

**ORDINANCE No. 2018 - 3**

**An ordinance enlarging, extending, and defining the corporate limits and boundaries of the City of Oxford, Lafayette County, Mississippi; specifying the improvements to be made in the annexed territory and the municipal or public services to be rendered therein; and for other purposes related thereto.**

**BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OXFORD, MISSISSIPPI:**

**SECTION I.** It is hereby found and determined that the public convenience and necessity requires that the corporate boundaries of the City of Oxford, be and the same are hereby extended and enlarged so as to embrace the adjacent and unincorporated land and territory in Lafayette County, Mississippi, hereinafter described.

**SECTION II.** The unincorporated land and territory which is added to and included in the corporate limits of the City of Oxford, Mississippi, is situated in Lafayette County, Mississippi, and is more particularly described as follows:

**PROPOSED ANNEXATION AREA 1**

Commencing at the Northwest corner of Section 24, Township 8 South, Range 4 West, Lafayette County, Mississippi, Run thence Southerly along the Western boundary of said Section 24, a distance of 1980 feet, more or less, to the Northwest Corner of Woodlawn Subdivision, Phase V;

Thence run Easterly 1420 feet, more or less, along the North line of Woodlawn Subdivision, Phase V and Phase II, to the Northeast corner of Woodlawn Subdivision, said corner being the Northwest corner of a parcel described in Deed Book 472, Page 136, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 146z-24-9.00;

Thence Easterly a distance of 630 feet more or less to a point on the centerline of East Goose Valley Creek, said point being the POINT OF BEGINNING;

From said Point of Beginning, run a Northwesterly direction, along the centerline of said creek, a distance of 1710 feet, more or less, to a point;

Thence leaving said creek and along a line that is generally 600 feet from and parallel to the Western right-of-way line of Proposed West Oxford Loop, North 28 Degrees 37 Minutes 00 Seconds West a distance of 2500 feet, more or less, to a point on the western boundary of Section 13, Township 8 South, Range 4 West;

Thence continue in a Northwesterly direction along a line 600 feet West of and parallel to the West right-of-way of the proposed West Oxford Loop the following courses and distances: 1) North 28 Degrees 37 Minutes 00 Seconds West a distance of 653.03 feet more or less to a point;

2) North 28 Degrees 37 Minutes 00 Seconds West a distance of 683.77 feet to a point; 3) with a curve turning to the right with a radius of 2150.00 feet, an arc length of 720.49 feet, a chord bearing of North 19 Degrees 00 Minutes 59 Seconds West and a chord length of 717.12 feet to a point; 4) North 19 Degrees 14 Minutes 41 Seconds West a distance of 125.76 feet to a point;

Thence leaving said line, run North 20 Degrees 40 Minutes 42 Seconds West a distance of 800 feet, more or less, to the centerline of an unnamed creek;

Thence run Northerly along the centerline of said unnamed creek a distance of 860 feet more or less to the South line of Section 11, Township 8 South, Range 4 West;

Thence run Westerly along the South line of said Section 11 a distance of 1300 feet more or less, to the Southwest corner of a parcel described in Deed Book 332, Page 317, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 141-11-017.00), said point also being the Southwest corner of the Southeast  $\frac{1}{4}$  of said Section 11;

Thence run North 00 Degrees 22 Minutes 59 Seconds West along the West line of said parcel described in Deed Book 332, Page 317, in the Office of the Chancery Clerk of Lafayette County, Mississippi, and the Western boundary of said Southeast  $\frac{1}{4}$  a distance of 1341.95 feet to the Southeast corner of a parcel described in Deed Book 2009, Page 8414 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 141-11-14.00);

Thence run along the East line of said parcel described in Deed Book 2009, Page 8414, in the Office of the Chancery Clerk of Lafayette County, Mississippi, the following courses and distances: 1) North 23 Degrees 08 Minutes 38 Seconds East a distance of 1974.80 feet; 2) North 15 Degrees 07 Minutes 51 Seconds East a distance of 509.66 feet; 3) North 35 Degrees 37 Minutes 51 Seconds East a distance of 305.24 feet to the South right-of-way line of Mississippi Highway No. 314;

Thence North 35 Degrees 37 Minutes 51 Seconds East a distance of 180.00 feet to the North right-of-way of Mississippi Highway 314, said point also being located at the Southwest corner of Tax Parcel 141-11-13.00 (Deed 417, page 575);

Thence run along the North right-of-way of Mississippi Highway 314, South 53 Degrees 19 Minutes 44 Seconds East a distance of 444.51 feet, to the West right-of-way of Lafayette County Road 199;

Thence run along the West right-of-way of Lafayette County Road 199 the following courses and distances: 1) North 55 Degrees 13 Minutes 07 Seconds East a distance of 142.43 feet; 2) North 44 Degrees 58 Minutes 45 Seconds East a distance of 428.52 feet; 3) North 50 Degrees 50 Minutes 12 Seconds East a distance of 221.06 feet; 4) North 50 Degrees 22 Minutes 27 Seconds East a distance of 91.98 feet; 5) North 58 Degrees 24 Minutes 27 Seconds East a distance of 278.27 feet; 6) North 51 Degrees 24 Minutes 00 Seconds East a distance of 255.14 feet to the Southeast corner of Tax Parcel 141-11-12.00 (Inst. No. 2013-7314);

Thence continue in a Northeasterly direction along the Western right-of-way line of Lafayette County Road No. 199 a distance of 730 feet more or less, to the North line of Section 12, Township 8 South, Range 4 West;

Thence run Easterly along the North line of said Section 12 a distance of 3800 feet more or less to the Northeast corner of a parcel described in Deed Book 515, Page 476, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 141-12-31.00) also being at the Northwest Corner of Fox Trail Estates subdivision (Plat Cabinet B, Slide 42);

Thence run along the West line of Fox Trail Estates Subdivision the following courses and distances: 1) South 00 Degrees 02 Minutes 17 Seconds East a distance of 1914.29 feet; 2) South 87 Degrees 29 Minutes 33 Seconds East a distance of 332.43 feet; 3) South 00 Degrees 08 Minutes 39 Seconds East a distance of 794.40 feet to a point at the southwest corner of said subdivision;

Thence North 89 Degrees 08 Minutes 48 Seconds East, along the South boundary of said subdivision, a distance of 1190.92 feet to the Southeast corner of said Fox Trails Estate, said point is also on the West line of Deerfield Subdivision, Phase 2 (Plat Cabinet B, Slide 20);

Thence run South 00 Degrees 10 Minutes 00 Seconds East along the Western boundary of Deerfield Subdivision a distance of 465 feet more or less to the Southwest corner of said subdivision;

Thence run along the South line of said subdivision and continuing along the South line of Deerfield Subdivision, Phase 1, South 89 Degrees 16 Minutes 00 Seconds East a distance of 1450 feet more or less to its intersection with the West right-of-way line of the electrical utility;

Thence run Southwesterly along the West right-of-way of said electric utility a distance of 2140 feet more or less to the South line of Section 7, Township 8 South, Range 4 West;

Thence run Easterly along said South line a distance of 4320 feet more or less to the Southeast corner of said Section 7, said point also being on said existing corporate limits of the City of Oxford, Mississippi;

Thence run along said corporate limits of the City of Oxford, Mississippi, to its intersection with the centerline of East Goose Valley Creek, back to the POINT OF BEGINNING.

### **PROPOSED ANNEXATION AREA 2**

Commencing at the intersection of the North line of Section 16, Township 8 North, Range 3 West, and the West right-of-way of Christman Drive, said point also being the Northeast corner of a parcel described in Deed Book 2014, Page 9842, in the Chancery Court of Lafayette County, Mississippi (Tax Parcel 135c-16-32.01), said point also being on the existing corporate limits of the City of Oxford, Mississippi, as described in the final judgment filed October 11, 2016, in the

Chancery Court of Lafayette County, Mississippi; said point being the POINT OF BEGINNING;

Thence run in a Westerly direction along the North line of Section 16 a distance of 75 feet more or less to the Southwest corner of Tax Parcel 132-09-109.00 (Inst. No. 2013-6902);

Thence along the West line of said parcel the following courses and distances: 1) North 54 Degrees 26 Minutes 11 Seconds East a distance of 76.95 feet; 2) North 12 Degrees 52 Minutes 14 Seconds West a distance of 250.53 feet to its Northwest corner;

Thence North 83 Degrees 55 Minutes 38 Seconds East along the North line of said parcel and the North line of Tax Parcel 132-10-181.00 a distance of 153.37 feet to the West right-of-way line of Lafayette County Road No. 101;

Thence North 83 Degrees 55 Minutes 38 Seconds East across County Road 101 a distance of 70 feet more or less to the East right-of-way of Lafayette County Road 101;

Thence Southeasterly along said East right-of-way of Lafayette County Road 101 a distance of 690 feet more or less to the Southwest corner of North Oxford Baptist Church Property (Deed Book 2006, Page 7637) (Tax Parcel 135b-15-48.00);

Thence run North 84 Degrees 40 Minutes 05 Seconds East along the Southern boundary of said church property a distance of 517.83 feet to the Southeast corner of said parcel;

Thence run North 19 Degrees 23 Minutes 32 Seconds East along the East line of said church property a distance of 270.17 to the Northern boundary of Section 15, Township 8 South, Range 3 West;

Thence run Easterly along the South line of Section 10, Township 8 South, Range 3 West (also being the North line of Section 15), 2950 feet more or less to the West right-of-way line of Mississippi Highway 7;

Thence run along the West right-of-way of Mississippi Highway 7 the following courses and distances: 1) North 07 Degrees 29 Minutes 23 Seconds East a distance of 615.28 feet; 2) North 10 Degrees 59 Minutes 40 Seconds East a distance of 501.61 feet; 3) North 01 Degrees 31 Minutes 17 Seconds East a distance of 702.57 feet; 4) North 14 Degrees 00 Minutes 55 Seconds East a distance of 605.31 feet; 5) North 10 Degrees 08 Minutes 12 Seconds East a distance of 217.12 feet more or less to the Westerly extension of the North line of a parcel described in Deed Book 2016, Page 9526, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 132-10-6.00), also being the intersection of said Western right-of-way line with Northern boundary of the Southeast Quarter of Section 10, Township 8 South Range 3 East;

Thence run Easterly along said Northern boundary of the Southeast Quarter a distance of 280 feet more or less to a point on the Eastern right-of-way line of Mississippi Highway No. 7;

Thence run South 89 Degrees 43 Minutes 15 Seconds East along said Northern Boundary and the Northern boundary of the Southwest Quarter of Section 11, Township 8 South, Range 3 West, (also being the Northern boundary of Tax Parcels 132-10-6.00 and 131-11-22.00), a distance of 2606 feet more or less, to the Northeast corner of a parcel described in Deed Book 2016, Page 9526, in the Office of the Chancery Clerk of Lafayette County, Mississippi Tax Parcel (131-11-22.00);

Thence run South 00 Degrees 55 Minutes 10 Seconds East a distance of 2668.00 feet to the Southeast corner of said parcel;

Thence run South 88 Degrees 40 Minutes 56 Seconds East along the Northern boundary of Tax Parcel 136-14-2.00 (Inst. No. 2009-3275), also being the Northern Boundary of Section 14, Township 8 South, Range 3 West, a distance of 565 feet more or less to the West right-of-way line of Lafayette County Road 207;

Thence continue along said Section line South 88 degrees 40 Minutes 56 Seconds East a distance of 50 feet more or less to the Eastern right-of-way line of said County Road No. 207;

Thence run along the East right-of-way line of Lafayette County Road 207 the following courses and distances: 1) with a curve turning to the left with a radius of 319.94 feet, an arc length of 165.68 feet, a chord bearing of South 33 Degrees 22 Minutes 05 Seconds East and a chord length of 163.83 feet; 2) South 48 Degrees 12 Minutes 11 Seconds East a distance of 393.01 feet; 3) South 44 Degrees 57 Minutes 32 Seconds East a distance of 415.05 feet; 4) with a curve turning to the right with a radius of 402.85 feet, an arc length of 496.40 feet, a chord bearing of South 05 Degrees 35 Minutes 29 Seconds East and a chord length of 465.59 feet; 5) South 45 Degrees 33 Minutes 30 Seconds West a distance of 346.29 feet; 6) South 46 Degrees 28 Minutes 39 Seconds West a distance of 302.52 feet; 7) with a curve turning to the right with a radius of 994.65 feet, an arc length of 282.51 feet, a chord bearing of South 56 Degrees 13 Minutes 35 Seconds West and a chord length of 281.56 feet; 8) South 64 Degrees 29 Minutes 20 Seconds West a distance of 598.68 feet; 9) with a curve turning to the left with a radius of 276.71 feet, an arc length of 195.69 feet, a chord bearing of South 47 Degrees 53 Minutes 32 Seconds West and a chord length of 191.64 feet; 10) South 23 Degrees 59 Minutes 27 Seconds West a distance of 217.09 feet; 11) South 36 Degrees 26 Minutes 35 Seconds West a distance of 84.27 feet; 12) South 34 Degrees 02 Minutes 42 Seconds West a distance of 71.72 feet; 13) South 26 Degrees 24 Minutes 55 Seconds West a distance of 58.56 feet; 14) South 16 Degrees 17 Minutes 04 Seconds West a distance of 118.87 feet; 15) South 11 Degrees 59 Minutes 40 Seconds West a distance of 90.91 feet; 16) South 11 Degrees 18 Minutes 05 Seconds West a distance of 101.56 feet; 17) South 11 Degrees 03 Minutes 20 Seconds West a distance of 54.63 feet; 18) South 09 Degrees 47 Minutes 35 Seconds West a distance of 82.55 feet; 19) South 12 Degrees 40 Minutes 32 Seconds West a distance of 70.61 feet; 20) South 15 Degrees 08 Minutes 12 Seconds West a distance of 60.11 feet; 21) South 18 Degrees 50 Minutes 24 Seconds West a distance of 85.76 feet; 22) South 19 Degrees 17 Minutes 33 Seconds West a distance of 136.26 feet; 23) South 18 Degrees 24 Minutes 28 Seconds West a distance of 70.51 feet; 24) South 18 Degrees 13 Minutes 52 Seconds

