (PPIN #9267)
Zoning: Urban Center (UCN)

Surrounding Zoning:

North: Institutional and Neighborhood Residential
East: Neighborhood Residential
West and South: Urban Center

Planning Comments:

This is a request to approve a Final Plat modification for the Oxford Market Place Subdivision (Kroger). The original plat was recorded in February 2005 and consisted of three lots located north of University Avenue and east of Mississippi Highway 7. Kroger is requesting to modify this subdivision to absorb Lots 1 and 3 into a single Lot 1 that measures approximately +/- 16.69 acres. Kroger owns both lots and this modification will accommodate the relocation of the entry drive into the site. Staff supports the request.

Mississippi subdivision law requires that the applicant proposing any change in a platted subdivision notify all the *“persons to be adversely affected thereby or directly interested therein,”* to allow them to express concerns they may have with the proposed change. The identification of who such persons may be is left to the discretion of the applicant.

Public Works Comments:

Engineering has no objection to the amendment of the existing Oxford Marketplace Subdivision for Lot 1 at the Kroger site on University Avenue. As it relates to Engineering, the amendment provides for new water and sewer easements for infrastructure associated with the expansion of

the Kroger site. There are existing easements in a portion of the lot that will have to be abandoned by the Board of Alderman at some point in the future. The plat amendment also notes that the only approved access for any lots within the Oxford Marketplace Subdivision are through the approved drives and the common access easement.

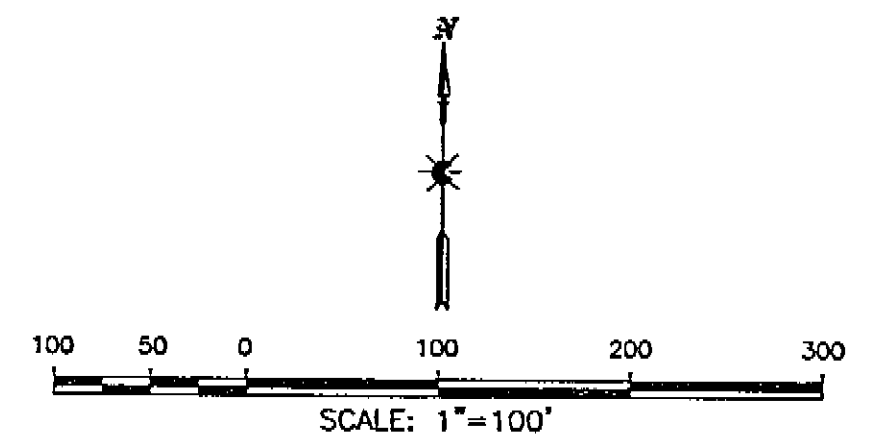
Recommendation: Staff recommends approval of the Final Plat Approval (Amended) for 'Oxford Market Place Subdivision - Amended' with the following conditions:

1. Approval of Final Plat (Amended) for 'Oxford Market Place Subdivision - Amended' by the Mayor and Board of Alderman.
2. Approval is for the plat as submitted.

B127

OXFORD MARKET PLACE

SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 3 WEST
CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI



Commencing Point
CONCRETE MONUMENT MARKING THE
NW CORNER OF SECTION 27, T8S-R3W,
LAFAYETTE COUNTY, MISSISSIPPI

MISSISSIPPI HIGHWAY No. 7
VARIABLE R.O.W.
APPROX. LOCATION
OF A WATER
MAIN

POINT OF
BEGINNING

S88°31'39"E // 295.74'

S02°38'47"E
56.49'

N89°15'43"E 592.69'

EXISTING 20' SANITARY
SEWER EASEMENT

BUILDING SETBACK LIMITS

KROGER BUILDING
23.0' HIGH
57,743 Sq. Ft.

RETAIL BUILDING
13.410' HIGH
13,410 Sq. Ft.

LOT 1
15.223 ACRES

LOT 2
1.140 ACRES

LOT 3
1.460 ACRES

EXISTING 20' SANITARY
SEWER EASEMENT

S01°47'21"W 807.53'

S80°04'00"E 130.33'

S80°04'00"E 130.33'

S80°04'00"E 130.33'

S80°04'00"E 130.33'

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S80°04'00"E 130.33'

UNIVERSITY
AVENUE
VARIABLE R.O.W.

