

~DESCRIPTION OF PROPERTY~

Being A Fraction Of Lot 7 Of Greenepointe Commercial Plus Subdivision, Phase III, Also Being Located The West Half Of Section 26, Township 8 South, Range 4 West, Lafayette County, Mississippi, And Containing 4.725 Acres. This Description Being Described In More Detail As Follows:

Beginning At A Existing $\frac{1}{2}$ " Rebar Designated And Accepted As Being The Southwest Corner Of Lot 3 Of Greenepointe Commercial Plus Subdivision, Phase I, Said Iron Rod Being The **POINT OF BEGINNING**; Run Thence N 89° 09' 05" E A Distance Of 101.46 Ft To A $\frac{1}{2}$ " Rebar Found, Thence S 03° 25' 44" E A Distance Of 26.09 Ft To A $\frac{1}{2}$ " Rebar Found, Thence N 86° 05' 59" E A Distance Of 39.64 Ft To A $\frac{1}{2}$ " Rebar Found, Thence N 03° 54' 01" W A Distance Of 24.84 Ft To A $\frac{1}{2}$ " Rebar Found, Thence N 87° 58' 04" E A Distance Of 248.14 Ft To A $\frac{1}{2}$ " Iron Rod Set On The West Right-Of-Way Line Of Ricky D. Britt Sr. Boulevard, Thence S 01° 02' 36" W Along Said West Right-Of-Way Line A Distance Of 546.83 Ft To A $\frac{1}{2}$ " Iron Rod Set, Thence N 88° 57' 24" W Leaving Said West Right-Of-Way Line A Distance Of 382.13 Ft To A $\frac{1}{2}$ " Iron Rod Set, Thence N 00° 20' 36" E A Distance Of 528.06 Ft To The **POINT OF BEGINNING** Of This Description.



Sherry J. Wall Chancery Clerk
Instrument 2016 - 3550
Filed/Recorded 4/28/2016 08:53 A
5 Pages Recorded
Lafayette County, Mississippi

COUNTY OF LAFAYETTE

SURVEYORS CERTIFICATE

STATE OF MISSISSIPPI

I CERTIFY THAT THE WITHIN PLAT OF WEST END, A CONDOMINIUM, PHASE I, IN THE CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI, IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY WHICH I HAVE SURVEYED AND PLATTED AND THAT I SIGNED AND DELIVERED IT AS MY OWN FREE ACT AND DEED.

WITNESS MY HAND AND SIGNATURE THIS THE 26 DAY
OF April, 2016.

Joseph Chad Mayer

JOSEPH CHAD MAYER
MISSISSIPPI PROFESSIONAL SURVEYOR
PS #3125



COUNTY OF LAFAYETTE

ACKNOWLEDGMENT

STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS THE 26 DAY OF April 2016, WITHIN MY JURISDICTION, THE WITHIN NAMED JOSEPH CHAD MAYER, PROFESSIONAL SURVEYOR WHO ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ABOVE CERTIFICATE ON THE DAY AND DATE SET FORTH ABOVE.



MY COMMISSION EXPIRES: November 17, 2018

GENERAL NOTES:

1. 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 WEST END, A CONDOMINIUM.

2. 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 OF CONDOMINIUM AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST END, A CONDOMINIUM, PHASE I." 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 _____.

3. ALL OR ANY PART OF THE PROPERTY WITHIN THE CONDOMINIUM DESCRIBED AND SHOWN HEREON WHICH 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 WEST END CONDOMINIUM ASSOCIATION, 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.

4. THIS PROPERTY IS ZONED R-C "MULTI-UNIT RESIDENTIAL DISTRICT" AND MINIMUM SETBACKS ARE AS FOLLOWS: FRONT- 30', SIDE- 10', AND REAR- 25'.

THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO FLOOD HAZARD BOUNDARY MAP NO. 0252 C PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FOR COMMUNITY NO. 28071C 0252 C DATED NOVEMBER 26, 2010.