West a distance of 68.42 feet; 25) South 19 Degrees 11 Minutes 41 Seconds West a distance of 15.01 feet more or less to the Northern right-of-way line of Mississippi Highway 30;

Thence run South 19 Degrees 11 Minutes 41 Seconds West a distance of 176.41 feet more or less to the Southern right-of-way line of Mississippi Highway No. 30;

Thence run Northwesterly along the South right-of-way line of Mississippi Highway 30 1265 feet more or less to the West line of Section 14, Township 8 South, Range 3 West;

Thence run South 00 Degrees 59 Minutes 57 Seconds East along the West line of said Section 14 a distance of 495.88 feet to the Southeast corner of a parcel described in Deed Book 2016, Page 4867, in the office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 135h-15-16.01), said point being on said existing corporate limits of the City of Oxford, Mississippi;

Thence run along said existing corporate limits of the City of Oxford, Mississippi, to a point where the North right-of-way of Christman Drive intersects the North line of said Section 16, said point also being the POINT OF BEGINNING.

### **PROPOSED ANNEXATION AREA 3**

Commencing at the Northeast corner of the Southeast quarter of Section 23, Township 8 South, Range 3 West, said point being on the existing corporate limits of the City of Oxford, Mississippi as described in the Final Judgement filed October 11, 2016 in the Chancery Court of Lafayette County, Mississippi, and also being the POINT OF BEGINNING;

Thence leaving said existing corporate limits, run Southerly along the east line of Section 23 a distance of 2640 feet more or less to the Southeast corner of said Section 23;

Thence continue in a Southerly direction along the East line of Section 26 a distance of 1015 feet, more or less, to the intersection of said East line of Section 26 with the South line of a parcel described in Deed Book 374, Page 4 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 137X-26-146.00);

Thence run in a Northwesterly direction along the Southern boundary of the above described parcel a distance of 1655 feet more or less to the center of Four Mile Branch, said point also being the Northwest corner of parcel described in Deed Book 212, Page 51 (Tax Parcel 137X-26-145.00);

Thence run Southerly along the center of Four Mile Branch and the West line of said parcel described in Deed Book 212, Page 51 a distance of 860 feet more or less to a Western corner, said point also being the Northwest corner of a parcel described in Deed Book 2008, Page 7803 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 137X-26-144.00);

Thence run Southerly along the centerline of Four Mile Branch and the West line of said parcel described in Deed Book 2008, Page 7803, a distance of 800 feet more or less to its Southwest corner, said point also being on the Northern right-of-way of Mississippi Highway 6;

Thence run Southerly along said Four Mile Branch across said right-of-way of Mississippi Highway 6 to the Northeast corner of a parcel described in Deed Book 2007, Page 3060 in the Office of the Chancery Clerk of Lafayette County, Mississippi, (Tax Parcel 137x-26-155.00) said point also being on the South right-of-way of Mississippi Highway 6;

Thence run in a Northwesterly direction along the North line of said parcel described in Deed Book 2007, Page 3060, and along said Southern right-of-way line of Highway 6 a distance of 820 feet more or less to the Northwest corner of said parcel;

Thence run Southerly along the West line of said parcel described in Deed Book 2007, Page 3060, and along the West line of the East Half of Section 26, a distance of 2800 feet more or less to the Southwest corner of said parcel and the Southwest corner of the Southeast Quarter of Section 26, Township 8 South, Range 3 West;

Thence run Westerly along the South line of said Section 26 a distance of 2560 feet more or less to its intersection with the South right-of-way of County Road 406;

Thence run Westerly along the South right-of-way of County Road 406 a distance of 470 feet more or less to its intersection with the West line of a parcel described in Deed Book 345, Page 382, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel No. 138z-34-1.00);

Thence run Southerly, along the West line of said parcel described in Deed Book 345, Page 382, a distance of 125 feet more or less to the Northwest corner of a parcel described in Deed Book 284, Page 230, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel No. 138z-34-2.00);

Thence continue in a Southerly direction, along the West line of said parcel described in Deed Book 284, Page 230, a distance of 125 feet more or less to the Southwest corner of said parcel (Tax Parcel No. 138z-34-2.00);

Thence run in an easterly direction, along the South line of said parcel described in Deed Book 284, Page 230, a distance of 192 feet more or less, to the Southeast corner of said parcel (Tax Parcel No. 138z-34-2.00);

Thence run Southeasterly, along the West line of said parcel described in Deed Book 345, Page 382, a distance of 180 feet more or less to the Southeast corner of Tax Parcel No. 138z-34-1.00, said point being on the West line of Section 35, Township 8 South, Range 3 West;

Thence run Southerly along the West line of said Section 35, a distance of 1200 feet more or less

to the Southeast corner of a parcel described in Deed Book 356, Page 513 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 138Z-34-10.00);

Thence run Westerly along the South line of said parcel described in Deed Book 356, Page 513 and the Westerly extension thereof a distance of 1050 feet more or less to its intersection with the West right-of-way of Mississippi Highway 334;

Thence run Northerly along the West right-of-way of Mississippi Highway 334, a distance of 85 feet more or less to the Southeast corner of a parcel described in Deed Book 452, Page 338 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 138z-34-58.00);

Thence run Southwesterly along the Southern boundary of said parcel, 85 feet more or less to a point on the Eastern boundary of a parcel described in Deed Book 476, Page 503 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 138z-34-53.00);

Thence run in a Northwesterly direction along said eastern boundary a distance of 420 feet more or less to the Northeast corner of said parcel (Tax Parcel 138z-34-53.00);

Thence run along the Northern boundary of said parcel, South 88 Degrees 32 Minutes 43 Seconds West a distance of 922.7 feet more or less to the Northwest corner of Tax Parcel 138z-34-53.00, said point being on said existing corporate limits of the City of Oxford, Mississippi;

Thence, following said existing corporate limits, run Northerly and continue to the Northeast corner of the Southeast quarter of said Section 23, said point also being the POINT OF BEGINNING.

#### **PROPOSED ANNEXATION AREA 4**

Beginning at a point where the west right-of-way line of Lafayette County, Mississippi, Road 403, also known as Bell River Road, intersects the north line of a parcel described in Deed Book 2006, Page 6248, in the office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 182-10-3.00), said point being on the existing corporate limits of the City of Oxford, Mississippi, as described in the final judgment filed October 11, 2016, in the Chancery Court of Lafayette County, Mississippi; said point being the POINT OF BEGINNING;

Thence run South 47 Degrees 59 Minutes 36 Seconds West continuing along said Western right-of-way line of County Road No. 403 a distance of 119.49 feet to the Southeast corner of said parcel described in Deed Book 2006, Page 6248 (Tax Parcel 182-10-3.00);

Thence run South 89 Degrees 53 Minutes 03 Seconds West along the Southern boundary of Tax Parcel 182-10-3.00 a distance of 3395.09 feet more or less, to the Southwest corner of said parcel, said point also being on the East line of a parcel described in Deed Book 2009, Page 8089, Tract 2 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 182y-09-36.01), also being on the East line of Section 9, Township 9 South, Range 3 East;



Thence run North 01 Degrees 01 Minutes 16 Seconds East a distance of 1220 feet more or less, to the Northeast corner of said parcel;

Thence run North 89 Degrees 35 Minutes 56 Seconds a distance of 1488.90 feet to the Northwest corner of said parcel described in Deed Book 2009, Page 8089;

Thence along the West line of Tax Parcel 182y-09-36.01 the following courses and distances: 1) South 40 Degrees 25 Minutes 31 Seconds East a distance of 208.76 Feet to an existing ½" iron rod; 2) South 13 Degrees 16 Minutes 17 Seconds East a distance of 260.00 Feet to an existing 1/2" iron rod; 3) South 17 Degrees 16 Minutes 32 Seconds East a distance of 154.73 Feet to a 1/2" iron rod; 4) South 07 Degrees 28 Minutes 01 Seconds East a distance of 99.62 Feet to an existing 1/2" iron rod; 5) South 06 Degrees 55 Minutes 08 Seconds East a distance of 240.40 Feet to an existing 1/2" iron rod; 6) South 00 Degrees 06 Minutes 47 Seconds East a distance of 265.39 Feet to an existing 1" iron pipe; 7) South 22 Degrees 10 Minutes 32 Seconds West a distance of 154.99 Feet to a 1/2" iron rod; 8) South 27 Degrees 29 Minutes 55 Seconds West a distance of 115.80 Feet to a 1/2" iron rod; 9) South 01 Degrees 29 Minutes 06 Seconds East a distance of 220.45 Feet to a 1/2" iron rod; 10) South 20 Degrees 12 Minutes 08 Seconds East a distance of 445.50 Feet to 40" Oak tree; 11) South 01 Degrees 48 Minutes 53 Seconds West a distance of 159.27 Feet to 24" Sweet Gum tree; 12) South 22 Degrees 40 Minutes 54 Seconds West a distance of 341.94 Feet to an existing ½" iron rod; 13) North 66 Degrees 56 Minutes 07 Seconds West a distance of 528.67 Feet to an existing 1/2" iron rod; 14) South 15 Degrees 16 Minutes 41 Seconds West a distance of 37.09 Feet to an existing 1/2" iron rod; 15) North 63 Degrees 00 Minutes 32 Seconds West a distance of 435.86 Feet to an existing 1/2" iron rod; 16) South 57 Degrees 41 Minutes 44 Seconds West a distance of 325.15 Feet to a point; 17) North 66 Degrees 48 Minutes 55 Seconds West a distance of 144.04 Feet to a point; 18) North 57 Degrees 19 Minutes 00 Seconds West a distance of 133.37 Feet to a wood fence post; 19) South 00 Degrees 39 Minutes 36 Seconds West a distance of 338.76 Feet to an existing 1/2" iron rod; 20) South 01 Degrees 49 Minutes 50 Seconds West a distance of 220.18 Feet to an existing 1/2" iron pipe; 21) South 03 Degrees 53 Minutes 55 Seconds West a distance of 241.86 Feet to an existing metal bar; 22) South 03 Degrees 47 Minutes 03 Seconds West a distance of 169.96 Feet to an existing 1/2" iron pipe; 23) South 03 Degrees 11 Minutes 06 Seconds West a distance of 301.52 Feet to an existing wood fence post on the north right-of-way line of County Road 414;

Thence run N 89 Degrees 15 Minutes West along the North right-of-way of said road and along the South line of said parcel described in Deed Book 493, Page 177 (Tax Parcel 182y-09-34.00), a distance of 127 feet to the Southwest corner of said parcel, said point also being on the East right-of-way line of Mississippi Highway No. 7 (Project No. 102168-201000);

Thence run Southerly along said right-of-way line of Highway 7 and across the right-of-way of Lafayette County Road 414 South 10 Degrees 01 Minutes 25 Seconds West a distance of 36.25 Feet to a point on the South right-of-way line of County Road 414;

Thence along the East right-of-way line of said Project No. 102168-201000 (Highway 7) the

following courses and distances: 1) South 34 Degrees 47 Minutes 56 Seconds West a distance of 71.59 Feet 2) South 10 Degrees 01 Minutes 25 Seconds West a distance of 400.00 Feet; 3) South 44 Degrees 26 Minutes 19 Seconds East a distance of 86.02 Feet; 4) South 10 Degrees 01 Minutes 25 Seconds West a distance of 84.84 Feet; 5) along a circular curve to the left having a radius of 99.18 Feet, with an arc length of 60.30 Feet, a chord bearing of South 07 Degrees 23 Minutes 33 Seconds East, and a chord length of 59.37 Feet; 6) South 65 Degrees 11 Minutes 28 Seconds West a distance of 70.00 Feet; 7) South 24 Degrees 48 Minutes 32 Seconds East a distance of 225.83 Feet; 8) South 65 Degrees 11 Minutes 28 Seconds West a distance of 34.05 Feet to a point on the existing eastern right-of-way line of County Road No. 401;

