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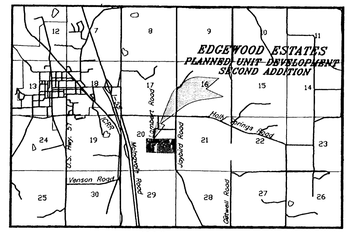
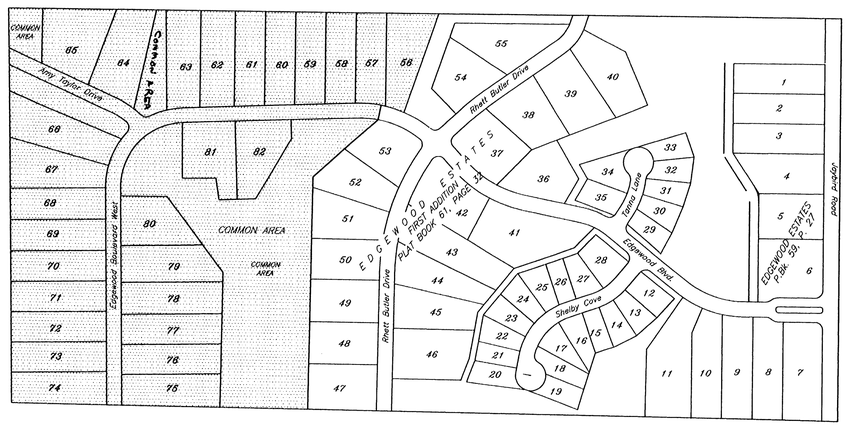


Vicinity Map
S-20, T-3-S, R-7-W



DEVELOER: EDGEWOOD PARTNERS, LLC
EDDY HALFACRE
2670 White Oak
Nesbit, MS 38651
601-429-2059
MARK ANGLIN
3545 Jaybird Rd.
Hernando, MS 38632
601-895-9163

NOTES

Water will be provided by Brights Water Association.
Sewer will be provided by the City of Hernando.

Driveway culverts are the responsibility of the lot owner and not the responsibility of the developer of county officials.

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28033C0120 D, dated May 3, 1990, the hereon shown property is not located in a flood hazard zone.

JANUARY 1999

R&A RUTHERFORD & ASSOCIATES
ENGINEERING CONSULTANTS - SURVEYORS
324 WEST VALLEY STREET, SUITE 200
HERNANDO, MISSISSIPPI 38632
TELEPHONE 601-429-5799 FAX 601-429-9641

C12PH3T

Declarations of Covenants
And Restrictions
Recorded This The 20th
day of July 2001
In warranty deed
Book 396 pg 366
W. E. Davis Chancery Clerk
by E. Cleveland Dc

OWNER'S CERTIFICATE

EDGEWOOD PARTNERS, LLC, owners of the property shown hereon hereby adopt this as our plat of subdivision and dedicate the rights-of-way of roads to the public use forever and reserve for the public utilities the utility easements shown on the plat. We certify we are owners in fee simple and that no taxes have become due and payable. This the 6th day of August, 1999.

EDDY HALFACRE, Partner
EDGEWOOD PARTNERS, LLC

MARK ANGLIN, Partner
EDGEWOOD PARTNERS, LLC

NOTARY'S CERTIFICATE

State of Mississippi
County of DeSoto

Personally appeared before me the undersigned authority in and for said county and state on the 6th day of August, 1999, within my jurisdiction the within named EDDY HALFACRE and MARK ANGLIN, who acknowledged that they are partners of EDGEWOOD PARTNERS, LLC, a Limited Liability Corporation, and that for and on behalf of said corporation and as its act and deed they executed the above and foregoing instrument after having been duly authorized by said corporation so to do.

Rebecca A. Denson (Reid)
NOTARY
My commission expires: MY COMMISSION EXPIRES: JULY 21, 2000

MORTGAGEE CERTIFICATE

BANK OF MISSISSIPPI, mortgagee of the property hereon, hereby adopt this as our plan of subdivision and dedicate the rights-of-way of roads to the public use forever and reserve for the public utilities the utility easements shown on the plat. I certify Bank of Mississippi is mortgagee in fee simple of the property and that no taxes have become due and payable. This the 6 day of August, 1999.

Wade Hawkins 1ST VICE PRES.
BANK OF MISSISSIPPI
By: WADE HAWKINS

NOTARY'S CERTIFICATE

State of Mississippi
County of DeSoto

Personally appeared before me the undersigned authority in and for said county and state on the 6 day of August, 1999, within my jurisdiction, the within named WADE HAWKINS who acknowledged he is 1st Vice President of BANK OF MISSISSIPPI, a Mississippi corporation and for and on behalf of said corporation and as its act and deed he executed the above and foregoing instrument, after having duly authorized by said corporation so to do.