PROFESSIONAL SURVEYOR'S CERTIFICATE COUNTY OF LAFAYETTE STATE OF MISSISSIPPI

I, J. Vance Wise, Professional Surveyor, hereby certify that at the request of DOR Oxford Place, LLC, the owner, that I have subdivided and plotted the following described 17.623 acre tract of land situated in the Northwest quarter of Section 27, T8N-R3W, Oxford, Lafayette County, Mississippi and being more particularly described as follows:

Starting at a concrete monument at the Northwest corner of said Section 27, run thence South 88 degrees 31 minutes 39 seconds East along the North Line of said Section a distance of 1,369.88 feet to a 1/2" iron rod on the East right of way line on Mississippi Highway Number 7 marking the POINT OF BEGINNING of this description.
From this POINT OF BEGINNING, run thence South 88 degrees 31 minutes 39 seconds East along said North Section Line a distance of 295.74 feet to a 1/2" iron rod on the West Line of the HUD housing project; thence South 02 degrees 38 minutes 47 seconds East along said West Line a distance of 56.49 feet to an existing iron rod at the Southwest Corner of said HUD project; thence North 89 degrees 15 minutes 43 seconds East along the South Line of said HUD project a distance of 592.69 feet to a 1/2" iron rod; thence South 01 degrees 47 minutes 21 seconds West a distance of 807.53 feet to a 1/2" iron rod; thence North 80 degrees 04 minutes 00 seconds West a distance of 100.00 feet to a 1/2" iron rod; thence South 09 degrees 56 minutes 00 seconds West a distance of 100.00 feet to a 1/2" iron rod on the North right-of-way of University Avenue; thence North 80 degrees 04 minutes 00 seconds West along said North right-of-way line a distance of 723.50 feet to a concrete fence post; thence North 27 degrees 52 minutes 23 seconds West along said North right-of-way line a distance of 262.04 feet to a concrete right of way marker on the East right of way line of Mississippi State Highway Number 7; thence North 00 degrees 09 minutes 30 seconds West along said East right of way line a distance of 276.10 feet to a concrete right of way marker; thence North 15 degrees 24 minutes 00 seconds East along said East right of way line a distance of 323.86 feet to the POINT OF BEGINNING of this description.

Witness my signature, this 12 day of January, 2005.

WISE LAND SURVEYING, INC.

By: J. Vance Wise, PS-2415



ACKNOWLEDGEMENT COUNTY OF LAFAYETTE STATE OF MISSISSIPPI

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named J. Vance Wise, who acknowledged to me that he is the President of Wise Land Surveying, Inc., a Mississippi corporation, and that for and delivered the above and foregoing plat and certification of Oxford Market Place after first having been duly authorized by said corporation as to do.

Given under my hand and seal of office on this 12 day of January, 2005.

Notary Public

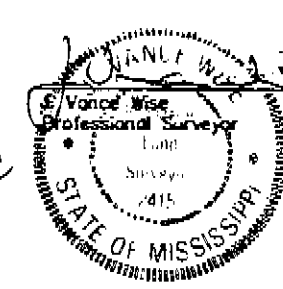


Oct 27, 2007
My Commission Expires

CERTIFICATE OF COMPARISON COUNTY OF LAFAYETTE STATE OF MISSISSIPPI

We, Sherry Wall, Chancery Clerk, and J. Vance Wise, Professional Surveyor, do hereby certify that we have carefully compared this duplicate plat of Oxford Market Place and that it is an exact duplicate thereof and of the whole said plat.

Sherry Wall
Chancery Clerk
By: Sherry Wall



NOTES:

1. IRON RODS ARE SET AT ALL LOT CORNERS.
2. THIS SURVEY MEETS THE MINIMUM STANDARDS FOR CLASS "B" SURVEYS ADOPTED BY THE MISSISSIPPI STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
3. REFERENCE MERIDIAN - TRUE NORTH BASED ON EXISTING SUBDIVISION BOUNDARY
4. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" OF THE FLOOD INSURANCE RATE MAPS OF MADISON COUNTY, MISSISSIPPI, ACCORDING TO PANEL NUMBER 280094 0005 B, DATED SEPTEMBER 29, 1978.

OWNER'S CERTIFICATE COUNTY OF OUYAHOGA STATE OF OHIO

I, Joan U. Allgood, acting as the duly authorized official of DOR Oxford Place, LLC, do hereby certify that it is the owner of the lands described in the foregoing Certificate of J. Vance Wise, Professional Surveyor and have caused the same to be subdivided and plotted Oxford Market Place.

This the 17 day of JAN., 2005.

Joan U. Allgood
Senior Vice President & Secretary

ACKNOWLEDGEMENT COUNTY OF OUYAHOGA STATE OF OHIO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Joan U. Allgood, who acknowledged to me that she is the Senior Vice President & Secretary of DOR Oxford Place, LLC, having signed and delivered this plat and certification thereon, after having been first duly authorized so to do.

Given under my hand and seal of office on this 17 day of JAN., 2005.

