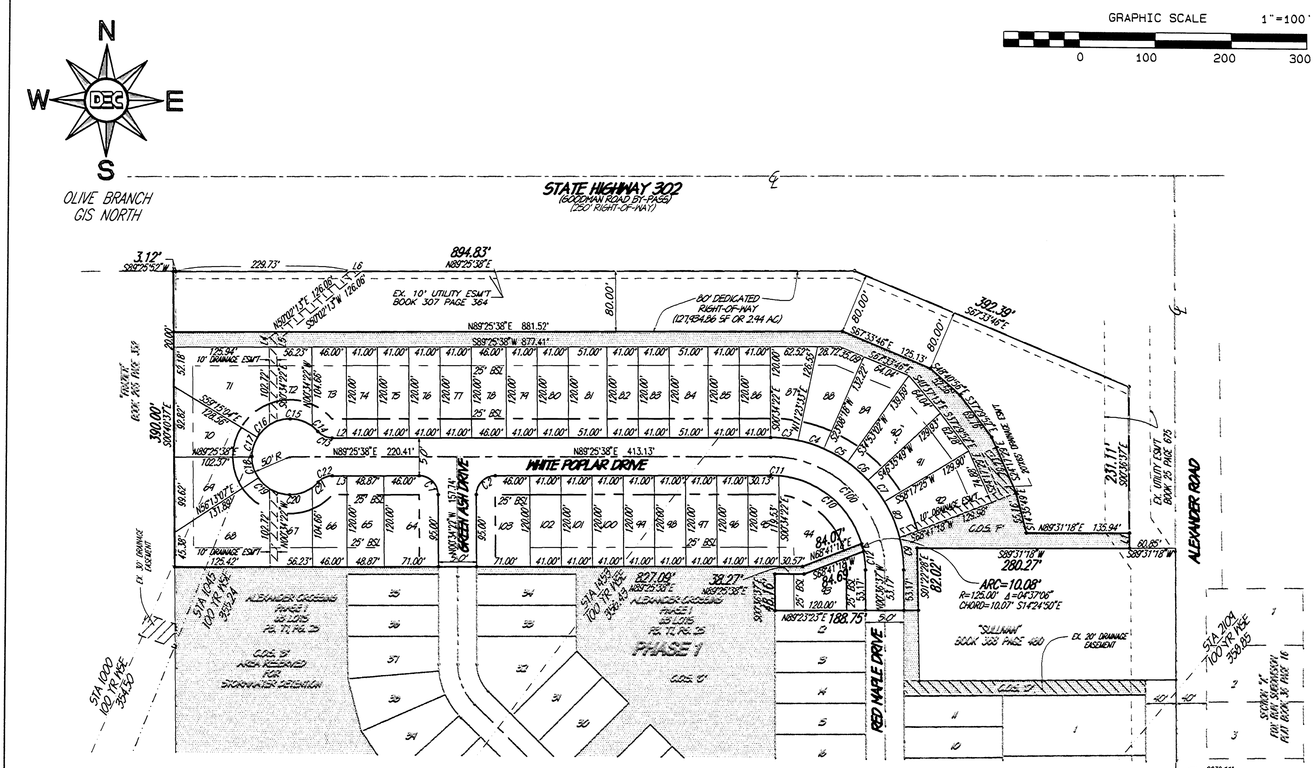
STORMWATER DETENTION NOTE:
"THE AREAS DENOTED AS "RESERVED FOR STORMWATER DETENTION" MAY NOT BE ALTERED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM THE CITY OF OLIVE BRANCH DEPARTMENT OF ENGINEERING; THE STORMWATER DETENTION LOCATED IN THIS AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED DRAINAGE PLANS ON FILE IN THE CITY OF OLIVE BRANCH DEPARTMENT OF ENGINEERING; SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO : REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING.

