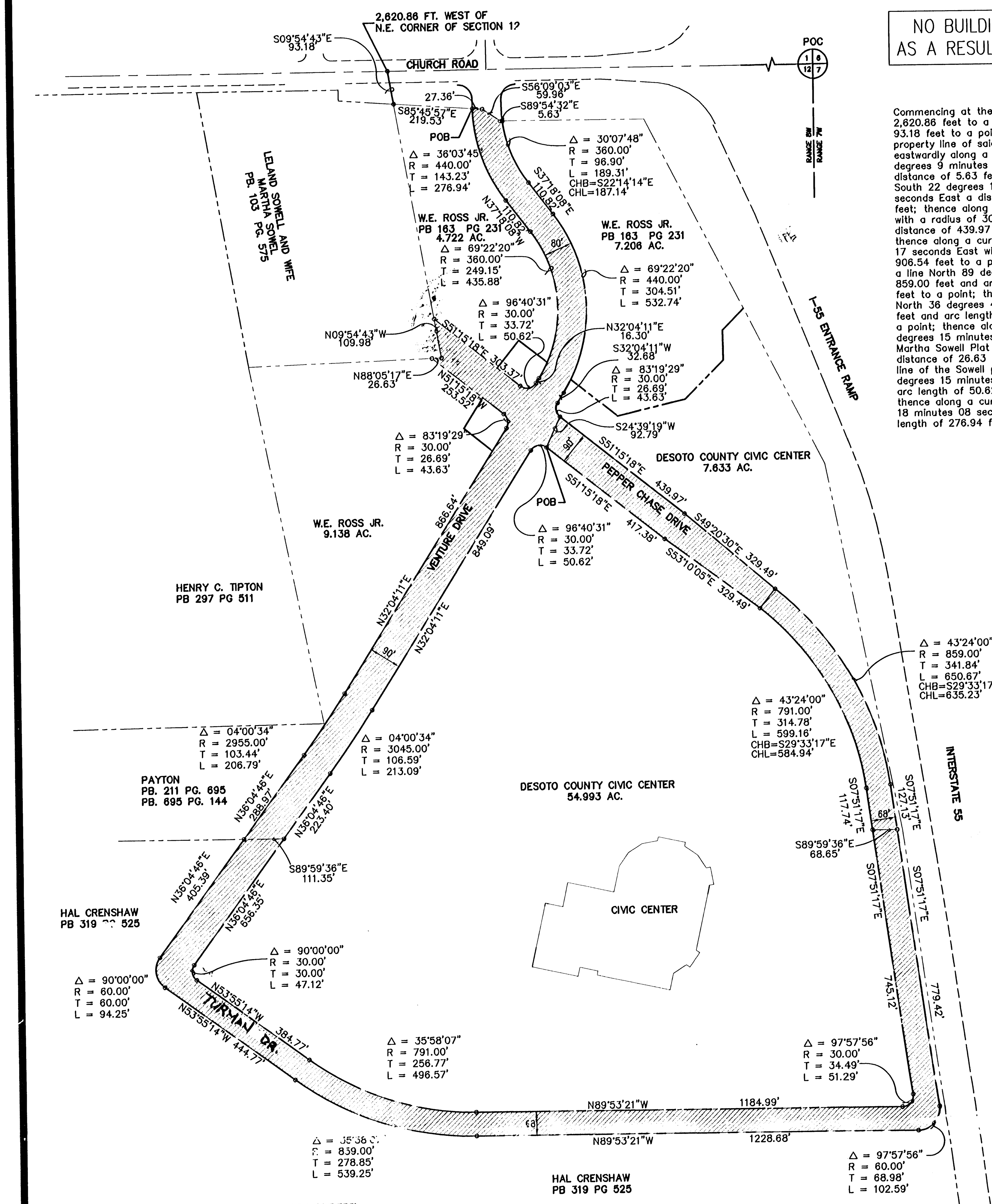
28



NO BUILDING PERMIT SHALL BE ISSUED AS A RESULT OF RECORDING OF THIS PLAT

200 100 0 200 400

SCALE: 1" = 200'