Catherine B. Klecka
Notary Public

PLANNING COMMISSION APPROVAL AND ACCEPTANCE CITY OF OXFORD COUNTY OF LAFAYETTE STATE OF MISSISSIPPI

Approved and accepted by the City of Oxford Planning Commission on this the 12 day of January, 2005.

Jon Fisher, Chairman of the Planning Commission

CITY APPROVAL AND ACCEPTANCE CITY OF OXFORD COUNTY OF LAFAYETTE STATE OF MISSISSIPPI

Approved and recommended for acceptance by the Mayor and the Board of Aldermen, this the 12 day of January, 2005.

Lisa Corryle
City Clerk

Richard Howarth
Mayor

CERTIFICATE OF FILING AND RECORDATION COUNTY OF LAFAYETTE STATE OF MISSISSIPPI

I, Sherry Wall, Clerk of Chancery Court in and for said county and state, hereby certify that this instrument was filed for record in my office at 1:20 p.m. on the 12 day of January, 2005, and was duly recorded in Plat Book 12, Page 1277.

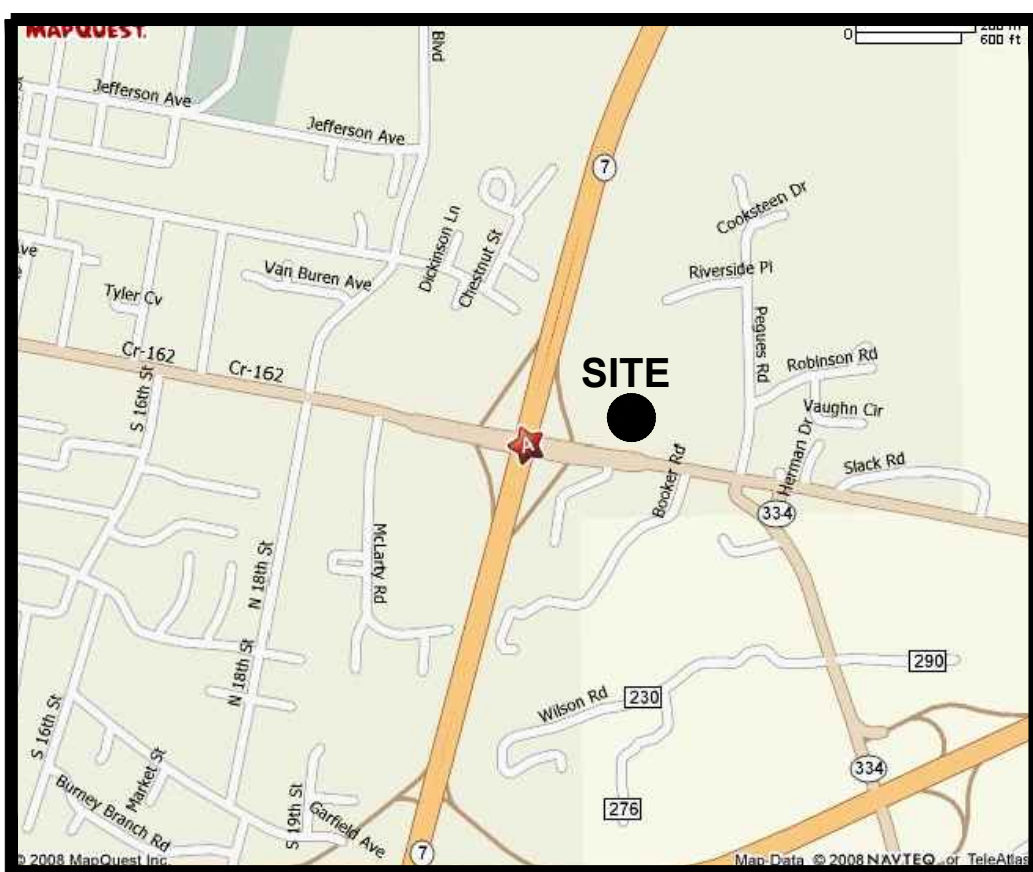
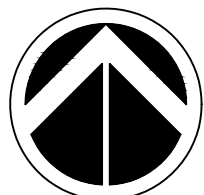
Witness my hand and official seal this the 15th day of Feb., 2005.

Sherry Wall
Chancery Clerk

By: Sherry Wall
SURVEYED AND PLATTED BY:
WISE LAND SURVEYING, INC.

230 CHRISTOPHER COVE ROSELAND, MISSISSIPPI 39157 (601) 605-6332

FLOOD NOTE:
THIS IS TO CERTIFY THAT BY GRAPHIC DETERMINATION THE ABOVE PLATTED PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PLATTED PROPERTY IS SHOWN IN A ZONE X (NO SHADING ON FEMA MAP); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA/FIRM MAP NUMBER 28071C0257C WITH AN EFFECTIVE DATE OF NOVEMBER 26, 2010.