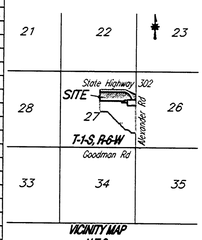
GRAPHIC SCALE 1"=100'
0 100 200 300



LOT	AREA (SQ FT)	ACRES	MIN. FFE
64	8385.87	0.19	362.03
65	5864.70	0.13	362.17
66	5378.62	0.12	362.53
67	5499.71	0.13	361.97
68	10843.62	0.24	361.70
69	6864.90	0.16	361.51
70	6388.20	0.15	361.52
71	11158.48	0.26	361.69
72	5499.61	0.13	361.97
73	5378.90	0.12	362.53
74	4920.00	0.11	362.18
75	4920.00	0.11	362.01
76	4920.00	0.11	362.18
77	4920.00	0.11	362.48
78	5520.00	0.13	362.76
79	4920.00	0.11	363.05
80	4920.00	0.11	363.31
81	6120.00	0.14	363.60
82	4920.00	0.11	363.91
83	4920.00	0.11	364.15
84	6120.00	0.14	364.47
85	4920.00	0.11	364.78
86	4920.00	0.11	365.05
87	6023.68	0.14	365.27
88	6487.37	0.15	365.47
89	6698.02	0.15	365.52
90	6619.82	0.15	365.33
91	6316.73	0.15	365.05
92	8093.61	0.19	365.06
93	7017.25	0.16	364.14
94	9083.64	0.21	365.50
95	4918.26	0.11	365.08
96	4920.00	0.11	364.81
97	4920.00	0.11	364.54
98	4920.00	0.11	364.30
99	4920.00	0.11	364.03
100	4920.00	0.11	363.75
101	4920.00	0.11	363.48
102	4920.00	0.11	363.21
103	6385.87	0.19	362.88
C.O.S. 'F'	38149.91	0.88	
DEDICATED	186058.32	4.27	
TOTAL	466315.13	10.71	

PROPOSED BULK REGULATIONS:

1. INTERIOR LOTS (MINIMUMS):
FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 9 FEET (SUM OF 10 FEET)
REAR YARD SETBACK: 25 FEET
WIDTH AT BUILDING LINE: 41 FEET
LOT SIZE: 4,920 SF



VICINITY MAP
N.T.S.

LINE DATA

LINE	BEARING	DISTANCE
L1	S00°36'37"E	20.00'
L2	S89°25'38"W	19.64'
L3	N89°25'38"E	19.64'
L4	S00°34'22"E	12.36'
L5	N00°34'22"W	7.64'
L6	S89°25'38"W	15.76'

CENTERLINE CURVE DATA

LINE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C100	150.00'	235.52'	89°57'46"	149.90'	212.06'	N45°35'30"W

CURVE DATA

LINE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	N45°34'22"W
C2	25.00'	39.27'	90°00'00"	25.00'	35.36'	S44°25'38"W
C3	175.00'	36.55'	11°57'56"	18.34'	36.48'	S84°35'24"E
C4	175.00'	35.88'	11°44'44"	18.00'	35.81'	S72°44'04"E
C5	175.00'	35.88'	11°44'44"	18.00'	35.81'	S60°59'20"E
C6	175.00'	35.88'	11°44'44"	18.00'	35.81'	S49°14'36"E
C7	175.00'	35.88'	11°44'44"	18.00'	35.81'	S37°29'52"E
C8	175.00'	51.54'	16°52'32"	25.96'	51.36'	S23°11'13"E
C9	175.00'	43.18'	14°08'20"	21.70'	43.08'	S07°40'47"E
C10	125.00'	150.23'	68°51'38"	85.69'	141.35'	N51°09'12"W
C11	125.00'	10.88'	4°59'21"	5.45'	10.88'	S88°04'42"E
C12	125.00'	25.08'	11°29'40"	12.58'	25.03'	S06°21'27"E
C13	25.00'	21.03'	48°11'23"	11.18'	20.41'	N66°28'41"W
C14	50.00'	10.45'	11°58'30"	5.24'	10.43'	S48°22'15"E
C15	50.00'	59.76'	68°28'47"	34.03'	56.27'	S88°55'53"E
C16	50.00'	23.05'	26°24'48"	11.73'	22.85'	N43°57'19"E
C17	50.00'	27.33'	31°19'18"	14.02'	26.99'	N15°05'17"E
C18	50.00'	28.98'	33°12'30"	14.91'	28.58'	N17°10'38"W
C19	50.00'	21.40'	24°31'36"	10.87'	21.24'	N46°02'40"W
C20	50.00'	59.76'	68°28'52"	34.03'	56.27'	S87°27'06"W
C21	50.00'	10.45'	11°58'25"	5.24'	10.43'	S47°13'27"W
C22	25.00'	21.03'	48°11'23"	11.18'	20.41'	N65°19'56"E

NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS IDENTIFIED IN MAP NUMBER 28033C0065 D. EFFECTIVE DATE MAY 3, 1990.
2. 100 YEAR FLOOD OF UNNAMED TRIBUTARY OF CAMP CREEK VARIES FROM 360.07 TO 354.50 PER FLOOD STUDY PREPARED BY DAVIS ENGINEERING CO., INC. ON 01 AUGUST 2000.
3. SITE BENCHMARK= S.I.S.O. 36" BODOCK 38.100 m LEFT OF STA. 59+04.121 AS SHOWN ON SHEET 93 OF HIGHWAY PLANS FOR STATE HIGHWAY 302. FEDERAL PROJECT No. NH-021-1(28). ELEVATION = 112.743 m (369.89 ft).
4. THERE IS A TEN FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR OF ALL LOTS IN THIS SUBDIVISION AND A FIVE FOOT UTILITY EASEMENT ALONG THE SIDES OF ALL LOT LINES.
5. ALL AREAS DENOTED "COMMON OPEN SPACE" SHALL BE OWNED AND SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

