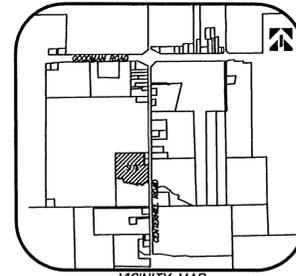
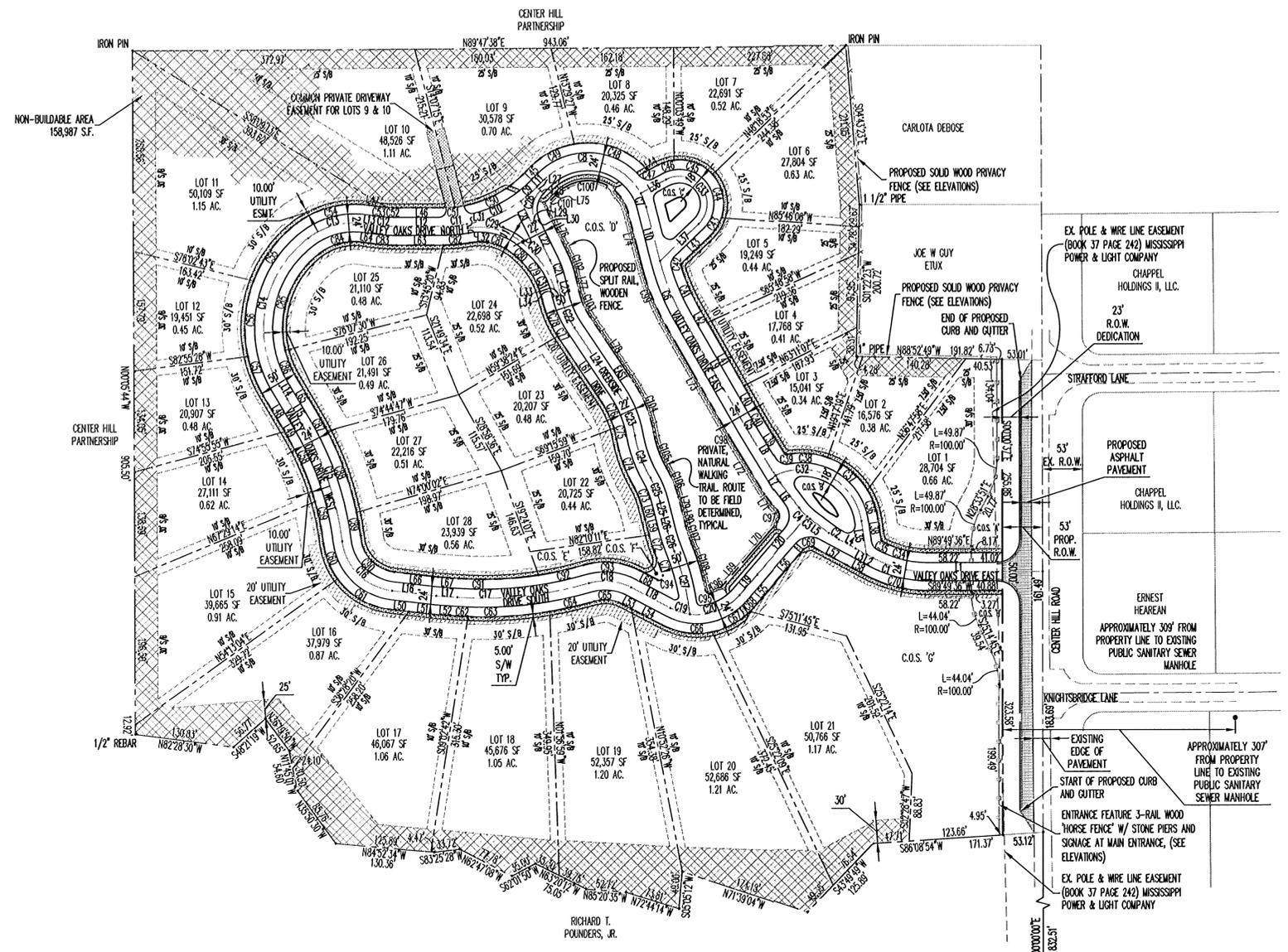


18

18



VICINITY MAP
NOT TO SCALE



*Declaration of Covenants
Conditions and Restrictions
Recorded in plat 5163
pg. 181
This the 31st day of October
W. E. Davis County Clerk
G. S. Cleveland et al*

NOTE:
ALL COMMON OPEN SPACES AND PRIVATE DRAINAGE SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.

