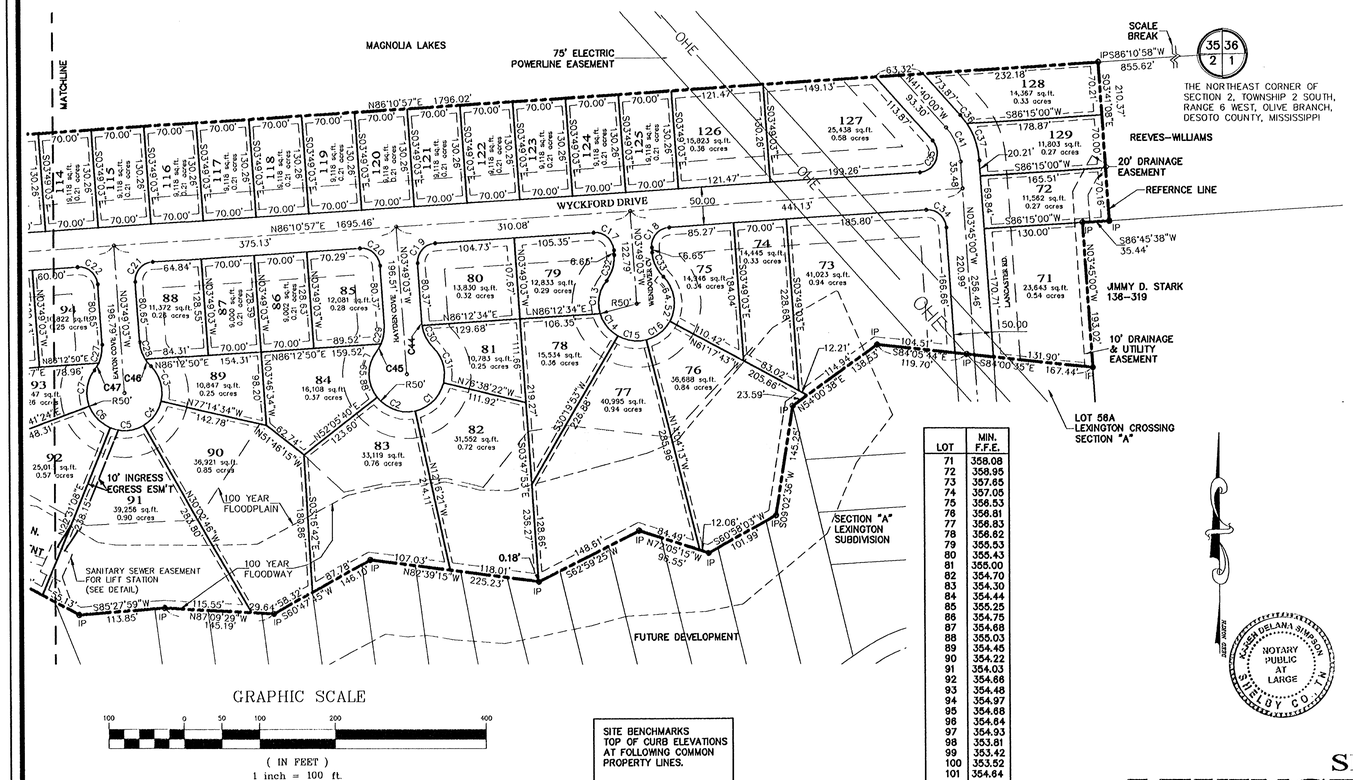
32



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 35' FRONT YARD
   B. 5' MIN. SIDE YARD, WITH THE SUM OF 15'
   C. 25' REAR YARD
2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE AND REAR LOTS. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE
3. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
4. THIS PROPERTY IS LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0065 D, DATED MAY, 1990.
5. IRON PINS ARE SET ON ALL PROPERTY CORNERS AND/OR ON LINE BETWEEN FRONT AND REAR LOT CORNERS. CHISEL MARKS ARE MADE ON THE CURB AT THE EXTENDED PROPERTY LINE AND ARE FOR REFERENCE ONLY.
6. FLOODWAY AND FLOODPLAIN SHOWN AS AMENDED BY CLOMR CASE # 00-04-021R.
7. FENCE CONSTRUCTION WILL NOT BE ALLOWED IN THE 100 YEAR FLOODWAY OR IN THE DRAINAGE EASEMENT ALONG THE EAST LINE OF LOTS 71, 72, AND 129.

