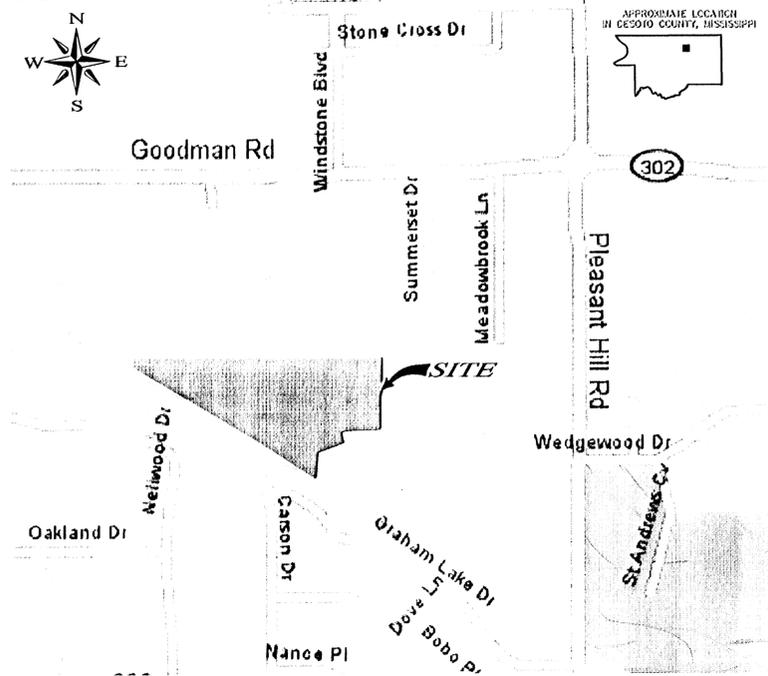


35

CURVE TABLE				
CURVE	LENGTH	RADIUS	CB	CD
C1	181.33	225.00	S20°47'42"W	176.46
C2	181.33	225.00	S66°58'11"W	176.46
C3	61.15	275.00	S83°41'12"W	61.02
C4	76.15	275.00	S69°23'00"W	75.91
C5	76.15	275.00	S53°31'01"W	75.91
C6	76.15	275.00	S37°39'01"W	75.91
C7	66.81	275.00	S22°45'24"W	66.65
C8	34.05	25.00	N54°49'05"E	31.48
C9	36.11	25.00	N44°47'03"W	33.05
C10	40.24	425.00	S83°26'53"E	40.22
C11	81.18	375.00	S79°57'31"E	81.02
C12	41.48	25.00	S26°13'11"E	36.89
C13	80.53	425.00	S75°18'27"E	80.41
C14	76.58	425.00	S64°43'04"E	76.47
C15	92.88	1000.00	S56°53'43"E	92.85
C16	46.08	100.00	S41°01'58"E	45.68
C17	48.82	100.00	S13°50'48"E	48.33
C18	47.45	50.00	S27°02'54"E	45.69
C19	88.24	950.00	S56°53'43"E	88.20
C20	43.25	25.00	N70°52'50"E	38.06
C21	81.92	225.00	N19°53'11"E	81.47
C22	86.91	275.00	N09°25'35"E	86.55
C23	13.61	275.00	N19°53'57"E	13.61

VICINITY MAP
NOT TO SCALE
YAHOO!



*Declaration of Covenants
Conditions & Restrictions
Recorded in wit deed bk 534 pg 300
W. S. Davis, Chancery Clerk
by S. Cleveland, etc.*

OWNER'S CERTIFICATE
I, James G. 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 13 DAY OF June, 2006.

James G. Russell
OWNER OR AUTHORIZED REPRESENTATIVE
Tailwind Development, LLC

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 13 DAY OF June, 2006, WITHIN MY JURISDICTION, THE WITHIN NAMED James G. Russell WHO ACKNOWLEDGED THAT HE/SHE IS James G. Russell 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.

James M. Nelson
NOTARY PUBLIC
My Commission Expires 12/1/2007

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 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: _____

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 RECENT SURVEY BY ME.

James G. Russell
SURVEYOR
My Commission Expires 8-5-06

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, 2004.

James G. Russell
CHAIRPERSON

OLIVE BRANCH MAYOR & BOARD OF ALDERMEN
APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 21st DAY OF September, 2004.
MINUTE BOOK 59, PAGE 233.

James G. Russell
MAYOR
James G. Russell
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 11:55 O'CLOCK A.M. ON THE 13 DAY OF June, 2006 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK PAGE 333.