Thence along said existing right-of-way line South 25 Degrees 06 Minutes 07 Seconds East a distance of 420.02 Feet to the intersection of said right-of-way line with the Southern boundary of Section 9, Township 9 South, Range 3 West;

Thence run East along the Southern boundary of said Section 9, a distance of 727 feet more or less to the Northeast corner of a parcel described in Deed Book 378, Page 420, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 185x-16-2.00), said point also being the Northwest corner of a parcel described in Deed Book 2009, Page 8089, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 158x-16-1.00);

Thence run Southerly and Southeasterly along the West line of said parcel the following courses and distances: 1) South 04 Degrees 12 Minutes 41 Seconds West a distance of 184.38 Feet; 2) South 04 Degrees 20 Minutes 10 Seconds West a distance of 423.52 Feet; 3) South 00 Degrees 30 Minutes 00 Seconds East a distance of 46.64 Feet; 4) South 06 Degrees 34 Minutes 00 Seconds East a distance of 78.40 Feet; 5) South 14 Degrees 49 Minutes 00 Seconds East a distance of 117.60 Feet; 6) South 17 Degrees 06 Minutes 00 Seconds East a distance of 497.60 Feet to the Southwest corner of said parcel, said point also being on the North line of a parcel described in Deed Book 2010, Page 2566, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 185x-16-11.00);

Thence run Easterly along the North line of said parcel described in Deed Book 2010, Page 2566 a distance of 170 feet more or less to the Northeast corner of said parcel;

Thence run Southerly along the East line of said parcel described in Deed Book 2010, Page 2566, a distance of 179 feet more or less to the Southeast corner of said parcel;

Thence run Westerly along the South line of said parcel described in Deed Book 2010, Page 2566, a distance of 381 feet more or less to the Southwest corner of said parcel, said point also being on the East right-of-way of Lafayette County Road 401;

Thence run Southerly along the East right-of-way of County Road 401 the following courses and distances: 1) South 12 Degrees 04 Minutes 51 Seconds East a distance of 205.53 Feet; 2) South 08 Degrees 44 Minutes 02 Seconds East a distance of 136.28 Feet; 3) South 06 Degrees 58 Minutes 27 Seconds East a distance of 43.43 Feet; 4) South 00 Degrees 14 Minutes 31 Seconds

East a distance of 342.73 Feet; 5) South 01 Degrees 10 Minutes 46 Seconds West a distance of 150.34 Feet; 6) South 01 Degrees 10 Minutes 46 Seconds West a distance of 451.95 Feet; 7) South 01 Degrees 05 Minutes 07 Seconds West a distance of 436.68 Feet; 8) South 01 Degrees 17 Minutes 59 Seconds West a distance of 487.15 Feet; 9) South 02 Degrees 10 Minutes 48 Seconds West a distance of 218.12 Feet; to the Northwest corner of the Twingates Subdivision as described in Plat Cabinet B, Slide 48 in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run East along the Northern boundary of said subdivision a distance of 654.06 feet to an oak tree at the Northeast corner of said Twingates Subdivision;

Thence run South along the East line of said Twingates Subdivision, and continue along the Southerly extension thereof, a distance of 1387 feet more or less to its intersection with the South line of Section 16, Township 9 South, Range 3 West;

Thence run Westerly along the South line of said Section 16 a distance of 2327 feet more or less to the West right-of-way of Mississippi Highway 7 (Project No. 102168-201000);

Thence run Northerly along the West right-of-way of Mississippi Highway 7 the following courses and distances: 1) North 01 Degrees 19 Minutes 34 Seconds East a distance of 136.46 Feet; 2) North 88 Degrees 40 Minutes 26 Seconds West a distance of 40.00 Feet; 3) North 01 Degrees 19 Minutes 34 Seconds East a distance of 200.00 Feet; 4) South 88 Degrees 40 Minutes 26 Seconds East a distance of 40.00 Feet; 5) North 01 Degrees 19 Minutes 34 Seconds East a distance of 700.00 Feet; 6) North 37 Degrees 20 Minutes 02 Seconds West a distance of 96.05 Feet; 7) North 01 Degrees 19 Minutes 34 Seconds East a distance of 225.00 Feet; 8) North 32 Degrees 38 Minutes 34 Seconds East a distance of 230.87 Feet; 9) North 01 Degrees 17 Minutes 40 Seconds East a distance of 502.63 Feet; 10) North 88 Degrees 42 Minutes 20 Seconds West a distance of 90.00 Feet; 11) North 01 Degrees 17 Minutes 40 Seconds East a distance of 200.00 Feet; 12) South 88 Degrees 42 Minutes 20 Seconds East a distance of 80.00 Feet; 13) North 01 Degrees 17 Minutes 40 Seconds East a distance of 550.00 Feet; 14) North 88 Degrees 42 Minutes 20 Seconds West a distance of 90.00 Feet; 15) North 01 Degrees 17 Minutes 40 Seconds East a distance of 1205.21 Feet more or less to its intersection with the South line of a parcel described in Deed Book 478, Page 595 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 185x-16-109.00);

Thence run North 88 Degrees 41 Minutes 21 Seconds West along the South line of said parcel, a distance of 1699 feet more or less to its intersection with the West line of said Section 16;

Thence run North 00 Degrees 04 Minutes 57 Seconds West along the West line of Section 16 a distance of 1316 feet more or less to the Northwest corner of said Section 16 (also being the Southeast Corner of Section 8);

Thence run West along the Southern boundary of Section 8, Township 9 south, Range 3 West a distance of 1320.00 Feet more or less to the Southwest corner of a parcel described in Deed

Book 2006, Page 6720, in the office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 183-08-47.00);

Thence run North 01 Degrees 32 Minutes 59 Seconds East along the Western boundary of said parcel a distance of 1294.69 Feet more or less to the Northwest corner of said parcel;

Thence run along the Northern boundary of said parcel, North 52 Degrees 18 Minutes East a distance of 1630 Feet more or less, to the Western boundary of South Oaks Subdivision (Plat Cabinet B Slide 11), said point also being on said existing corporate limits of the City of Oxford, Mississippi;

Thence run along said existing corporate limits of the City of Oxford, Mississippi, to a point where the north line of said parcel described in Deed Book 2006, Page 6248, intersects the west right-of-way of Bell River Road, said point also being the POINT OF BEGINNING.

### **PROPOSED ANNEXATION AREA 5**

Commencing at the Southeast corner of a parcel described in Deed Book 210, Page 76, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 139L-31-220.00), said point being on the South line of the North half of Section 31, Township 8 South, Range 3 West, said point also being on the existing corporate limits of the City of Oxford, Mississippi, as described in the final judgment filed October 11, 2016, in the Chancery Court of Lafayette County, Mississippi, said point being the POINT OF BEGINNING;

Thence run Westerly along the South line of the North half of said Section 31 a distance of 3500 feet more or less, to the Southeast corner of the North half of Section 36, Township 8 South, Range 4 West;

Thence run Westerly along the South line of the North half of said Section 36, 5280 feet more or less, to the Southeast corner of the North half of Section 35, Township 8 South, Range 4 West;

Thence run Westerly along the South line of the North half of said Section 35 a distance of 5280 feet more or less to its Southwest corner;

Thence run Northerly along the western boundary of said section 35 a distance of 2640 feet more or less, to the Northwest corner of said Section 35;

Thence run Northerly along the West line of Section 26, Township 8 North, Range 4 West, a distance of 3600 feet more or less, to its intersection with the North right-of-way of United States Highway 278;

Thence run Easterly along said North right-of-way of United States Highway 278 a distance of 360 feet more or less to the Southwest corner of a parcel described in Deed Book 2009, Page 10123, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 147x-

26-56.00), said point also being on the existing corporate limits of the City of Oxford, Mississippi;

Thence run along said existing corporate limits of the City of Oxford, Mississippi, to a point where the South line of said parcel described in Deed Book 210, Page 76, intersects the East line of said corporate limits, said point also being the POINT OF BEGINNING.

### **PROPOSED ANNEXATION AREA 6**

Commencing at the Southeast corner of Lot 300 of Wellsgate, Phase VIII, subdivision as recorded in Plat Cabinet B, Slide 109, in the Office of the Chancery Clerk of Lafayette County, Mississippi, said point being on the existing corporate limits of the City of Oxford, Mississippi, as described in the final judgment filed October 11, 2016, in the Chancery Court of Lafayette County, Mississippi; said point also being the POINT OF BEGINNING;

Thence run Northerly and Westerly along the East and North lines of said Wellsgate, Phase VIII, subdivision the following courses and distances: 1) North 00 Degrees 01 Minutes 07 Seconds East a distance of 56.57 Feet; 2) North 11 Degrees 58 Minutes 36 Seconds East a distance of 78.11 Feet; 3) North 14 Degrees 51 Minutes 42 Seconds East a distance of 106.47 Feet; 4) North 16 Degrees 56 Minutes 56 Seconds East a distance of 107.76 Feet; 5) North 26 Degrees 46 Minutes 58 Seconds West a distance of 210.04 Feet; 6) South 88 Degrees 29 Minutes 50 Seconds West a distance of 220.68 Feet to a point on the North line of Lot 305 of said Wellsgate, Phase VIII, subdivision, said point also being the Southeast corner of a parcel described in Deed Book 2006, Page 13676, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 146y-23-046.01);

Thence run North 06 Degrees 37 Minutes 22 Seconds West a distance of 808.31 Feet more or less along the East line of said parcel, to the South right-of-way of Lafayette County Road 162;

Thence run Southwesterly along said South right-of-way at Lafayette County Road 162, the following courses and distances: 1) South 67 Degrees 46 Minutes 48 Seconds West a distance of 164.04 Feet; 2) South 67 Degrees 46 Minutes 46 Seconds West a distance of 86.03 Feet; 3) South 66 Degrees 18 Minutes 51 Seconds West a distance of 29.04 Feet; 4) South 64 Degrees 07 Minutes 44 Seconds West a distance of 392.09 Feet, to the Northwest corner of Lot R42 of Retreat Square at Wellsgate, Phase IV, subdivision recorded in Plat Cabinet B, Slide 106, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run along the Northwest line of said Retreat at Wellsgate, Phase IV, subdivision the following courses and distances: 1) South 64 Degrees 07 Minutes 44 Seconds West a distance of 134.62 feet; 2) South 26 Degrees 59 Minutes 18 Seconds West a distance of 96.78 feet to the Western corner of Lot R41 of said Retreat at Wellsgate, Phase IV, subdivision, said point also being the Northeast corner of the Common Area of Wellsgate, Phase IV, subdivision as recorded in Plat Cabinet B, Slide 74, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run along the North and West line of said Wellsgate, Phase IV, subdivision the following courses and distances: 1) North 84 Degrees 31 Minutes 22 Seconds West a distance of 792.70 feet; 2) North 00 Degrees 14 Minutes 26 Seconds West a distance of 266.45 feet; 3) North 15 Degrees 36 Minutes 49 Seconds West a distance of 79.32 feet; to the Northeast corner of lot 253 of said Wellsgate, Phase IV, subdivision, said point also being the Southeast corner of Lot 11 of Wellsgate, Phase I, subdivision as recorded in Plat Cabinet B, Slide 30, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run along the East line of said Wellsgate, Phase I, subdivision the following courses and distances: 1) North 15 Degrees 36 Minutes 47 Seconds West a distance of 109.30 feet; 2) North 00 Degrees 14 Minutes 28 Seconds West a distance of 38.20 feet to the Southeast corner of lot 12 of said Wellsgate, Phase I subdivision;

Thence due East a distance of 75.00 feet to the Southeast corner of Tax Parcel 146y-23-2005.00 (Inst. No. 2014-829);

Thence along the East boundary of said parcel North 00 Degrees 14 Minutes 28 Seconds West a distance of 183.58 feet to the Northeast corner of said parcel;

Thence due West a distance of 75.00 feet to the Southeast corner of Lot 13 of Wellsgate, Phase I, subdivision as recorded in Plat Cabinet B, Slide 30, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run along the eastern boundary of Wellsgate, Phase I, subdivision, North 00 Degrees 14 Minutes 28 Seconds West a distance of 452.18 feet to the Southeast corner of Lot 16 of said subdivision, said point also being the Southwest corner of Tax Parcel 146y-23-43.01 (Inst. No. 2009-2315);

Thence due East a distance of 75.00 feet to the Southeast corner of said parcel;

Thence North 00 Degrees 10 Minutes 02 Seconds West along the Eastern boundary of said tax parcel a distance of 128.43 feet to its Northeast corner;

Thence due West a distance of 75.15 feet to the Northeast corner of said lot 16;

Thence run along the East line of said Wellsgate, Phase I, subdivision the following courses and distances: 1) North 00 Degrees 14 Minutes 30 Seconds West a distance of 117.20 feet; 2) South 89 Degrees 45 Minutes 32 Seconds West a distance of 50.00 feet; 3) North 00 Degrees 14 Minutes 28 Seconds West a distance of 299.67 feet to the Northeast corner of Wellsgate, Phase I, subdivision as recorded in Plat Cabinet B, Slide 30, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run North 89 Degrees 47 Minutes 50 Seconds East along the Southern Boundary of Wellsgate, Phase X (10), subdivision a distance of 100 feet to its Southeast corner;

Thence run North 89 Degrees 14 Minutes 28 Seconds West, along the Northern boundary of the Southwest  $\frac{1}{4}$  of Section 23, Township 8 South, Range 4 West, a distance of 1320 feet more or less to the Northeast corner of the Southwest  $\frac{1}{4}$  of said Section 23;

Thence run Northerly a distance of 977 feet more or less to the Northwest corner of a parcel described in Deed Book 2014, Page 58, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 146y-23-3.00);

Thence run Easterly along the North line of said parcel a distance of 1520 feet, more or less, to the Northeast corner of said parcel;

Thence run Southerly along the East line of said parcel a distance of 977 feet more or less, to the South line of the Northeast  $\frac{1}{4}$  of Section 23;

Thence run Easterly along the South line of the Northeast  $\frac{1}{4}$  of Section 23 a distance of 1120 feet more or less, to the Southeast corner of the Northeast  $\frac{1}{4}$  of Section 23, said point being on said existing corporate limits of the City of Oxford, Mississippi;

Thence run Southerly and continue along said corporate limits of the City of Oxford, Mississippi, to the Southeast corner of Lot 300 in Wellsgate, Phase VIII, subdivision recorded in Plat Cabinet B, Slide 109, in the Office of the Chancery Clerk of Lafayette County, Mississippi, said point also being the POINT OF BEGINNING.