5. THE STREETS 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 WEST END, A CONDOMINIUM, PHASE I. 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.

6. ALL WORDS USED IN THE ABOVE NOTES, UNLESS A DIFFERENT MEANING IS APPARENT FROM THE CONTEXT, SHALL HAVE THE MEANING SET FORTH IN SAID "PLAN OF CONDOMINIUM AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST END, A CONDOMINIUM, PHASE I."

I, ROBERT D. WALKER, AS CHIEF MANAGER OF WALKER AND WALKER ENTERPRISES, LLC A TENNESSEE LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT WALKER AND WALKER ENTERPRISES LLC, IS THE OWNER OF THE PARCEL OF LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE OF JOSEPH CHAD MAYER, WHICH APPEARS HEREON; THAT SAID OWNER HAS CAUSED THIS PARCEL TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DESIGNATED AND SUBJECTED THE AFORESAID REAL PROPERTY TO THE CONDOMINIUM FORM OF OWNERSHIP PURSUANT TO THE MISSISSIPPI CONDOMINIUM LAW. SAID REAL PROPERTY IS HEREBY DESIGNATED AS WEST END, A CONDOMINIUM, PHASE I. THE OWNER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT AND THE "PLAN OF CONDOMINIUM AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST END, A CONDOMINIUM, PHASE I, FILED CONCURRENTLY HEREWITH.

WALKER AND WALKER ENTERPRISES LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

Robert D. Walker
ROBERT D. WALKER, CHIEF MANAGER

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS 26 DAY OF April, 2016, WITHIN MY JURISDICTION, THE WITHIN NAMED ROBERT D.

WALKER, WHO ACKNOWLEDGED TO ME THAT HE IS A CHIEF MANAGER OF WALKER AND WALKER ENTERPRISES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY, SO TO DO.

Pamela Lynn
NOTARY PUBLIC



MY COMMISSION EXPIRES:

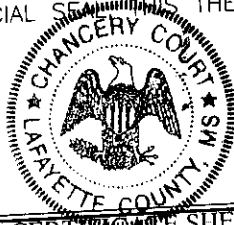
November 17, 2018

COUNTY OF LAFAYETTE CERTIFICATE OF RECORDING STATE OF MISSISSIPPI

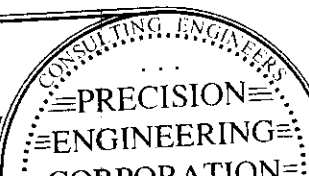
I, SHERRY WALL, CLERK OF THE CHANCERY COURT, IN AND FOR THE COUNTY OF LAFAYETTE, STATE OF MISSISSIPPI, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT 4:40pm O'CLOCK ON THE 27th DAY OF April, 2016, AND WAS DULY RECORDED ON PLAT CABINET C, SLIDE 63, OF THE RECORDS OF MAPS AND PLATS OF LAND OF LAFAYETTE COUNTY, MS

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 27th DAY OF April, 2016.

