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ADDED TO PLAT 6-21-2000

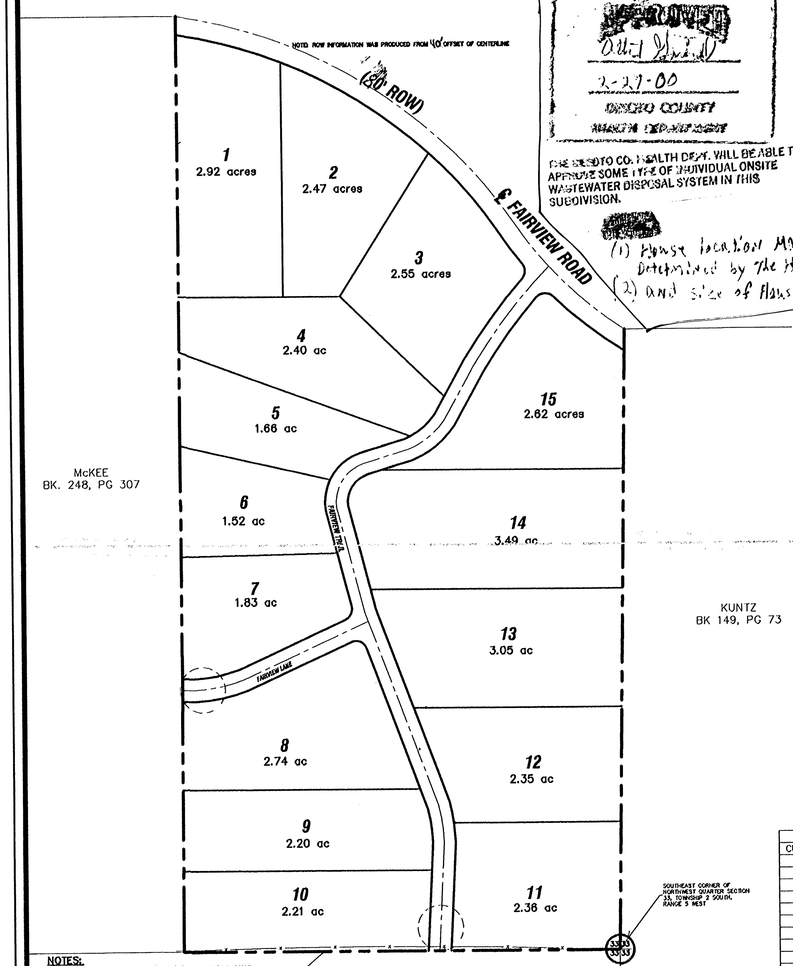
JP

APPROVED
Otis Stovall
2-27-00
DESOTO COUNTY
HEALTH DEPARTMENT

THE DESOTO CO. HEALTH DEPT. WILL BE ABLE TO APPROVE SOME TYPE OF INDIVIDUAL ONSITE WASTEWATER DISPOSAL SYSTEM IN THIS SUBDIVISION.

(1) House location MAY have to be Determined by the Health Dept.
(2) and size of House

NOTE: ROW INFORMATION WAS PRODUCED FROM 40' OFFSET OF CENTERLINE



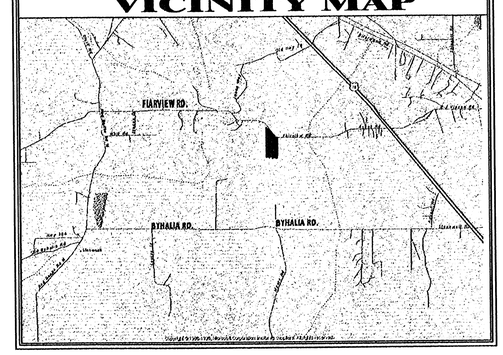
CULVERT TABLE

LOT #	CULVERT SIZE
#1	18"
#2	18"
#3	24"
#4	48"
#5	48"
#6	24"
#7	24"
#8	18"
#9	18"
#10	15"
#11	15"
#12	18"
#13	18"
#14	24"
#15	24"