NORTH

28

OUTSIDE RIGHT-OF-WAY BOUNDARY DESCRIPTION

Commencing at the northeast corner of Section 12; thence in a westwardly direction along the centerline of Church Road a distance of 2,620.86 feet to a point on said center line; thence southeastwardly along a line South 9 degrees 54 minutes 43 seconds East a distance of 93.18 feet to a point, said point being the northwest corner of the W.E. Ross Jr. property, Plat Book 163 Page 231; thence along the northern property line of said property South 85 degrees 45 minutes 57 seconds East a distance of 219.53 feet to THE POINT OF BEGINNING; thence eastwardly along a line South 85 degrees 45 minutes 57 seconds East a distance of 27.36 feet to a point; thence along a line South 56 degrees 9 minutes 3 seconds East a distance of 59.96 feet to a point; thence along a line South 89 degrees 54 minutes 32 seconds East a distance of 5.63 feet to a point; thence along a curve to the right with a radius of 360.00 feet, arc length of 189.31 feet, and chord bearing South 22 degrees 14 minutes 14 seconds East with chord length of 187.14 feet to a point; thence along a line South 37 degrees 18 minutes 8 seconds East a distance of 110.82 feet to a point; thence along a curve to the right with a radius of 440.00 feet and arc length of 532.74 feet; thence along a line South 32 degrees 04 minutes 11 seconds West a distance of 32.68 feet to a point; thence along a curve to the left with a radius of 30.00 feet and arc length of 43.63 feet to a point; thence along a line South 51 degrees 15 minutes 18 seconds East a distance of 439.97 feet to a point; thence along a line South 49 degrees 20 minutes 30 seconds East a distance of 329.49 feet to a point; thence along a curve to the right with a radius of 859.00 feet and arc length of 650.67 feet, and chord bearing South 29 degrees 33 minutes 17 seconds East with chord length of 635.23 feet to a point; thence along a line South 7 degrees 51 minutes 17 seconds East a distance of 906.54 feet to a point; thence along a curve to the right with a radius of 60.00 feet and arc length of 102.59 feet to a point; thence along a line North 89 degrees 53 minutes 21 seconds West a distance of 1228.68 feet to a point; thence along a curve to the right with a radius of 859.00 feet and arc length of 539.25 feet to a point; thence along a line North 53 degrees 55 minutes 14 seconds West a distance of 444.77 feet to a point; thence along a curve to the right with a radius of 60.00 feet and arc length of 94.25 feet to a point; thence along a line North 36 degrees 4 minutes 46 seconds East a distance of 694.35 feet to a point; thence along a curve to the left with a radius of 2955.00 feet and arc length of 206.79 feet to a point; thence along a line North 32 degrees 4 minutes 11 seconds East a distance of 866.64 feet to a point; thence along a curve to the left with a radius of 30.00 feet and arc length of 43.63 feet to a point; thence along a line North 51 degrees 15 minutes 18 seconds West a distance of 253.52 feet to a point, said point being on the southern boundary of the Leland Sowell and Martha Sowell Plat book 103 Page 575; thence eastwardly along said southern property line North 88 degrees 5 minutes 17 seconds East a distance of 26.63 feet to a point, said point being the southeastern corner of the Sowell property; thence northerly along the eastern property line of the Sowell property North 9 degrees 54 minutes 43 seconds West a distance of 109.98 feet to a point; thence along a line South 51 degrees 15 minutes 18 seconds East a distance of 303.37 feet to a point; thence along a curve to the left with a radius of 30.00 feet and arc length of 50.62 feet to a point; thence along a line North 32 degrees 04 minutes 11 seconds East a distance of 16.30 feet to a point; thence along a curve to the left with a radius of 360.00 feet and arc length of 435.88 feet to a point; thence along a line North 37 degrees 18 minutes 08 seconds West a distance of 110.82 feet to a point; thence along a curve to the right with a radius of 440.00 feet and arc length of 276.94 feet to THE POINT OF BEGINNING. Said described area containing 2,989,043 square feet or 68.619 acres more or less.

