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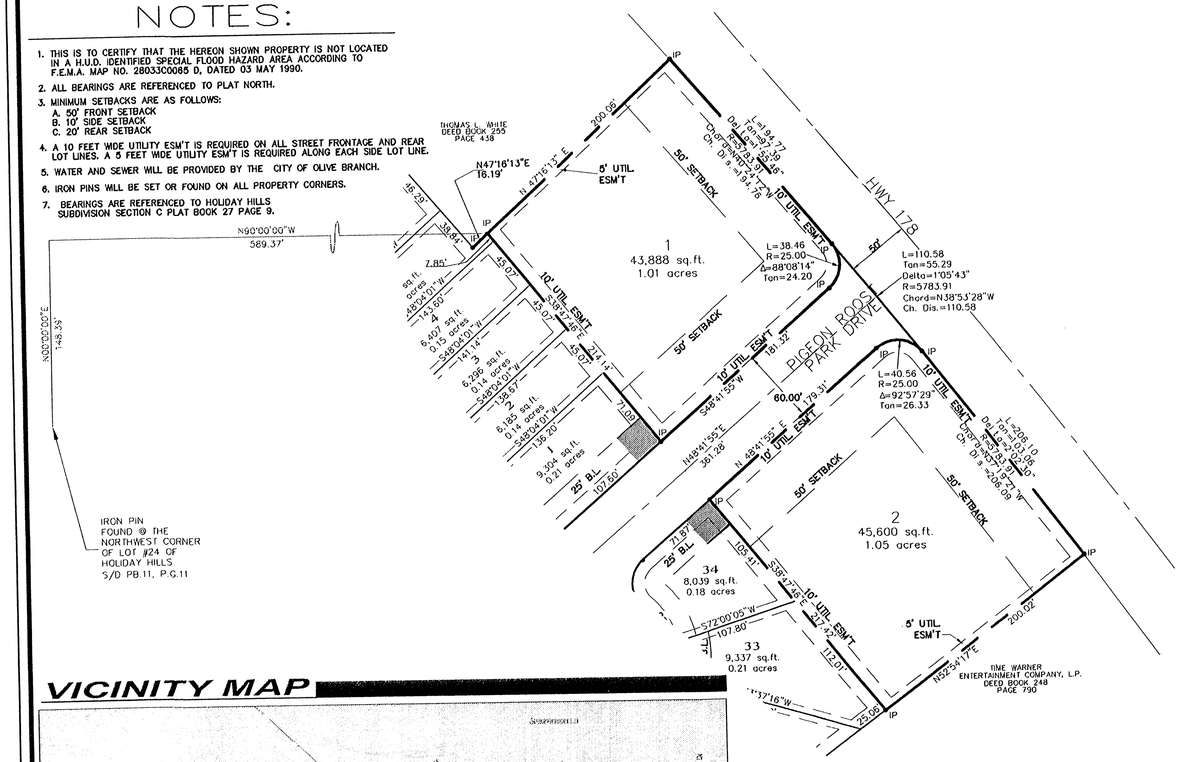
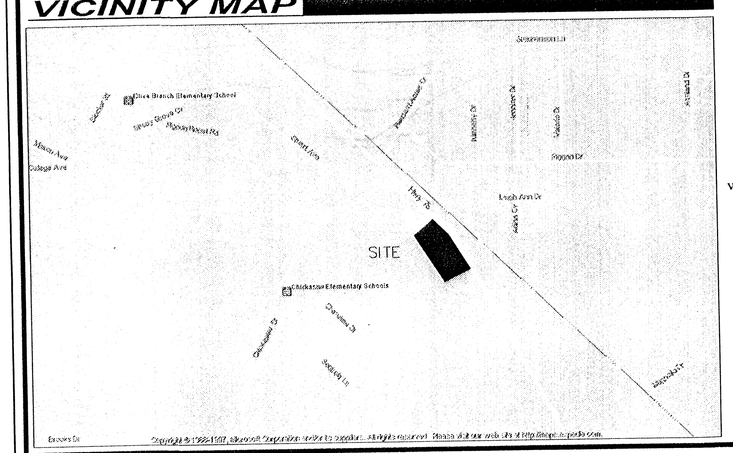
NOTES:

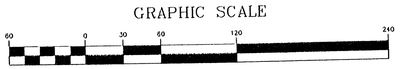
1. THIS IS TO CERTIFY THAT THE HEREON SHOWN PROPERTY IS NOT LOCATED IN A H.U.D. IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP NO. 28033C0065 D, DATED 03 MAY 1990.
2. ALL BEARINGS ARE REFERENCED TO PLAT NORTH.
3. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 50' FRONT SETBACK
   B. 10' SIDE SETBACK
   C. 20' REAR SETBACK
4. A 10 FEET WIDE UTILITY ESM'T IS REQUIRED ON ALL STREET FRONTAGE AND REAR LOT LINES. A 5 FEET WIDE UTILITY ESM'T IS REQUIRED ALONG EACH SIDE LOT LINE.
5. WATER AND SEWER WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
6. IRON PINS WILL BE SET OR FOUND ON ALL PROPERTY CORNERS.
7. BEARINGS ARE REFERENCED TO HOLIDAY HILLS SUBDIVISION SECTION C PLAT BOOK 27 PAGE 9.



VICINITY MAP



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

OWNER'S CERTIFICATE

I, Dale Goodman Kerry Fortenberry 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 USE OF ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE TOWN OF OLIVE BRANCH, MISSISSIPPI, FOR THE PUBLIC USE FOREVER.

THIS THE 17th DAY OF December 2003

OWNER OR AUTHORIZED REPRESENTATIVE
Park of Pigeon Roost

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 17th DAY OF December, 2003 WITHIN MY JURISDICTION, THE WITHIN NAMED Dale Goodman & Kerry Fortenberry WHO ACKNOWLEDGED THAT HE/SHE IS OWNER OR AUTHORIZED REPRESENTATIVE OF The Park at Pigeon Roost Joint Venture, A MISSISSIPPI GENERAL PARTNERSHIP, AND THAT FOR AND ON BEHALF OF THE SAID PARTNERSHIP, 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 PARTNERSHIP SO TO DO.

NOTARY PUBLIC
My Commission Expires: 11-12-2007

OLIVE BRANCH CITY'S CERTIFICATE

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 10th DAY OF December, 2003

CHAIRPERSON

MAYOR'S OFFICE SEAL OLIVE BRANCH, MS

OLIVE BRANCH MAYOR & BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 16th DAY OF December, 2003

MINUTE BOOK 54, PAGE 17

MAYOR

Attest: Judy C. Hampton - City Clerk

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 3:05 O'CLOCK P.M., ON THE 23rd DAY OF December, 2003 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 25 PAGE 8

W. E. Dave Chancery Clerk
CHANCERY COURT CLERK

CERTIFICATE OF SURVEYOR

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

JAMES G. RUSSELL - MISSISSIPPI NO. 02591
12-16-03

MORTGAGEE'S CERTIFICATE

MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT TO THE CITY OF OLIVE BRANCH, MS FOR PUBLIC USE FOREVER.
I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 20__

TITLE SIGNATURE OF MORTGAGEE

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 _____ DAY OF _____, 20__, WITHIN MY JURISDICTION, THE WITHIN NAMED _____ WHO ACKNOWLEDGED THAT HE/SHE IS _____ OF _____ 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:

FINAL PLAT OF

THE PARK AT PIGEON ROOST COMMERCIAL SUBDIVISION

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 6 WEST
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

SCALE: 1" = 60'
DECEMBER, 2003

ZONING: P.U.D. Commercial
TOTAL AREA: 2.05 AC ±
TOTAL LOTS: 2

DEVELOPER
THE PARK AT PIGEON ROOST JOINT VENTURE
340 NEW BYHALIA RD, STE. 4B
COLLIERVILLE, TN 38017

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