NOTE:

THIS PLAT WAS PRODUCED FROM A RETRACE SURVEY OF MICHAEL T. HENSLEY SURVEY DATED: 7-16-99

VICINITY MAP



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIR	CHORD	DELTA
C1	693.99	1088.53	N63°37'12"W	682.30	36°31'44"
C2	181.40	910.00	N39°38'39"W	181.10	11°25'17"
C2	189.38	950.00	N39°38'39"W	189.06	11°25'17"
C2	199.34	1000.00	N39°38'39"W	199.01	11°25'17"
C3	192.88	885.27	S52°17'23"E	192.50	12°29'00"
C3	209.87	925.27	S54°11'29"E	209.42	12°59'46"
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C3	88.29	885.27	S36°47'28"E	88.26	05°42'52"
C3	340.57	835.27	S45°36'51"E	338.22	23°21'42"
C5	273.63	1152.36	S37°44'12"W	272.99	13°36'17"
C6	103.94	175.02	N50°23'31"E	102.42	34°01'38"
C7	123.11	89.66	S31°50'28"W	113.67	78°40'29"
C9	139.03	335.25	N80°25'37"E	138.03	23°45'36"
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C12	34.78	25.00	N25°17'35"E	32.04	79°42'25"
C13	41.18	25.00	N67°39'42"W	36.68	94°23'00"
C14	35.45	25.00	N00°58'50"E	32.56	81°15'24"
C15	40.51	25.00	S87°31'41"W	36.22	92°50'52"

NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 50' FRONT YARD
   B. 20' MIN. SIDE YARD
   C. 40' 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 INDIVIDUAL LOT OWNERS.
4. THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0150 E, DATED JUNE, 1997.
5. FENCE RAILS ARE SET ON ALL PROPERTY CORNERS. 1/2" REBAR SET AT ALL OTHER LINE BREAKS
6. DIRECT ACCESS TO FAIRVEIW ROAD WILL NOT BE ALLOWED FOR LOTS #3 & #15.

DECLARATION OF COVENANTS AND RESTRICTIONS OF THIS INSTRUMENT RECORDED IN BOOK (WARRANTY) BOOK 376 PAGE 154 DATED 7-18-00 W E DAVIS, CHANCERY CLERK BY M.CALVI, DC

OWNER'S CERTIFICATE

I, Rayna H. Bailey, 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 10th DAY OF January, 20 00.

OWNER OR AUTHORIZED REPRESENTATIVE
EBI, INC.

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 10th DAY OF January, 2000, WITHIN MY JURISDICTION, THE WITHIN NAMED Rayna H. Bailey WHO ACKNOWLEDGED THAT HE/SHE IS President OF EBI, INC. AND THAT FOR AND ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED HE/SHE 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.

NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 23, 2000
MY COMMISSION EXPIRES:

DESOTO COUNTY PLANNING COMMISSION

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THIS THE 2ND DAY OF DECEMBER, 1999

SECRETARY CHAIRPERSON

DESOTO COUNTY BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, THIS THE 6TH DAY OF DECEMBER, 1999

W. E. Davis, Chancery Clerk
CLERK FOR THE BOARD PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 11:00 O'CLOCK A.M. ON THE 21st DAY OF June, 20 00 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 70 PAGE 81

W. E. Davis, Chancery Clerk
CHANCERY COURT

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION PLAT FROM THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME.

JAMES O. RUSSELL JR MISSISSIPPI NO. 02391 — 1-4-99

MORTGAGEE'S CERTIFICATE

R. F. Dorr, Jr. Branch President of First Security Bank, MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS OUR 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 18th DAY OF January, 2000.