INSIDE RIGHT-OF-WAY BOUNDARY DESCRIPTION

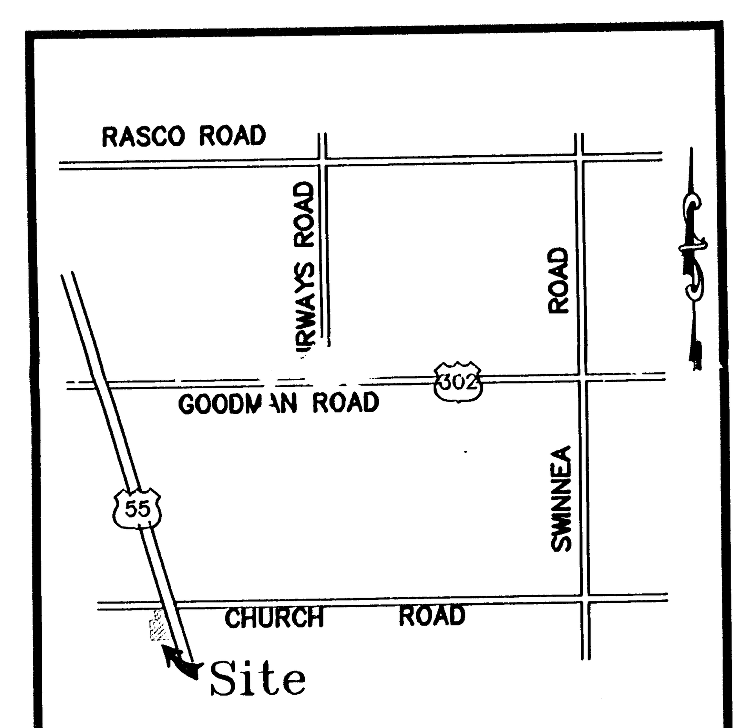
Commencing at the northeast corner of Section 12; thence westwardly along the centerline of Church Road a distance of 2,620.86 feet to a point on said center line; thence southeastwardly along a line South 9 degrees 54 minutes 43 seconds East a distance of 93.18 feet to a point, said point being the northwest corner of the W.E. Ross Jr. property, Plat Book 163 Page 231; thence along the northern property line of said property South 85 degrees 45 minutes 57 seconds East a distance of 219.53 feet to a point; thence eastwardly along a line South 85 degrees 45 minutes 57 seconds East a distance of 27.36 feet to a point; thence along a line South 56 degrees 9 minutes 3 seconds East a distance of 59.96 feet to a point; thence along a line South 89 degrees 54 minutes 32 seconds East a distance of 5.63 feet to a point; thence along a curve to the right with a radius of 360.00 feet, arc length 233.57 feet, and chord bearing South 22 degrees 14 minutes 14 seconds East with a chord length of 187.14 feet to a point; thence along a line South 37 degrees 18 minutes 8 seconds East a distance of 110.82 feet to a point; thence along a curve to the left with a radius of 440.00 feet and arc length of 532.74 feet to a point; thence along a line South 32 degrees 4 minutes 11 seconds West a distance of 32.68 feet to a point; thence along a curve to the right with a radius of 30.00 feet and arc length of 43.63 feet to a point; thence in a southwestwardly direction along a line crossing Pepper Chase Drive South 24 degrees 39 minutes 19 seconds West a distance of 92.79 feet to THE POINT OF BEGINNING; thence along a line South 51 degrees 15 minutes 18 seconds East a distance of 417.38 feet to a point; thence along a line South 53 degrees 10 minutes 5 seconds East a distance of 329.49 feet to a point; thence along a curve to the right with a radius of 791.00 feet, arc length of 599.16 feet, and chord bearing South 29 degrees 33 minutes 17 seconds East with chord length of 584.94 feet to a point; thence along a line South 7 degrees 51 minutes 17 seconds East a distance of 862.86 feet to a point; thence along a curve to the right with a radius of 30.00 feet and arc length of 51.29 feet to a point; thence along a line North 89 degrees 53 minutes 21 seconds West a distance of 1184.99 feet to a point; thence along a curve to the right with a radius of 791.00 feet and arc length of 496.57 feet to a point; thence along a line North 53 degrees 55 minutes 14 seconds West a distance of 384.77 feet to a point; thence along a curve to the right with a radius of 30.00 feet and arc length of 47.12 feet to a point; thence along a line North 36 degrees 4 minutes 46 seconds East a distance of 656.35 feet to a point; thence along a curve to the left with a radius of 3045.00 feet and arc length of 213.09 feet to a point; thence along a line North 32 degrees 4 minutes 11 seconds East a distance of 849.09 feet to a point; thence along a curve to the right with a radius of 30.00 feet and arc length of 50.62 feet to THE POINT OF BEGINNING. Said described area containing 2,395,491 square feet or 54.993 acres more or less.

REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
VENURE DRIVE	5'	BOTH	4.5'
PEPPER CHASE DRIVE	5'	BOTH	4.5'
SOUTH ROAD	5'	BOTH	4.5'

THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE BUILDING OR STRUCTURE. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE BUILDING.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DESIGNATED OF F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 28033C0040 D EFFECTIVE DATE- MAY 3, 1990. NEAREST 100 YEAR FLOOD ELEVATION- 284 FT.



