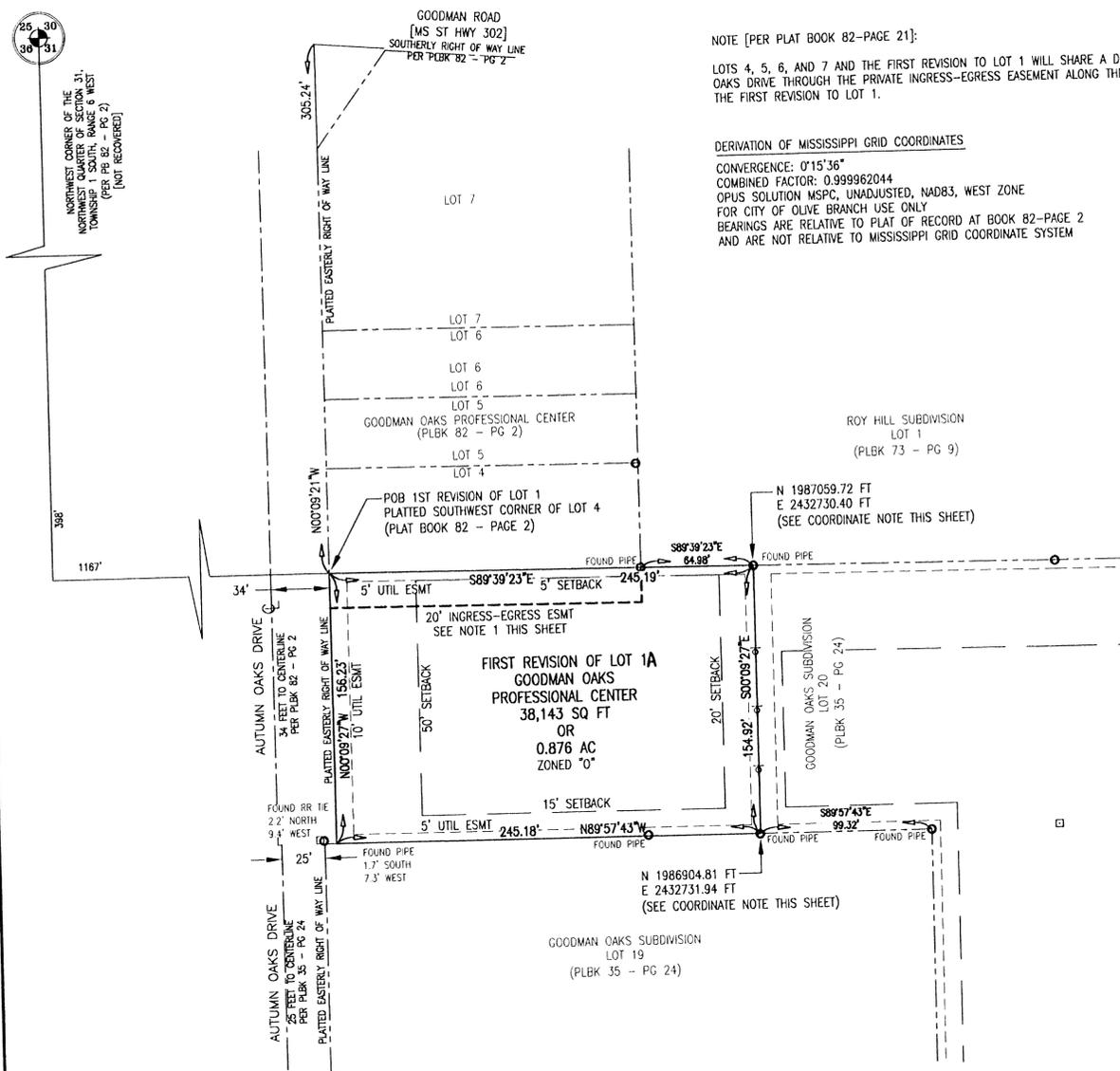


42

42

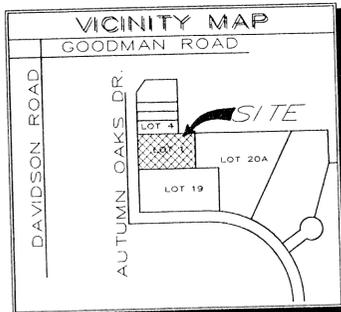


NOTE [PER PLAT BOOK 82-PAGE 21]:

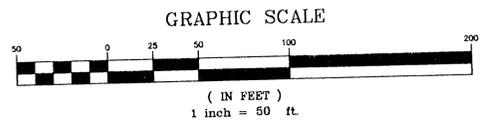
LOTS 4, 5, 6, AND 7 AND THE FIRST REVISION TO LOT 1 WILL SHARE A DRIVE ACCESS ON AUTUMN OAKS DRIVE THROUGH THE PRIVATE INGRESS-EGRESS EASEMENT ALONG THE NORTH LINE OF THE FIRST REVISION TO LOT 1.

