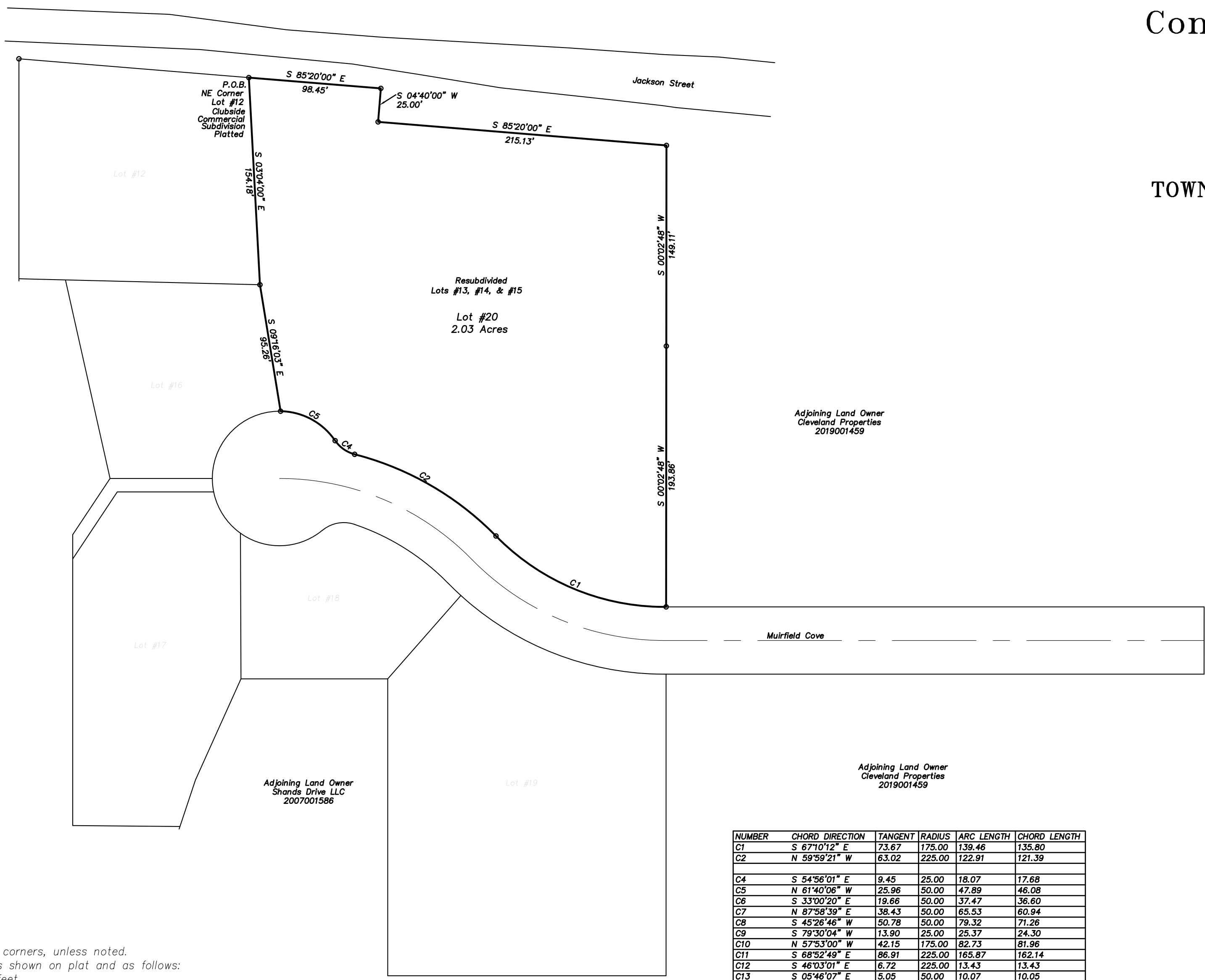


FINAL PLAT
OF
Resubdivision of
Clubside
Commercial Subdivision
TUPELO, MISSISSIPPI
Clubside, LLC
OWNER & DEVELOPER
SECTION 21
TOWNSHIP 9 SOUTH, RANGE 5 EAST
May 2024
LOTS #13-#15



- NOTES:
1. Iron pins set on all corners, unless noted.
 2. Setback limits are as shown on plat and as follows:
Front lot line - 10 feet
Rear lot line - 10 feet
Side lot line - 10 feet
Side street line - 10 feet
 3. Utility and drainage easements are provided as follows unless otherwise noted on plat.
Front lot line - 10 feet
Rear lot line - 10 feet
Side lot line - 10 feet
 4. L# denotes line data
 5. C# denotes curve data

Scale 1"=60'
Meridian Based on Grid North
By S.P.C.S. MS East
NAD 83 as Established by
G.P.S. Virtual Reference
Station-Mississippi

SHEET 2

This certifies that the undersigned is the owner of the property shown on this map, having acquired title thereto by deed(s) recorded in the Lee County, Mississippi Chancery Clerk's Office or otherwise as shown below and that by submission of this plat or map by approval, I/we do dedicate to the City of Tupelo, Mississippi for public use all streets, easements (except minor drainage easements), and rights-of-way shown thereon for all lawful purposes to which the county may devote or allow the same to be used and upon acceptance thereof and in accordance with all City policies, ordinances and regulation or conditions of City of Tupelo for the benefit of the public, said dedication shall be irrevocable.

