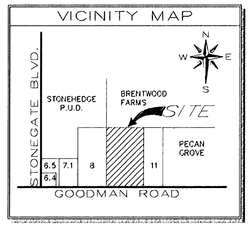
18



NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED)
   A. 25' FRONT YARD
   B. 5' SIDE YARD
   C. 20' REAR YARD
2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES.
3. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SOUTHAVEN.
4. THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 280330C0041 E, DATED JUNE 19, 1997.
5. IRON PINS ARE SET ON ALL REAR PROPERTY CORNERS. CHISEL MARKS ARE MADE ON THE CURB AT THE EXTENDED PROPERTY LINE AND ARE FOR REFERENCE ONLY.
6. THIS PLAT IS BEING REVISED TO CORRECT THE BUILDING SET-BACK LOTS #46 AND #52.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	N46°03'25"W	90°00'00"
C2	25.00'	34.82'	20.90'	32.07'	N49°02'41"E	79°47'48"
C3	100.00'	30.54'	15.39'	30.42'	S81°48'41"W	17°29'45"
C4	100.00'	37.31'	18.87'	37.09'	N78°45'08"W	21°22'37"
C5	100.00'	13.58'	6.80'	13.57'	N04°45'16"W	07°46'59"
C6	25.00'	38.56'	24.30'	34.85'	S45°14'58"E	88°23'01"
C7	25.00'	39.89'	25.63'	35.79'	N44°50'54"E	91°25'20"
C8	25.00'	38.65'	24.39'	34.91'	N45°09'06"W	88°34'40"
C9	25.00'	39.27'	25.00'	35.36'	S45°33'34"W	90°00'00"
C10	25.00'	39.27'	25.00'	35.36'	N44°26'26"W	90°00'00"
C11	25.00'	39.98'	25.72'	35.85'	S44°45'05"W	91°36'59"
C12	50.00'	36.14'	18.90'	35.36'	S20°08'43"E	41°24'35"
C13	50.00'	36.14'	18.90'	35.36'	N21°15'51"E	41°24'35"
C14	50.00'	19.66'	9.96'	19.53'	S30°42'26"W	22°31'25"
C15	50.00'	19.66'	9.96'	19.54'	N29°35'02"W	22°31'57"

OWNER'S CERTIFICATE

WE, Ronnie Cook & Jackie Pemberton, OWNERS OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. WE CERTIFY THAT WE ARE THE OWNERS IN FEE SIMPLE OF LOT #21 OF GOLDEN OAKS COMMUNITY.
THIS THE 21 DAY OF June, 1996

Ronnie Cook
RONNIE COOK

Jackie Pemberton
JACKIE PEMBERTON

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 21 DAY OF June, 1996, WITHIN MY JURISDICTION, THE WITHIN NAMED RONNIE COOK & JACKIE PEMBERTON, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CERTIFICATE SO TO DO.

MY COMMISSION EXPIRES: NOTARY PUBLIC

OWNER'S CERTIFICATE

WE, Estate of Floyd Perry, OWNERS OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. WE CERTIFY THAT WE ARE THE OWNERS IN FEE SIMPLE OF LOTS #52 & 59 OF GOLDEN OAKS COMMUNITY.
THIS THE 21 DAY OF February, 1996

STAFFORD HOUSTON & HAROLD PERRY
DBA H & P COMPANY

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 21TH DAY OF February, 1996, WITHIN MY JURISDICTION, THE WITHIN NAMED STAFFORD HOUSTON & HAROLD PERRY, WHO ACKNOWLEDGED THAT THEY ARE DBA H & P COMPANY
AND THAT FOR AND ON BEHALF OF THE SAID COMPANY, AND AS ITS ACT AND DEED THEY EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CERTIFICATE SO TO DO.

MY COMMISSION EXPIRES: NOTARY PUBLIC

OWNER'S CERTIFICATE

I, Ronnie Cook, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 23 DAY OF March, 1998

RJR PROPERTIES, LLC, A MISSISSIPPI
LIMITED LIABILITY COMPANY

Ronnie Cook
RONNIE COOK, CHIEF MANAGER

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 23 DAY OF March, 1998, WITHIN MY JURISDICTION, THE WITHIN NAMED RONNIE COOK, WHO ACKNOWLEDGED THAT HE IS CHIEF MANAGER OF RJR PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID COMPANY, AND AS ITS ACT AND DEED, HE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CERTIFICATE SO TO DO.

MISSISSIPPI STATE AT LARGE
MY COMMISSION EXPIRES: 10/2003
BONDED THRU STEGALL NOTARY SERVICE
MY PUBLIC
PUBLIC

MORTGAGEE'S CERTIFICATE

Bancorpsouth, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 23 DAY OF March, 1998.

