

# PRELIMINARY PLAT

LOCATED IN: SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST  
3990 MCCULLOUGH BOULEVARD, LEE COUNTY, TUPELO, MISSISSIPPI 38804



## RECORD DESCRIPTION

DEED 202002475  
A 2.81 ACRES TRACT OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST, LEE COUNTY, MISSISSIPPI, CHICKASAW MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT A CREOSOTE FENCE CORNER FOUND AND RECOGNIZED AS BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST, LEE COUNTY, MISSISSIPPI, CHICKASAW MERIDIAN, THENCE RUN EAST FOR A DISTANCE OF 11.60 FEET, MORE OR LESS, TO A POINT, THENCE RUN NORTH FOR A DISTANCE OF 143.94 FEET, MORE OR LESS, TO AN IRON PIN FOUND, AND THE POINT OF BEGINNING, THENCE RUN SOUTH 57 DEGREES 03 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 25.38 FEET, TO AN IRON PIN FOUND, THENCE RUN NORTH 00 DEGREES 25 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 350.46 FEET, TO AN IRON PIN FOUND, THENCE RUN NORTH 81 DEGREES 40 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 347.82 FEET, TO AN IRON PIN FOUND, THENCE RUN SOUTH 57 DEGREES 03 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 773.92 FEET, TO AN IRON PIN FOUND ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 17/MCCULLOUGH BOULEVARD, THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 39 DEGREES 55 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 424.27 FEET, TO AN IRON PIN FOUND, THENCE RUN NORTH 25 DEGREES 55 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 207.65 FEET, TO AN IRON PIN FOUND, THENCE RUN NORTH 41 DEGREES 18 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 229.78 FEET, TO AN IRON PIN FOUND, THENCE RUN NORTH 39 DEGREES 55 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 254.86 FEET, TO AN IRON PIN FOUND, THENCE RUN NORTH 00 DEGREES 25 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 161.40 FEET, TO AN IRON PIN FOUND, THENCE RUN NORTH 74 DEGREES 39 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 519.46 FEET, TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 22, SAID POINT ALSO BEING ON A SIMPLE CIRCULAR CURVE WITH THE FOLLOWING CENTERLINE CHARACTERISTICS

DELTA = 12 DEGREES 14 MINUTES 38 SECONDS BYT  
DEGREE = 01 DEGREES 07 MINUTES 35 SECONDS  
TANGENT = 589.98 FEET  
LENGTH = 1195.36 FEET  
EXTERNAL = 22 FEET  
RADIUS = 557.6 FEET  
THENCE RUN ALONG SAID RIGHT OF WAY IN A CURVE IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 1195.36 FEET, MORE OR LESS, HAVING A CHORD BEARING OF SOUTH 77 DEGREES 30 MINUTES 16 SECONDS EAST, AND A CHORD DISTANCE OF 1193.07 FEET, TO AN EXISTING RIGHT-OF-WAY MARKER FOUND, THENCE LEAVING SAID RIGHT-OF-WAY, RUN SOUTH 00 DEGREES 01 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 370.47 FEET, TO AN IRON PIN FOUND, THENCE RUN SOUTH 00 DEGREES 01 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 315.92 FEET, TO THE POINT OF BEGINNING

## MISCELLANEOUS NOTES

COMPLETED BY FLOW WORK  
OCTOBER 18, 2024

REFERENCE DOCUMENTS  
1. CONCRETE CURB WARRANTY DEED FILED AS INSTRUMENT NO. 202002475

BASE OF BEARING  
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON MISSISSIPPI STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD83

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED"

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE STANDARDS OF PRACTICE FOR CLASS B SURVEYS IN THE STATE OF MISSISSIPPI

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 28803C014E, WHICH BEARS AN EFFECTIVE DATE OF 02/20/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

## UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES

## SURVEY DESCRIPTION

LOT 1  
A PART OF SOUTHWEST QUARTER SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST, LEE COUNTY, MISSISSIPPI, CHICKASAW MERIDIAN, BEING DESCRIBED AS FOLLOWS