COMMON OPEN SPACE (C.O.S.):

C.O.S. 'A'	3,793 S.F.	C.O.S. 'E'	5,476 S.F.
C.O.S. 'B'	112 S.F.	C.O.S. 'F'	283 S.F.
C.O.S. 'C'	541 S.F.	C.O.S. 'G'	58,443 S.F.
C.O.S. 'D'	653 S.F.	C.O.S. 'H'	3,812 S.F.

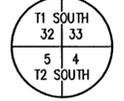
UTILITY EASEMENT NOTE:
THERE IS A 10' WIDE PERMANENT UTILITY EASEMENT 10' FROM PARALLEL AND ADJACENT TO THE OUTSIDE R.O.W. LINE OF VALLEY OAKS DRIVE AND EAST CREEKSIDE DRIVE.

DRAINAGE FEATURE NOTE:
DITCH SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NOTE:
NO DITCHES MAY BE ENCLOSED WITHOUT PRIOR APPROVAL BY THE COUNTY ENGINEER.

FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 28033C0075 D, COMMUNITY PANEL NUMBER 280050 0075 D, EFFECTIVE DATE: AUGUST 23, 2000.

UTILITY SERVICE NOTES:
GAS, WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
ELECTRICAL SERVICE WILL BE PROVIDED BY ENTERGY.



FINAL PLAT
VALLEY OAKS SUBDIVISION
(FORMERLY KNOWN AS
WALKER'S RIDGE P.U.D.)
DESOTO COUNTY, MISSISSIPPI

TOTAL AREA: 25.85 AC.
No. OF LOTS: 28
SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5
DISTRICT 1
100 YEAR FLOOD ELEV.: N/A
DEVELOPED BY:
WALKER AND WALKER ENTERPRISES, LLC.
5350 POPLAR AVENUE, SUITE 221
MEMPHIS, TENNESSEE 38119

PREPARED BY:
ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE



8799 GREAT OAKS ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38138-2500 • (901)758-0400
DATE: 8/31/06 ETI Job No. 05080-10 Sheet 1 of 3