DAVIS ENGINEERING COMPANY
ENGINEERING ■ PLANNING ■ SURVEYING

Order to vacate plat
Recorded in wit deed BK 479 pg 667
this the 16th day of Aug. 2004
W.E. Dave Chaney Clerk
by S. Cleveland

FINAL PLAT		
ALEXANDER CROSSING		
ZONED R-3	PHASE 2	
OLIVE BRANCH DESOTO COUNTY, MISSISSIPPI		
40 LOTS	10.71 TOTAL ACRES	SECTION 27, TOWNSHIP 1 SOUTH RANGE 6 WEST
DEVELOPER CROSSMAN COMMUNITIES OF TENNESSEE, LLC 4273 CHERRY CENTER DRIVE MEMPHIS, TN 38115 (901) 363-5016		ENGINEER / SURVEYOR DAVIS ENGINEERING CO. INC. 5350 POPLAR AVE. SUITE 317 MEMPHIS, TN 38119 (901) 767-1185
100 YEAR FLOOD ELEVATION 352.5 +/-	FEMA COMMUNITY PANEL NUMBER 28033 C 0065 D	FEMA MAP DATE 03 MAY 1990
7 NOVEMBER 2003		SHEET 1 OF 2

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99C166.100

OWNER'S CERTIFICATE

CROSSMANN COMMUNITIES OF TN, LLC, A 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 13 DAY OF NOV., 2003.

Michael L. Ray / LAND ACQUISITION + DEVELOPMENT MANAGER
OWNER OR AUTHORIZED REPRESENTATIVE & TITLE
CROSSMAN COMMUNITIES OF TN, LLC

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 13 DAY OF NOV., 2003, WITHIN MY JURISDICTION, THE WITHIN NAMED MICHAEL LRAY, WHO ACKNOWLEDGED THAT HE (SHE) IS LAND ACQUISITION + DEVELOPMENT OF CROSSMAN COMMUNITIES OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND THAT MANAGER FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AND AS ITS ACT AND DEED, HE (SHE) EXECUTED THE ABOVE AND FOREGOING WARANTEE 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.

MY COMMISSION EXPIRES: 12-7-04

Marilyn P. Free
NOTARY PUBLIC

MARILYN P. FREE — NOTARY PUBLIC AT LARGE — SHELBY CO., TENNESSEE

OLIVE BRANCH CITY'S CERTIFICATE
OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 17TH DAY OF February, 2003.
MINUTE BOOK 54, PAGE 220.

CHAIRPERSON

OLIVE BRANCH MAYOR & BOARD OF ALDERMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 18TH DAY OF February, 2003.
MINUTE BOOK 54, PAGE 220.

MAYOR

CITY CLERK

MAYOR'S OFFICE — SEAL — OLIVE BRANCH, MISS.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HERBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 1:40 O'CLOCK P.M. ON THE 7 DAY OF JAN., 2004, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 85, PAGE 13-14

W. E. Davis
CHANCERY COURT CLERK
By M. Cole, DC

CERTIFICATE OF ENGINEER

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

MARK E. DAVIS — REGISTERED PROFESSIONAL ENGINEER — 9484 — 11/19/03 — STATE OF MISSISSIPPI

MARK E. DAVIS-MISSISSIPPI NO. 9484

CERTIFICATE OF SURVEYOR

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

JOE S. WISEMAN — LAND SURVEYOR — PLS-02818 — 11/18/03 — STATE OF MISSISSIPPI

JOE S. WISEMAN-MISSISSIPPI NO. 02818

DEC — DAVIS ENGINEERING COMPANY — ENGINEERING ■ PLANNING ■ SURVEYING

FINAL PLAT		
ALEXANDER CROSSING		
ZONED R-3	PHASE 2	
OLIVE BRANCH DESOTO COUNTY, MISSISSIPPI		
40 LOTS	10.71 TOTAL ACRES	SECTION 27, TOWNSHIP 1 SOUTH RANGE 6 WEST
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100 YEAR FLOOD ELEVATION	FEMA COMMUNITY PANEL NUMBER	FEMA MAP DATE
352.5 +/-	28033 C 0065 D	03 MAY 1990
7 NOVEMBER 2003		SHEET 2 OF 2

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