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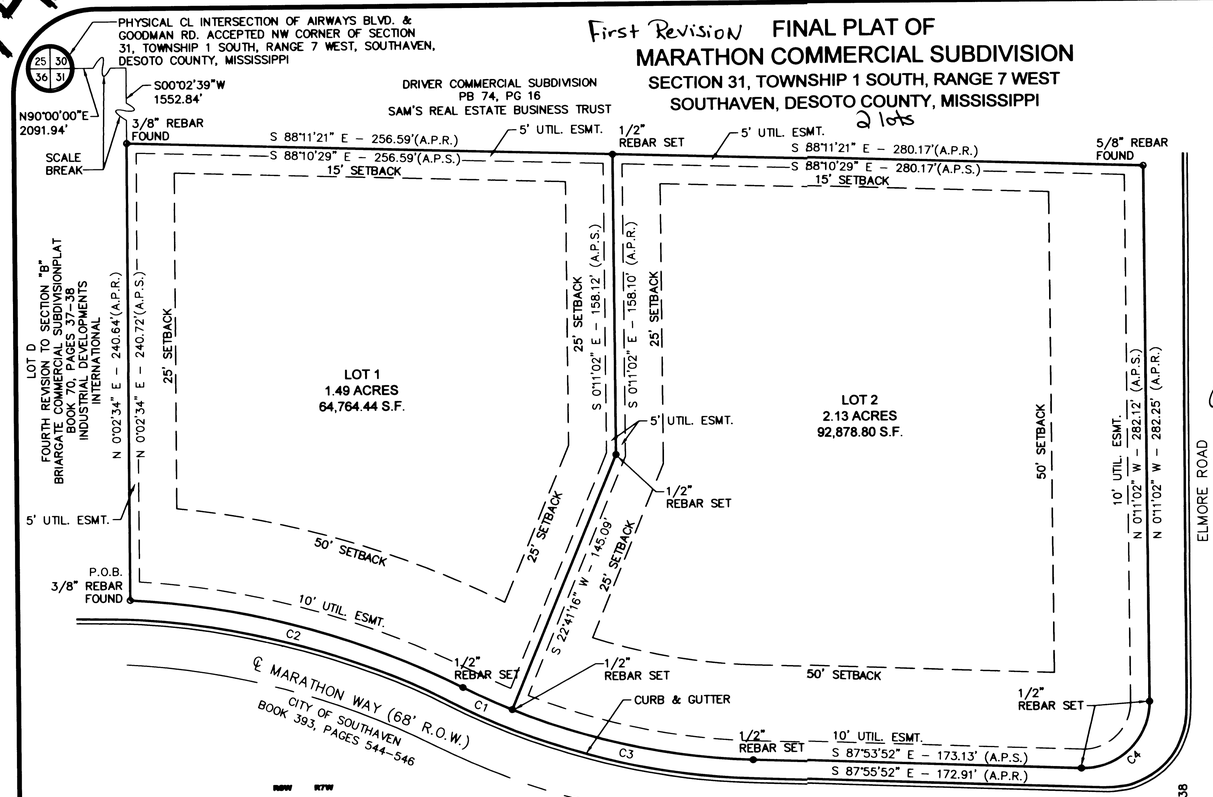
First Revision FINAL PLAT OF MARATHON COMMERCIAL SUBDIVISION

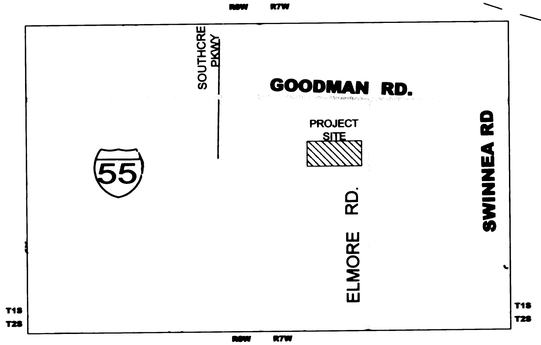
SECTION 31, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