COMMENCING AT A FOUND COTTON PICKER SPINDLE IN CREOSOTE FENCE CORNER, MARKING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE ALONG THE SOUTH LINE THEREOF, 589.9473 TO 421 FEET, THENCE LEAVING SAID SOUTH LINE, N00°00'17"E 742.42 FEET TO A FOUND 5/8" REBAR, THENCE S58°30'07"W 25.43 FEET TO A FOUND 1/2" REBAR, THENCE N00°37'21"W 350.33 FEET TO A FOUND 1/2" REBAR, THENCE N81°40'12"W 347.82 FEET FOUND 3/8" REBAR, THENCE S57°02'04"W 773.93 FEET TO A FOUND 5/8" REBAR ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17/MCCULLOUGH BOULEVARD, THENCE ALONG SAID RIGHT OF WAY LINE, N39°54'15"W 56.00 FEET TO A SET 5/8" CAPPED REBAR "BLEW COA MS S-28528", MARKING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING: N39°54'15"W 31.18 FEET TO A FOUND 1/2" REBAR, THENCE N81°40'12"W 347.82 FEET TO A FOUND 1/2" REBAR, THENCE N41°18'32"W 230.00 FEET TO A FOUND 1/2" REBAR, THENCE N39°18'15"W 254.78 FEET TO A FOUND 1/2" REBAR, THENCE N08°30'21"E 161.43 FEET TO A FOUND 1/2" REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17/MCCULLOUGH BOULEVARD, THENCE ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING: N14°39'38"E 519.66 FEET TO A FOUND 1/2" REBAR, THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 357.60 FEET, AN ARC LENGTH OF 135.42 FEET, AND A CHORD BEARING AND DISTANCE OF 87°30'52"E 105.74 FEET, TO A SET RAILROAD SPIKE, THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 51.00 FEET, AN ARC LENGTH OF 135.42 FEET, AND A CHORD BEARING AND DISTANCE OF 53°15'58"E 105.74 FEET, TO A SET RAILROAD SPIKE, THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 43.00 FEET, AN ARC LENGTH OF 56.82 FEET, AND A CHORD BEARING AND DISTANCE OF 339°33'48"W 52.18 FEET TO A SET 5/8" CAPPED REBAR "BLEW COA MS S-28528", THENCE S77°25'15"W 151.96 FEET TO A SET 5/8" CAPPED REBAR "BLEW COA MS S-28528", THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 116.36 FEET, AND A CHORD BEARING AND DISTANCE OF 563°44'39"W 117.24 FEET TO A SET 5/8" CAPPED REBAR "BLEW COA MS S-28528", THENCE S50°04'43"W 242.05 FEET TO THE POINT OF BEGINNING CONTAINING 10.873 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD

PUBLIC ROW / STREET  
A PART OF SOUTHWEST QUARTER SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST, LEE COUNTY, MISSISSIPPI, CHICKASAW MERIDIAN, BEING DESCRIBED AS FOLLOWS

COMMENCING AT A FOUND COTTON PICKER SPINDLE IN CREOSOTE FENCE CORNER, MARKING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE ALONG THE SOUTH LINE THEREOF, 589.9473 TO 421 FEET, THENCE LEAVING SAID SOUTH LINE, N00°00'17"E 742.42 FEET TO A FOUND 5/8" REBAR, THENCE S58°30'07"W 25.43 FEET TO A FOUND 1/2" REBAR, THENCE N00°37'21"W 350.33 FEET TO A FOUND 1/2" REBAR, THENCE N81°40'12"W 347.82 FEET FOUND 3/8" REBAR, THENCE S57°02'04"W 773.93 FEET TO A FOUND 5/8" REBAR ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17/MCCULLOUGH BOULEVARD, THENCE ALONG SAID RIGHT OF WAY LINE, N39°54'15"W 56.00 FEET TO A SET 5/8" CAPPED REBAR "BLEW COA MS S-28528", THENCE LEAVING SAID RIGHT OF WAY LINE, N39°54'15"W 31.18 FEET TO A FOUND 1/2" CAPPED REBAR "PICKERING", MARKING THE TRUE POINT OF BEGINNING, THENCE ALONG SAID RIGHT-OF-WAY LINE N39°54'15"W 56.00 FEET TO A SET 5/8" CAPPED REBAR "BLEW COA MS S-28528", THENCE N41°18'32"W 230.00 FEET TO A SET 5/8" CAPPED REBAR "BLEW COA MS S-28528", THENCE N39°18'15"W 254.78 FEET TO A SET 5/8" CAPPED REBAR "BLEW COA MS S-28528", THENCE N08°30'21"E 161.43 FEET TO A SET 5/8" CAPPED REBAR "BLEW COA MS S-28528", THENCE S77°25'15"W 151.96 FEET TO A SET 5/8" CAPPED REBAR "BLEW COA MS S-28528", THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 116.36 FEET, AND A CHORD BEARING AND DISTANCE OF 563°44'39"W 117.24 FEET TO A SET 5/8" CAPPED REBAR "BLEW COA MS S-28528", THENCE S50°04'43"W 242.05 FEET TO THE POINT OF BEGINNING CONTAINING 10.873 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD

PUBLIC ROW / STREET NAME  
\_\_\_\_\_

CITY CLERK APPROVAL  
I, \_\_\_\_\_, CLERK OF THE CHANCERY COURT IN AND FOR LEE COUNTY, MISSISSIPPI, DO HEREBY CERTIFY THAT THE LAND AREA LABELED PUBLIC ROW / STREET AND NAMED \_\_\_\_\_

THAT WAS FILED FOR RECORD IN MY OFFICE ON THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS DULY RECORDED IN PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_ OF THE RECORDS OF MAPS AND PLATS OF LAND OF LEE COUNTY, MISSISSIPPI.

