

OWNERS' CERTIFICATE

We, HIRAM A. AGNER and wife, REBECCA T. AGNER, owners of the property shown hereon, hereby adopt this as our plan for a four lot subdivision. We dedicate the right of way of roads to the public use forever and reserve for the public utilities the utility easements shown on this plat, we also acknowledge a 12 foot wide ingress and egress easement from the East Right of Way line of Mississippi Highway 301 to a point on each lot. We certify that we are the owners in fee simple of this property and that no taxes have become due and payable. This the 11th day of November, 2004.

Hiram Agner *Rebecca T. Agner*
HIRAM A. AGNER REBECCA T. AGNER

Mississippi County of Desoto

NOTARY'S CERTIFICATE, STATE OF MISSISSIPPI COUNTY OF DESOTO
Personally appeared before me the undersigned authority in and for said county and state on the 11 day of February, 2004 within my jurisdiction the within named HIRAM A. AGNER, and REBECCA T. AGNER who acknowledged they executed the above and foregoing instrument.

Brenda Coal
NOTARY

My commission expires 01/01/2009
BONDED UNDER STATE NOTARY SERVICE

SEAL

PLANNING COMMISSION APPROVAL

Approved by the HORN LAKE PLANNING COMMISSION on the 4th day of Nov. 2004.

Bob Coffey *Jay Stapleton* *Brenda Coal*
CHAIRMAN SECRETARY

HORN LAKE MAYOR & BOARD OF ALDERMEN APPROVAL

Approved by the HORN LAKE MAYOR & BOARD OF ALDERMEN on the 16th day of November 2004.

David Stewart *Mike Thomas*
CITY CLERK MAYOR

STATE OF MISSISSIPPI, COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record by my office at 3:20 o'clock p.m. on the 11th day of November, 2004 and was immediately entered upon the proper indexes and was duly recorded in Plat Book 85 on Page 32.

W. E. Davis Chancery Clerk
CHANCERY COURT CLERK

CERTIFICATE OF ENGINEER / SURVEYOR

This is to certify that I have drawn this subdivision shown hereon and the plat is accurately drawn from information from the ground survey by me.

Irvin R. Jenkins 11/12/04
IRVIN R. JENKINS, PE/PLS, MS NO. 4013 / 1897



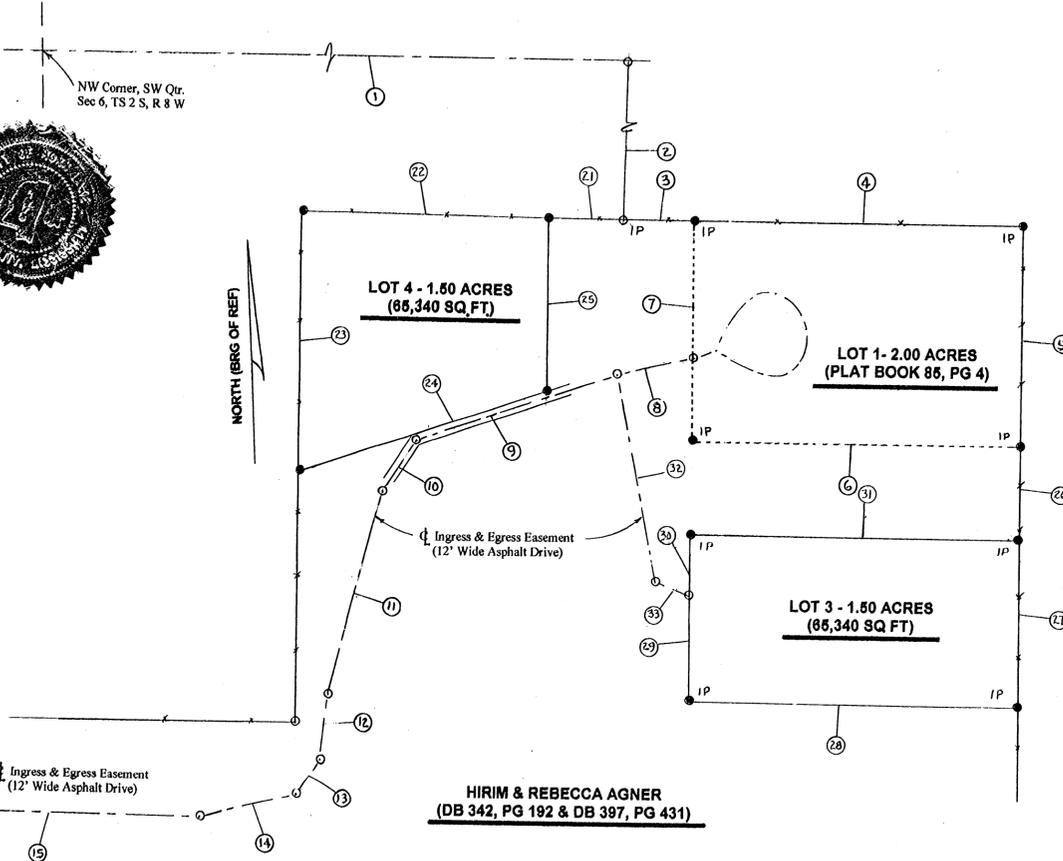
VICINITY MAP (N7S)