0601200601.DWG
05060001.DWG

LOT LINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C34	61.84'	125.00'	28°20'40"	31.57'	S76°00'04"E	61.21'
C35	1.86'	2.00'	53°20'54"	1.00'	S35°09'17"E	1.80'
C36	40.53'	102.00'	22°45'59"	20.54'	N19°51'50"W	40.26'
C37	69.34'	102.00'	38°57'03"	38.07'	N50°43'20"W	68.01'
C38	55.53'	102.00'	31°11'33"	28.47'	N85°47'38"W	54.85'
C39	2.48'	2.00'	70°29'03"	1.41'	S86°08'53"E	2.31'
C40	3.63'	175.00'	1°11'18"	1.81'	S30°18'42"E	3.63'
C41	62.12'	275.00'	12°56'36"	31.19'	S23°14'44"E	61.99'
C42	2.21'	2.00'	63°11'05"	1.23'	S14°49'06"W	2.10'
C43	28.84'	59.00'	27°48'51"	14.61'	N32°30'14"E	28.36'
C44	61.68'	59.00'	59°53'39"	33.99'	N11°21'00"W	58.91'
C45	56.83'	59.00'	55°11'15"	30.84'	N68°53'27"W	54.66'
C46	22.49'	59.00'	21°50'41"	11.39'	S72°35'35"W	22.36'
C47	2.69'	2.00'	77°02'16"	1.59'	S79°48'38"E	2.49'
C48	106.65'	105.00'	58°11'47"	58.44'	N70°23'21"W	102.12'
C49	65.38'	105.00'	35°40'26"	33.79'	S82°00'32"E	64.32'
C50	102.30'	150.00'	39°04'36"	53.23'	N64°22'38"E	100.33'
C51	15.93'	150.00'	6°05'04"	7.97'	N86°57'28"E	15.92'
C52	13.44'	175.00'	4°24'08"	6.73'	S87°47'57"E	13.44'
C53	15.46'	175.00'	5°03'38"	7.73'	S83°04'08"E	15.45'
C54	101.93'	125.00'	46°43'20"	53.99'	S76°06'03"W	99.13'
C55	96.76'	175.00'	31°40'48"	49.65'	S36°53'59"W	95.53'
C56	101.40'	175.00'	33°11'57"	52.17'	S04°27'37"W	99.99'
C57	56.05'	175.00'	18°21'00"	28.27'	S21°18'52"E	55.81'
C58	97.95'	375.00'	14°57'54"	49.25'	N23°00'24"W	97.67'
C59	56.80'	375.00'	8°40'44"	28.46'	N11°11'05"W	56.75'
C60	50.88'	100.00'	29°09'05"	26.00'	S21°25'16"E	50.33'
C61	82.47'	100.00'	47°15'11"	43.74'	S69°37'24"E	80.15'
C62	16.00'	525.00'	1°44'45"	8.00'	S86°49'12"E	16.00'
C63	108.51'	525.00'	11°50'32"	54.45'	N86°23'09"E	108.32'
C64	60.13'	525.00'	6°33'42"	30.10'	N77°11'02"E	60.09'
C65	38.43'	50.00'	44°02'15"	20.22'	N84°04'41"W	37.49'
C66	69.03'	100.00'	39°33'08"	35.95'	S81°50'07"E	67.87'
C67	57.63'	100.00'	33°01'19"	29.64'	N61°52'41"E	56.84'
C68	7.28'	100.00'	4°10'11"	3.64'	N43°16'55"E	7.28'
C69	16.16'	12.00'	77°08'14"	9.57'	S79°39'22"W	14.96'
C70	86.74'	175.00'	28°23'53"	44.28'	S75°58'28"E	85.85'
C71	24.10'	275.00'	5°01'17"	12.06'	N19°37'55"W	24.09'
C72	32.35'	225.33'	8°13'36"	16.20'	S18°01'35"E	32.33'
C73	27.13'	100.00'	15°32'45"	13.65'	N21°54'03"W	27.05'
C74	69.26'	200.00'	19°50'28"	34.98'	S19°45'11"E	68.91'
C75	14.43'	125.00'	6°36'52"	7.22'	N13°08'23"W	14.42'
C76	37.67'	125.00'	17°16'05"	18.98'	N25°04'52"W	37.53'
C77	2.76'	150.00'	1°03'21"	1.38'	S33°11'14"E	2.76'
C78	53.36'	150.00'	20°22'59"	26.97'	S22°28'04"E	53.08'
C79	55.94'	100.00'	32°03'07"	28.72'	N28°18'08"W	55.21'
C80	16.24'	169.50'	5°29'17"	8.12'	N47°04'20"W	16.23'
C81	61.07'	69.50'	50°20'48"	32.66'	N74°59'22"W	59.12'
C82	35.19'	200.00'	10°04'55"	17.64'	N84°52'42"E	35.15'
C83	37.16'	225.00'	9°27'43"	18.62'	S85°16'08"E	37.11'
C84	61.16'	75.00'	46°43'20"	32.39'	S76°06'03"W	59.48'
C85	143.88'	125.00'	65°58'59"	81.10'	S19°45'54"W	136.07'
C86	37.70'	125.00'	17°16'45"	18.99'	S21°50'59"E	37.55'
C87	24.01'	425.00'	3°14'11"	12.01'	N28°52'16"W	24.00'
C88	115.51'	425.00'	15°34'21"	58.11'	N19°28'00"W	115.16'
C89	30.59'	425.00'	4°07'27"	15.30'	N09°37'06"W	30.58'
C90	66.68'	50.00'	76°24'16"	39.35'	S45°02'52"E	61.84'
C91	105.88'	475.00'	12°46'16"	53.16'	N87°40'03"E	105.66'
C92	61.17'	475.00'	7°22'44"	30.63'	N77°35'33"E	61.13'
C93	76.86'	100.00'	44°02'15"	40.44'	N84°04'41"W	74.98'
C94	11.79'	5.00'	135°03'43"	12.09'	N50°24'35"E	9.24'
C95	8.76'	5.00'	100°24'51"	6.00'	S61°03'13"E	7.68'
C96	24.04'	50.00'	27°32'32"	12.25'	N54°58'06"E	23.80'
C97	16.29'	12.00'	77°46'33"	9.68'	N02°11'58"E	15.07'
C98	4.67'	225.00'	1°11'18"	2.33'	S30°18'42"E	4.67'
C99	88.33'	325.00'	15°34'17"	44.44'	S21°55'54"E	88.05'
C100	116.17'	55.00'	121°00'55"	97.24'	N74°39'13"W	95.75'
C101	22.26'	18.00'	70°51'45"	12.81'	S09°24'27"W	20.87'
C102	35.99'	150.00'	13°44'51"	18.08'	N19°09'00"W	35.90'
C103	37.42'	100.00'	21°26'21"	18.93'	S22°59'44"E	37.20'
C104	72.94'	175.00'	23°52'57"	37.01'	N21°46'26"W	72.42'
C105	51.94'	150.00'	19°50'28"	26.23'	S19°45'11"E	51.68'
C106	40.70'	150.00'	15°32'45"	20.48'	N21°54'03"W	40.57'
C107	24.48'	175.00'	8°00'54"	12.26'	S18°08'07"E	24.46'
C108	64.08'	325.00'	11°17'46"	32.14'	N16°29'41"W	63.97'
C109	25.88'	9.00'	164°44'25"	67.18'	N35°57'34"W	17.84'
C110	2.65'	2.00'	75°49'00"	1.56'	S23°45'44"W	2.46'
C111	4.17'	2.00'	119°26'35"	3.43'	S73°52'03"E	3.45'
C112	5.11'	2.00'	146°17'24"	6.60'	S36°27'24"W	3.83'
C113	43.18'	52.00'	47°34'27"	22.92'	N46°36'44"W	41.95'
C114	4.92'	2.00'	141°03'05"	5.66'	N47°41'56"E	3.77'
C115	21.89'	50.00'	25°05'13"	11.12'	S49°13'55"E	21.72'