SITE BENCHMARKS
TOP OF CURB ELEVATIONS AT FOLLOWING COMMON PROPERTY LINES.

73/74	355.95
76/77	355.56
82/83	353.20
90/91	352.76
98/99	352.28
102/103	352.40
112/113	353.22
116/117	353.55
121/122	353.98
129/72	357.98

Minutes of the Regular Meeting of the Mayor and Board of Aldermen of the City of Olive Branch recorded in Warranty Deed Book 466 page 720 Dated 3-8-2004
W C Davis, Chancery Clerk
By M. Oakes, DC

NOTE:
THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN BOOK 331 PAGE 282 AT THE OFFICE OF THE CHANCERY CLERK IN THE DESOTO COUNTY COURTHOUSE.

LOT	MIN. F.F.E.
71	358.08
72	358.95
73	357.85
74	357.05
75	356.53
76	356.81
77	356.83
78	356.62
79	355.53
80	355.43
81	355.00
82	354.70
83	354.30
84	354.44
85	355.25
86	354.75
87	354.68
88	355.03
89	354.45
90	354.22
91	354.03
92	354.68
93	354.48
94	354.97
95	354.68
96	354.64
97	354.93
98	353.81
99	353.42
100	353.52
101	354.64
102	354.08
103	353.58
104	353.43
105	353.67
106	354.08
107	353.99
108	354.53
109	355.08
110	355.22
111	354.88
112	354.82
113	354.80
114	355.17
115	355.28
116	355.08
117	354.72
118	354.73
119	355.28
120	355.66
121	355.53
122	355.30
123	355.39
124	355.75
125	356.18
126	356.79
127	358.46
128	359.20
129	359.62

OWNER'S CERTIFICATE

EDS, LLC A ~~MISSISSIPPI~~ TENNESSEE LIMITED LIABILITY COMPANY, AS OWNER OF THE PROPERTY, 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 CITY OF OLIVE BRANCH 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 THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 22ND DAY OF APRIL 2002.

Billy L. Harris MANAGING MEMBER
OWNER OR AUTHORIZED REPRESENTATIVE of EDS, LLC

NOTARY'S CERTIFICATE
STATE OF ~~MISSISSIPPI~~ TENNESSEE COUNTY OF ~~DESOTO~~ SHELBY

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 22ND DAY OF APRIL 2002, WITHIN MY JURISDICTION, THE WITHIN NAMED BILLY L. HARRIS WHO ACKNOWLEDGED THAT HE/SHE IS MEMBER OF EDS, LLC A TENNESSEE LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING WARRANTY DEED, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY SO TO DO.

Karen Delana Simpson
NOTARY PUBLIC
MY COMMISSION EXPIRES: NOV. 11, 2003

OLIVE BRANCH CITY'S CERTIFICATE

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 12 DAY OF MAY 2002.

CHAIRPERSON

OLIVE BRANCH MAYOR & BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 19 DAY OF MARCH 2002

MINUTE BOOK _____, PAGE _____

MAYOR

STATE OF MISSISSIPPI

COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:30 O'CLOCK P.M. ON THE 15 DAY OF MAY 2002, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 19 PAGE 41.

W. C. Davis, Chancery Clerk
CHANCERY COURT

CERTIFICATE OF SURVEYOR (PERIMETER BOUNDARY ONLY)

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS PERIMETER BOUNDARY SHOWN HEREON AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME.

JAMES M. RUSSELL, MISSISSIPPI NO. 02591

MORTGAGEE'S CERTIFICATE

SOUTHTRUST BANK MORTGAGEE OF THE PROPERTY 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 CITY OF OLIVE BRANCH FOREVER AND RESERVE FOR 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 8TH DAY OF MAY 2002.

SVP
TITLE

SIGNATURE OF MORTGAGEE
SOUTHTRUST BANK

NOTARY'S CERTIFICATE
STATE OF ~~MISSISSIPPI~~ TENNESSEE COUNTY OF ~~DESOTO~~ SHELBY

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 8TH DAY OF MAY 2002, WITHIN MY JURISDICTION, THE WITHIN NAMED SVP OF SOUTHTRUST BANK, WHO ACKNOWLEDGED THAT HE/SHE IS SVP OF SOUTHTRUST 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.