James G. Russell
CLERK OF COURT

FINAL PLAT OF
**PHASE 3, SECTION C -
THE ARBORS OF
WEDGEWOOD**

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

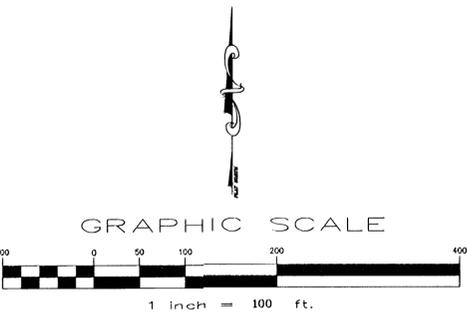
SCALE: 1" = 100'
APRIL, 2006

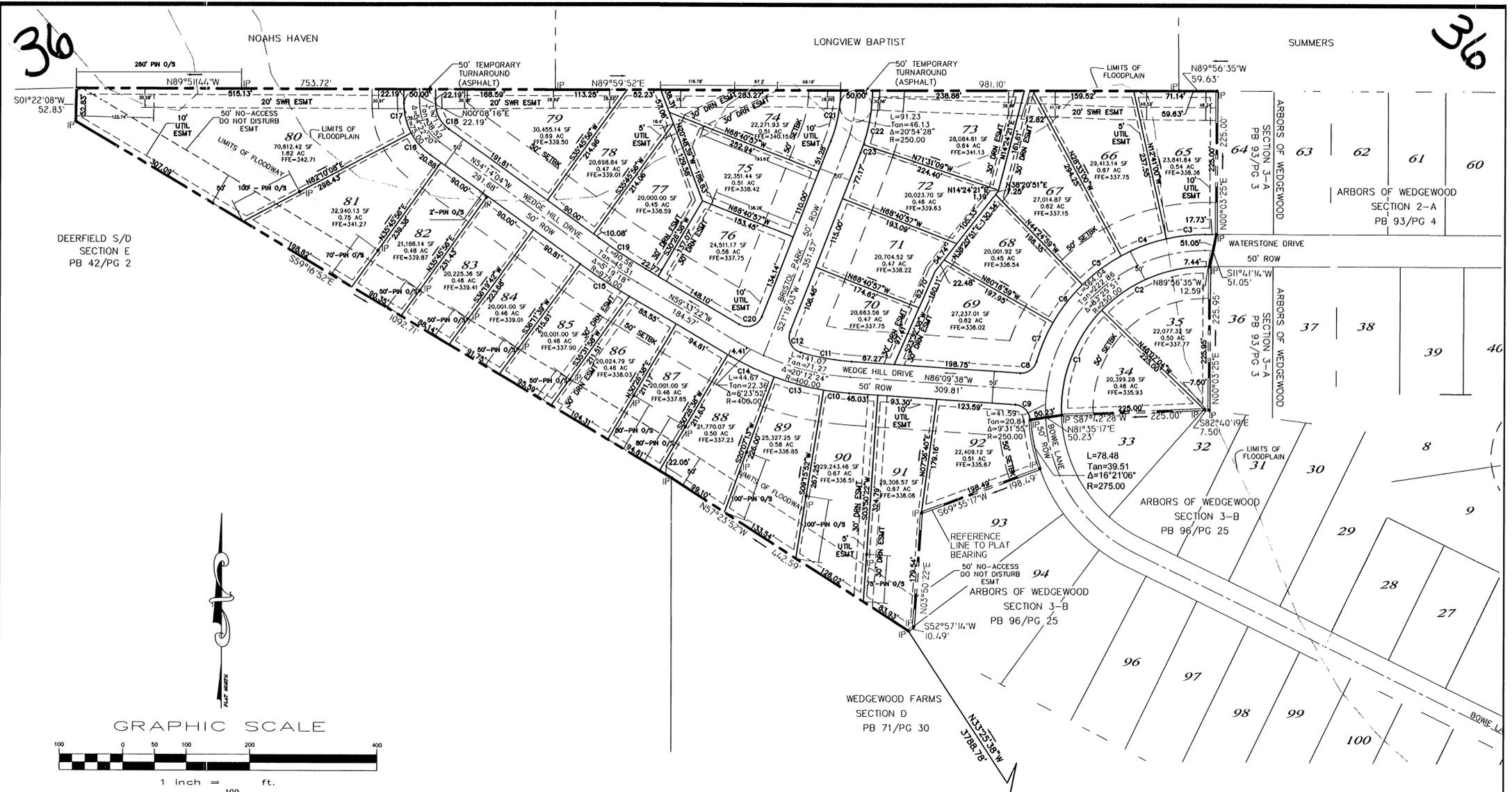
ZONING: R-3 PUD
TOTAL AREA: 19.55 AC
TOTAL LOTS: 30

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

RUSSELL & COMPANY
ENGINEERS SURVEYORS
6760 GOODMAN ROAD
OLIVE BRANCH, MS 38654
662-993-3377 FAX 662-993-3379

- NOTES:
- MINIMUM SETBACKS ARE AS FOLLOWS:
 - 50' FRONT YARD
 - 5' MIN. SIDE YARD, WITH THE SUM OF 15'
 - 25' REAR YARD
 - 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.
 - WATER AND SEWER SERVICES ARE MADE AVAILABLE BY THE CITY OF OLIVE BRANCH.
 - THIS PROPERTY IS LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0045 E, DATED JUNE 19, 1997.
 - FENCE RAILS ARE SET ON ALL PROPERTY CORNERS, UNLESS OFFSETS ARE NOTED.
 - DRAINAGE EASEMENTS SHALL NOT BE OBSTRUCTED IN ANY MANNER.
 - 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.





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IPF © SOUTHEAST CORNER, SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI

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

SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 WEST
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SCALE: 1" = 100'
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