



LEGAL DESCRIPTION:

COMMENCE AT A FOUND 1/2" REBAR MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, SAID CORNER FURTHERMORE BEING DESCRIBED AS THE NORTHWEST CORNER AND BEGINNING POINT OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE OFFICE OF THE CHANCERY CLERK OF SAID COUNTY AS BEING CONVEYED INTO THE NORTH-CENTRAL MISSISSIPPI POWER ASSOCIATION AS DESCRIBED IN DEED BOOK 511 AT PAGE 593; THENCE RUN S46°40'12"E FOR 996.32 FEET TO A SET 1/2" REBAR LYING ON THE SOUTH RIGHT OF WAY LINE OF MISSISSIPPI STATE HIGHWAY #178 AND THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING, RUN THENCE ALONG SAID SOUTH RIGHT OF WAY LINE ALONG A CURVE THAT ARCS TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2914.79 FEET, A CURVE LENGTH OF 791.52 FEET, A CHORD BEARING OF S55°27'48"E, AND A CHORD DISTANCE OF 789.09 FEET TO A SET 1/2" REBAR; THENCE CONTINUE ALONG SAID RIGHT OF WAY S83°14'32"E FOR 87.48 FEET TO A SET 1/2" REBAR MARKING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED INTO W. PRESTON RIKARD AND WIFE, NELLIE S. RIKARD IN DEED BOOK 153 AT PAGE 465 IN SAID OFFICE; THENCE, LEAVING SAID RIGHT OF WAY, RUN S01°20'32"W ON AND ALONG THE WEST LINE OF SAID PARCEL FOR 402.11 FEET; THENCE CONTINUE ON AND ALONG SAID WEST LINE S01°20'24"W FOR 597.80 FEET TO A SET 1/2" REBAR LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY #78 MARKING THE SOUTHWEST CORNER OF SAID RIKARD PARCEL; THENCE RUN N60°44'32"W ON AND ALONG SAID NORTH RIGHT OF WAY LINE FOR 509.34 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: THENCE N46°42'22"W FOR 103.08 FEET; THENCE N00°44'32"W FOR 134.80 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED PARCEL OF LAND CONVEYED INTO THE NORTH-CENTRAL MISSISSIPPI POWER ASSOCIATION; THENCE RUN N00°19'07"W ON AND ALONG THE EAST LINE OF SAID PARCEL FOR 108.61 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 16.33 ACRES, MORE OR LESS, AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, SAID BEARINGS ORIENTED TO MISSISSIPPI STATE PLANE WEST ZONE NAD 83 GRID NORTH.

- NOTES:**
1. PROPERTY IS CURRENTLY ZONED C-4
 2. TOTAL NUMBER OF LOTS = 1
 3. SETBACKS: 50' FRONT, 25' REAR AND SIDES
 4. BEARINGS WERE DETERMINED BY GPS OBSERVATIONS RELATIVE TO MISSISSIPPI STATE PLANE WEST ZONE NAD 83 GRID NORTH. CONVERGENCE TO TRUE NORTH = 0°18'43"
 5. THE LOCATION OF THOSE DEED LINES SHOWN ON THIS PLAT THAT DO NOT SERVE AS A BOUNDARY FOR THE SUBJECT PROPERTY ARE NOT BASED ON SURVEYED DATA AND ARE APPROXIMATE ONLY
 6. CLASS "A" SURVEY, PER MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF MISSISSIPPI
 7. SET 1/2" X 18" STEEL REBAR UNLESS OTHERWISE NOTED
 8. UTILITIES SHOWN ARE BASED UPON VISUAL INSPECTION AND ARE APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST THAT WERE NOT APPARENT AT THE TIME OF SURVEY.
 9. PARCEL SHOWN IS SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY
 10. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. ENCUMBRANCES INCLUDING BUT NOT LIMITED TO EASEMENTS, AND RIGHTS OF WAY MAY EXIST THAT WERE NOT APPARENT AT THE TIME OF SURVEY. SAID COULD BE REVEALED BY AN ABSTRACTION OF TITLE PERFORMED BY A COMPETENT ATTORNEY.
 11. I HAVE REVIEWED FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 2803030120G, REVISED DATE JUNE 4, 2007, AND FOUND THAT THE PARCEL SHOWN HEREON IS ENTIRELY SITUATED IN FLOOD ZONE "X", AND THEREFORE, NOT SITUATED WITHIN THE 100 YEAR FLOOD ZONE
- UTILITIES WATER & SEWER: TO BE PROVIDED BY THE CITY OF OLIVE BRANCH
TELEPHONE: CENTURY TELEPHONE COMPANY
ELECTRICAL POWER: NORTH CENTRAL MISSISSIPPI ELECTRIC POWER ASSOCIATION
CABLE TELEVISION: TIME WARNER COMMUNICATIONS

