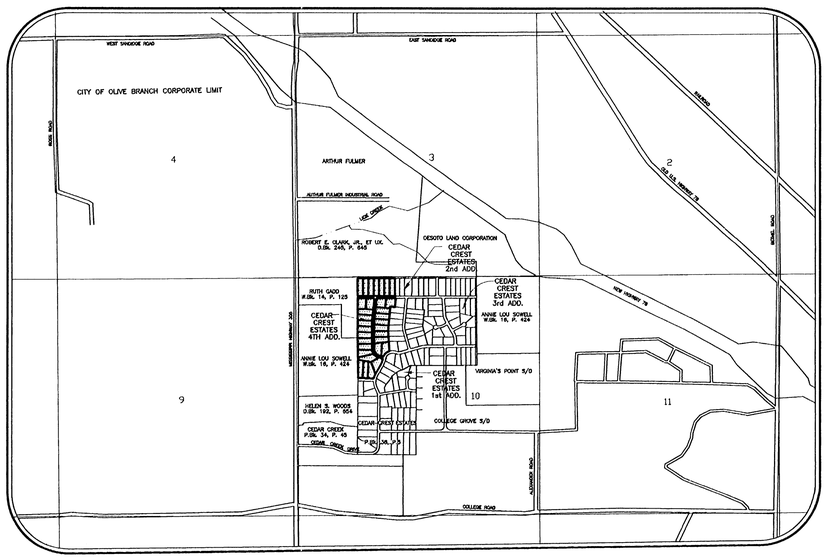
39

CEDAR CREST ESTATES

FOURTH ADDITION, LOTS 114 THRU 145



OWNER/DEVELOPER
DESOTO LAND DEVELOPMENT
MIKE BAILEY
P.O. Box 867
New Albany, MS 38652
601-534-4774

RUTHERFORD & ASSOCIATES
ENGINEERING CONSULTANTS - SURVEYORS
324 WEST VALLEY STREET, SUITE 108
HERNANDO, MISSISSIPPI 38632
TELEPHONE 601-429-5766 FAX 601-429-9841

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NOTES

Driveway culverts are the responsibility of the lot owner and not the responsibility of the developer or DeSoto County.

All lot corners are monumented with steel fence post except where otherwise noted.

Restrictive Covenants for Cedar Crest Estates, Third Addition, are recorded in Deed Book 286 on Pages 459 thru 462 of the Chancery Records of DeSoto County, Mississippi.

According to Federal Emergency Management Flood Insurance Rate Map No. 28033C0065D, dated May 3, 1990, the hereon shown property is not located in a flood hazard zone.

The platted property is also subject to those covenants, restrictions and easements as set forth in document filed of record in book 286, Pages 459-462, and as may otherwise be amended from time to time, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which document reference is hereby made, any property owner shall be bound by the terms of said document.

OWNER'S CERTIFICATE

I, ROBERT M. BAILEY, Vice-President of DeSoto Land Corporation, for and on behalf of said corporation, hereby adopt this plan of subdivision and dedicate the right-of-way of roads as shown on the plat of subdivision to the City of Olive Branch and reserve for the public utilities, the utility easements shown on the plat, as the act and deed of said corporation, after first having been duly authorized by said corporation so to do. This the 14th day of June, 2000.

Robert M. Bailey
ROBERT M. BAILEY, Vice-President DeSoto Land Corporation

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 14th day of June, 2000, within my jurisdiction, the within named ROBERT M. BAILEY, who acknowledged that he is Vice-President of DeSoto Land Corporation, a Mississippi Corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Diane B. Sargent
NOTARY
My commission expires: April 26, 2001

MORTGAGEE'S CERTIFICATE

FIRST SECURITY BANK, mortgagee of the property hereon, hereby adopt this as our plan of subdivision and dedicate the right-of-way of roads as shown on the plat of subdivision to the City of Olive Branch and reserve for the public utilities, the utility easements as shown on the plat. I certify that FIRST SECURITY BANK is the mortgagee in fee simple of the property and that no taxes have become due and payable. This the 14 day of June, 2000.