BY \_\_\_\_\_ DATE \_\_\_\_\_

## OWNER/DEVELOPER

WP REAL ESTATE HOLDINGS, LLC  
6070 POPP AVE, SUITE 750  
MEMPHIS, TN 38119

## ZONING INFORMATION

CURRENT ZONING "MUE" MIXED USE EMPLOYMENT  
SETBACK REQUIREMENTS  
FRONT - 30'  
SIDE - 10'  
REAR - 10'

## SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIP  
AS OWNER OF THE PROPERTY SHOWN HEREON I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

CERTIFICATE OF SURVEYING ACCURACY  
I, HEALTH A. BLEW, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE MISSISSIPPI MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET

DATE OF EXECUTION \_\_\_\_\_

SIGNED \_\_\_\_\_  
LICENSED PROFESSIONAL SURVEYOR NO. PS34932

PLANNING BOARD APPROVAL  
THIS PLAT WAS APPROVED BY THE CITY OF TUPELO PLANNING BOARD AT A MEETING ON (DATE) \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY COUNCIL APPROVAL  
THIS PLAT WAS APPROVED BY THE CITY OF TUPELO COUNCIL AT A MEETING ON (DATE) \_\_\_\_\_

BY \_\_\_\_\_ DATE \_\_\_\_\_

## LAND AREA

TOTAL ACRES  
1,255,080 ± SQUARE FEET  
28.814 ± ACRES

PUBLIC ROW / STREET  
41,629 ± SQUARE FEET  
0.956 ± ACRES

LOT 1  
473,625 ± SQUARE FEET  
10.873 ± ACRES

I HEREBY CERTIFY THIS IS THE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 24TH DAY OF OCTOBER 2024



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT IN USE IN CONNECTION WITH THIS PLAT, ASSUMPTION THAT THIS PLAT MAY HAVE BEEN REPRODUCED FROM AN UNLAWFUL COPY SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR MY ORIGINAL SEAL AND SIGNATURE  
MISSISSIPPI C.O.S. 5-28528



3825 N SHILOH DRIVE - FAYETTEVILLE, AR 72703  
OFFICE 479.483.4506 FAX 479.582.1863  
SURVEY@BLEWINC.COM  
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-7330	SURVEY DRAWN BY: DLS - 10/29/2024
SURVEY REVIEWED BY: TFN	SCALE: 1" = 100'
FOR THE USE AND BENEFIT OF: PICKERING FIRM, INC.	

