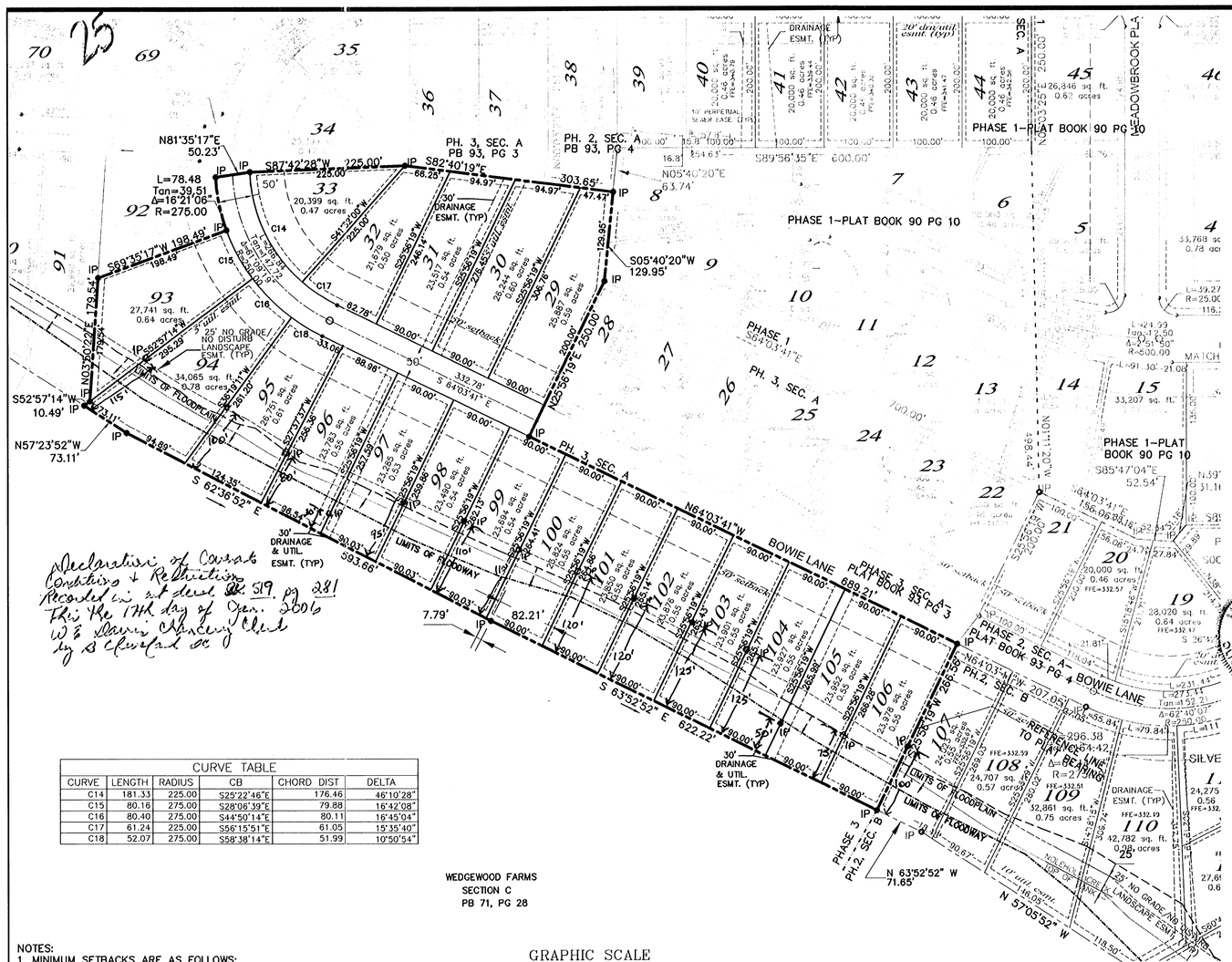


CURVE TABLE					
CURVE	LENGTH	RADIUS	CB	CHORD DIST	DELTA
C14	181.33	225.00	S25°22'46"E	176.46	46°10'28"
C15	80.16	275.00	S28°06'39"E	79.88	16°42'08"
C16	80.40	275.00	S44°50'14"E	80.11	16°45'04"
C17	61.24	225.00	S56°15'51"E	61.05	15°35'40"
C18	52.07	275.00	S58°38'14"E	51.99	10°50'54"

