



LEGAL DESCRIPTION:  
A parcel of land being located in the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 3 South, Range 7 West, DeSoto County, Mississippi, and being a part of Mark Anglin property recorded in Deed Book 0418, Page 0278, on file in the DeSoto County Chancery Clerk's Office, sold parcel being more particularly described as follows:  
Commence at the southwest corner of said Section 17 and run N00°41'20"W for 207.55 feet; thence run N89°18'40"E for 40.00 feet to a point on the east right-of-way of Mcingvale Road; thence run along the east right-of-way of Mcingvale Road N00°41'20"W for 1843.48 feet to the POINT OF BEGINNING. Thence continue along the east right-of-way of Mcingvale Road for the following four (4) calls: run N00°41'20"W for 281.85 feet; thence run along a curve to the left, said curve having a radius of 840.00 feet, an arc length of 75.80 feet, an included angle of 05°10'13", a chord length of 75.77 feet, and a chord bearing of N03°16'28"W; thence run N05°51'33"W for 70.34 feet; thence run along a curve to the left to a point on the west line of said Mark Anglin property, said curve having a radius of 244.47 feet, an arc length of 102.88 feet, an included angle of 24°08'43", a chord length of 102.12 feet, and a chord bearing of N17°54'54"W; thence leaving the east right-of-way of Mcingvale Road run along the west line of said Mark Anglin property N00°41'20"W for 83.36 feet to the northwest corner of said Mark Anglin property; thence run along the north line of said Mark Anglin property N89°36'05"E for 1286.40 feet; thence run S00°23'55"E for 1018.09 feet; thence run S89°36'05"W for 220.00 feet; thence run N00°23'55"W for 78.00 feet; thence run S89°36'05"W for 748.83 feet; thence run N00°23'55"W for 332.00 feet; thence run S89°36'05"W for 254.49 feet back to the POINT OF BEGINNING. Said parcel contains 25.01 acres or 1,089,975 square feet, more or less.

LAND SURVEYOR'S CERTIFICATE  
I, M. SHANNON WELLS, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT THIS PLAT OF LEE'S SUMMIT, PHASE I, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, AND THAT THIS PLAT CONFORMS TO ALL APPLICABLE STATE AND LOCAL LAWS OF SURVEYING AND MAPPING, AND THAT THE PLOTTING HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS THE 11th DAY OF June 2024  
M. Shannon Wells, P.L.S. #2888

OWNER'S CERTIFICATE  
I, Mark Anglin, AUTHORIZED REPRESENTATIVE OF WAL-MART STORES, INC., OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION 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 OR AUTHORIZED REPRESENTATIVE OF THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE THIS THE 11th DAY OF June 2024  
Mark Anglin  
AUTHORIZED REPRESENTATIVE, WAL-MART STORES, INC.

NOTARY CERTIFICATE  
STATE OF ARKANSAS, COUNTY OF BENTON  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 11th DAY OF June 2024, WITHIN MY JURISDICTION, THE WITHIN NAMED Mark Anglin, ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT.  
Joan Mladucky, Notary Public  
Benton County, State of Arkansas  
MY COMMISSION EXPIRES: 7/31/2027  
Joan Mladucky  
NOTARY PUBLIC

NOTARY CERTIFICATE  
STATE OF MISSISSIPPI, COUNTY OF DESOTO  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 11th DAY OF June 2024, WITHIN MY JURISDICTION, THE WITHIN NAMED Mark Anglin, ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT.  
MY COMMISSION EXPIRES: 12/31/2028  
James Williams  
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE  
James Williams MORTGAGEE OF THE PROPERTY HEREON, HEREBY CERTIFIES THAT HE HAS REVIEWED THE PLAN OF SUBDIVISION AND DEDICATE AS SHOWN ON THE PLAT OF THE SUBDIVISION 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 MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 11th DAY OF June 2024  
James Williams  
Signature of Mortgagee  
James Williams  
Notary Public

NOTARY CERTIFICATE  
STATE OF MISSISSIPPI, COUNTY OF DESOTO  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 11th DAY OF June 2024, WITHIN MY JURISDICTION, THE WITHIN NAMED James Williams, ACKNOWLEDGED THAT HE/SHE IS James Williams AND THAT HE/SHE HAS REVIEWED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.  
MY COMMISSION EXPIRES: 12/31/2028  
James Williams  
Notary Public

CITY OF HERNANDO CERTIFICATE  
HERNANDO PLANNING COMMISSION  
APPROVED BY THE CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 11th DAY OF June 2024  
James Williams  
CHAIRPERSON  
HERNANDO MAYOR & BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 11th DAY OF June 2024 MINUTE BOOK PAGE  
James Williams  
Edwards Dale  
MAYOR

CHANCERY CLERK'S CERTIFICATE  
STATE OF MISSISSIPPI, COUNTY OF DESOTO  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 09:55 O'CLOCK P.M., ON THE 11th DAY OF June 2024 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDICES AND DULY RECORDED IN PLAT BOOK 82, PAGE 22

CITY CLERK'S CERTIFICATE  
STATE OF MISSISSIPPI, COUNTY OF DESOTO  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 09:55 O'CLOCK P.M., ON THE 11th DAY OF June 2024 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDICES AND DULY RECORDED IN PLAT BOOK 82, PAGE 22  
James Williams  
CITY CLERK

PLAT OF  
LEE'S SUMMIT, PHASE I  
Lots 1-3  
Sec. 17, T. 3 S., R. 7 W.

MENDROP-WAGES

834 WILSON DRIVE  
SUITE A  
RIDGELAND, MS 39157

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FAX (601) 899-5110

M. Shannon Wells, P.L.S. #2888

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6/1/04