VICINITY MAP
N.T.S

FINAL PLAT

DESOTO CIVIC CENTER

ROAD DEDICATION

SOUTHAVEN, MISSISSIPPI

TOTAL AREA: 13.626 ACRES

SECTION 12 TOWNSHIP 2 RANGE 8W

DEVELOPER:
CITY OF SOUTHAVEN/ DESOTO COUNTY CONVENTION & VISITORS BUREAU

ENGINEER:
ETI CORPORATION • ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE
ETI
6799 GREAT OAKS ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38138-2500 • (901)758-0400

DATE: 10/14/03 ETI JOB #96087-20 SHEET 1 OF 2

XREF FILENAME: L8720B01 X_VICIN VIEW - SCRIPT FILE:

DWG. NAME: L8720F08

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER; THAT THIS PLAT IS IN CONFORMANCE WITH THE SURVEY PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS AND LOCAL ZONING ORDINANCES, SUBDIVISION REGULATIONS AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

SMITH ENGINEERING AND SURVEYING

BY: JAMES R. HELTON (SEAL) (DATE)

MISSISSIPPI CERTIFICATE NO. 1841

JAMES R. HELTON Registered Land Surveyor No. 1841 STATE OF MISSISSIPPI

10-20-03

SOUTHAVEN PLANNING COMMISSION

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS THE 28th DAY OF April ~~2003~~ 1998

ATTEST:

SECRETARY OF PLANNING COMMISSION

CHAIRMAN OF PLANNING COMMISSION

SOUTHAVEN MAYOR & BOARD OF ALDERMAN

APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMAN ON THIS THE 8th DAY OF JULY ~~2003~~ 1998

CITY CLERK OF SOUTHAVEN

MAYOR OF SOUTHAVEN (CHARLES G. DAVIS)

ATTEST:

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 11:58 O'CLOCK P.M., ON THE 31st DAY OF October, 2003 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 84, PAGE 28.

W. E. Davis, Chancery Clerk
CHANCERY COURT by D. Stockdale

THE PLATTED PROPERTY IS SUBJECT TO THOSE COVENANTS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DOCUMENT FILED FOR RECORD IN BOOK _____ PAGE _____, AND AS MAY OTHERWISE BE AMENDED FORM 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, Chuck Roberts, OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHTS-OF-WAY FOR THE ROADS AS SHOWN HEREON 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 31st DAY OF OCT 2003.

SIGNATURE OF OWNER OR REPRESENTATIVE

Chairman Convention and Visitors Bureau

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI (CASE No. _____)
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, THE WITHIN NAMED Chuck Roberts, Chairman, Convention and Visitors Bureau WHO ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FORGOING PLAT FOR THE PURPOSE THEREIN MENTIONED. GIVE UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF 10-31, ~~2003~~.

1-5-2004
MY COMMISSION EXPIRES

NOTARY PUBLIC

CERTIFICATE OF ENGINEER

I, VINCENT J. THILLEN DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND THAT THE LANDS EMBRACED WITHIN THIS PLAT OR MAP DESIGNATED AS SOUTH ROAD DEDICATION AND ALL LAY WITHIN THE CORPORATE LIMITS OF THE CITY SOUTHAVEN, MISSISSIPPI; SAID PLAT OR MAP IS TRUE AND CORRECT PLAT OR MAP OF THE LANDS EMBRACED THEREIN, SHOWING THE SOUTH ROAD DEDICATION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF SOUTHAVEN, MISSISSIPPI.

IN WITNESS WHEREOF, I, THE SAID , PROFESSIONAL ENGINEER, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS THE 14 DAY OF OCTOBER 2003

ETI CORPORATION
STATE OF MISSISSIPPI CERTIFICATE NO. 014545

ENGINEER 14543 10-14-03 STATE OF MISSISSIPPI

FINAL PLAT

DESOTO CIVIC CENTER

ROAD DEDICATION

SOUTHAVEN, MISSISSIPPI

TOTAL AREA: 13.626 ACRES

SECTION 2 TOWNSHIP 2 RANGE 8W

DEVELOPER:
CITY OF SOUTHAVEN/ DESOTO COUNTY CONVENTION & VISITORS BUREAU

ENGINEER
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8799 GREAT OAKS ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38138-2500 • (901)758-0400

DATE: 10/14/03 ETI JOB #96087-20 SHEET 2 OF 2

XREF FILENAME: VIEW – SCRIPT FILE:

DWG. NAME: L8720F07