R. P. DORR, JR., Branch President
FIRST SECURITY BANK

NOTARY'S CERTIFICATE
State of Mississippi
County of DeSoto

Personally appeared before me, the undersigned authority in and for said county and state, on this the 14th day of June, 2000, within my jurisdiction, the within named, R.P. DORR, JR. who acknowledged that he is Branch President of First Security Bank, a Mississippi Corporation, and that for and on behalf of said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Diane B. Sargent
NOTARY
My commission expires: April 26, 2001

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 CIVIL ENGINEER
ENGINEER
PE 6306
to 1665
LAND SURVEYOR
STATE OF MISSISSIPPI

Approved by the CITY OF OLIVE BRANCH PLANNING COMMISSION on the 9th day of February, 1999.

CHAIRMAN

ATTEST:

Approved by the CITY OF OLIVE BRANCH BOARD OF ALDERMEN on the 16th day of February, 1999.

MAYOR

CLERK OF THE BOARD

State of Mississippi
County of DeSoto

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 11:15 o'clock A.M. on the 16th day of July, 2000 and was immediately entered upon the proper index and duly recorded in Plat Book 11 on Page 39.

W. E. Davis, Chancery Clerk
CHANCERY COURT CLERK by: D. Stanley DC

CEDAR CREST ESTATES
FOURTH ADDITION, LOTS 114 THRU 145

35.66 ACRES, ZONED "AR", IN THE NORTH HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
40	84°07'38"	25.00	36.71	33.50	22.56	S 43°31'11"W
41	95°52'22"	25.00	41.83	37.12	27.70	N 46°28'49"W
42	6°18'12"	1000.00	110.01	109.96	55.06	S 01°41'43"E
43	6°18'12"	975.00	107.26	107.21	53.69	S 01°41'43"E
44	3°42'37"	1025.00	66.38	66.36	33.20	S 02°59'31"E
45	2°35'35"	1025.00	46.39	46.39	23.20	S 00°09'35"W
46	76°22'15"	175.00	233.26	216.37	137.64	S 43°01'57"E
47	76°22'15"	150.00	199.94	185.46	117.98	S 43°01'57"E
48	28°56'31"	200.00	101.03	99.96	51.62	S 24°07'03"E
49	42°37'46"	200.00	148.81	145.40	78.04	S 59°54'12"E
50	4°47'58"	200.00	16.75	16.75	8.38	S 07°14'49"E
51	46°15'27"	205.00	165.51	161.05	87.56	S 44°28'00"W
52	58°48'48"	175.00	179.63	171.85	98.63	S 38°11'19"W
53	77°26'39"	25.00	33.79	31.28	20.04	N 60°03'36"E
54	90°00'00"	25.00	39.27	35.36	25.00	N 36°13'08"W
55	14°04'53"	495.00	121.66	121.35	61.14	N 18°13'35"E
56	14°04'53"	465.00	114.28	113.99	57.43	N 18°13'35"E
57	13°29'15"	335.00	78.86	78.68	39.61	S 18°30'51"W
58	76°20'34"	25.00	33.31	30.90	19.65	N 49°56'30"E
59	20°33'19"	305.00	109.42	108.83	55.30	S 14°58'49"W

NOTES

Driveway culverts are the responsibility of the lot owner and not the responsibility of the developer or the City of Olive Branch.

All lot corners are monumented with steel fence post except where otherwise noted.

Restrictive Covenants for Cedar Crest Estates, Third Addition, are recorded in Deed Book 286 on Pages 459 thru 462 of the Chancery Records of DeSoto County, Mississippi.

According to Federal Emergency Management Flood Insurance Rate Map No. 28033C0065D, dated May 3, 1990, the hereon shown property is not located in a flood hazard zone.

Water and Sewer will be provided by the City of Olive Branch, Mississippi.

MINIMUM SETBACK REQUIREMENTS
50-Foot Front yard Setback
35-Foot Rear Setback
15-Foot Side Yard Setback
20-Foot Front Yard Utility Easement
5-Foot Side Yard Utility Easement

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35.66 ACRES, ZONED "AR", IN THE NORTH HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI

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