



**LOT 5 SCRUGGS COMMONS SUBDIVISION
NORTH GLOSTER STREET
CITY OF TUPELO
LEE COUNTY, MISSISSIPPI**

NORTH

SCALE: 1"= 100'
CLASS "A" SURVEY

FILE: LOT 5 SCRUGGS COMMONS SUBDIVISION
SURVEY DATE: 8/13/2022

REFERENCE DEED FOR THIS PLAT
OWNER: JSLLC
INS.NO. 2017002345
PARCEL NO. 084S-18-001-00
PPIN NO. 5776

BEARINGS SHOWN ARE TRUE NORTH GEODETIC
AS PER GLOBAL POSITIONING SYSTEM.

LINE	BEARING	DISTANCE
L1	S 86°59'43" E	10.53'
L2	S 87°02'26" E	66.00'

NORTH MERIDIAN ESTABLISHED AT AN
HALF INCH REBAR FOUND.

FOUND 1/2" REBAR AT THE
S.W. CORNER OF THE S.W. 1/4 OF
SECTION 18, T-9-S, R-6-E
CITY OF TUPELO
LEE COUNTY, MISSISSIPPI

LEGAL DESCRIPTION LOT 5 SCRUGGS COMMONS SUBDIVISION:
Commencing at a half inch rebar (found) at the Southwest corner of the Southwest Quarter of Section 18, Township 9 South, Range 6 East, City of Tupelo, Lee County, Mississippi; thence run North for 2696.26 feet; thence run East for 3238.88 feet to a half inch rebar (set) on the north line of Milton Drive for a point of beginning; thence leaving said street run North 3 degrees 00 minutes 17 seconds East for 190.00 feet to a half inch rebar (set); thence run South 86 degrees 59 minutes 43 seconds East for 10.53 feet to a point in a 48 inch pipe; thence run South 87 degrees 02 minutes 26 seconds East for 327.09 feet to a half inch rebar(found) on the west line of Milton Drive; thence run South 14 degrees 00 minutes 00 seconds West for 153.00 feet to a half inch rebar (set); thence run South 48 degrees 00 minutes 17 seconds West for 56.66 feet to a half inch rebar (set); thence run North 86 degrees 59 minutes 43 seconds West for 268.38 feet to the point of beginning.

All lying and being in the Northeast Quarter of Section 18, Township 9 South, Range 6 East, City of Tupelo, Lee County, Mississippi and contains 1.38 acres (60,028.00 Sq.Ft.).

Also having the use of an easement for ingress and egress described as follows: Commencing at a half inch rebar (found) at the Southwest corner of the Southwest Quarter of Section 18, Township 9 South, Range 6 East, City of Tupelo, Lee County, Mississippi; thence run North for 2696.26 feet; thence run East for 3238.88 feet to a half inch rebar (set) on the north line of Milton Drive for a point of beginning; thence run South 86 degrees 59 minutes 43 seconds East for 268.38 feet to a half inch rebar (set); thence run North 48 degrees 00 minutes 17 seconds East for 56.66 feet to a half inch rebar (set); thence run North 14 degrees 00 minutes 00 seconds East for 153.00 feet to a half inch rebar (set) on the west line of Milton Drive; thence run South 87 degrees 02 minutes 26 seconds East for 66.00 feet to a half inch rebar (set) on the west right-of-way of North Gloster Street; thence run South 3 degrees 00 minutes 17 seconds West for 240.31 feet to a half inch rebar (set); thence leaving said right-of-way run North 86 degrees 59 minutes 43 seconds West for 410.40 feet along the south line of Milton Drive to a half inch rebar (set); thence run North 10 degrees 43 minutes 11 seconds East for 50.46 feet to the point of beginning.

NOTE:
THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED IN A
HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA, BEING IN ZONE "AE"
ACCORDING TO FIA MAP NO. 280100-0162-E, DATED 2/03/10.