Rebecca A. Denson (Reid)
NOTARY
My commission expires: MY COMMISSION EXPIRES: JULY 21, 2000

CERTIFICATE OF SURVEY

This is to certify that I have drawn the plat from a survey by myself and from deeds of record and that the plat represents the information and that it is true and correct.

DANNY S. RUTHERFORD, P.E.L.S.

DANNY S. RUTHERFORD
REGISTERED PROFESSIONAL
ENGINEER
PE 6306
LS 1665
LAND SURVEYOR
STATE OF MISSISSIPPI

Approved by the DESOTO COUNTY PLANNING COMMISSION on the 30TH day of July, 1998

CHAIRMAN

Mike Robson
ATTEST

Approved by the DESOTO COUNTY BOARD OF SUPERVISORS on the 5TH day of August, 1998

PRESIDENT

W. E. Davis, Chancery Clerk
CLERK OF THE BOARD by P. Starkey DC

State of Mississippi
County of DeSoto

This is to certify that the subdivision plan shown hereon was filed for record in my office at 1:15 o'clock P.M. on the 23rd day of August, 1999 and was immediately entered upon the proper index and duly recorded in Plat Book 67 on Page 49.

W. E. Davis, Chancery Clerk
CHANCERY CLERK by P. Starkey DC

EDGEWOOD ESTATES

PLANNED UNIT DEVELOPMENT
SECOND ADDITION, LOTS 56 - 82

33.22 ACRES, ZONED P.U.D., IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 7 WEST, DeSOTO COUNTY, MISSISSIPPI

SHEET 1 OF 2

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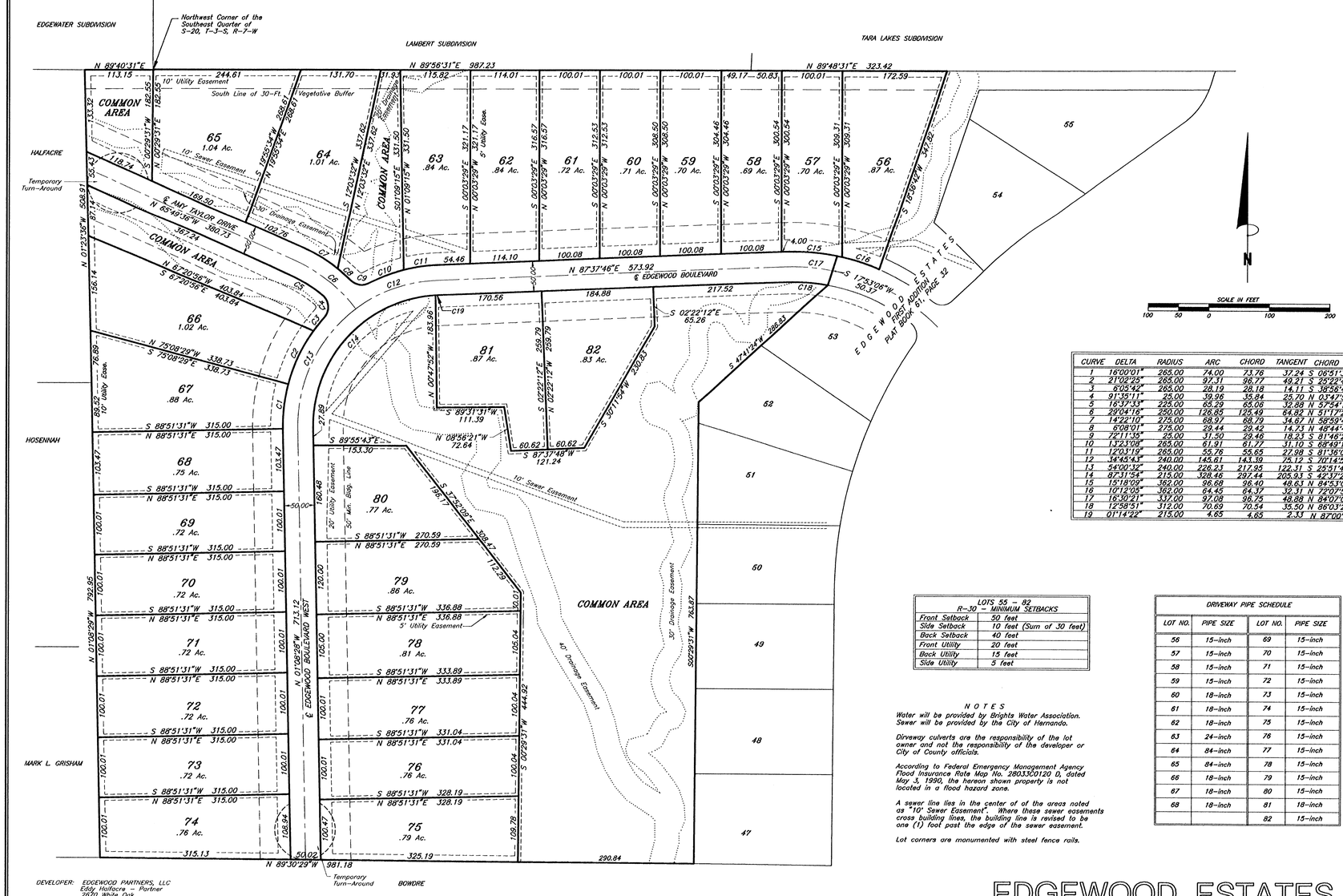