**SECTION III.** Upon the addition of the lands and territory described in Section II hereof, the corporate limits and boundaries of the City of Oxford, Mississippi, shall be and are described as provided in this Section III. Further, Section 1-10 of the City's Code of Ordinances shall be amended to read as follows:

#### Section 1-10. Corporate Limits

The boundaries and limits of the City of Oxford, Mississippi, shall be and are as follows:

Commencing at the Northeast corner of the Southeast quarter of Section 23, Township 8 South, Range 3 West, said point also being the POINT OF BEGINNING of this description;

Thence run Southerly along the east line of Section 23 a distance of 2640 feet more or less to the Southeast corner of said Section 23;

Thence continue in a Southerly direction along the East line of Section 26 a distance of 1015 feet more or less to the intersection of said East line of Section 26 with the South line of a parcel described in Deed Book 374, Page 4 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 137X-26-146.00);

Thence run in a Northwesterly direction along the Southern boundary of the above described

parcel a distance of 1655 feet more or less to the center of Four Mile Branch, said point also being the Northwest corner of parcel described in Deed Book 212, Page 51 (Tax Parcel 137X-26-145.00);

Thence run Southerly along the center of Four Mile Branch and the West line of said parcel described in Deed Book 212, Page 51 a distance of 860 feet more or less to a Western corner, said point also being the Northwest corner of a parcel described in Deed Book 2008, Page 7803 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 137X-26-144.00);

Thence run Southerly along the centerline of Four Mile Branch and the West line of said parcel described in Deed Book 2008, Page 7803, a distance of 800 feet more or less to its Southwest corner, said point also being on the Northern right-of-way of Mississippi Highway 6;

Thence run Southerly along said Four Mile Branch across said right-of-way of Mississippi Highway 6 to the Northeast corner of a parcel described in Deed Book 2007, Page 3060 in the Office of the Chancery Clerk of Lafayette County, Mississippi, (Tax Parcel 137x-26-155.00) said point also being on the South right-of-way of Mississippi Highway 6;

Thence run in a Northwesterly direction along the North line of said parcel described in Deed Book 2007, Page 3060, and along said Southern right-of-way line of Highway 6 a distance of 820 feet more or less to the Northwest corner of said parcel;

Thence run Southerly along the West line of said parcel described in Deed Book 2007, Page 3060, and along the West line of the East Half of Section 26, a distance of 2800 feet more or less to the Southwest corner of said parcel and the Southwest corner of the Southeast Quarter of Section 26, Township 8 South, Range 3 West;

Thence run Westerly along the South line of said Section 26 a distance of 2560 feet more or less to its intersection with the South right-of-way of County Road 406;

Thence run Westerly along the South right-of-way of County Road 406 a distance of 470 feet more or less to its intersection with the West line of a parcel described in Deed Book 345, Page 382, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel No. 138z-34-1.00);

Thence run Southerly, along the West line of said parcel described in Deed Book 345, Page 382, a distance of 125 feet more or less to the Northwest corner of a parcel described in Deed Book 284, Page 230, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel No. 138z-34-2.00);

Thence continue in a Southerly direction, along the West line of said parcel described in Deed Book 284, Page 230, a distance of 125 feet more or less to the Southwest corner of said parcel (Tax Parcel No. 138z-34-2.00);



Thence run in an easterly direction, along the South line of said parcel described in Deed Book 284, Page 230, a distance of 192 feet more or less, to the Southeast corner of said parcel (Tax Parcel No. 138z-34-2.00);

Thence run Southeasterly, along the West line of said parcel described in Deed Book 345, Page 382, a distance of 180 feet more or less to the Southeast corner of Tax Parcel No. 138z-34-1.00, said point being on the West line of Section 35, Township 8 South, Range 3 West;

Thence run Southerly along the West line of said Section 35, a distance of 1200 feet more or less to the Southeast corner of a parcel described in Deed Book 356, Page 513 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 138Z-34-10.00);

Thence run Westerly along the South line of said parcel described in Deed Book 356, Page 513 and the Westerly extension thereof a distance of 1050 feet more or less to its intersection with the West right-of-way of Mississippi Highway 334;

Thence run Northerly along the West right-of-way of Mississippi Highway 334, a distance of 85 feet more or less to the Southeast corner of a parcel described in Deed Book 452, Page 338 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 138z-34-58.00);

Thence run Southwesterly along the Southern boundary of said parcel, 85 feet more or less to a point on the Eastern boundary of a parcel described in Deed Book 476, Page 503 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 138z-34-53.00);

Thence run in a Northwesterly direction along said eastern boundary a distance of 420 feet more or less to the Northeast corner of said parcel (Tax Parcel 138z-34-53.00);

Thence run along the Northern boundary of said parcel, South 88 Degrees 32 Minutes 43 Seconds West a distance of 922.7 feet more or less to the Northwest corner of Tax Parcel 138z-34-53.00;

Thence South 6 degrees 43 minutes 00 seconds East a distance of 220 feet, more or less, to an existing iron pipe;

Thence South 3 degrees 59 minutes 41 seconds West a distance of 98.13 feet to an existing iron pipe on a fence line;

Thence South 0 degrees 48 minutes 46 seconds East along said fence line a distance of 256.63 feet to a fence corner;

Thence South 88 degrees 35 minutes 57 seconds West along said fence line a distance of 73.63 feet to a fence corner; run thence South 04 degrees 21 minutes 30 seconds West along said fence line a distance of 121.19 feet to a fence corner;

Thence South 84 degrees 05 minutes 57 seconds East along said fence line a distance of 73.44 feet to a fence corner;

Thence South 2 degrees 19 minutes 40 seconds West along said fence line a distance of 797.18 feet to a fence corner said corner also being the Southeast corner of Lafayette County Tax Parcel Number 138-Z-34-0144.00 and also located on the North line of Tax Parcel Number 138-Z-34-0043.00;

Thence along the North line of Tax Parcel Number 138-Z-34-0043.00 and continuing along the North line of Tax Parcel 138z-34-43.01, South 89°16'46" East a distance of 1,054.49 feet, more or less, along the north line of the Southeast Quarter of said Section 34 to a 1/2-inch steel tube on the West line of the East Oxford Water Association, Inc. property (Tax Parcel 138z-34-48.00);

Thence South 02°16'51" East a distance of 182.37 feet along said East Oxford Water Association, Inc. West property line to a 3/8-inch iron bar;

Thence run North 87°43'11" East a distance of 206.46 feet along the South line of said East Oxford Water Association, Inc. property to a 3/8-inch rebar;

Thence run North 02°16'51" West a distance of 70.82 feet along the East line of said East Oxford Water Association, Inc. property to a chain-link fence corner;

Thence run North 23°58'11" East a distance of 109.47 feet along a chain-link fence on said East Oxford Water Association, Inc. East property line to a 1/2-inch steel tube on said Southeast Quarter North line;

Thence run South 89°16'46" East a distance of 370.27 feet along said southeast quarter north line to a 1/2-inch steel tube at the northwesterly corner of the Joyce R. McCain Property (Deed Book 518, Page 609) (Tax Parcel 138z-34-45.00);

Thence run South 33°35'46" East a distance of 285.84 feet along the Southwesterly line of said McCain property to a 1/2-inch steel tube at the Southerly corner of said Joyce R. McCain Property (Inst. No. 2012 - 5793) (Tax Parcel 138z-34-44.00);

Thence run North 53°41'59" East a distance of 221.00 feet along the Southeasterly line of said McCain property to a 1/2-inch steel tube on the south right-of-way line of Mississippi Highway 334 and the Northeast corner of Tax Parcel Number 138-Z-34-0043.01;

Thence run along the East line of Tax Parcel Number 138-Z-34-0043.00 South 41°32'03" East a distance of 201.58 feet along said Mississippi Highway 334 South right-of-way line to a 3/4-inch iron bar at the Northwest corner of the HH Rental, LLC property (Inst. No. 2015-3379) (Tax Parcel 138z-34-42.00);

Thence run South 40°26'49" West a distance of 610.38 feet along the West line of said property

to a 1/2-inch steel tube on the East bank of a ditch;

Thence run South 63°03'49" West a distance of 100.50 feet along said West property line and said East ditch bank to a 1/2-inch steel tube;

Thence run North 82°21'11" West a distance of 53.00 feet along said West property line and said East ditch bank to a 1/2-inch steel tube;

Thence run South 18°23'49" West a distance of 89.50 feet along said West property line and said East ditch bank to a 1/2-inch steel tube;

Thence run South 06°59'11" East a distance of 52.00 feet along said West property line and said East ditch bank to a 1/2-inch steel tube, said steel tube being the southwest corner of said property and the Northwest corner of the Austin Barbour Property (Inst. No. 2015-7654) (Tax Parcel 138z-34-40.01);

Thence run South 12°54'13" East a distance of 95.19 feet along the West line of said Barbour property to a steel fence rail at the Northeast corner of the David Smith property (Deed 495, Page 379) (Tax Parcel 138z-34-38.00);

Thence run North 72°37'18" West a distance of 469.57 feet along the North line of said David Smith property to a 3/8-inch iron bar;

Thence run South 63°33'51" West a distance of 52.08 feet along said David Smith North property line to a 3/8-inch iron bar;

Thence run North 86°29'59" West a distance of 97.64 feet along said David Smith North property line to a 3/8-inch iron bar;

Thence run South 72°02'09" West a distance of 145.75 feet along said David Smith North property line to a 3/8-inch iron bar;

Thence run South 49°10'13" West a distance of 214.37 feet along said David Smith North property line to a 3/8-inch iron bar;

Thence run South 25°15'38" East a distance of 444.83 feet along the West line of said David Smith property to a 3/8-inch iron bar;

Thence run South 85°02'05" East a distance of 441.08 feet along the South line of said David Smith property to a 3/8-inch rebar on the West line of the Loretta Fox property (Deed 384, Page 178) (Tax Parcel 138z-34-36.00);

Thence run South 14°09'00" West a distance of 62.2 feet along said Loretta Fox West property line to a 1/2-inch iron bar;

Thence run South 73°13'00" East a distance of 191.9 feet along the South line of said Loretta Fox property to a 1/2-inch steel tube;

Thence run South 18°00'00" East a distance of 31.50 feet along said Loretta Fox South property line to a 1/2-inch steel tube in the centerline of a large gully on the North line of the Taylor Devan Langford property (Inst. No. 2012-767) (Tax Parcel 138z-34-34.03);

Thence run South 49°12'12" West a distance of 142.16 feet along said gully and said Taylor Devan Langford's West property line to a 1/2-inch steel tube;

Thence run South 02°54'25" West a distance of 47.11 feet along said gully and said Taylor Devan Langford's West property line to a 1/2-inch steel tube at the Northwest corner of Jody Davidson Property (Inst. No. 2011-9773) Tax Parcel 138z-34-34.02);

Thence along the West line of said Davidson Property South 02°54'25" West a distance of 12.36 feet to a 1/2" steel tube;

Thence run South 17°24'47" West a distance of 53.76 feet along said gully and said Davidson Property West line to a 1/2-inch steel tube;

Thence run South 12°21'57" East a distance of 21.27 feet along said gully and said Davidson West property line to a 1/2-inch steel tube at the Northwest corner of Terry Tramel Property (Deed 379, Page 339) (Tax Parcel 138z-34-34.00);

Thence run South 12°21'57" East a distance of 21.27 feet along the Western line of said Tramel Property to a point;