Karen Delana Simpson
NOTARY PUBLIC
MY COMMISSION EXPIRES: NOV. 11, 2003

KAREN DELANA SIMPSON NOTARY PUBLIC AT LARGE SHELBY CO. TN

FINAL PLAT OF
SECTION "B"
LEXINGTON CROSSING SUBDIVISION

SECTION 2, TOWNSHIP 2 SOUTH, RANGE 6 WEST
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI
SCALE: 1" = 100'
APRIL, 2002

ZONING R-2
TOTAL AREA: 26.52 ACRES
TOTAL LOTS: 59; CLASS "C" SURVEY

DEVELOPER
EDS, LLC.
1379 LANCASTER DRIVE
MEMPHIS, TN 38120

LEGEND

UTIL.= UTILITY
ESM'T=EASEMENT
BLDG.=BUILDING
CONC.=CONCRETE
ST. =STORY
BR. =BRICK
FR. =FRAME
=WATER METER
=FIRE HYDRANT
=WATER VALVE
=IRON PIN OR PIPE, PK. NAIL, COTTON PICKER SPINDLE, R.O.W. MONUMENT CHISEL MARK, ETC.
=ELECTRICAL BOX
=PHONE PAD
=CABLE TV BOX
ROW =RIGHT OF WAY
=WATER TAP
=SEWER CLEAN OUT
=POWER POLE
=SEWER MANHOLE
=CABLE BOX

RUSSELL & COMPANY
ENGINEERS SURVEYORS
6229 HWY. 306, SUITE B
OLIVE BRANCH, MS 38654
601-893-3377

1 OF 2

AutoCAD File: Z:\drawings\markdavis\CONSTRUCTION PLANS\phase 2\PLANS\p1_001.dwg plotted at: Wed Apr 03 10:09:18 2002
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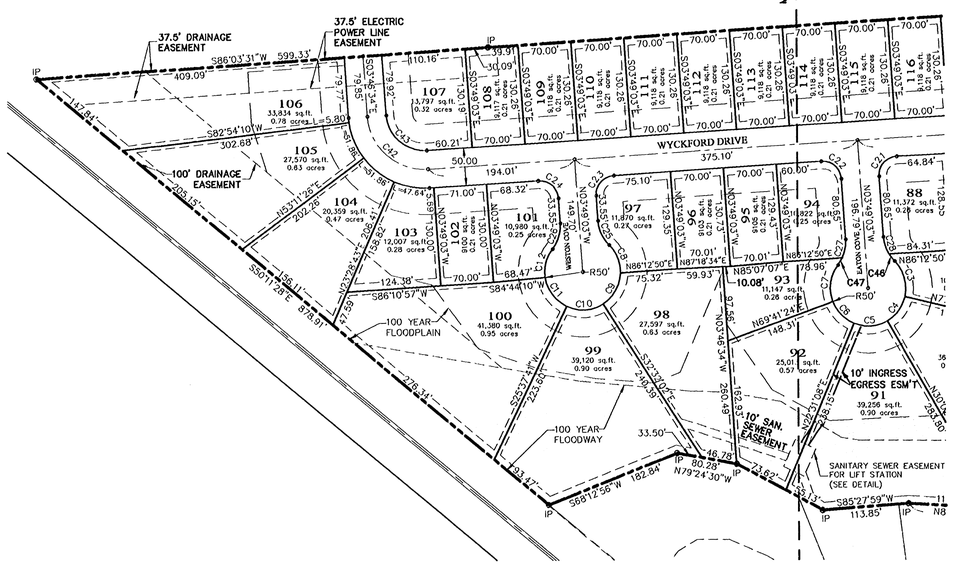
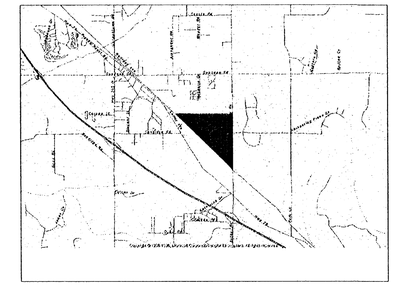