VICINITY MAP

NOTES:

- (1) ZONED: UCN (URBAN CENTER DISTRICT)
- (2) SETBACKS PER ZONING:
 - (A) FRONT=0-15 FT
 - (B) SIDE= 0 FT UNLESS ABUTTING RESIDENTIAL THEN 50 FT
 - (C) REAR=25 FT UNLESS ABUTTING RESIDENTIAL THEN 50 FT
- (3) SEE SHEET 2 FOR CERTIFICATES
- (4) ACCESS FOR LOTS 1 AND 2 IS THROUGH THE COMMON ACCESS EASEMENT ONLY

AREA/CLOSURE LISTING
ALL BEARINGS AND COORDINATES (IN FEET) ARE MISSISSIPPI STATE PLANE (NAD 83-EAST)

Parcel name: LOT1-L0T3 REPLAT

P.O.B. North: 1770204.83 East: 781705.97
Line Course: S 88-12-15 E Length: 295.74
North: 1770195.56 East: 782001.57
Line Course: S 02-33-53 E Length: 56.49
North: 1770139.13 East: 782004.09
Line Course: N 89-35-51 E Length: 592.69
North: 1770143.29 East: 782596.77
Line Course: S 02-07-33 W Length: 807.45
North: 1769336.40 East: 782566.82
Line Course: N 79-42-32 W Length: 100.14
North: 1769354.29 East: 782468.29
Line Course: S 10-12-35 W Length: 100.04
North: 1769255.83 East: 782450.56
Line Course: N 79-44-37 W Length: 220.46
North: 1769295.09 East: 782233.62
Line Course: N 55-15-23 E Length: 14.14
North: 1769303.14 East: 782245.24
Line Course: N 10-15-23 E Length: 128.33
North: 1769429.42 East: 782268.09
Line Course: N 34-44-48 W Length: 41.01
North: 1769463.12 East: 782244.71
Line Course: N 79-44-37 W Length: 253.00
North: 1769508.17 East: 781995.76
Line Course: S 55-15-23 W Length: 28.28
North: 1769492.05 East: 781972.52
Line Course: S 10-15-23 W Length: 127.33
North: 1769366.76 East: 781949.85
Line Course: S 34-44-37 E Length: 28.28
North: 1769343.52 East: 781965.96
Line Course: N 79-44-37 W Length: 231.04
North: 1769384.66 East: 781738.62
Line Course: N 27-32-59 W Length: 262.04
North: 1769616.98 East: 781617.42
Line Course: N 00-09-54 E Length: 276.10
North: 1769893.08 East: 781618.21
Line Course: N 15-43-19 E Length: 323.86
North: 1770204.83 East: 781705.97