DESCRIPTION

17.52 acres (763,048 sq ft) in the Southwest Quarter of Section 6, Township 2 South, Range 8 West in DeSoto County, Mississippi. Said property being that property recorded in Deed Book 342, Page 192 and in Deed Book 397, Page 431 in the Office of Chancery Clerk, DeSoto County, Mississippi, and being described as follows:

Commencing at the commonly accepted Northwest corner of the Southwest Quarter of Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, said point being 244.50' South of the intersection of the West line of said Section 6 and the centerline of Caroline Drive of the Hoyette Austin Subdivision, Section "A". Thence S 86°38'48" E - 1322.05' to a point. Thence S 02°33'53" W - 332.48' to a 3/8" rebar with a tee post marker at a fence line, said point being on a North line of said 17.52 acre tract and said point being the Point of Beginning. Thence S 86°33'41" E - 438.44' along a partial meandering fence line to a 3/8" rebar with a tee post marker. Thence S 03°06'36" W - 998.13' along a meandering fence line to a 3/8" rebar at a cross-tie corner post. Thence N 86°36'05" W - 360.65' along a meandering fence line to a 1/2" rebar with a tee post marker. Thence N 03°48'41" E - 323.36' to a 3/8" rebar with a tee post marker. Thence N 86°10'54" W - 1339.52' to a 3/8" rebar with a tee post marker on the East Right of Way line of Mississippi Highway No. 301. Thence N 02°54'00" E - 124.34' along said line to a 3/8" rebar with a tee post marker. Thence S 86°05'17" E - 903.90' along a partial fence line to a 3/8" rebar at a cross-tie corner post. Thence N 03°23'20" E - 558.81' along a meandering fence line to a 3/8" rebar with a tee post marker (note, found cotton spindle replaced with 3/8" rebar). Thence S 85°00'25" E - 351.79' (measured 351.79', called 354.33') along a meandering fence line to the Point of Beginning.



LINE NO.	BEARING	DISTANCE
1	S 86°38'48" E	1322.05'
2	S 02°33'53" W	332.48'
3	S 86°33'41" E	77.92'
4	S 86°33'41" E	360.52'
5	S 03°06'36" W	241.65'
6	N 86°33'41" W	360.52'
7	N 03°06'36" E	241.65'
8	S 80°44'09" W	85.18'
9	S 74°08'28" W	235.29'
10	S 37°38'08" W	59.09'
11	S 16°49'07" W	238.55'
12	S 10°09'23" W	76.08'
13	S 39°01'26" W	41.31'
14	S 77°41'43" W	107.02'
15	N 86°08'15" W	288.80'
16	N 57°39'32" W	24.77'
17	N 49°45'18" W	59.01'
18	N 72°19'12" W	31.43'
19	N 80°53'16" W	343.29'
20	N 86°43'37" W	48.23'
21	N 85°00'25" W	82.29'
22	N 85°00'25" W	269.50'
23	S 03°23'20" W	293.36'
24	N 74°08'28" E	285.35'
25	N 03°23'20" E	191.74'
26	S 03°06'36" W	100.00'
27	S 03°06'36" W	181.24'
28	N 86°33'41" W	360.52'
29	S 03°06'36" W	116.24'
30	N 03°06'36" E	65.00'
31	S 86°33'41" E	360.52'
32	S 08°38'46" E	227.84'
33	S 83°53'24" E	40.00'

NOTES:

- This plat is a true and correct exemplification of a Class B survey.
- According to National Flood Insurance Program Firm Map No. 28033C 0040 E, dated June 19, 1997, this property is not located in a HUD identified flood hazard zone.
- Minimum setbacks are as follows:
 - 25' front yard
 - 10' side yard
 - 25' rear yard
- A 10' wide utility easement is required on rear lot lines. A 5' wide utility easement is required on all other lot lines.
- Iron pins are set at all lot corners.

FINAL PLAT
AGNER FOUR LOT SUBDIVISION

SECTION 6, TOWNSHIP 2 SOUTH, RANGE 8 WEST
HORN LAKE, MISSISSIPPI
ZONING: A-R, TOTAL AREA: 17.52 AC.
OWNER: HIRAM & REBECCA AGNER
NOVEMBER 12, 2004

JENKINS & SON - ENGINEERING & LAND SURVEYING
104 BOWMANTOWN ROAD, COLDWATER MISS 38618
SCALE: 1" = 100' DATE: NOV. 12, 2004
PREPARED FOR: HIRAM, TODD & TREY AGNER, DESOTO COUNTY, MISS.