LOT LINE TABLE		
LINE	LENGTH	BEARING
L38	29.03'	S08°28'50"E
L39	56.47'	N30°54'21"W
L40	46.07'	N29°43'03"W
L41	96.39'	S29°43'03"E
L42	21.55'	S29°43'03"E
L43	53.01'	S46°24'39"W
L44	13.72'	N61°40'14"E
L45	14.45'	N44°50'19"E
L46	61.77'	N90°00'00"E
L47	6.49'	S80°32'17"E
L48	54.91'	N30°29'21"W
L49	3.95'	N30°29'21"W
L50	25.27'	N83°15'00"W
L51	33.83'	N83°15'00"W
L52	28.49'	N83°15'00"W
L53	13.66'	S82°03'34"E
L54	45.05'	N82°03'34"E
L55	35.80'	S41°11'50"W
L56	63.61'	S41°11'50"W
L57	48.47'	N61°46'31"W
L58	26.32'	N61°46'31"W
L59	21.20'	N14°07'40"W
L60	18.25'	N14°07'40"W
L61	102.21'	N33°42'54"W
L63	62.05'	N89°59'59"E
L64	6.49'	S80°32'17"E
L65	58.86'	S30°29'21"E
L66	57.92'	S83°15'00"E
L67	27.23'	S85°56'49"E
L68	26.26'	N82°03'34"W
L69	35.75'	S41°11'50"W
L70	68.73'	S41°05'14"W
L71	29.13'	S36°41'18"E
L72	87.39'	S30°54'21"E
L73	164.02'	S29°43'03"E
L74	73.62'	S14°08'46"E
L75	12.65'	N44°50'19"E
L76	54.65'	N26°01'25"W
L77	18.27'	N12°16'34"W
L78	102.21'	N33°42'54"W
L79	18.25'	N14°07'40"W
L80	22.08'	N14°07'40"W
L81	22.86'	S46°24'39"W
L82	15.22'	N61°40'14"E
L83	20.39'	N14°08'46"W
L84	14.20'	N36°41'18"W
L85	5.71'	N61°46'31"W