SIGNATURE OF MORTGAGEE

Vice President
TITLE Bancorp South

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 23 DAY OF March, 1998, WITHIN MY JURISDICTION, THE WITHIN NAMED Vice President, WHO ACKNOWLEDGED THAT HE/SHE IS Vice President OF Bancorp South, AND THAT FOR AND ON BEHALF OF THE SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST BEING DULY AUTHORIZED BY SAID BANK SO TO DO.

MY COMMISSION EXPIRES: NOTARY PUBLIC

LOT AREA TABLE

LOT #	AREA
LOT 7	12,814 S.F.
LOT 8	10,184 S.F.
LOT 11	11,474 S.F.
LOT 12	9,450 S.F.
LOT 13	9,450 S.F.
LOT 14	9,450 S.F.
LOT 15	9,450 S.F.
LOT 16	9,450 S.F.
LOT 17	9,450 S.F.

SOUTHAVEN MAYOR & BOARD OF ALDERMEN

APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMAN ON THIS THE 28 DAY OF June, 1999

CITY CLERK

CHARLES G. DAVIS, MAYOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:00 O'CLOCK P.M., ON THE 9TH DAY OF July, 1999 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 61 PAGE 16

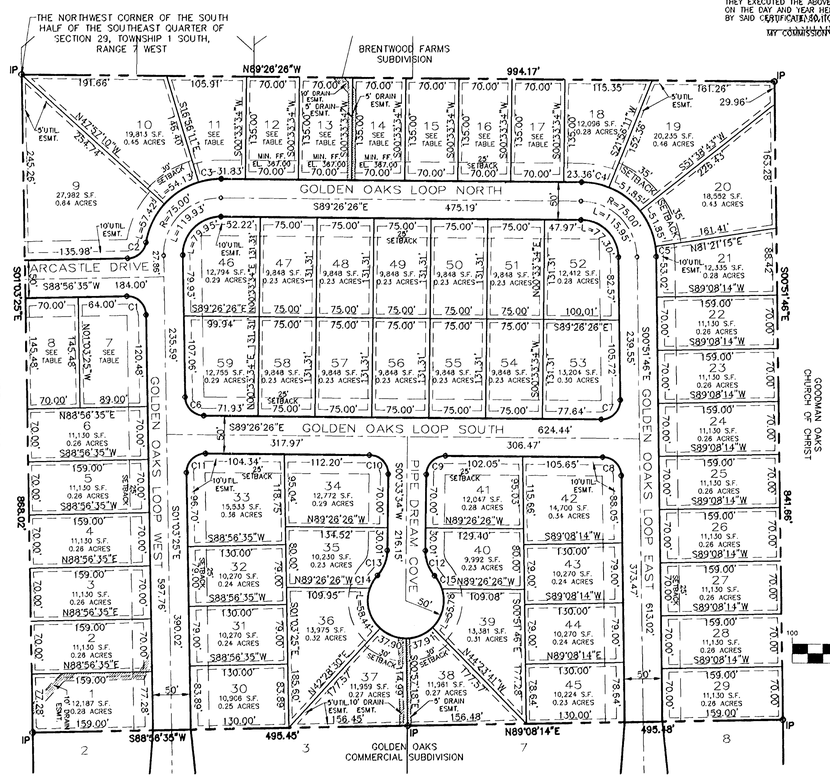
CHANCERY CLERK

CERTIFICATE OF ENGINEER

I HEREBY CERTIFY THAT ALL DIMENSIONS, ANGLES, BEARINGS AND AREAS SHOWN ON THIS PLAT ARE CORRECT, AND THAT EXTERIOR BOUNDARIES AND INTERNAL LOT DIMENSIONS COMPLY WITH MINIMUM STATE STANDARDS OF ACCURACY FOR SURVEYING.

BEN W. SMITH - MS NO. 1909

6-28-99



CLASS "B" SURVEY
PLAT BEARING NORTH LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

1ST REVISION
FINAL PLAT
GOLDEN OAKS COMMUNITY

SECTION 29, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, MISSISSIPPI
SCALE: 1" = 100'
APRIL, 1999

ZONING: PUD (R-8)
TOTAL AREA: 19.47 AC.
TOTAL LOTS: 59

DEVELOPER
RJR PROPERTIES, LLC
1731 DANCY BLVD.
HORN LAKE, MS 38632

SMITH ENGINEERING & SURVEYING INCORPORATED
928 GOODMAN ROAD, SUITE B
SOUTHAVEN, MISSISSIPPI 38671
(601) 349 - 3368
FAX (601) 349 - 0711

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