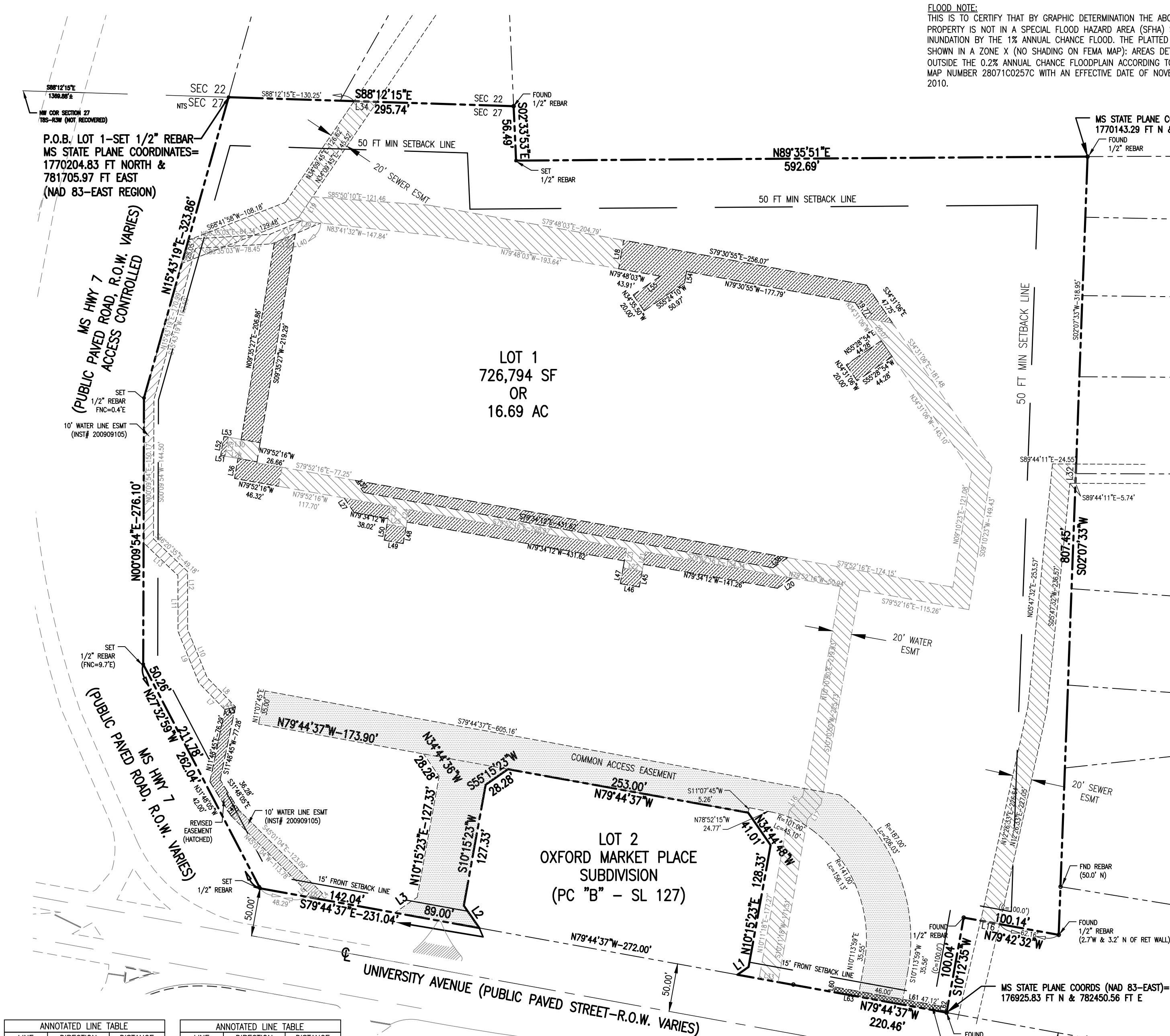
Perimeter: 3886.41 Area: 726,793 SF 16.685 AC

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.01 Course: S 27-15-33 W
Error North: -0.005 East: -0.003
Precision 1: 388,642.00

PRELIMINARY
COPY FOR
REVIEW ONLY

HATCH LEGEND

- EXISTING EASEMENT
- PROPOSED EASEMENT
- COMMON ACCESS EASEMENT
- PROPOSED PEDESTRIAN EASEMENT



ANNOTATED LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N55°15'23"E	14.14'
L2	S34°44'37"E	28.28'
L3	N55°15'24"E	28.28'
L4	N44°30'39"E	7.53'
L5	N79°44'35"W	12.10'
L6	N44°30'39"E	4.42'
L7	N44°05'57"W	38.58'
L8	N44°05'57"W	42.27'
L9	N22°07'52"W	57.65'
L10	N22°07'52"W	53.77'
L11	N00°05'34"W	57.91'
L12	N00°05'34"W	60.23'
L13	N46°20'35"W	48.76'
L14	S83°41'32"E	20.25'
L15	N66°54'09"E	35.54'
L16	N42°27'19"W	20.91'
L17	S42°27'19"E	20.92'
L18	N10°11'57"E	30.02'
L19	N34°09'45"E	29.57'
L20	S55°07'44"W	18.51'

ANNOTATED LINE TABLE		
LINE	DIRECTION	DISTANCE
L21	S10°07'44"W	9.00'
L22	N79°34'04"W	20.00'
L23	N10°07'44"W	9.00'
L24	S10°07'44"W	9.01'
L25	N79°26'04"W	20.00'
L26	N10°07'44"E	8.96'
L27	N34°34'12"W	15.10'
L28	S80°04'52"E	13.49'
L29	N09°55'08"E	20.00'
L30	S80°04'52"E	13.38'
L31	N79°42'32"W	20.01'
L32	S02°07'33"W	20.01'
L33	N79°44'36"W	20.00'
L34	S88°12'15"E	23.68'
L35	N67°01'17"E	23.73'
L36	N09°35'27"E	20.99'
L37	S34°34'12"E	15.16'
L38	N55°07'44"W	18.45'
L39	S83°41'32"E	20.25'
L40	S67°01'51"W	55.39'