# PRELIMINARY PLAT

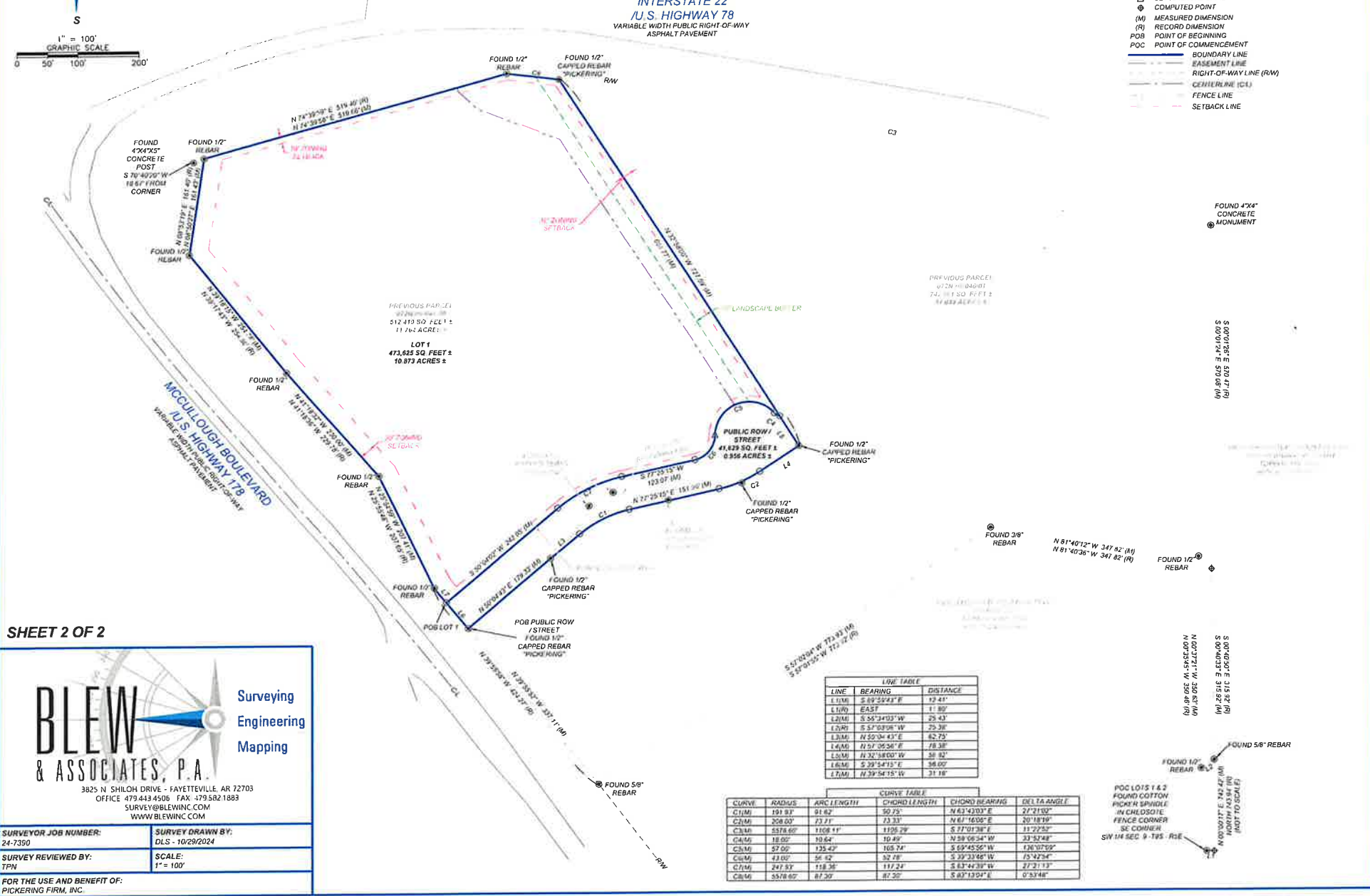
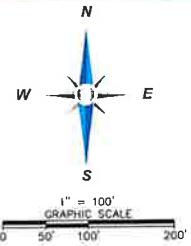
LOCATED IN: SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST

3990 MCCULLOUGH BOULEVARD, LEE COUNTY, TUPELO, MISSISSIPPI 38804

INTERSTATE 22  
U.S. HIGHWAY 78  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
ASPHALT PAVEMENT

## LEGEND & SYMBOLS

- ⊙ FOUND MONUMENT (AS NOTED)
- SET 5/8" CAPPED REBAR "BLEW COA MS S-28528"
- △ SET RAILROAD SPIKE
- ⊕ COMPUTED POINT
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- BOUNDARY LINE
- - - EASEMENT LINE
- · - · - RIGHT-OF-WAY LINE (R/W)
- · - · - CENTERLINE (CL)
- · - · - FENCE LINE
- · - · - SETBACK LINE



SHEET 2 OF 2

**BLEW & ASSOCIATES, P.A.**  
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
OFFICE 479.443.4506 FAX 479.582.1883  
SURVEY@BLEWINC.COM  
WWW.BLEWINC.COM

Surveying  
Engineering  
Mapping

SURVEYOR JOB NUMBER: 24-7390	SURVEY DRAWN BY: DLS - 10/29/2024
SURVEY REVIEWED BY: TPN	SCALE: 1" = 100'
FOR THE USE AND BENEFIT OF: PICKERING FIRM, INC.	

LINE TABLE		
LINE	BEARING	DISTANCE
L1(M)	S 89° 24' 41" E	12.41'
L1(N)	EAST	11.80'
L2(M)	S 55° 34' 03" W	25.43'
L2(N)	S 57° 03' 06" W	25.38'
L3(M)	N 55° 04' 43" E	62.75'
L4(M)	N 97° 05' 26" E	78.38'
L5(M)	N 32° 18' 00" W	58.32'
L6(M)	S 22° 54' 13" E	38.00'
L7(M)	N 22° 54' 13" W	31.18'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	191.87'	91.82'	50.75'	N 81° 43' 03" E	27° 21' 02"
C2(M)	208.00'	73.71'	73.33'	N 67° 16' 05" E	20° 18' 19"
C3(M)	5578.60'	1108.11'	1105.29'	S 77° 01' 38" E	11° 22' 52"
C4(M)	18.00'	10.64'	10.49'	N 58° 06' 34" W	33° 52' 48"
C5(M)	57.00'	125.42'	105.74'	S 69° 45' 56" W	126° 30' 00"
C6(M)	43.00'	56.12'	32.78'	S 72° 24' 05" W	75° 42' 24"
C7(M)	247.53'	118.38'	111.24'	S 83° 44' 38" W	27° 21' 13"
C8(M)	5578.60'	87.20'	87.20'	S 83° 13' 04" E	0° 34' 48"