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST	CHORD BEARING
C1	56.17	50.00	53.26'	N45°32'39"E
C2	56.17	50.00	53.26'	S70°05'20"E
C3	50.60	50.00	48.47'	N16°14'06"W
C4	41.19	50.00	40.03'	N36°21'20"E
C5	45.87	50.00	44.28'	N86°14'11"E
C6	41.16	50.00	40.01'	S43°53'44"E
C7	50.53	50.00	48.41'	S08°38'28"W
C8	40.75'	50.00	39.63'	N21°52'39"W
C9	48.86	50.00	46.94'	N29°28'09"E
C10	50.76	50.00	48.60'	N86°32'50"E
C11	49.27	50.00	47.30'	S36°08'38"E
C12	39.71	50.00	38.68'	S14°50'17"W
C13	46.13	50.00	44.51'	S11°09'46"W
C14	38.75	50.00	37.79'	S37°28'04"E
C15	38.75	50.00	37.79'	S81°52'10"E
C16	41.21	50.00	40.05'	N52°19'02"E
C17	39.27	25.00	35.36'	N48°49'03"W
C18	39.27	25.00	35.36'	S41°10'57"W
C19	39.27	25.00	35.36'	S41°10'57"W
C20	39.27	25.00	35.36'	N48°49'03"W
C21	39.27	25.00	35.36'	S41°10'57"W
C22	39.27	25.00	35.36'	N48°49'03"W
C23	39.27	25.00	35.36'	S41°10'57"W
C24	39.27	25.00	35.36'	N48°49'03"W
C25	36.14	50.00	35.36'	S24°31'20"E
C26	36.14	50.00	35.36'	N16°53'14"E
C27	24.83	50.00	24.57'	N10°24'26"E
C28	23.73	50.00	23.51'	S17°24'58"E
C29	24.25	50.00	24.01'	N10°04'34"E
C30	33.89	50.00	33.25'	S25°48'28"E
C31	51.13	50.00	48.93'	N15°56'00"W
C32	36.14	50.00	35.36'	N16°53'14"E
C33	36.14	50.00	35.36'	S24°31'20"E
C34	39.30	25.00	35.38'	N48°47'01"W
C35	55.78	25.00	44.91'	N22°15'28"E
C36	14.05	100.00	14.04'	N37°38'25"W
C37	52.12	100.00	51.53'	N18°40'55"W
C38	51.44	100.00	50.88'	S18°44'07"E
C39	52.89	100.00	52.28'	S48°37'29"E
C40	52.43	100.00	51.83'	S78°47'49"E
C41	49.63	75.00	48.73'	N22°42'30"W
C42	117.86	75.00	106.10'	S48°47'48"E
C43	78.58	50.00	70.74'	S48°47'48"E
C44	2.24'	50.00	2.24'	S05°06'09"E
C45	11.89'	50.00	11.86'	N30°46'51"E
C46	12.40'	50.00	12.37'	S38°07'16"E
C47	11.31'	50.00	11.29'	N31°06'43"E

VICINITY MAP

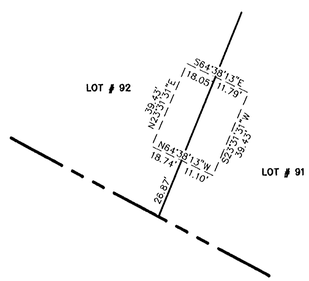


N S E W

CERTIFICATE OF SURVEYOR (INTERIOR LOTS AND ELEVATIONS ONLY)

THIS IS TO CERTIFY THAT I HAVE DRAWN THESE INTERIOR LOTS AND ELEVATIONS SHOWN HEREON AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A FIELD SURVEY BY ME.

REGISTERED PROFESSIONAL LAND SURVEYOR PLS-02818 4/9/02 STATE OF MISSISSIPPI



EASEMENT DETAIL

SANITARY SEWER EASEMENT DETAIL FOR LIFT STATION

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

FINAL PLAT OF

SECTION "B"

LEXINGTON CROSSING SUBDIVISION

SECTION 2, TOWNSHIP 2 SOUTH, RANGE 6 WEST
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

SCALE: 1" = 100'
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TOTAL AREA: 26.52± ACRES
TOTAL LOTS: 59 ; CLASS "C" SURVEY

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

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