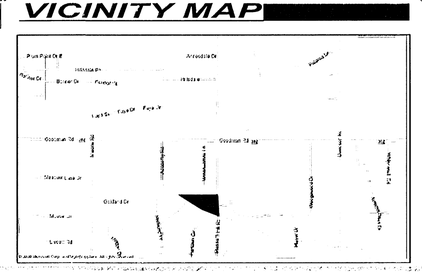
NOTES:
1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 50' FRONT YARD
   B. 5' MIN. SIDE YARD, WITH THE SUM OF 15'
   C. 25' REAR YARD
2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE AND REAR LOT LINES. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE.
3. WATER AND SEWER SERVICES ARE MADE AVAILABLE BY THE CITY OF OLIVE BRANCH.
4. THIS PROPERTY IS LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FIRM MAP NO. 28033C0045 E, DATED JUNE 19, 1997. FLOODWAY DEPICTED HEREON HAS BEEN DERIVED FROM NSW MAP INFORMATION OBTAINED FROM FEMA.
5. FENCE RAILS ARE SET ON ALL PROPERTY CORNERS, UNLESS OFFSETS ARE NOTED.
6. DRAINAGE EASEMENTS SHALL NOT BE OBSTRUCTED IN ANY MANNER.
7. WHILE EVERY ATTEMPT HAS BEEN MADE TO ENSURE PROPER COMPACTION AND SOIL CONDITIONS, THERE MAY BE EXISTING UNSUITABLE SOIL CONDITIONS THAT WERE NOT DISCOVERED DURING THE CONSTRUCTION PROCESS. IT IS THE SOLE RESPONSIBILITY OF EACH LOT OWNER OR BUILDER TO EXAMINE THEIR LOT FOR THE SUITABILITY OF SOILS TO CARRY THE ANTICIPATED LOADS.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VICINITY MAP



APPROXIMATE LOCATION IN DESOTO COUNTY, MISSISSIPPI

SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 WEST

OWNER'S CERTIFICATE

I, James C. Russell Tailwind Development LLC, 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 CITY OF OLIVE BRANCH, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE, THIS THE 14th DAY OF December 2005.

OWNER OR AUTHORIZED REPRESENTATIVE
Member

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 14th DAY OF December, 2005, WITHIN MY JURISDICTION, THE WITHIN NAMED James C. Russell, WHO ACKNOWLEDGED THAT HE/SHE IS Member OF Tailwind Development LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, 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 LIMITED LIABILITY COMPANY SO TO DO.

NOTARY PUBLIC
MY COMMISSION EXPIRES: October 12, 2007

MORTGAGEE'S CERTIFICATE

Bancorp South, 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 28 DAY OF December, 2005

First Vice President — Bancorp South
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 28 DAY OF December, 2005, WITHIN MY JURISDICTION, THE WITHIN NAMED Bruce Clayton, WHO ACKNOWLEDGED THAT HE/SHE IS First Vice President OF Bancorp South 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: JANUARY 4, 2007

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.

SURVEYOR

OLIVE BRANCH CITY'S CERTIFICATE

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 14th DAY OF September, 2006

CHAIRPERSON

OLIVE BRANCH MAYOR & BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF OLIVE BRANCH, MINUTE BOOK 59, PAGE 283

DESOTO COUNTY, MISSISSIPPI, ON THIS 21st DAY OF September, 2006

MAYOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

CITY CLERK

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 4:16 O'CLOCK P M, ON THE 13th DAY OF January, 20 06 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 94 PAGE 22.

CHANCERY COURT

FINAL PLAT OF
PHASE 3, SECTION B - THE ARBORS OF WEDGEWOOD

SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 WEST
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

SCALE: 1" = 100'
DECEMBER, 2005

ZONING: R-3 PUD
TOTAL AREA: 11.43 AC
TOTAL LOTS: 19

DEVELOPER
TAILWIND DEVELOPMENT, LLC
P.O. BOX 1457
OLIVE BRANCH, MISSISSIPPI 38654

RUSSELL & COMPANY
ENGINEERS SURVEYORS
6760 GOODMAN ROAD
OLIVE BRANCH, MS 38654
662-893-3377 FAX 662-893-3379