ROAD CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	74.35'	150.00'	28°23'53"	37.95'	S75°58'28"E	73.59'
C2	15.73'	100.00'	9°00'45"	7.88'	S57°16'09"E	15.71'
C3	5.04'	75.00'	3°51'01"	2.52'	S50°50'16"E	5.04'
C4	16.00'	75.00'	12°13'27"	8.03'	S42°48'02"E	15.97'
C5	4.15'	200.00'	1°11'18"	2.07'	S30°18'42"E	4.15'
C6	81.53'	300.00'	15°34'17"	41.02'	S21°55'54"E	81.28'
C7	19.80'	80.00'	14°11'00"	9.95'	N21°14'16"W	19.75'
C8	149.17'	80.00'	106°49'54"	107.78'	N81°44'43"W	128.48'
C9	28.13'	175.00'	9°12'39"	14.10'	N49°26'39"E	28.10'
C10	78.20'	175.00'	25°36'10"	39.76'	N68°51'03"E	77.55'
C11	31.61'	175.00'	10°20'51"	15.85'	N84°49'34"E	31.56'
C12	33.03'	200.00'	9°27'43"	16.55'	S85°16'08"E	32.99'
C13	81.55'	100.00'	46°43'20"	43.19'	S76°06'03"W	79.30'
C14	217.89'	150.00'	83°13'45"	133.24'	S11°07'31"W	199.23'
C15	165.07'	400.00'	23°38'38"	83.72'	N18°40'02"W	163.90'
C16	100.01'	75.00'	76°24'16"	59.02'	S45°02'52"E	92.77'
C17	175.84'	500.00'	20°09'00"	88.84'	N83°58'41"E	174.94'
C18	57.65'	75.00'	44°02'15"	30.33'	N84°04'41"W	56.24'
C19	27.30'	75.00'	20°51'17"	13.80'	S72°29'12"E	27.15'
C20	73.16'	75.00'	55°53'19"	39.78'	N69°08'29"E	70.29'
C21	29.99'	125.00'	13°44'51"	15.07'	N19°09'00"W	29.92'
C22	46.77'	125.00'	21°26'21"	23.66'	S22°59'44"E	46.50'
C23	62.52'	150.00'	23°52'57"	31.72'	N21°46'26"W	62.07'
C24	60.60'	175.00'	19°50'28"	30.61'	S19°45'11"E	60.30'
C25	33.92'	125.00'	15°32'45"	17.06'	N21°54'03"W	33.81'
C26	27.98'	200.00'	8°00'54"	14.01'	S18°08'07"E	27.95'
C27	86.28'	300.00'	16°28'43"	43.44'	N13°54'13"W	85.98'
C28	43.91'	35.00'	70°51'45"	25.28'	S09°24'27"W	41.16'
C29	77.64'	89.00'	49°58'59"	41.49'	N74°48'28"W	75.20'
C30	18.10'	189.00'	5°29'17"	9.06'	N47°04'20"W	18.10'
C31	66.85'	119.50'	32°03'07"	34.32'	N28°18'08"W	65.98'
C32	149.22'	80.00'	106°52'16"	107.86'	N61°54'58"W	128.51'
C33	106.38'	37.00'	164°44'26"	276.21'	N35°57'33"W	73.34'