The undersigned grants an irrevocable license to City of Tupelo to enter upon designated surface water drainage areas for emergency work to prevent or alleviate the failure of the owner to maintain such drainage area, the responsibility for which shall remain with the undersigned.

Owners

CERTIFICATE OF ACKNOWLEDGMENT:

STATE OF MISSISSIPPI
COUNTY OF LEE

Personally appeared before me, _____, the Owner and, _____ (Registered Professional Engineer), each of whom acknowledged to me that he signed and delivered this plat and the certificates thereon as their own act and deed, on the day and year herein mentioned Given under my hand seal of office on this the _____ day of _____, 20_____.

Notary Public

My Commission Expires: _____

Certificate of Approval for Recording.

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of City of Tupelo, MS, and that the City accepts dedication of the streets, easements, and rights-of-way shown thereon, and has been approved by the City of Tupelo for recording in the Lee County Chancery Clerk's Office

_____, 20_____

(Seal)

Restrictive Covenants. The property located in _____ (Clubside Subdivision Commercial) as shown on this plat is subject to restrictive covenants which are set out in an instrument recorded in Book No. _____ of the deed records of Lee County, Mississippi.

CERTIFICATE OF ACCURACY:

I, Stewart Moore, Registered Professional Engineer, do hereby certify that at the request of Tommy Morgan, partner, I have subdivided and platted and platted the following described land as follows to wit:

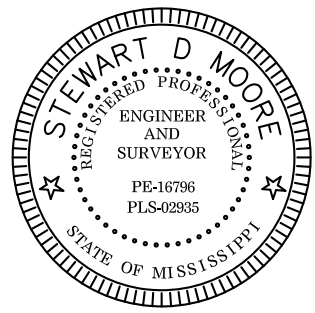
Beginning at the Northeast Corner of Lot #12 of the Clubside Commercial Plat as recorded in the Lee County Chancery Clerk's Office run thence along the South right of way of Jackson Street South 85 Degrees 20 Minutes 00 Seconds East a distance of 98.45 feet to a (set) 1/2 inch re-bar; South 04 Degrees 40 Minutes 00 Seconds West a distance of 25.00 feet to a (found) concrete right-of-way marker (45 feet from centerline); South 85 Degrees 20 Minutes 00 Seconds East a distance of 215.13 feet to a (set) 1/2 inch re-bar; thence, leaving said South right-of-way line of West Jackson Street Extended, run South 00 Degrees 02 Minutes 48 Seconds West a distance of 342.97 feet to a (found) 1/2 inch re-bar on the North right of way of Muirfield Drive; thence run along a curve to the right 139.46 feet to a set iron pin, said curve having the following characteristics: Chord Direction = North 67 Degrees 10 Minutes 12 Seconds West, Chord Length = 135.80 feet, Tangent = 73.67 feet and Radius = 175.00 feet; thence run along a left 122.91 feet to a set iron pin, said curve having the following characteristics: Chord Direction = North 59 Degrees 59 Minutes 21 Seconds West, Chord Length = 121.39 feet, Tangent = 63.02 feet and Radius = 225.00 feet; thence run along a curve to the right 18.07 feet to a set iron pin, said curve having the following characteristics: Chord Direction = North 54 Degrees 56 Minutes 01 Seconds West, Chord Length = 17.68 feet, Tangent = 9.45 feet and Radius = 25.00 feet; thence run along a curve to the left 47.89 feet to a set iron pin, said curve having the following characteristics: Chord Direction = North 61 Degrees 40 Minutes 06 Seconds West, Chord Length = 46.08 feet, Tangent = 25.96 feet and Radius = 50.00 feet; thence leaving said right of way run North 09 Degrees 16 Minutes 03 Seconds West 95.26 feet to a set iron pin; thence run North 03 Degrees 04 Minutes 00 Seconds West 154.18 feet to an iron pin at Northeast Corner of Lot #12 of the Clubside Commercial Plat as recorded in the Lee County Chancery Clerk's Office and the Point of Beginning.

Said Property containing 2.03 Acres.

I hereby certify that the plan shown and described hereon is a true and correct survey of the accuracy required by Lee County and that the monuments have been placed as shown hereon, in accordance with the requirements of the subdivision regulations.

SURVEYOR

P.E. #16796, P.L.S. #02935
MISSISSIPPI REGISTRATION NUMBER



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Chancery Clerk's Certificate. I

Clerk of the Chancery Court in and for Lee County, Mississippi, do hereby certify that the Final Plat of _____ Clubside Subdivision this the _____ day of _____, 20_____, and was duly recorded in _____ Plat Cabinet _____ Slide _____ of the records of maps and plats of _____ land of Lee County, Mississippi. Given under my hand and seal of office on this the _____ day of _____, 20_____.

(Seal)

SHEET 1