2 lots



CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	4°27'48"	366.80'	28.57'	S 65°14'17" E – 28.57'
C2	23°40'37"	442.50'	182.86'	N 74°50'41" W – 181.56'
C3	20°25'41"	336.80'	130.78'	S 77°41'01" E – 130.09'
C4	92°17'10"	35.0'	56.37'	N 45°57'33" E – 50.48'

NOTES:
1. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED)
   A. 50' FRONT YARD
   B. 25' SIDE YARD
   C. 15' REAR YARD
2. WATER & SEWER SERVICE PROVIDED BY THE CITY OF SOUTHAVEN.
3. THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0078 G, DATED JUNE 4, 2007.
4. REBAR IS SET ON ALL PROPERTY CORNERS. SIZE OF REBAR AS NOTED.
5. FIELD SURVEY COMPLETED MARCH 13, 2008.
6. THIS IS CLASS "A" SURVEY
7. ALL DEED OR PLAT BOOK REFER TO CHANCERY CLERKS OFFICE OF DESOTO COUNTY, MS.
8. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM AND GPS EQUIPMENT.
9. ZONING: C-4
10. (A.P.R.) AS PER RECORD, (A.P.S.) AS PER SURVEY



VICINITY MAP
N.T.S.

BEARINGS RELATIVE TO EAST LINE OF LOT D, FOURTH REVISION TO SECTION "B" BRIARGATE COMMERCIAL SUBDIVISION RECORDED IN PLAT BOOK 70, PAGES 37–38

40 0 40
SCALE IN FEET

NEEL-SCHAFFER
Solutions you can build upon

DEVELOPER:
WHR INVESTMENTS, LLC
5779 GETWELL ROAD
SOUTHAVEN, MISSISSIPPI 38672

ENGINEER:
NEEL-SCHAFFER, INC.
5740 GETWELL ROAD, BLDG #2
SOUTHAVEN, MISSISSIPPI 38672

OWNER'S CERTIFICATE:

I, Charles F. Roberts III 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 ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 12 DAY OF May, 20 08

Charles F. Roberts III
OWNER OR AUTHORIZED REPRESENTATIVE
RA Holdings, 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 12 DAY OF May, 20 08 WITHIN MY JURISDICTION, THE WITHIN NAMED Charles F. Roberts III WHO ACKNOWLEDGED THAT HE/SHE IS Authorized OF RA Holdings LLC A MISSISSIPPI LIMITED LIABILITY COMPANY AND THAT FOR AND ON BEHALF OF THE SAID LLC, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO.

MY COMMISSION EXPIRES: JUNE 24, 2010
NOTARY PUBLIC

SOUTHAVEN PLANNING COMMISSION

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS THE 17 DAY OF December 20 07

ATTEST: SECRETARY
CHAIRMAN

SOUTHAVEN MAYOR AND BOARD OF ALDERMAN

APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMAN ON THIS THE 2nd DAY OF January, 20 08

CITY CLERK
MAYOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 11:25 O'CLOCK A. M. ON THE 14th DAY OF May, 20 08 AND WAS IMMEDIATELY ENTERED UPON PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 107 PAGE 14

W.E. Davis Chancery Clerk
CHANCERY COURT
By: Misty J. Heffner D.C.

MORTGAGEE'S CERTIFICATE

Bancorp South MORTGAGEE OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THIS PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I HEREBY CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 8 DAY OF May, 20 08

Senior Vice President
TITLE

Walt Hankins
SIGNATURE OF MORTAGEE
Bancorp South

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 8 DAY OF May, 20 08 WITHIN MY JURISDICTION, THE WITHIN NAMED Walt Hankins WHO ACKNOWLEDGED THAT HE/SHE IS Sr. 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 CERTIFICATE, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK TO DO SO.

MY COMMISSION EXPIRES: JUNE 24, 2010
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID BRIAN EAGLE PS 2029 STATE OF MISSISSIPPI
5-1-08

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