OWNER'S CERTIFICATE
Margie Ann Thornton, OWNER OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 27th DAY OF March, 2007.
Margie Ann Thornton, General Partner, Flowood Drive Properties, L.P.

NOTARY'S CERTIFICATE (CORPORATE)
STATE OF MISSISSIPPI, COUNTY OF DESOTO-RANKIN
THIS DAY Margie Ann Thornton PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, WITHIN MY JURISDICTION THE WITHIN NAMED ACKNOWLEDGED THAT HE/SHE IS General Partner OF Flowood Drive Properties, L.P. AND THAT FOR AND ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED, HE EXECUTED THE ABOVE AND FOREGOING PLAT FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR THEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION, GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 27th DAY OF March, 2007.
Amy Louise Palmer, Notary Public
2-22-10, My Commission Expires: February 22, 2010, My Commission Expires: Bonded Thru Western Surety Company

MORTGAGEE'S CERTIFICATE
Bob Cragan, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE 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 27th DAY OF March, 2007.
By: Bob Cragan, Senior Vice President, First Commercial Bank

NOTARY'S CERTIFICATE (CORPORATE)
STATE OF MISSISSIPPI, COUNTY OF DESOTO-RANKIN
PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 27th DAY OF March, 2007, WITHIN MY JURISDICTION, THE WITHIN NAMED Bob Cragan WHO ACKNOWLEDGED THAT HE/SHE IS Senior Vice President OF First Commercial Bank, A BANK, AND THAT FOR AND ON BEHALF OF THE SAID BANK, AND AS ITS ACT AND DEED HE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR THEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CERTIFICATE TO DO SO.
Amy Louise Palmer, Notary Public
2-22-10, My Commission Expires: February 22, 2010, My Commission Expires: Bonded Thru Western Surety Company

COUNTY CERTIFICATE
APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 28th DAY OF Dec, 2007.
ATTEST: J. Palmerton, Chairman, Desoto Planning Commission
APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 2nd DAY OF Jan, 2007.
BOARD OF SUPERVISORS PRESIDENT: Bill Ricketts
CLERK FOR THE BOARD PRESIDENT: W.E. Davis, Chancery Clerk, By: Misty J. Heffer, D.C.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 1:40 O'CLOCK P. M. ON THE 2nd DAY OF Feb, 2007 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 107, PAGE 371.
W.E. Davis, Chancery Clerk, Chancery Court, By: Misty J. Heffer, D.C.
THIS IS TO CERTIFY THAT I HAVE DRAWN THE PLAT FROM A SURVEY BY AND FROM DEEDS OF RECORD AND THAT THE PLAT REPRESENTS THE INFORMATION AND THAT IT IS TRUE AND CORRECT. I ALSO CERTIFY THAT ALL DIMENSIONS, ANGLE, BEARINGS, AND AREAS SHOWN ON THIS PLAT ARE CORRECT, AND THAT THE EXTERIOR BOUNDARIES AND INTERIOR LOT DIMENSIONS HAVE AN ERROR OF CLUSURE TO NO LESS THAN 1 IN 10,000 FEET.
John Palmerton, P.L.S. # 2878

FINAL PLAT UTILITY ONE LOT SUBDIVISION SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI *****			CLIENT: UTILITY TRAILER
MENDROP~WAGES 834 WILSON DRIVE SUITE A RIDGELAND, MS 39157 TEL (601) 899-5158 FAX (601) 899-5110			
DRAWN BY: JAP	DATE: MARCH 2007	SURVEY CLASS: A	OWNER: FLOWOOD DRIVE PROPERTIES I, L.P. A MISSISSIPPI LIMITED PARTNERSHIP
CHECKED BY: J PALMERTON	SCALE: 1" = 200'	JOB#: C-006-21-47	