Thence run South 42°19'13" East a distance of 53.56 feet along said gully and said Terry Tramel West property line to a 1/2-inch steel tube;

Thence run South 02°44'36" East a distance of 45.87 feet along said gully and said Terry Tramel West property line to a 1/2-inch steel tube;

Thence run Due East a distance of 73.26 feet along said Terry Tramel West property line to a 1/2-inch steel tube;

Thence run Due South a distance of 100.00 feet along said Terry Tramel West property line to a 1/2-inch steel tube at the Southwest corner of said Terry Tramel property;

Thence run Due East a distance of 200.00 feet along the south line of said Terry Tramel property to a 1/2-inch steel tube on the West right-of-way line of Bell River Road;

Thence run Southwesterly along a 667.41-foot radius curve to the right, having a Chord Direction and Chord Distance of South 17°50'14" West and 151.14 feet, a distance of 151.46 feet

along said Bell River Road West right-of-way line to a point, said point being the Southeast corner of Tax Parcel Number 138-Z-34-0043.00 and the Northeast corner of Tax Parcel Number 182-03-0002.00;

Thence run along the East line of Tax Parcel Number 182-03-0002.00 South 24°20'19" West a distance of 13.80 feet along said Bell River Road West right-of-way line to a 1/2-inch steel tube on the South line of said Southeast Quarter;

Thence run the following calls along said Bell River Road West right-of-way line: 1) South 24°20'19" West a distance of 168.69 feet to a point; 2) Southeasterly along a 384.84-foot radius curve to the left (Chord Bearing S 06°29'51" E, Chord Length 394.52') a distance of 414.23 feet to a point; 3) South 37°20'02" East a distance of 36.69 feet to a point; 4) Southeasterly along a 515.16-foot radius curve to the right (Chord Bearing S26°17'52" E, Chord Length 197.23') a distance of 198.46 feet to a point; 5) South 15°15'42" East a distance of 47.26 feet to a point; 6) Southeasterly along a 675.15 foot radius curve to the right (Chord Bearing S 08°32'54" E, Chord Length 157.85') a distance of 158.21 feet to a point; 7) South 01°50'05" East a distance of 39.54 feet to a point; 8) Southwesterly along a 335.54-foot radius curve to the right (Chord Bearing S 09°36'08" W, Chord Length 133.07') a distance of 133.96 feet to a point; 9) South 21°02'22" West a distance of 125.17 feet to a point; 10) Southwesterly along a 714.84-foot radius curve to the left (Chord Bearing S 15°52'36" W, Chord Length 128.65') a distance of 128.82 feet to a point; 11) Southwesterly along a 628.68-foot radius curve to the right (Chord Bearing S 26°41'26" W, Chord Length 346.08') a distance of 350.60 feet to a point; 12) South 42°40'00" West a distance of 217.39 feet to a point; 13) Southwesterly along a 645.03-foot radius curve to the left (Chord Bearing S 31°04'58" W, Chord Length 259.04') a distance of 260.82 feet to a point; 14) South 19°29'57" West a distance of 126.75 feet to a point; 15) Southwesterly along a 665.16-foot radius curve to the right (Chord Bearing S 31°12'25" W, Chord Length 269.95') a distance of 271.84 feet to a point; 16) Southwesterly along a 633.88-foot radius curve to the left (Chord Bearing S 24°48'13" W, Chord Length 394.09') a distance of 400.73 feet to a point; 17) South 06°41'34" West a distance of 100.79 feet to a point; 18) Southeasterly along a 294.84-foot radius curve to the left (Chord Bearing S 17°09'29" E, Chord Length 238.44') a distance of 245.47 feet to a point; 19) Southeasterly along a 981.66-foot radius curve to the left (Chord Bearing S 50°34'38" E, Chord Length 326.35') a distance of 327.87 feet to a point; 20) South 60°08'43" East a distance of 145.46 feet to a point; 21) Southeasterly along a 247.13-foot radius curve to the right (Chord Bearing S 30°57'48" E, Chord Length 241.00') a distance of 251.74 feet to a point; 22) South 01°46'53" East a distance of 219.94 feet to a point; 23) Southwesterly along a 619.37-foot radius curve to the right (Chord Bearing S 12°15'23" W, Chord Length 300.47') a distance of 303.50 feet to a point; 24) South 26°17'40" West a distance of 407.17 feet to a point; 25) Southwesterly along a 436.26-foot radius curve to the left (Chord Bearing S 08°29'27" W, Chord Length 266.77') a distance of 271.12 feet to a point; 26) South 09°18'46" East a distance of 30.54 feet to a point; 27) Southeasterly along a 858.22-foot radius curve to the left (Chord Bearing S 19°19'56" E, Chord Length 298.63') a distance of 300.16 feet to a point; South 29°21'06" East a distance of 156.41 feet to a point; 28) Southeasterly along a 250.66-foot radius curve to the right (Chord Bearing S 05°37'13" E, Chord Length 201.76') a distance of 207.64 feet

to a point; 29) South 18°06'39" West a distance of 31.88 feet to a point; 30) Southwesterly along a 393.31-foot radius curve to the right (Chord Bearing S 37°56'35" W, Chord Length 266.87') a distance of 272.28 feet to a point; 31) Southwesterly along a 459.84-foot radius curve to the left (Chord Bearing S 34°35'09" W, Chord Length 362.14') a distance of 372.22 feet to a point; 32) Southwesterly along a 745.75-foot radius curve to the right (Chord Bearing S 30°00'16" W, Chord Length 475.93') a distance of 484.40 feet to a point; 33) Southwesterly along a 959.84-foot radius curve to the left (Chord Bearing S 40°41'30" W, Chord Length 264.54') a distance of 265.39 feet to a point; 34) Southwesterly along a 1,079.01 foot radius curve to the right (Chord Bearing S 41°03'23" E, Chord Length 310.99') a distance of 312.08 feet to a point; 35) South 49°20'31" West a distance of 159.01 feet to a 1/2-inch steel tube located at the Southeast corner of Tax Parcel Number 182-10-0002.00;

Thence run South 47 Degrees 59 Minutes 36" West continuing along said Western right-of-way line of County Road No. 403 a distance of 119.49 feet to the Southeast corner of said parcel described in Deed Book 2006, Page 6248 (Tax Parcel 182-10-3.00);

Thence run South 89 Degrees 53 Minutes 03 Seconds West along the Southern boundary of Tax Parcel 182-10-3.00 a distance of 3395.09 feet, more or less to the Southwest corner of said parcel, said point also being on the East line of a parcel described in Deed Book 2009, Page 8089, Tract 2 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 182y-09-36.01), also being on the East line of Section 9, Township 9 South, Range 3 East;

Thence run North 01 Degrees 01 Minutes 16 Seconds East a distance of 1220 Feet more or less to the Northeast corner of said parcel;

Thence run North 89 Degrees 35 Minutes 56 Seconds a distance of 1488.90 feet to the Northwest corner of said parcel described in Deed Book 2009, Page 8089;

Thence along the West line of Tax Parcel 182y-09-36.01 the following courses and distances: 1) South 40 Degrees 25 Minutes 31 Seconds East a distance of 208.76 Feet to an existing 1/2" iron rod; 2) South 13 Degrees 16 Minutes 17 Seconds East a distance of 260.00 Feet to an existing 1/2" iron rod; 3) South 17 Degrees 16 Minutes 32 Seconds East a distance of 154.73 Feet to a 1/2" iron rod; 4) South 07 Degrees 28 Minutes 01 Seconds East a distance of 99.62 Feet to an existing 1/2" iron rod; 5) South 06 Degrees 55 Minutes 08 Seconds East a distance of 240.40 Feet to an existing 1/2" iron rod; 6) South 00 Degrees 06 Minutes 47 Seconds East a distance of 265.39 Feet to an existing 1" iron pipe; 7) South 22 Degrees 10 Minutes 32 Seconds West a distance of 154.99 Feet to a 1/2" iron rod; 8) South 27 Degrees 29 Minutes 55 Seconds West a distance of 115.80 Feet to a 1/2" iron rod; 9) South 01 Degrees 29 Minutes 06 Seconds East a distance of 220.45 Feet to a 1/2" iron rod; 10) South 20 Degrees 12 Minutes 08 Seconds East a distance of 445.50 Feet to 40" Oak tree; 11) South 01 Degrees 48 Minutes 53 Seconds West a distance of 159.27 Feet to 24" Sweet Gum tree; 12) South 22 Degrees 40 Minutes 54 Seconds West a distance of 341.94 Feet to an existing 1/2" iron rod; 13) North 66 Degrees 56 Minutes 07 Seconds West a distance of 528.67 Feet to an existing 1/2" iron rod; 14) South 15 Degrees 16

Minutes 41 Seconds West a distance of 37.09 Feet to an existing 1/2" iron rod; 15) North 63 Degrees 00 Minutes 32 Seconds West a distance of 435.86 Feet to an existing 1/2" iron rod; 16) South 57 Degrees 41 Minutes 44 Seconds West a distance of 325.15 Feet to a point; 17) North 66 Degrees 48 Minutes 55 Seconds West a distance of 144.04 Feet to a point; 18) North 57 Degrees 19 Minutes 00 Seconds West a distance of 133.37 Feet to a wood fence post; 19) South 00 Degrees 39 Minutes 36 Seconds West a distance of 338.76 Feet to an existing 1/2" iron rod; 20) South 01 Degrees 49 Minutes 50 Seconds West a distance of 220.18 Feet to an existing 1/2" iron pipe; 21) South 03 Degrees 53 Minutes 55 Seconds West a distance of 241.86 Feet to an existing metal bar; 22) South 03 Degrees 47 Minutes 03 Seconds West a distance of 169.96 Feet to an existing 1/2" iron pipe; 23) South 03 Degrees 11 Minutes 06 Seconds West a distance of 301.52 Feet to an existing wood fence post on the north right-of-way line of County Road 414;

Thence run N 89 Degrees 15 Minutes West along the North right-of-way of said road and along the South line of said parcel described in Deed Book 493, Page 177 (Tax Parcel 182y-09-34.00), a distance of 127 feet to the Southwest corner of said parcel, said point also being on the East right-of-way line of Mississippi Highway No. 7 (Project No. 102168-201000);

Thence run Southerly along said right-of-way line of Highway 7 and across the right-of-way of Lafayette County Road 414 South 10 Degrees 01 Minutes 25 Seconds West a distance of 36.25 Feet to a point on the South right-of-way line of County Road 414;

Thence along the East right-of-way line of said Project No. 102168-201000 the following courses and distances: 1) South 34 Degrees 47 Minutes 56 Seconds West a distance of 71.59 Feet 2) South 10 Degrees 01 Minutes 25 Seconds West a distance of 400.00 Feet; 3) South 44 Degrees 26 Minutes 19 Seconds East a distance of 86.02 Feet; 4) South 10 Degrees 01 Minutes 25 Seconds West a distance of 84.84 Feet; 5) along a circular curve to the left having a radius of 99.18 Feet, with an arc length of 60.30 Feet, a chord bearing of South 07 Degrees 23 Minutes 33 Seconds East, and a chord length of 59.37 Feet; 6) South 65 Degrees 11 Minutes 28 Seconds West a distance of 70.00 Feet; 7) South 24 Degrees 48 Minutes 32 Seconds East a distance of 225.83 Feet; 8) South 65 Degrees 11 Minutes 28 Seconds West a distance of 34.05 Feet to a point on the existing eastern right-of-way line of County Road No. 401;

Thence along said existing right-of-way line South 25 Degrees 06 Minutes 07 Seconds East a distance of 420.02 Feet to the intersection of said right-of-way line with the Southern boundary of Section 9, Township 9 South, Range 3 West;

Thence run East along the Southern boundary of said Section 9, a distance of 727 feet more or less to the Northeast corner of a parcel described in Deed Book 378, Page 420, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 185x-16-2.00), said point also being the Northwest corner of a parcel described in Deed Book 2009, Page 8089, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 158x-16-1.00);

Thence run Southerly and Southeasterly along the West line of said parcel the following courses and distances: 1) South 04 Degrees 12 Minutes 41 Seconds West a distance of 184.38 Feet; 2)

South 04 Degrees 20 Minutes 10 Seconds West a distance of 423.52 Feet; 3) South 00 Degrees 30 Minutes 00 Seconds East a distance of 46.64 Feet; 4) South 06 Degrees 34 Minutes 00 Seconds East a distance of 78.40 Feet; 5) South 14 Degrees 49 Minutes 00 Seconds East a distance of 117.60 Feet; 6) South 17 Degrees 06 Minutes 00 Seconds East a distance of 497.60 Feet to the Southwest corner of said parcel, said point also being on the North line of a parcel described in Deed Book 2010, Page 2566, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 185x-16-11.00);

Thence run Easterly along the North line of said parcel described in Deed Book 2010, Page 2566 a distance of 170 feet more or less to the Northeast corner of said parcel;

Thence run Southerly along the East line of said parcel described in Deed Book 2010, Page 2566, a distance of 179 feet more or less to the Southeast corner of said parcel;