Branch President
TITLE SIGNATURE OF MORTGAGEE
First Security Bank

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 18th DAY OF January, 2000, WITHIN MY JURISDICTION, THE WITHIN NAMED R. F. Dorr, Jr. WHO ACKNOWLEDGED THAT HE/SHE IS Branch President OF First Security Bank 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 HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES:

FINAL PLAT OF FAIRVIEW TRAIL SUBDIVISION

SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST
DESOTO COUNTY, MISSISSIPPI

SCALE: COVER SHEET NTS
JANUARY, 2000

ZONING: A
TOTAL AREA: 40 ACRES
TOTAL LOTS: 15
CLASS "C" SURVEY
DEVELOPER
EUBANKS AND BAILEY, EBI, Inc.
P.O. BOX #7
TUNICA, MISSISSIPPI

RUSSELL & COMPANY
ENGINEERS SURVEYORS
6229 HWY. 305, SUITE B
OLIVE BRANCH, MS 38654
601-893-3377

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NOTES:
1. MINIMUM SETBACKS ARE AS FOLLOWS:
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NOTE:

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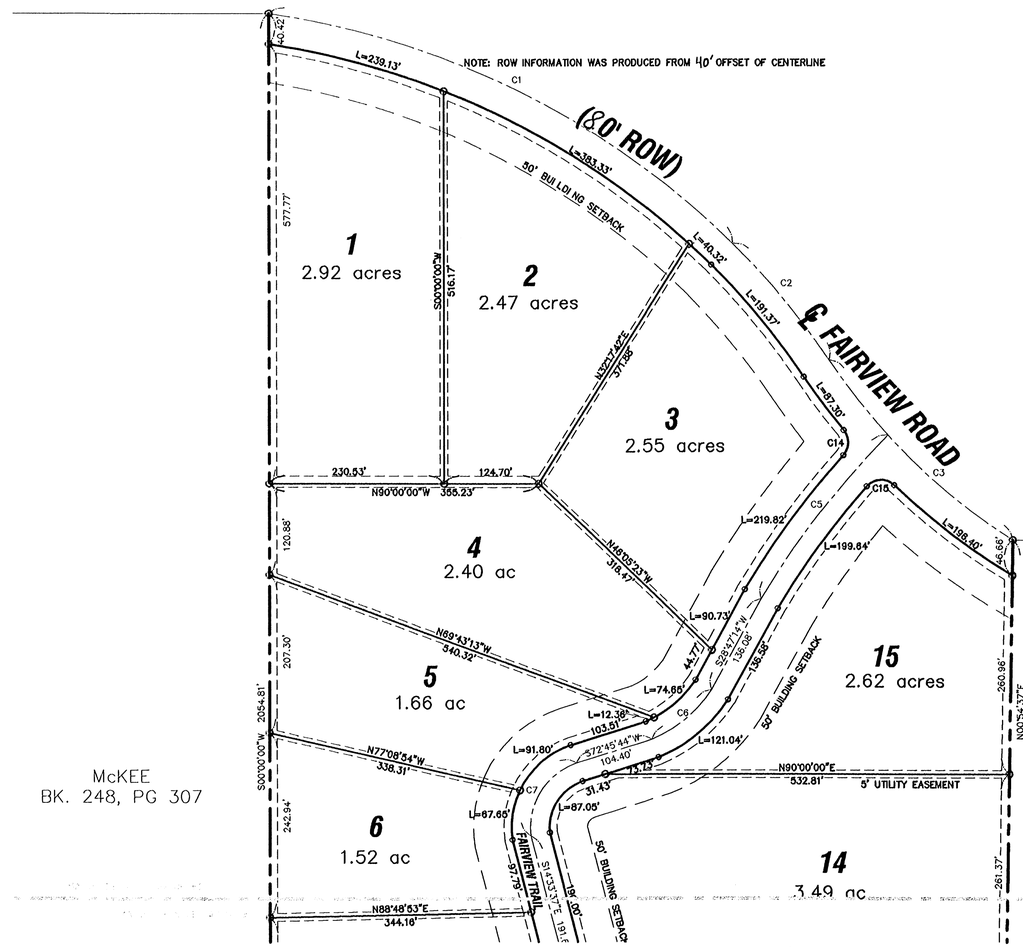

