



BEARING CHART	
NO.	BEARINGS & DISTANCE
1	S11°47'24"E - 39.78' / N11°47'24"W - 39.78'
2	S17°42'25"W - 45.93' / N17°42'25"E - 45.93'
3	S01°37'59"E - 58.76' / N01°37'59"W - 58.76'
4	S18°29'20"E - 64.05' / N18°29'20"W - 64.05'
5	S06°19'03"E - 21.18' / N06°19'03"W - 21.18'
6	S26°36'41"E - 37.80' / N26°36'41"W - 37.80'

SETBACK LIMITS	
SIDE	10 FEET
REAR	10 FEET
FRONT	30 FEET

OPEN SPACE NOTE:  
 A MINIMUM OF 2.068 ACRES OF OPEN SPACE TO REMAIN WITH ANY FUTURE DEVELOPMENT WITH A MINIMUM OF 30% AS USABLE OPEN SPACE.

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**COE**  
 COOK-COGGIN ENGINEERS, INC.  
 703 CROSSOVER RD. TUPELO, MS. 38801

REV	DESCRIPTION	DATE

PROJECT NO.  
**7-10001-23D**

PROJECT NAME  
**MT VERNON PLACE SUBDIVISION**  
**TUPELO, LEE COUNTY, MISSISSIPPI**

TITLE  
**PRELIMINARY PLAT**

DATE	SHEET NO.
<b>2-24</b>	<b>5</b>
REVISION	