ROAD CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	152.17'	N89°49'38"E
L2	9.69'	S61°46'31"E
L3	16.62'	S61°46'31"E
L4	24.99'	N61°46'31"W
L5	31.14'	N52°45'46"W
L6	41.47'	N36°41'18"W
L7	11.25'	N30°54'21"W
L8	74.87'	N30°54'21"W
L9	164.02'	N29°43'03"W
L10	73.62'	N14°08'46"W
L11	14.45'	S44°50'19"W
L12	61.77'	N90°00'00"W
L13	6.49'	N80°32'17"W
L14	19.68'	S30°29'21"E
L15	39.18'	S30°29'21"E
L16	58.51'	S83°15'00"E
L17	27.82'	S85°56'49"E
L18	58.71'	S82°03'34"E
L19	35.77'	N41°11'50"E
L20	100.34'	N41°05'14"E
L21	32.62'	N26°01'25"W
L22	55.01'	N26°01'25"W
L23	18.27'	N12°16'34"W
L24	102.21'	N33°42'54"W
L25	18.25'	N14°07'40"W
L26	22.08'	N14°07'40"W
L27	6.50'	S45°09'41"E
L28	5.50'	S45°09'41"E
L29	5.50'	S63°58'35"W
L30	5.50'	S63°58'35"W

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Valley Oaks Subdivision Conditions
(Formerly known as Walker's Ridge Planned Unit Development)

I. Uses permitted:

1. Single-Family Detached Residential Homes
2. Common Open Space - A minimum of ten (10) percent of the total residential area as described in Article IX, Section 4-a, of the DeSoto County Zoning Ordinance

II. Bulk Regulations:

1. The minimum lot size shall be no less than 15,000 square feet
2. Maximum density shall be no greater than 1.2 dwelling units per acre
3. The minimum setbacks from the roads, lot lines and property lines shall be as indicated on the Final Plat, with the exception of the following:

Front Yard Setbacks: As indicated on the Final Plat, where

- Due to existing topography and the initiative to save mature vegetation (i.e. trees), the allowable encroachments are to include steps, stoops, covered porches, one-story bays and fireplaces, extending up to forty-two (42) inches, upon review and approval by Developer's Design Review Committee

Side Yard Setbacks: As indicated on the Final Plat, where

- Due to existing topography and the initiative to save mature vegetation (i.e. trees), the allowable encroachments are to include one-story bays and fireplaces, extending up to thirty (30) inches, upon review and approval by Developer's Design Review Committee

Rear Yard Setbacks: As indicated on the Final Plat, where

- Due to existing topography and the initiative to save mature vegetation (i.e. trees), the allowable encroachments are to include non-inhabitable garages, carports and storage rooms, extending up to sixty (60) inches, upon review and approval by Developer's Design Review Committee

4. Maximum building height shall be 35 feet
5. The minimum house size shall be 2,500 square feet (heated)

III. Access and Circulation:

1. Roadways shown on the Final Plat shall be designed and constructed in conformance with DeSoto County Standards and shall become public roads upon acceptance by the County Engineer
2. Road right-of-way shall be 50 feet wide, 25 feet on both sides of the road centerline
3. Road widths shall be as indicated on the Final Plat
4. Direct road access by individual lots to Center Hill Road shall not be permitted
5. Sidewalks shall be installed where indicated on the Final Plat

IV. Building Materials

1. Fencing materials shall be painted wood, cedar, cypress, or treated lumber (not vinyl)
2. Light fixtures and mailboxes shall be ornamental metal as selected by Developer
3. Walking trails along areas considered common open space shall be permeable surfaces such as limestone or chip mulch
4. Home exteriors shall be brick or painted brick, hard-plank siding, or natural stone
5. Home windows shall be wood or wood clad
6. Shingles shall be architectural grade asphalt or fiberglass
7. Materials not allowed shall be vinyl siding, foam based stucco systems, apartment quality aluminum windows or windows with snap-in mullions