ANNOTATED LINE TABLE (PROPOSED)		
LINE	DIRECTION	DISTANCE
L41	N48°26'55"E	10.02'
L42	S48°26'55"W	10.02'
L43	N75°17'47"E	11.18'
L44	S75°17'47"W	11.18'
L45	S10°07'44"W	16.42'
L46	N79°52'16"W	20.00'
L47	N10°07'44"E	16.42'
L48	S10°07'44"W	16.77'
L49	N79°52'16"W	20.00'
L50	N10°07'44"E	16.77'
L51	N80°04'52"W	4.69'
L52	N09°55'08"E	20.00'
L53	S80°04'52"E	4.69'
L54	S10°10'39"W	12.05'
L55	N55°24'10"E	34.21'

PEDESTRIAN EASMENT		
LINE	DIRECTION	DISTANCE
L60	N10°15'26"E	5.50'
L61	S79°44'37"E	111.58'
L62	S10°15'26"W	5.50'
L63	N79°44'37"W	111.58'

BEARINGS ARE RELATIVE TO THE MISSISSIPPI STATE PLANE GRID NORTH. ALL REFERENCES TO GRID BEARINGS AND MISSISSIPPI STATE PLANE GRID COORDINATES AS INDICATED ARE UNADJUSTED, NAD 83 - EAST ZONE, SURVEY FEET, WITH CONVERGENCE ANGLE OF (-)00 DEGREES 22 MINUTES 43.85 SECONDS, A COMBINED FACTOR OF 0.999977699, AND A SCALE FACTOR OF 0.999996962 AT THE POINT OF BEGINNING. GRID COORDINATES WERE OBTAINED BY GLOBAL POSITIONING SURVEY (GPS) OBSERVATION, RTK METHOD AND/OR OPUS SOLUTION.

I, WILLIAM H. WOODS, A PROFESSIONAL LAND SURVEYOR WITH THE FIRM OFFICKERING FIRM, INC., DO HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS THE MINIMUM STANDARDS FOR A "CLASS A" BOUNDARY SURVEY AS SET FORTH BY THE STATE OF MISSISSIPPI.

WILLIAM H. WOODS
MISSISSIPPI REG. NO. 1974

DATE: _____



FINAL REPLAT	
LOT 1	
OXFORD MARKET PLACE SUBDIVISION	
NW 1/4 SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 WEST, CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI	
DEVELOPER: KROGER LIMITED PARTNERSHIP I	ENGINEER: Pickering Firm, Inc. Engineering • Planning • Surveying 6775 Lenox Center Court, Suite 300 Memphis, TN 38115 901.726.0810
FEMA MAP#28071C0257C: DATED 11/26/2010 "ZONE X" NO SHADING ON FEMA MAP (AREA OUTSIDE 0.2% CHANCE FLOODPLAIN)	
ZONING: UCN	SCALE: 1"= 80'
2 LOTS - 16.685 ACRES	SHEET 1 OF 2
DATE: 10/12/2018	

