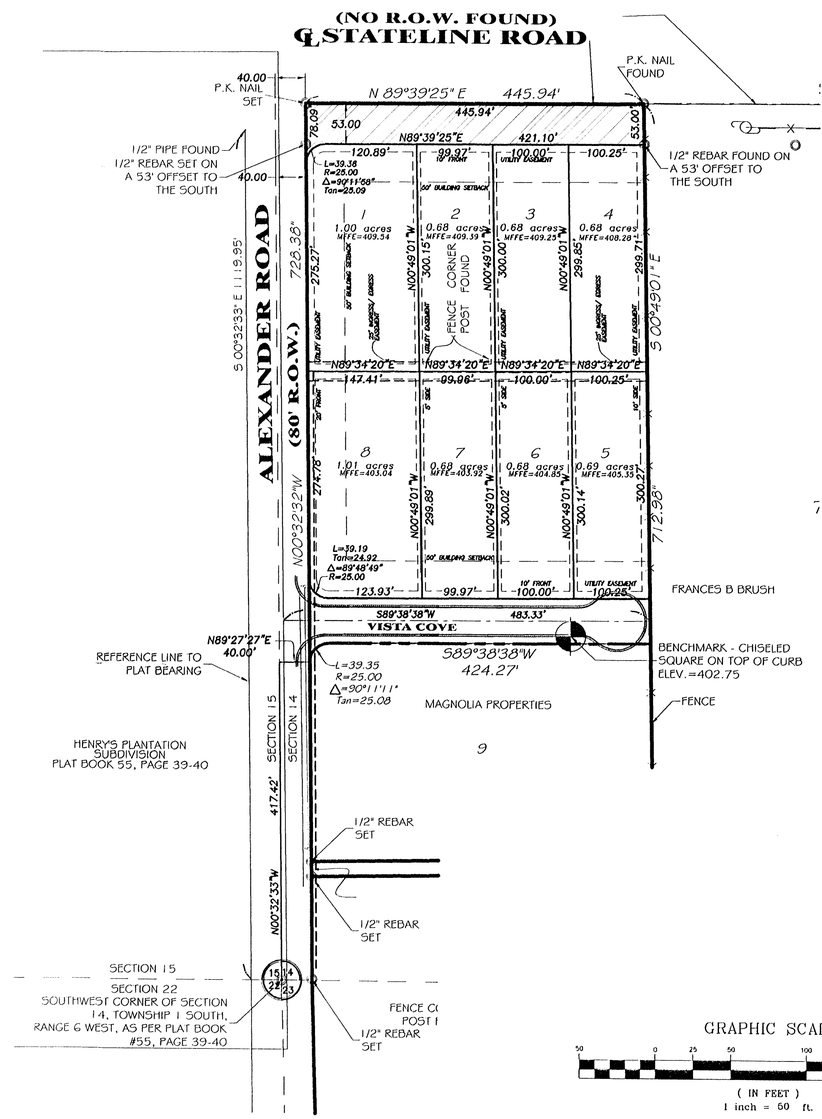
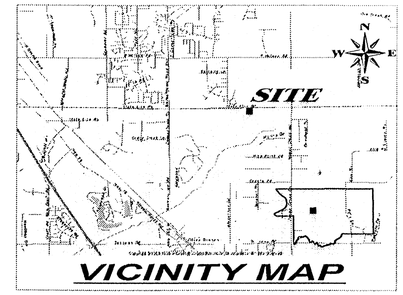
(23)





NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 50' FRONT YARD
   B. 5' MIN. SIDE YARD, WITH THE SUM OF 10'
   C. 10' REAR YARD

2. A 20 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE AND A 10' EASEMENT ALONG ALL REAR LOT LINES. 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. IRON PINS ARE SET ON THE REAR PROPERTY CORNERS. CHISEL MARKS ARE MADE ON THE CURB AT THE EXTENDED PROPERTY LINE AND ARE FOR REFERENCE ONLY.

5. THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0043 E, DATED JUNE 19, 1997 AND FEMA MAP NO. 28033C0110 D DATED MAY 3, 1990.

Joinder
Recorded in warranty deed
Bk 471 Pg 264
This the 11th day of May, 2004
W.E. Davis Chancery Clerk
by B Cleveland DC

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNER'S CERTIFICATE

I, THOMAS D COFFELT, 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 1ST DAY OF MARCH, 2004

Thomas D Coffelt
OWNER OR AUTHORIZED REPRESENTATIVE

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 1 DAY OF April 2004 WITHIN MY JURISDICTION, THE WITHIN NAMED Thomas D Coffelt WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT.

July 7, 2006
MY COMMISSION EXPIRES:

Debra Mondun
NOTARY PUBLIC

DEBRA MONDUN NOTARY SEAL DESOTO COUNTY, MS

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 February 2004

William H. Scott
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 17th DAY OF February 2004

MINUTE BOOK 59 PAGE 134

Jerry O'Brien
MAYOR

Attest: Judy C. Hollingsworth
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 1:35 O'CLOCK P. M. ON THE 11th DAY OF March 20 04 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 96 PAGE 28.

W.E. Davis
CHANCERY COURT CLERK

Chancery Clerk
DESOTO COUNTY, MISSISSIPPI

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 FOUND ON GROUND SURVEY BY ME.

JAMES O. RUSSELL
MISSISSIPPI R.L.S. 02591

STATE OF MISSISSIPPI
JAMES O. RUSSELL
02591
3-1-04

MORTGAGEE'S CERTIFICATE

Bancorp South Bank, 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 1 DAY OF April 2004

Asst V Pres
TITLE

SIGNATURE OF MORTGAGEE
Bancorp South Bank

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 1 DAY OF April 2004 WITHIN MY JURISDICTION, THE WITHIN NAMED Randy Allen WHO ACKNOWLEDGED THAT HE/SHE IS Asst V Pres OF Bancorp South 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.

July 7, 2006
MY COMMISSION EXPIRES:

Debra Mondun
NOTARY PUBLIC

DEBRA MONDUN NOTARY SEAL DESOTO COUNTY, MS

FINAL PLAT OF
PHASE I
STATELINE BUSINESS PARK

SECTION 14, TOWNSHIP 1 SOUTH, RANGE 6 WEST
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI
SCALE: 1" = 100'
FEBRUARY, 2004

ZONING: C-3
TOTAL AREA: 7.33 ACRES
TOTAL LOTS: 8; CLASS "C" SURVEY

DEVELOPER
TOM COFELT

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