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

FINAL PLAT OF FAIRVIEW TRAIL SUBDIVISION

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DESOTO COUNTY, MISSISSIPPI
SCALE: 1" = 100'
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TOTAL LOTS: 15
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DEVELOPER
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P.O. BOX #7
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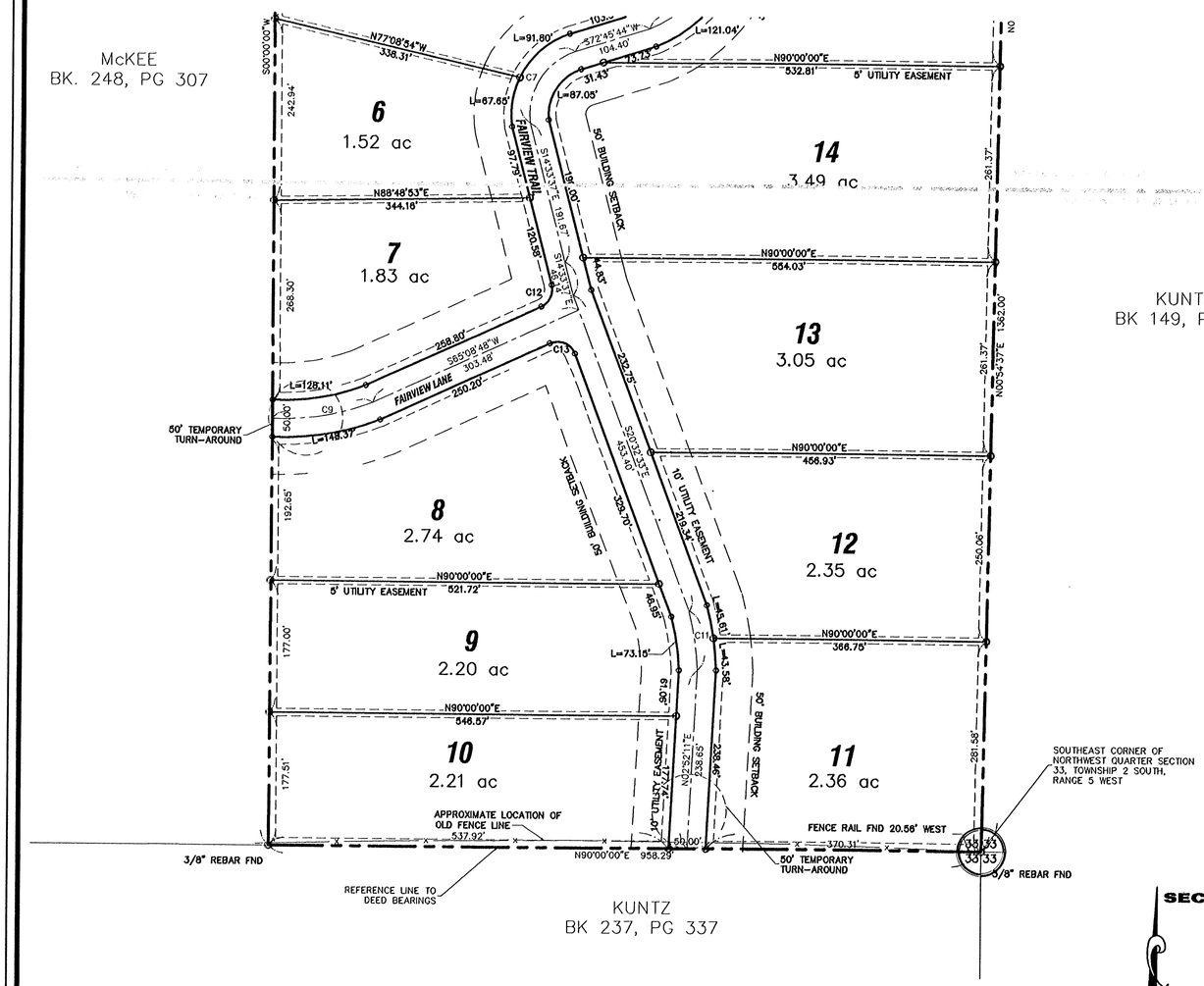

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