LEGAL DESCRIPTION
FINAL REPLAT OF LOT 1 OF OXFORD MARKET PLACE SUBDIVISION

LEGAL DESCRIPTION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE CHOCTAW MERIDIAN IN THE CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH REBAR IN THE EASTERLY RIGHT-OF-WAY OF MISSISSIPPI HIGHWAY 7 (PUBLIC PAVED ROAD, RIGHT-OF-WAY VARIES) , SAID POINT BEING SOUTH 88 DEGREES 12 MINUTES 15 SECONDS EAST- 1369.88 FEET MORE OR LESS FROM OF THE NORTHWEST CORNER OF SECTION 27 (NOT RECOVERED) AND SAID BEGINNING POINT BEING FURTHER LOCATED AT MISSISSIPPI STATE PLANE COORDINATES (NAD83-EAST REGION) OF 1770204.83 FEET NORTH AND 781705.97 FEET EAST; THENCE SOUTH 88 DEGREES 12 MINUTES 15 SECONDS EAST - 295.74 FEET ALONG THE NORTH LINE OF SECTION 27 TO A FOUND 1/2 INCH REBAR ON THE WEST LINE OF THE CITY OF OXFORD PROPERTY AS RECORDED IN DEED BOOK 433-PAGE 29; THENCE SOUTH 02 DEGREES 33 MINUTES 53 SECONDS EAST - 56.49 FEET TO A FOUND 1/2 INCH REBAR ON THE SOUTHWEST CORNER OF SAID CITY OF OXFORD PROPERTY; THENCE NORTH 89 DEGREES 35 MINUTES 51 SECONDS EAST - 592.69 FEET ALONG THE SOUTH LINE OF SAID CITY OF OXFORD PROPERTY TO A FOUND 1/2 INCH REBAR ON THE NORTHWEST CORNER OF THE KARTHIKEYAN RATHINAVELU, ET UX PROPERTY PER DEED IN BOOK 2006-PAGE 12481; THENCE SOUTH 02 DEGREES 07 MINUTES 33 SECONDS WEST - 807.45 FEET (CALL=807.53 FEET) ALONG THE WEST LINE OF THE RATHINAVELU PROPERTY, THE EDWARD LEE ROBINS PROPERTY PER DEED BOOK 2008-PAGE 9537, THE EDWARD LEE ROBINS PROPERTY PER DEED BOOK 2005-PAGE 3622, THE ROREAN HOUSTON-LIFE ESTATE PROPERTY PER DEED BOOK 465-PAGE 272, THE BETTY J. MCEWEN PROPERTY PER DEED BOOK 420-PAGE 672, THE EDWARD LEWIS PROPERTY PER DEED BOOK 2007-PAGE 11428, THE TAMEKA LEWIS SMITH PROPERTY PER WILL WR12-PAGE 026, THE ARNOLD PEGUES PROPERTY PER DEED IN BOOK 437-PAGE 90, AND THE 2109 UNIVERSITY PROPERTY, LLC PROPERTY PER DEED INSTRUMENT NO. 201207733 TO A FOUND 1/2 INCH REBAR; THENCE NORTH 79 DEGREES 42 MINUTES 32 SECONDS WEST - 100.14 (CALL=100.00') ALONG A NORTHERLY LINE OF THE 2109 UNIVERSITY PROPERTY, LLC TRACT TO A FOUND 1/2 INCH REBAR ON AN EXTERIOR CORNER THEREOF; THENCE SOUTH 10 DEGREES 12 MINUTES 35 SECONDS WEST - 100.04 (CALL=100.00') FEET ALONG THE WEST LINE OF SAID 2109 UNIVERSITY PROPERTY, LLC TRACT TO A FOUND 1/2 INCH REBAR ON THE SOUTHWEST CORNER OF SAID 2109 UNIVERSITY PROPERTY, LLC TRACT IN THE NORTHERLY RIGHT-OF-WAY OF UNIVERSITY AVENUE (PUBLIC PAVED ROAD, RIGHT-OF-WAY VARIES); THENCE NORTH 79 DEGREES 44 MINUTES 37 SECONDS WEST - 220.46 FEET ALONG THE NORTHERLY LINE OF UNIVERSITY AVENUE TO A FOUND 1/2 INCH REBAR ON THE SOUTHEAST CORNER OF LOT 2 OF THE OXFORD MARKET PLACE SUBDIVISION AS RECORDED IN PLAT CABINET B-SLIDE 127; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE AND FOLLOWING AROUND THE EXTERIOR BOUNDARY OF SAID LOT 2 AS FOLLOWS: NORTH 55 DEGREES 15 MINUTES 23 SECONDS EAST-14.14 FEET; THENCE NORTH 10 DEGREES 15 MINUTES 23 SECONDS EAST-128.33 FEET; THENCE NORTH 34 DEGREES 44 MINUTES 48 SECONDS WEST-41.01 FEET; THENCE NORTH 79 DEGREES 44 MINUTES 37 SECONDS WEST-253.00 FEET; THENCE SOUTH 55 DEGREES 15 MINUTES 23 SECONDS WEST-28.28 FEET; THENCE SOUTH 10 DEGREES 15 MINUTES 23 SECONDS WEST-127.33 FEET; THENCE SOUTH 34 DEGREES 44 MINUTES 37 SECONDS EAST-28.28 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF UNIVERSITY AVENUE; THENCE FOLLOWING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE, NORTH 79 DEGREES 44 MINUTES 37 SECONDS WEST-231.04 FEET TO A FOUND 1/2 INCH REBAR IN THE EASTERLY RIGHT-OF-WAY OF MISSISSIPPI HIGHWAY 7; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID HIGHWAY 7 AS FOLLOWS: NORTH 27 DEGREES 32 MINUTES 59 SECONDS WEST - 262.04 FEET TO A FOUND 1/2 INCH REBAR; THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS EAST - 276.10 FEET TO A FOUND 1/2 INCH REBAR; THENCE NORTH 15 DEGREES 43 MINUTES 19 SECONDS EAST - 323.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 726,793 SQUARE FEET OR 16.685 ACRES, MORE OR LESS.

RESTRICTIVE COVENANTS ARE RECORDED IN BOOK 478-PAGE 377 AND AS AMENDED IN BOOK 507-PAGE 396 IN THE CHANCERY CLERK'S OFFICE OF LAFAYETTE COUNTY, MISSISSIPPI.

Surveyor's Certificate
I certify that the within plat of REPLAT OF LOT 1 OF THE OXFORD MARKET PLACE SUBDIVISION in 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.

Witness my hand and signature on this, the _____ day of _____, 2018.