Thence run Westerly along the South line of said parcel described in Deed Book 2010, Page 2566, a distance of 381 feet more or less to the Southwest corner of said parcel, said point also being on the East right-of-way of Lafayette County Road 401;

Thence run Southerly along the East right-of-way of County Road 401 the following courses and distances: 1) South 12 Degrees 04 Minutes 51 Seconds East a distance of 205.53 Feet; 2) South 08 Degrees 44 Minutes 02 Seconds East a distance of 136.28 Feet; 3) South 06 Degrees 58 Minutes 27 Seconds East a distance of 43.43 Feet; 4) South 00 Degrees 14 Minutes 31 Seconds East a distance of 342.73 Feet; 5) South 01 Degrees 10 Minutes 46 Seconds West a distance of 150.34 Feet; 6) South 01 Degrees 10 Minutes 46 Seconds West a distance of 451.95 Feet; 7) South 01 Degrees 05 Minutes 07 Seconds West a distance of 436.68 Feet; 8) South 01 Degrees 17 Minutes 59 Seconds West a distance of 487.15 Feet; 9) South 02 Degrees 10 Minutes 48 Seconds West a distance of 218.12 Feet; to the Northwest corner of the Twingates Subdivision as described in Plat Cabinet B, Slide 48 in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run East along the Northern boundary of said subdivision a distance of 654.06 feet to an oak tree at the Northeast corner of said Twingates Subdivision;

Thence run South along the East line of said Twingates Subdivision, and continue along the Southerly extension thereof, a distance of 1387 feet more or less to its intersection with the South line of Section 16, Township 9 South, Range 3 West;

Thence run Westerly along the South line of said Section 16 a distance of 2327 feet more or less to the West right-of-way of Mississippi Highway 7 (Project No. 102168-201000);

Thence run Northerly along the West right-of-way of Mississippi Highway 7 the following courses and distances: 1) North 01 Degrees 19 Minutes 34 Seconds East a distance of 136.46 Feet; 2) North 88 Degrees 40 Minutes 26 Seconds West a distance of 40.00 Feet; 3) North 01 Degrees 19 Minutes 34 Seconds East a distance of 200.00 Feet; 4) South 88 Degrees 40 Minutes



26 Seconds East a distance of 40.00 Feet; 5) North 01 Degrees 19 Minutes 34 Seconds East a distance of 700.00 Feet; 6) North 37 Degrees 20 Minutes 02 Seconds West a distance of 96.05 Feet; 7) North 01 Degrees 19 Minutes 34 Seconds East a distance of 225.00 Feet; 8) North 32 Degrees 38 Minutes 34 Seconds East a distance of 230.87 Feet; 9) North 01 Degrees 17 Minutes 40 Seconds East a distance of 502.63 Feet; 10) North 88 Degrees 42 Minutes 20 Seconds West a distance of 90.00 Feet; 11) North 01 Degrees 17 Minutes 40 Seconds East a distance of 200.00 Feet; 12) South 88 Degrees 42 Minutes 20 Seconds East a distance of 80.00 Feet; 13) North 01 Degrees 17 Minutes 40 Seconds East a distance of 550.00 Feet; 14) North 88 Degrees 42 Minutes 20 Seconds West a distance of 90.00 Feet; 15) North 01 Degrees 17 Minutes 40 Seconds East a distance of 1205.21 Feet more or less to its intersection with the South line of a parcel described in Deed Book 478, Page 595 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 185x-16-109.00);

Thence run North 88 Degrees 41 Minutes 21 Seconds West along the South line of said parcel, a distance of 1699 feet more or less to its intersection with the West line of said Section 16;

Thence run North 00 Degrees 04 Minutes 57 Seconds West along the West line of Section 16 a distance of 1316 feet more or less to the Northwest corner of said Section 16 (also being the Southeast Corner of Section 8);

Thence run West along the Southern boundary of Section 8, Township 9 south, Range 3 West a distance of 1320.00 Feet more or less to the Southwest corner of a parcel described in Deed Book 2006, Page 6720, in the office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 183-08-47.00);

Thence run North 01 Degrees 32 Minutes 59 Seconds East along the Western boundary of said parcel a distance of 1294.69 Feet more or less to the Northwest corner of said parcel;

Thence run along the Northern boundary of said parcel, North 52 Degrees 18 Minutes East a distance of 1630 Feet more or less, to the Western boundary of South Oaks Subdivision (Plat Cabinet B Slide 11);

Run thence Northerly a distance of 2,120 feet, more or less, along the West boundary line of South Oaks Subdivision Phase I, II and III and the West boundary of said Section 9 to the Northwest corner of said South Oaks Subdivision, Phase III, said corner also being the Northwest corner of Tax Parcel Number 182-Y-09-0131.00;

Thence North a distance of 1,130 feet, more or less, continuing along the West line of said Section 9 and the West line of Tax Parcel Number 182-Y-09-0204.00 to the Northwest corner of said Section 9, said corner also being the Northwest corner of Tax Parcel Number 182-Y-09-0204.00 and the Section corner common to Sections 4,5, 8 and 9, Township 9 South, Range 3 West;

Thence North along the West line of said Section 4 one mile, more or less, to the section corner

common to Sections 4 and 5, Township 9 South, Range 3 West and Sections 32 and 33, Township 8 South, Range 3 West;

Thence westerly along the South line of said Section 32 a distance of 2640 feet more or less to the Southwest corner of the Southeast Quarter of said Section 32, said point being on the North-South half section line of said Section 32;

Thence northerly along the North-South half section line of said Section 32 a distance of 1890 feet more or less to the point of intersection with the Northern right-of-way line of County Road 300;

Thence Northwesterly a distance of 1,760.0 feet, more or less, along the North right-of-way line of said County Road 300 to a point on the North right-of-way of said County Road 300, said point also being the Southeast corner of Tax Parcel Number 139-K-32-0179.00;

Thence Northwesterly continuing along the North right-of-way line of said County Road 300 and the South line of Tax Parcel Number 139-K-32-0179.00, Tax Parcel Number 139-K-32-0180.00, Tax Parcel Number 139-K-32-0178.00 and Tax Parcel Number 139-K-32-0177.00 a distance of 1270 feet more or less to the point of intersection of the North right-of-way line of said County Road 300 and the West section line of said Section 32, said point also being on the West line of Tax Parcel Number 139-K-32-0177.00;

Thence Southerly a distance of 1,660.0 feet, more or less, along the West line of said Section 32 to a point, said point being the Southeast corner of Tax Parcel Number 139-P-31-0003.00 and said point also being the Northeast corner of Tax Parcel Number 139-P-31-0164.00;

Thence Southerly a distance of 960.0 feet, more or less, continuing along the West line of said Section 32 and the East line of Tax Parcel Number 139-P-31-0164.00 to a point, said point being the Southeast corner of Tax Parcel Number 139-P-31-0164.00;

Thence Westerly a distance of 1,430.0 feet, more or less, along the South line of Tax Parcel Number 139-P-31-0164.00, Tax Parcel Number 139-P-31-0165.00 and Tax Parcel Number 139-P-31-0166.00 to the Southwest corner of Tax Parcel Number 139-P-31-0166.00;

Thence along the West line of Tax Parcel Number 139-P-31-0166.00 North 19 Degrees 40 Minutes 27 Seconds East a distance of 190.34 feet, to a ½" iron pipe;

Thence continue along said West line North 29 Degrees 52 Minutes 57 Seconds West a distance of 196.39 feet to a ½" iron rod at the Northwest corner of Tax Parcel Number 139-P-31-0166.00, said corner also being a point on the East right-of-way line of County Road 303 (Old Taylor Road);

Thence North 29 Degrees 52 Minutes 57 Seconds West a distance of 80.0 feet, more or less, to a point on the West right-of-way line of Old Taylor Road;

Thence Northeasterly a distance of 800.0 feet, more or less, along the West right-of-way line of Old Taylor Road to a point, said point being the Southeast corner of Tax Parcel Number 139-P-31-0200.02 (Inst. No. 2016-4358);

Thence North 81 Degrees 03 Minutes 11 Seconds West a distance of 1,470.60 feet, more or less, along the South line of Tax Parcel Number 139-P-31-0200.02 to the Southwest corner of Tax Parcel Number 139-P-31-0200.02, said corner also being a point on the East right-of-way of the Mississippi Central Railroad right-of-way line (now abandoned), said point also being on the East line of Tax Parcel Number 139-P-31-0222.00;

Thence Westerly a distance of 110.0 feet, more or less, to a point on the West right-of-way line of said abandoned Railroad, said point also being on the East line of Tax Parcel Number 139-P-31-0221.00;

Thence Northeasterly a distance of 800 feet, more or less, along the West right-of-way line of said abandoned Railroad and the East line of Tax Parcel Number 139-P-31-0221.00 to the Southeast corner of a parcel described in Deed Book 210, Page 76, in the Office of the Chancery Clerk of Lafayette County, Mississippi, said point being on the South line of the North half of Section 31, Township 8 South, Range 3 West;

Thence run Westerly along the South line of the North half of said Section 31 a distance of 3500 feet more or less, to the Southeast corner of the North half of Section 36, Township 8 South, Range 4 West;

Thence run Westerly along the South line of the North half of said Section 36, 5280 feet more or less, to the Southeast corner of the North half of Section 35, Township 8 South, Range 4 West;

Thence run Westerly along the South line of the North half of said Section 35 a distance of 5280 feet more or less to its Southwest corner;

Thence run Northerly along the western boundary of said section 35 a distance of 2640 feet more or less, to the Northwest corner of said Section 35;

Thence run Northerly along the West line of Section 26, Township 8 North, Range 4 West, a distance of 3600 feet more or less, to its intersection with the North right-of-way of United States Highway 278;

Thence run Easterly along said North right-of-way of United States Highway 278 a distance of 360 feet more or less to the Southwest corner of a parcel described in Deed Book 2009, Page 10123, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 147x-26-56.00);

Thence N01°00'00"E a distance of 419.81 feet to a point, said point being the Northwest corner of Tax Parcel Number 147-X-26-0056.00;

Thence N86°30'44"E a distance of 209.42 feet to a point, said point being the Northeast corner of Tax Parcel Number 147-X-26-0056.00;

Thence N89°09'31"E a distance of 428.80 feet to a point, said point also being the Northwest corner of Tax Parcel Number 147-X-26-0055.00;

Thence Due East a distance 334.60 feet along the North line of Tax Parcel Number 147-X-26-0055.00 to the Northeast corner of Tax Parcel Number 147-X-26-0055.00, said point also being on the West line of Tax Parcel Number 147-X-26-0054.00;

Thence Northerly a distance of 450.0 feet, more or less, along the West line of Tax Parcel Number 147-X-26-0054.00 to the Northwest corner of Tax Parcel Number 147-X-26-0054.00;

Thence Easterly a distance of 1,320 feet, more or less, along the North line of Tax Parcel Number 147-X-26-0054.00 and the North line of Tax Parcel Number 147-X-26-0051.01 to the Northeast corner of Tax Parcel Number 147-X-26-0051.01, said corner also being the Southeast corner of Tax Parcel Number 147-X-26-0090.08 and on the West line of Tax Parcel Number 147-X-26-018.00;

Thence Northerly a distance of 755.31 feet, more or less, along the West line of Tax Parcel Number 147-X-26-018.00 and along the East line of Halliburton Place at Wellsgate to the Northwest corner of Tax Parcel Number 147-X-26-018.00, said corner also being on the North line of said Section 26;

Thence Easterly a distance of 568 feet, more or less, along the North line of said Section 26 to the Southeast corner of Lot 300 of Wellsgate, Phase VIII, subdivision as recorded in Plat Cabinet B, Slide 109, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run Northerly and Westerly along the East and North lines of said Wellsgate, Phase VIII, subdivision the following courses and distances: 1) North 00 Degrees 01 Minutes 07 Seconds East a distance of 56.57 Feet; 2) North 11 Degrees 58 Minutes 36 Seconds East a distance of 78.11 Feet; 3) North 14 Degrees 51 Minutes 42 Seconds East a distance of 106.47 Feet; 4) North 16 Degrees 56 Minutes 56 Seconds East a distance of 107.76 Feet; 5) North 26 Degrees 46 Minutes 58 Seconds West a distance of 210.04 Feet; 6) South 88 Degrees 29 Minutes 50 Seconds West a distance of 220.68 Feet to a point on the North line of Lot 305 of said Wellsgate, Phase VIII, subdivision, said point also being the Southeast corner of a parcel described in Deed Book 2006, Page 13676, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 146y-23-046.01);

Thence run North 06 Degrees 37 Minutes 22 Seconds West a distance of 808.31 Feet more or less along the East line of said parcel, to the South right-of-way of Lafayette County Road 162;

Thence run Southwesterly along said South right-of-way at Lafayette County Road 162, the following courses and distances: 1) South 67 Degrees 46 Minutes 48 Seconds West a distance of