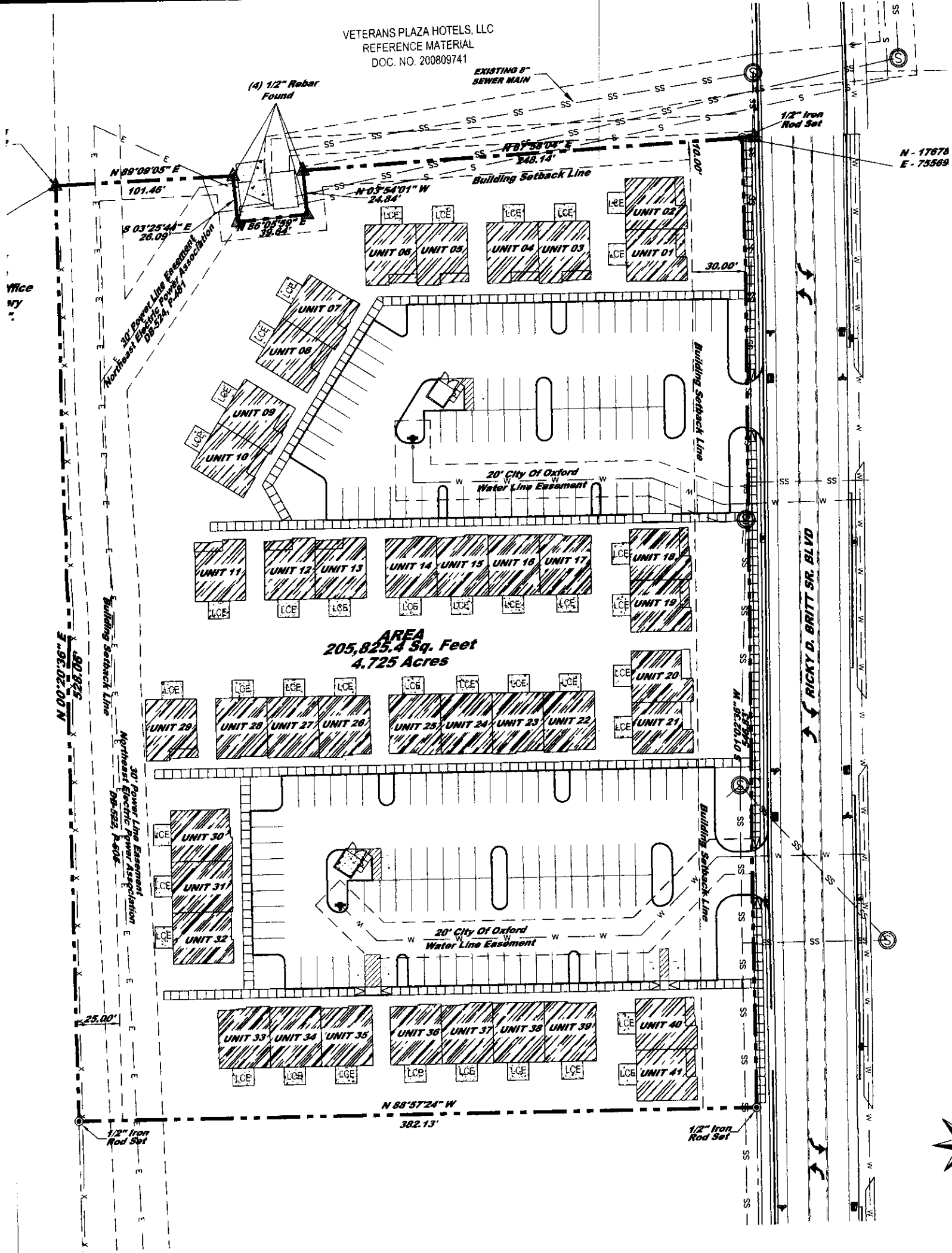
Sherry Wall
CHANCERY CLERK



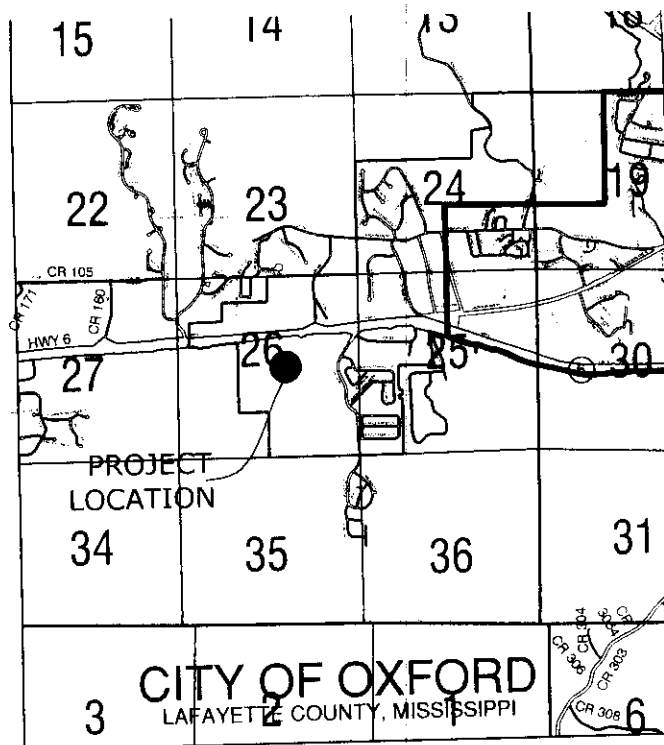
CERTIFICATE SHEET
FOR
WEST END, A CONDOMINIUM,
PHASE I
FRACTION OF WEST 1/2 OF SEC. 26, T8S, R4W
IN THE CITY OF OXFORD,
MISSISSIPPI