WILLIAM H. WOODS
License #1974

Engineer's Certificate
I certify that the REPLAT OF LOT 1 OF THE OXFORD MARKET PLACE 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.

Witness my hand and signature on this, the _____ day of _____, 2018.

Engineer's Name
License #

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 _____, 2018.

CHAIRMAN
CITY OF OXFORD PLANNING COMMISSION

City Engineer's Certificate
I certify that KROGER LIMITED PARTNERSHIP I has complied with one of the following alternatives for REPLAT OF LOT 1 OF THE OXFORD MARKET PLACE SUBDIVISION:
1.
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.
2.
A bond, certified check or irrevocable letter of credit 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 _____, 2018.

CITY ENGINEER, CITY OF OXFORD

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 _____, 2018.

MAYOR, CITY OF OXFORD

Restrictive Covenants
Recorded in Instrument number _____,
of Land Records in the Chancery Clerk's Office of Lafayette County, Mississippi.

Owner's Certificate
I, _____,
as representative of KROGER LIMITED PARTNERSHIP I, and as representatives of the owner of the tract of land herein described, certify that we did cause said land to be subdivided and platted, as shown on the attached plat of REPLAT OF LOT 1 OF THE OXFORD MARKET PLACE SUBDIVISION, and the streets are dedicated to the use of the public forever. Streets are hereby dedicated to the use by the public and/or private utility companies which serve this subdivision, subject to the regulations of and approval by the Board of Supervisors of Lafayette County. Utility easements are also dedicated to the public and/or private utility companies which serve this subdivision. Such subdivision and dedication is the owner's own act and deed of their own free will.

Witness my hand and signature this the _____ day of _____, 2018.

KROGER LIMITED PARTNERSHIP I (REPRESENTATIVE & TITLE)
Notary Public

COUNTY OF _____
STATE OF _____
Personally appeared before me, _____,
REPRESENTATIVE FOR KROGER LIMITED PARTNERSHIP I, who executed the attached owner's certificate that was signed and delivered of their own free act and deed.
Witness my hand and signature this the _____ day of _____, 2018.

NOTARY PUBIC
MY COMMISSION EXPIRES: _____

Owner's Certificate
I, _____,
as representative of _____ I, and as representatives of the owner of the tract of land herein described, certify that we did cause said land to be subdivided and platted, as shown on the attached plat of REPLAT OF LOT 1 OF THE OXFORD MARKET PLACE SUBDIVISION, and the streets are dedicated to the use of the public forever. Streets are hereby dedicated to the use by the public and/or private utility companies which serve this subdivision, subject to the regulations of and approval by the Board of Supervisors of Lafayette County. Utility easements are also dedicated to the public and/or private utility companies which serve this subdivision. Such subdivision and dedication is the owner's own act and deed of their own free will.

Witness my hand and signature this the _____ day of _____, 2018.

(REPRESENTATIVE & TITLE)
Notary Public

COUNTY OF _____
STATE OF _____
Personally appeared before me, _____,
REPRESENTATIVE FOR _____, who executed the attached owner's certificate that was signed and delivered of their own free act and deed.
Witness my hand and signature this the _____ day of _____, 2018.

NOTARY PUBIC
MY COMMISSION EXPIRES: _____


Filing and Recordation
Notary Public
Company Name: _____
Address: _____
City, State Zip: _____

COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI
Personally appeared before me, _____,
CHANCERY CLERK, in and for Lafayette County, Mississippi, KROGER LIMITED PARTNERSHIP I, who executed the attached owner's certificate that was signed and delivered of their own free act and deed, and also appeared WILLIAM H. WOODS, PROFESSIONAL SURVEYOR, 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 this the _____ day of _____, 2018.

CHANCERY CLERK
COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI
I, _____,
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 _____, 2018,
and was duly recorded in Plat Cabinet _____, Slide_____.
Witness my hand and signature this the _____ day of _____, 2018.

CHANCERY CLERK

PRELIMINARY
COPY FOR
REVIEW ONLY

FINAL REPLAT	
LOT 1	
OXFORD MARKET PLACE SUBDMISION	
NW 1/4 SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 WEST, CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI	
DEVELOPER: KROGER LIMITED PARTNERSHIP I	ENGINEER:  Pickering Pickering Firm, Inc. Engineering • Planning • Surveying 6775 Lenox Center Court, Suite 300 Memphis, TN 38115 901.726.0810
FEMA MAP#28071C0257C: DATED 11/26/2010 "ZONE X" NO SHADING ON FEMA MAP (AREA OUTSIDE 0.2% CHANCE FLOODPLAIN)	
ZONING: UCN	
2 LOTS - 16.685 ACRES	SCALE: 1"= 80'
DATE: 10/12/18	SHEET 2 OF 2