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
1	16°00'01"	265.00	74.00	73.76	37.24	S 06°51'31"W
2	21°02'25"	265.00	97.31	96.77	49.21	S 25°22'44"W
3	6°05'42"	265.00	28.19	28.18	14.11	S 38°58'47"W
4	91°35'11"	25.00	39.96	35.84	25.70	N 03°47'57"W
5	16°37'33"	225.00	65.29	65.08	32.88	N 57°54'19"W
6	29°04'16"	250.00	126.85	125.49	64.82	N 51°17'29"W
7	14°22'10"	275.00	68.97	68.79	34.67	N 58°39'46"W
8	6°08'01"	275.00	29.44	29.42	14.73	N 46°44'41"W
9	79°11'35"	25.00	31.50	29.46	18.23	S 81°46'28"E
10	13°23'09"	265.00	61.91	61.77	31.10	S 68°49'19"W
11	12°03'19"	265.00	55.76	55.65	27.98	S 81°36'08"W
12	34°45'43"	240.00	145.61	143.39	75.12	S 70°14'55"W
13	54°00'32"	240.00	226.23	217.93	122.31	S 25°51'46"W
14	87°31'54"	215.00	328.46	297.44	205.93	S 42°37'28"W
15	15°18'09"	362.00	96.68	96.40	48.63	N 84°53'01"W
16	10°12'05"	362.00	64.45	64.37	32.31	N 72°07'54"W
17	16°30'21"	337.00	97.08	96.75	48.88	N 84°07'04"W
18	12°58'51"	312.00	70.69	70.54	35.50	N 86°03'25"W
19	01°14'22"	215.00	4.65	4.65	2.33	N 87°00'36"E

LOTS 55 - 82 R-30 - MINIMUM SETBACKS	
Front Setback	50 feet
Side Setback	10 feet (Sum of 30 feet)
Back Setback	40 feet
Front Utility	20 feet
Back Utility	15 feet
Side Utility	5 feet

DRIVEWAY PIPE SCHEDULE			
LOT NO.	PIPE SIZE	LOT NO.	PIPE SIZE
56	15-inch	69	15-inch
57	15-inch	70	15-inch
58	15-inch	71	15-inch
59	15-inch	72	15-inch
60	18-inch	73	15-inch
61	18-inch	74	15-inch
62	18-inch	75	15-inch
63	24-inch	76	15-inch
64	84-inch	77	15-inch
65	84-inch	78	15-inch
66	18-inch	79	15-inch
67	18-inch	80	15-inch
68	18-inch	81	18-inch
		82	15-inch

N O T E S

Water will be provided by Brights Water Association. Sewer will be provided by the City of Hernando.

Dirveway culverts are the responsibility of the lot owner and not the responsibility of the developer or City of County officials.

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28033C0120 D, dated May 3, 1990, the hereon shown property is not located in a flood hazard zone.

A sewer line lies in the center of of the areas noted as "10' Sewer Easement". Where these sewer easements cross building lines, the building line is revised to be one (1) foot past the edge of the sewer easement.

Lot corners are monumented with steel fence rails.

DEVELOPER: EDGEWOOD PARTNERS, LLC
Eddy Halfacre - Partner
2670 White Oak
Nesbit, MS 38651
601-429-2059
Mark Anglin - Partner
3545 Jaybird Rd.
Hernando, MS 38632
601-895-9163

RUTHERFORD & ASSOCIATES
ENGINEERING CONSULTANTS - SURVEYORS
[illegible]
TELEPHONE [illegible] FAX [illegible]

JUNE 1999

EDGEWOOD ESTATES

PLANNED UNIT DEVELOPMENT
SECOND ADDITION, LOTS 55 - 82

33.22 ACRES, ZONED P.U.D., IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 7 WEST, DeSOTO COUNTY, MISSISSIPPI

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