164.04 Feet; 2) South 67 Degrees 46 Minutes 46 Seconds West a distance of 86.03 Feet; 3) South 66 Degrees 18 Minutes 51 Seconds West a distance of 29.04 Feet; 4) South 64 Degrees 07 Minutes 44 Seconds West a distance of 392.09 Feet, to the Northwest corner of Lot R42 of Retreat Square at Wellsgate, Phase IV, subdivision recorded in Plat Cabinet B, Slide 106, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run along the Northwest line of said Retreat at Wellsgate, Phase IV, subdivision the following courses and distances: 1) South 64 Degrees 07 Minutes 44 Seconds West a distance of 134.62 feet; 2) South 26 Degrees 59 Minutes 18 Seconds West a distance of 96.78 feet to the Western corner of Lot R41 of said Retreat at Wellsgate, Phase IV, subdivision, said point also being the Northeast corner of the Common Area of Wellsgate, Phase IV, subdivision as recorded in Plat Cabinet B, Slide 74, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run along the North and West line of said Wellsgate, Phase IV, subdivision the following courses and distances: 1) North 84 Degrees 31 Minutes 22 Seconds West a distance of 792.70 feet; 2) North 00 Degrees 14 Minutes 26 Seconds West a distance of 266.45 feet; 3) North 15 Degrees 36 Minutes 49 Seconds West a distance of 79.32 feet; to the Northeast corner of lot 253 of said Wellsgate, Phase IV, subdivision, said point also being the Southeast corner of Lot 11 of Wellsgate, Phase I, subdivision as recorded in Plat Cabinet B, Slide 30, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run along the East line of said Wellsgate, Phase I, subdivision the following courses and distances: 1) North 15 Degrees 36 Minutes 47 Seconds West a distance of 109.30 feet; 2) North 00 Degrees 14 Minutes 28 Seconds West a distance of 38.20 feet to the Southeast corner of lot 12 of said Wellsgate, Phase 1 subdivision;

Thence due East a distance of 75.00 feet to the Southeast corner of Tax Parcel 146y-23-2005.00 (Inst. No. 2014-829);

Thence along the East boundary of said parcel North 00 Degrees 14 Minutes 28 Seconds West a distance of 183.58 feet to the Northeast corner of said parcel;

Thence due West a distance of 75.00 feet to the Southeast corner of Lot 13 of Wellsgate, Phase I, subdivision as recorded in Plat Cabinet B, Slide 30, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run along the eastern boundary of Wellsgate, Phase I, subdivision, North 00 Degrees 14 Minutes 28 Seconds West a distance of 452.18 feet to the Southeast corner of Lot 16 of said subdivision, said point also being the Southwest corner of Tax Parcel 146y-23-43.01 (Inst. No. 2009-2315);

Thence due East a distance of 75.00 feet to the Southeast corner of said parcel;

Thence North 00 Degrees 10 Minutes 02 Seconds West along the Eastern boundary of said tax

parcel a distance of 128.43 feet to its Northeast corner;

Thence due West a distance of 75.15 feet to the Northeast corner of said lot 16;

Thence run along the East line of said Wellsgate, Phase I, subdivision the following courses and distances: 1) North 00 Degrees 14 Minutes 30 Seconds West a distance of 117.20 feet; 2) South 89 Degrees 45 Minutes 32 Seconds West a distance of 50.00 feet; 3) North 00 Degrees 14 Minutes 28 Seconds West a distance of 299.67 feet to the Northeast corner of Wellsgate, Phase I, subdivision as recorded in Plat Cabinet B, Slide 30, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run North 89 Degrees 47 Minutes 50 Seconds East along the Southern Boundary of Wellsgate, Phase X (10), subdivision a distance of 100 feet to its Southeast corner;

Thence run North 89 Degrees 14 Minutes 28 Seconds West, along the Northern boundary of the Southwest  $\frac{1}{4}$  of Section 23, Township 8 South, Range 4 West, a distance of 1320 feet more or less to the Northeast corner of the Southwest  $\frac{1}{4}$  of said Section 23;

Thence run Northerly a distance of 977 feet more or less to the Northwest corner of a parcel described in Deed Book 2014, Page 58, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 146y-23-3.00);

Thence run Easterly along the North line of said parcel a distance of 1520 feet, more or less, to the Northeast corner of said parcel;

Thence run Southerly along the East line of said parcel a distance of 977 feet more or less, to the South line of the Northeast  $\frac{1}{4}$  of Section 23;

Thence run Easterly along the South line of the Northeast  $\frac{1}{4}$  of Section 23 a distance of 1120 feet more or less, to the Southeast corner of the Northeast  $\frac{1}{4}$  of Section 23;

Thence run Northerly 700 feet, more or less, along the West line of Section 24, Township 8

South, Range 3 West, to the Northwest corner of Woodlawn Subdivision, Phase V, said corner

also being the Northwest corner of a parcel described in Deed Book 483, Page 450, in the Office of the Chancery Clerk of Lafayette County, Mississippi;

Thence run Easterly 1420 feet, more or less, along the North line of Woodlawn Subdivision, Phase V and Phase II, to the Northeast corner of Woodlawn Subdivision, said corner being the Northwest corner of a parcel described in Deed Book 472, Page 136, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 146z-24-9.00);

Thence run Easterly along a line located 1,980.0 feet south of and parallel to the North line of

Section 24, Township 8 South, Range 3 West, a distance of 630 feet more or less, to a point on the centerline of East Goose Valley Creek;

Thence in a Northwesterly direction, along the centerline of said creek, a distance of 1710 feet, more or less, to a point;

Thence leaving said creek and along a line that is generally 600 feet from and parallel to the Western right-of-way line of Proposed West Oxford Loop, North 28 Degrees 37 Minutes 00 Seconds West a distance of 2500 feet, more or less to a point on the western boundary of Section 13, Township 8 South, Range 4 West;

Thence continue in a Northwesterly direction along a line 600 feet West of and parallel to the West right-of-way of the proposed West Oxford Loop the following courses and distances: 1) North 28 Degrees 37 Minutes 00 Seconds West a distance of 653.03 feet more or less to a point; 2) North 28 Degrees 37 Minutes 00 Seconds West a distance of 683.77 feet to a point; 3) with a curve turning to the right with a radius of 2150.00 feet, an arc length of 720.49 feet, a chord bearing of North 19 Degrees 00 Minutes 59 Seconds West and a chord length of 717.12 feet to a point; 4) North 19 Degrees 14 Minutes 41 Seconds West a distance of 125.76 feet to a point;

Thence leaving said line run North 20 Degrees 40 Minutes 42 Seconds West a distance of 800 feet more or less, to the centerline of an unnamed creek;

Thence run Northerly along the centerline of said unnamed creek a distance of 860 feet more or less to the South line of Section 11, Township 8 South, Range 4 West;

Thence run Westerly along the South line of said Section 11 a distance of 1300 feet more or less, to the Southwest corner of a parcel described in Deed Book 332, Page 317, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 141-11-017.00), said point also being the Southwest corner of the Southeast  $\frac{1}{4}$  of said Section 11;

Thence run North 00 Degrees 22 Minutes 59 Seconds West along the West line of said parcel described in Deed Book 332, Page 317, in the Office of the Chancery Clerk of Lafayette County, Mississippi, and the Western boundary of said Southeast  $\frac{1}{4}$  a distance of 1341.95 feet to the Southeast corner of a parcel described in Deed Book 2009, Page 8414 in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 141-11-14.00);

Thence run along the East line of said parcel described in Deed Book 2009, Page 8414, in the Office of the Chancery Clerk of Lafayette County, Mississippi, the following courses and distances: 1) North 23 Degrees 08 Minutes 38 Seconds East a distance of 1974.80 feet; 2) North 15 Degrees 07 Minutes 51 Seconds East a distance of 509.66 feet; 3) North 35 Degrees 37 Minutes 51 Seconds East a distance of 305.24 feet to the South right-of-way line of Mississippi Highway No. 314;

Thence North 35 Degrees 37 Minutes 51 Seconds East a distance of 180.00 feet to the North

right-of-way of Mississippi Highway 314, said point also being located at the Southwest corner of Tax Parcel 141-11-13.00 (Deed 417, page 575);

Thence run along the North right-of-way of Mississippi Highway 314, South 53 Degrees 19 Minutes 44 Seconds East a distance of 444.51 feet, to the West right-of-way of Lafayette County Road 199;

Thence run along the West right-of-way of Lafayette County Road 199 the following courses and distances: 1) North 55 Degrees 13 Minutes 07 Seconds East a distance of 142.43 feet; 2) North 44 Degrees 58 Minutes 45 Seconds East a distance of 428.52 feet; 3) North 50 Degrees 50 Minutes 12 Seconds East a distance of 221.06 feet; 4) North 50 Degrees 22 Minutes 27 Seconds East a distance of 91.98 feet; 5) North 58 Degrees 24 Minutes 27 Seconds East a distance of 278.27 feet; 6) North 51 Degrees 24 Minutes 00 Seconds East a distance of 255.14 feet to the Southeast corner of Tax Parcel 141-11-12.00 (Inst. No. 2013-7314);

Thence continue in a Northeasterly direction along the Western right-of-way line of Lafayette County Road No. 199 a distance of 730 feet more or less, to the North line of Section 12, Township 8 South, Range 4 West;

Thence run Easterly along the North line of said Section 12 a distance of 3800 feet more or less to the Northeast corner of a parcel described in Deed Book 515, Page 476, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 141-12-31.00) also being at the Northwest Corner of Fox Trail Estates subdivision (Plat Cabinet B, Slide 42);

Thence run along the west line of Fox Trail Estates Subdivision the following courses and distances: 1) South 00 Degrees 02 Minutes 17 Seconds East a distance of 1914.29 feet; 2) South 87 Degrees 29 Minutes 33 Seconds East a distance of 332.43 feet; 3) South 00 Degrees 08 Minutes 39 Seconds East a distance of 794.40 feet to a point at the southwest corner of said subdivision;

Thence North 89 Degrees 08 Minutes 48 Seconds East, along the South boundary of said subdivision, a distance of 1190.92 feet to the Southeast corner of said Fox Trails Estate, said point is also on the West line of Deerfield Subdivision, Phase 2 (Plat Cabinet B, Slide 20);

Thence run South 00 Degrees 10 Minutes 00 Seconds East along the Western boundary of Deerfield Subdivision a distance of 465 feet more or less to the Southwest corner of said subdivision;

Thence run along the South line of said subdivision and continuing along the South line of Deerfield Subdivision, Phase 1, South 89 Degrees 16 Minutes 00 Seconds East a distance of 1450 feet more or less to its intersection with the West right-of-way line of the electrical utility;

Thence run Southwesterly along the West right-of-way of said electric utility a distance of 2140 feet more or less to the South line of Section 7, Township 8 South, Range 4 West;



Thence run Easterly along said South line a distance of 4320 feet more or less to the Southeast corner of said Section 7;

Thence run Easterly along the North line of Section 17, Township 8 South, Range 3 West, a distance of 5,280.00 feet, more or less, to the section corner common to Sections 17, 16, 8, and 9, Township 8 South, Range 3 West;

Thence run Easterly along the North line of said Section 16, a distance of 338.26 feet to a point on the West right-of-way line of the Mississippi Central Railroad (now abandoned), said point also being the Northeast corner of a parcel described in Deed Book 222, Page 141, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 135d-16-3.00);

Thence run Easterly a distance of 100.0 feet, more or less, along the North line of said Section 16 to a point on the East right-of-way line of said abandoned railroad, said point also being the Northwest corner of a parcel described in Deed Book 2005, Page 10980, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 135d-16-1.00);

Thence run Easterly a distance of 4,800.0 feet, more or less, along the North line of said Section 16 to the southwest corner of Tax Parcel 132-09-109 (Inst. No. 2013-6902);

Thence along the West line of said parcel the following courses and distances: 1) North 54 Degrees 26 Minutes 11 Seconds East a distance of 76.95 feet; 2) North 12 Degrees 52 Minutes 14 Seconds West a distance of 250.53 feet to its Northwest corner;

Thence North 83 Degrees 55 Minutes 38 Seconds East along the North line of said parcel and the North line of Tax Parcel 132-10-181.00 a distance of 153.37 feet to the West right-of-way line of Lafayette County Road No. 101;

Thence North 83 Degrees 55 Minutes 38 Seconds East across County Road 101 a distance of 70 feet more or less to the East right-of-way of Lafayette County Road 101;

Thence Southeasterly along said East right-of-way of Lafayette County Road 101 a distance of 690 feet more or less to the Southwest corner of North Oxford Baptist Church Property (Deed Book 2006, Page 7637) (Tax Parcel 135b-15-48.00);

Thence run North 84 Degrees 40 Minutes 05 Seconds East along the southern boundary of said church property a distance of 517.83 feet to the Southeast corner of said parcel;

Thence run North 19 Degrees 23 Minutes 32 Seconds East along the East line of said church property a distance of 270.17 to the Northern boundary of Section 15, Township 8 South, Range 3 West;

Thence run Easterly along the South line of Section 10, Township 8 South, Range 3 West (also being the North line of Section 15), 2950 feet more or less to the West right-of-way line of Mississippi Highway 7;