VETERANS PLAZA HOTELS, LLC
REFERENCE MATERIAL
DOC. NO. 200809741



N - 1767806.4858
E - 755895.8368



VICINITY MAP
N.T.S.

~SURVEYOR'S NOTES~

1. This Property Has A Land Use Classification Of Class "C" As Defined In Appendix "A" And The Boundary Survey Meets The Minimum Quality Requirements For Condition "B" As Defined In Appendix "B" Of The "MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING".
2. All Bearings are based on Mississippi East State Plane Coordinate System grid north as determined by GPS observations with a convergence of (-0°17'43") counter clockwise. Horizontal Datum based on published control stations as follows:

Designation - MOLLY	Designation - FRENCH
PID - AJ7821	PID - EG1752
NORTH - 1,777,871.80	NORTH - 1,785,757.98
EAST - 783,111.99	EAST - 777,547.74
HORZ ORDER- B	HORZ ORDER- THIRD
3. Date Of Field Survey: January 2016.
4. This Survey Is Subject To Any Easements Recorded Or Unrecorded, Shown Or Not Shown On This Plat.
5. This Survey Was Done Without The Benefit Of A Title Search.
6. This Property Has The Following Building Setbacks:
Front: 30.0 Ft.
Side: 10.0 Ft.
Rear: 25.0 Ft.
7. All Building Setbacks Are Also Utility Easements.
8. All Property Corner Are 1/2" X 18" Rebars Unless Noted Otherwise On The Plat.
9. All common property/detention system shall be maintained in perpetuity and cannot be developed for any other use which would limit or cause to limit the use of the common area/detention system. The common area/ detention system shall be owned and/or maintained by the Property Owner's Association of the development and each property owner shall own a proportionate share of the common area/ detention system and shall bear his proportionate responsibility for the continued maintenance in accordance with the City of Oxford.
10. All common stormwater systems located under parking and other common areas shall be proportionately owned and/or maintained by the unit dwelling owners.
11. The Common Area Parcel's AD VALOREM Tax Value Shall Be Assessed To Each Unit Owner On A Proate Basis As Part Of Each Unit Owner's Total Assessment.
12. Unit Owner's Shall Each Have 1/41 (2.43%) Of The Common Area As Tenants In Common And Shall Share Equally In The Maintenance, Repair And Upkeep Of Both The Common Area And Limited Common Element Area. There Will Be Additional Phase To This Condominium Development. At That Time The Units Owner's % Of The Common Area As Tenants In Common Will Change.
13. A Unit Owner's Interest In The Common Area May Not Be Severed From The Interest In The Unit.

LEGEND

These standard symbols may be found in the drawing.

- PROPERTY LINES
- ADJOINING PROPERTY LINES
- EASEMENT LINES

~SURVEYOR'S CERTIFICATE~

I DO HEREBY CERTIFY THAT THIS CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "B" SURVEY AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

[Signature]
SURVEYOR
JOSEPH B. WATERS-3125

DATE
04-26-2016