V. Landscaping

1. Existing hardwood trees, eight (8) inch caliper or larger within the setbacks and undisturbed areas as shown on the Final Plat, shall be retained unless dead, diseased, or damaged
2. Existing hardwood trees, eight (8) inch caliper or larger within the common open space areas, shall be retained where feasible
3. A wood fence shall be provided along Center Hill Road
4. A wood privacy fence shall be provided as indicated on the Final Plat

VI. Drainage

1. Design and construction of storm water conveyance systems and detention facilities shall be in accordance with the DeSoto County Engineer's Office.
2. Drainage Plans shall be submitted to the DeSoto County Engineer's Office for review.
3. A Storm Water Pollution Plan (SWPPP) shall be submitted to the Mississippi Department of Environmental Quality prior to construction.

VII. A homeowner's association shall be formed for the ownership and maintenance of common open space and all common amenities (i.e. entry road site privacy screening, walking trails, common landscaping, etc.)

Owner's Certificate

(Robert D. Walker)

I/We, Walker & Walker Enterprises, LLC the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, right-of-way, and grant the easements as shown and/or described to public use forever. We certify that we are the owner of the said property in fee simple, duly authorized to act, and that is not encumbered by any taxes (or mortgages) which have said property become due and payable.

By: Robert D. Walker, P.E. Date: 9/16/06

Notary's Certificate

Before me, the undersigned, a Notary Public in and for the State of Tennessee and Shelby County of Memphis, duly commissioned and qualified, personally appeared Robert D. Walker, with whom I am personally acquainted and his oath acknowledged himself to be Robert D. Walker, President of Walker & Walker Enterprises, LLC the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained. In witness whereof, I have heretofore set my hand and affixed my notarial seal at my office in Memphis, this 16th day of September, 2006.

Notary Public Veran M. Presley

My Commission expires 12-13-08

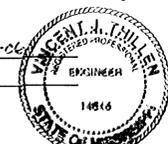


Engineer's Certificate

It is hereby certified that this plat is true and correct, is in conformance with the design requirements of the zoning ordinance, the subdivision regulations and the specific conditions imposed on this development, and takes into account all applicable federal, state and local building laws and regulations.

By: Vincent J. Thibault 9-06-06

Mississippi Certificate No. 14545



Surveyor's Certificate

This is to certify that I have performed a State of Mississippi Class A Survey and the information shown is correct to my belief.

Walter D. Burnett
Registered Land Surveyor

9-8-06

Planning Commission Certificate

This subdivision is hereby approved by the Desoto County, Mississippi, Planning Commission on this the 22nd day of September, 2006.

Attest:

[Signature]
Chairman
[Signature]
Secretary

Board of Supervisors

Approved by the Desoto County Board of Supervisors, on this the 22nd day of October, 2006. Minute Book _____ Page _____

[Signature]
Chairman

State of Mississippi, County of Desoto

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 3:00 o'clock PM on the 31st day of October, 2006 and was immediately entered upon the proper indexes and duly recorded in Plat Book 151 Page 18-20

[Signature]
Chancery Clerk
[Signature]

FINAL PLAT
VALLEY OAKS SUBDIVISION
(FORMERLY KNOWN AS
WALKER'S RIDGE P.U.D.)
DESOTO COUNTY, MISSISSIPPI
 TOTAL AREA: 25.85 AC.
 No. OF LOTS: 28
 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5
 DISTRICT 1
 100 YEAR FLOOD ELEV.: N/A
 DEVELOPED BY:
WALKER AND WALKER ENTERPRISES, LLC.
 5350 POPLAR AVENUE, SUITE 221
 MEMPHIS, TENNESSEE 38119
 PREPARED BY:
 ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

 8789 GREAT OAKS ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38138-2500 • (901)756-0400
 DATE: 8/31/06 ETI Job No. 05080-10 Sheet 3 of 3

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