Thence run along the West right-of-way of Mississippi Highway 7 the following courses and distances: 1) North 07 Degrees 29 Minutes 23 Seconds East a distance of 615.28 feet; 2) North 10 Degrees 59 Minutes 40 Seconds East a distance of 501.61 feet; 3) North 01 Degrees 31 Minutes 17 Seconds East a distance of 702.57 feet; 4) North 14 Degrees 00 Minutes 55 Seconds East a distance of 605.31 feet; 5) North 10 Degrees 08 Minutes 12 Seconds East a distance of 217.12 feet more or less to the Westerly extension of the North line of a parcel described in Deed Book 2016, Page 9526, in the Office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 132-10-6.00), also being the intersection of said Western right-of-way line with Northern boundary of the Southeast Quarter of Section 10, Township 8 South Range 3 East;

Thence run Easterly along said Northern boundary of the Southeast Quarter a distance of 280 feet more or less to a point on the Eastern right-of-way line of Mississippi Highway No. 7;

Thence run South 89 Degrees 43 Minutes 15 Seconds East along said Northern Boundary and the Northern boundary of the Southwest Quarter of Section 11, Township 8 South, Range 3 West, (also being the Northern boundary of Tax Parcels 132-10-6.00 and 131-11-22.00), a distance of 2606 feet, more or less, to the Northeast corner of a parcel described in Deed Book 2016, Page 9526, in the Office of the Chancery Clerk of Lafayette County, Mississippi Tax Parcel (131-11-22.00);

Thence run South 00 Degrees 55 Minutes 10 Seconds East a distance of 2668.00 feet to the Southeast corner of said parcel;

Thence run South 88 Degrees 40 Minutes 56 Seconds East along the Northern boundary of Tax Parcel 136-14-2.00 (Inst. No. 2009-3275), also being the Northern Boundary of Section 14, Township 8 South, Range 3 West, a distance of 565 feet more or less to the West right-of-way line of Lafayette County Road 207;

Thence continue along said Section line South 88 degrees 40 Minutes 56 Seconds East a distance of 50 feet more or less to the Eastern right-of-way line of said County Road No. 207;

Thence run along the East right-of-way line of Lafayette County Road 207 the following courses and distances: 1) with a curve turning to the left with a radius of 319.94 feet, an arc length of 165.68 feet, a chord bearing of South 33 Degrees 22 Minutes 05 Seconds East and a chord length of 163.83 feet; 2) South 48 Degrees 12 Minutes 11 Seconds East a distance of 393.01 feet; 3) South 44 Degrees 57 Minutes 32 Seconds East a distance of 415.05 feet; 4) with a curve turning to the right with a radius of 402.85 feet, an arc length of 496.40 feet, a chord bearing of South 05 Degrees 35 Minutes 29 Seconds East and a chord length of 465.59 feet; 5) South 45 Degrees 33 Minutes 30 Seconds West a distance of 346.29 feet; 6) South 46 Degrees 28 Minutes 39 Seconds West a distance of 302.52 feet; 7) with a curve turning to the right with a radius of 994.65 feet,

an arc length of 282.51 feet, a chord bearing of South 56 Degrees 13 Minutes 35 Seconds West and a chord length of 281.56 feet; 8) South 64 Degrees 29 Minutes 20 Seconds West a distance of 598.68 feet; 9) with a curve turning to the left with a radius of 276.71 feet, an arc length of 195.69 feet, a chord bearing of South 47 Degrees 53 Minutes 32 Seconds West and a chord length of 191.64 feet; 10) South 23 Degrees 59 Minutes 27 Seconds West a distance of 217.09 feet; 11) South 36 Degrees 26 Minutes 35 Seconds West a distance of 84.27 feet; 12) South 34 Degrees 02 Minutes 42 Seconds West a distance of 71.72 feet; 13) South 26 Degrees 24 Minutes 55 Seconds West a distance of 58.56 feet; 14) South 16 Degrees 17 Minutes 04 Seconds West a distance of 118.87 feet; 15) South 11 Degrees 59 Minutes 40 Seconds West a distance of 90.91 feet; 16) South 11 Degrees 18 Minutes 05 Seconds West a distance of 101.56 feet; 17) South 11 Degrees 03 Minutes 20 Seconds West a distance of 54.63 feet; 18) South 09 Degrees 47 Minutes 35 Seconds West a distance of 82.55 feet; 19) South 12 Degrees 40 Minutes 32 Seconds West a distance of 70.61 feet; 20) South 15 Degrees 08 Minutes 12 Seconds West a distance of 60.11 feet; 21) South 18 Degrees 50 Minutes 24 Seconds West a distance of 85.76 feet; 22) South 19 Degrees 17 Minutes 33 Seconds West a distance of 136.26 feet; 23) South 18 Degrees 24 Minutes 28 Seconds West a distance of 70.51 feet; 24) South 18 Degrees 13 Minutes 52 Seconds West a distance of 68.42 feet; 25) South 19 Degrees 11 Minutes 41 Seconds West a distance of 15.01 feet more or less to the Northern right-of-way line of Mississippi Highway 30;

Thence run South 19 Degrees 11 Minutes 41 Seconds West a distance of 176.41 feet more or less to the Southern right-of-way line of Mississippi Highway No. 30;

Thence run Northwesterly along the South right-of-way line of Mississippi Highway 30 1265 feet more or less to the West line of Section 14, Township 8 South, Range 3 West;

Thence run South 00 Degrees 59 Minutes 57 Seconds East along the West line of said Section 14 a distance of 495.88 feet to the Southeast corner of a parcel described in Deed Book 2016, Page 4867, in the office of the Chancery Clerk of Lafayette County, Mississippi (Tax Parcel 135h-15-16.01);

Thence run South 00 Degrees 56 Minutes 34 Seconds East along the West line of Section 14, Township 8 South, Range 3 West, 1237.51 feet, more or less, to the Southeast corner of Section 14, Township 8 South, Range 3 West;

Thence run South 88 Degrees 28 Minutes 43 Seconds East along the South line of said Section 14 a distance of 5270.19 feet to a fence post at the Southeast corner of said Section 14;

Thence run thence South 01 Degrees 09 Minutes 06 Seconds West along the east line of Section 23, Township 8 South, Range 3 West, a distance of 2639.46 feet to the Northeast corner of the Southeast quarter of Section 23, Township 8 South, Range 3 West, said point also being the POINT OF BEGINNING of this description.

The land area described within this description contains 27.40 square miles, more or less.

**SECTION IV. Improvements.** The City of Oxford, Mississippi, shall make the following improvements in said annexed territory to be completed within a reasonable time, not to exceed five (5) years from the effective date of the Ordinance, unless delayed by war or military preparedness:

- (a) Repair, replace or upgrade improved and in use streets to municipal standards as warranted by their age, condition and ability to accommodate traffic demands;
- (b) Develop such new major streets as required by increased traffic demands to City standards in conformance with the City's Comprehensive Plan;
- (c) Make intersection improvements, improve surface water drainage, install traffic control and safety devices, and install curbs, gutters, sidewalks, street signs, lighting and other related improvements to municipal standards where needed;
- (d) Develop and improve storm-water drainage facilities consistent with applicable laws in a manner adequate to accommodate development to be protected;
- (e) Construct and equip such additional public safety facilities as warranted by concentration of population and non-residential activities, proximity requirements and the operational realities of delivering public safety services;
- (f) Develop additional parks, recreation and public assembly facilities based on an assessment of needs for such improvements and in conformance with the Comprehensive Plan and established City-wide standards for such improvements; and
- (g) Acquire, upgrade and interconnect public water and sewer utility lines and extend new municipal utility services into developed areas annexed as necessary, where legally permissible and financially feasible. Provide adequate water pressure and volume for firefighting purposes in areas developed at sufficient density to be required consistent with standards established by the Mississippi State Rating Bureau. Municipal investment in new water and sewer infrastructure is to be determined through the feasibility of such development on a case by case basis. The extent of municipal financial commitment to utility system development is to be limited to securing of available Federal and State grants and loans for new facilities, organizing special improvement districts to fund private components of such infrastructures, and use of capital improvement reserves and revenue bond issues for system-wide improvements which will enhance the utility system's financial viability.

**SECTION V. Services.** The City of Oxford, Mississippi, shall furnish to the said annexed territory the following municipal and public services in the same manner and to the

same extent as such services are being furnished to the present citizens of the municipality, such services to begin on the effective date of this Ordinance, to wit:

- (a) police protection;
- (b) municipal court services;
- (c) animal control services;
- (d) first response fire protection and fire prevention services;
- (e) emergency medical services;
- (f) emergency preparedness and civil defense services;
- (g) engineering services;
- (h) maintenance of streets and related structures;
- (i) right of way maintenance services;
- (j) traffic systems maintenance services;
- (k) storm-water drainage maintenance services;
- (l) street lighting;
- (m) administration of sanitation service;
- (n) access to the City's cultural facilities, services and programs;
- (o) access to the City's parks and recreation facilities and programs;
- (p) water and sewer utility services at in-city rates for those who are customers of the City utility services;
- (q) municipal planning and zoning services;
- (r) municipal code enforcement and building inspection services;
- (s) the right to fully participate in the affairs of the municipality through direct involvement and the right to exercise the ballot (vote) in municipal elections upon registering and meeting all statutory and constitutional requirements; and
- (t) the use and benefit of all other municipal services and facilities furnished to all present citizens of the City of Oxford, Mississippi.

**SECTION VI. Planning and Zoning.** The City of Oxford, Mississippi, shall undertake the following redistricting, planning and zoning activities following the effective date of the Ordinance, to wit:

- (a) Within six (6) months of the effective date of this Ordinance, the City of Oxford will prepare and the Board of Aldermen will adopt a Redistricting Plan for the Board of Aldermen so as to include all territory and persons annexed into the City. The Redistricting Plan shall conform with the Voting Rights Act of 1965, as amended. This Redistricting Plan will provide for proportional representation of all persons annexed and will in all other ways conform with applicable Federal regulations.
- (b) If necessary, the City of Oxford shall enlarge, update, revise and amend its Comprehensive Plan to include all territory annexed into the municipality and the Board of Aldermen shall adopt such revisions fulfilling all legal

requirements to do so including public notice and a public hearing on enlargement, updating, revision and amendment of the Comprehensive Plan; and

- (c) Following modification of the Comprehensive Plan to include territories annexed, the City of Oxford shall prepare and adopt an Official Zoning Map and such Zoning Ordinance text amendments, as are warranted to implement an adopted Comprehensive Plan. All territory annexed shall be included on the City's Official Zoning Map and shall be classified thereon in conformance with the City's adopted Comprehensive Plan. Adoption of Zoning Ordinance text amendments to the City's official Zoning Map by the Board of Aldermen shall occur after proper notice and public hearing(s).

**SECTION VII. Chancery Court Petition.** The City of Oxford, Mississippi, by and through its counsel Mayo Mallette, PLLC, of Oxford, Mississippi, shall file a petition in the Chancery Court of Lafayette County, Mississippi, which shall recite the facts of the adoption of this ordinance and shall pray for the approval, ratification and confirmation by said Court of the enlargement and extension of the municipal boundaries and limits of the City of Oxford, Mississippi, as herein fixed and determined. Said petition shall have attached thereto a certified copy of this ordinance and a plat or map showing the boundaries of the City of Oxford, Mississippi, as they will exist in the event such enlargement and extension becomes effective pursuant to this ordinance. The attorneys for the City of Oxford, Mississippi, and the governing authorities are hereby authorized to file such other pleadings in the Chancery Court of Lafayette County, Mississippi, and take all other necessary steps such that the expansion of the municipal boundaries authorized hereby be ratified, approved and confirmed according to the laws of the State of Mississippi.

**SECTION VIII: Repealing Clause.** All ordinances or parts of ordinances in conflict herewith shall be, and the same are hereby, repealed as of the effective date of this ordinance.

**SECTION IX: Effective Date.** This Ordinance shall become effective ten (10) days after the date of the entry of decree of the Chancery Court of Lafayette County, Mississippi, approving, ratifying and confirming the enlargement and extension of the municipal boundaries of the City of Oxford, Mississippi, as established by this Ordinance and the final judgment of the said Chancery Court or, in the event an appeal is taken therefrom, within ten (10) days from the final determination of such appeal.

The above ordinance having been first reduced to writing and considered at a public meeting of the governing authorities of the City of Oxford, Mississippi, on motion of Alderman Antonow, seconded by Alderman Bailey, and the roll being called, the same were adopted by the following vote:

Alderman Addy	voted aye
Alderman Hulse	voted aye
Alderman Antonow	voted aye
Alderman Howell	voted absent
Alderman Taylor	voted aye
Alderman Bailey	voted aye
Alderman Morgan	voted aye

APPROVED, this the 3rd day of April, 2018

/s/ Robyn Tannehill  
ROBYN TANNEHILL, MAYOR

ATTEST:

/s/ Ashley Atkinson  
ASHLEY ATKINSON, CITY CLERK