DERIVATION OF MISSISSIPPI GRID COORDINATES

CONVERGENCE: 0°15'36"  
COMBINED FACTOR: 0.999962044  
OPUS SOLUTION MSPC, UNADJUSTED, NAD83, WEST ZONE  
FOR CITY OF OLIVE BRANCH USE ONLY  
BEARINGS ARE RELATIVE TO PLAT OF RECORD AT BOOK 82-PAGE 2  
AND ARE NOT RELATIVE TO MISSISSIPPI GRID COORDINATE SYSTEM



PLAT NORTH  
BEARINGS ARE RELATIVE TO  
PLAT OF RECORD AT PLAT BOOK 82 - PAGE 2  
CHANCERY CLERK'S OFFICE OF DESOTO COUNTY



# FIRST REVISION OF LOT 1A GOODMAN OAKS PROFESSIONAL CENTER

SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 WEST  
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

SCALE: 1 INCH = 50 FEET  
JULY 2009

ZONING "0"  
TOTAL AREA: 0.876 ACRES  
TOTAL LOTS: 1

DEVELOPER  
CALLAHAN COMPANY, LLC  
6890 AUTUMN OAKS DRIVE  
OLIVE BRANCH, MS 38654



**Pickering**  
Pickering Firm, Inc.  
Transportation • Environmental • Water Resources • Civil • Facilities  
7900 Airways Boulevard  
Building B, Suite 201  
Southaven, MS 38871  
662.393.3348

SHEET ONE OF TWO

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LEGAL DESCRIPTION  
FIRST REVISION OF LOT 1

BEING A LEGAL DESCRIPTION OF THE FIRST REVISION OF LOT 1, GOODMAN OAKS PROFESSIONAL CENTER SUBDIVISION OF RECORD IN PLAT BOOK 70 - PAGE 44 AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, SAID FIRST REVISION OF LOT 1 BEING DESCRIBED AS:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 WEST, ALL IN OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A SET NAIL AT THE PLATTED SOUTHWEST CORNER OF LOT 4 AS SHOWN ON THE FINAL PLAT OF FIRST REVISION TO LOT 4, GOODMAN OAKS PROFESSIONAL CENTER (PLAT BOOK 82 - PAGE 2), SAID POINT OF BEGINNING BEING 305.24 FEET SOUTH OF THE TANGENT INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GOODMAN ROAD [MISSISSIPPI STATE HIGHWAY 302] (PUBLIC, PAVED ROAD - WIDTH VARIES) AND THE EASTERLY RIGHT OF WAY LINE OF AUTUMN OAKS DRIVE (PUBLIC, PAVED ROAD - 34 FEET TO CENTERLINE PER PLAT BOOK 82 - PAGE 2), SAID POINT OF BEGINNING BEING 398 FEET SOUTH OF AND 1167 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 31 (CALLED AT PLAT BOOK 82 - PAGE 2, CORNER NOT RECOVERED), SAID POINT OF BEGINNING LYING IN THE SAID EASTERLY RIGHT OF WAY LINE OF AUTUMN OAKS DRIVE; THENCE SOUTH 89 DEGREES 39 MINUTES 23 SECONDS EAST ALONG THE PLATTED SOUTHERLY LINE OF SAID LOT 4 AND THE EASTWARDLY PROJECTION THEREOF A DISTANCE OF 245.19 FEET TO A FOUND PIPE; THENCE SOUTH 00 DEGREES 09 MINUTES 27 SECONDS EAST (PARALLEL TO THE SAID EASTERLY RIGHT OF WAY LINE OF AUTUMN OAKS DRIVE) - 154.92 FEET TO A FOUND PIPE IN THE PLATTED NORTHERLY LINE OF LOT 19 OF GOODMAN OAKS SUBDIVISION OF RECORD IN PLAT BOOK 57 - PAGE 30; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS WEST ALONG THE SAID PLATTED NORTHERLY LINE OF LOT 19 A DISTANCE OF 245.18 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF AUTUMN OAKS DRIVE (FOUND PIPE 1.7 FEET SOUTH AND 7.3 FEET WEST OF CORNER); THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF AUTUMN OAKS DRIVE - 156.23 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED FIRST REVISION OF LOT 1 CONTAINING 38,143 SQUARE FEET OR 0.876 ACRES, MORE OR LESS.

CORPORATE CERTIFICATION

CALLAHAN COMPANY, LLC, REPRESENTED BY RAMONA CALLAHAN, WHO IS THE OWNER AND AUTHORIZED REPRESENTATIVE OF THE PROPERTY, HEREBY ADOPTS THIS AS ITS PLAN OF SUBDIVISION AND DEDICATES THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.

IT IS FURTHER CERTIFIED THAT IT IS OUR EXPRESSED INTENT TO PERMANENTLY VACATE LOT 2 AND LOT 3 AS SHOWN AND DESCRIBED ON THIS PLAN OF SUBDIVISION

THIS THE 20th DAY OF July, 2009.

Ramona Callahan OWNER/AUTHORIZED REPRESENTATIVE  
RAMONA CALLAHAN - Callahan Company, LLC

CORPORATE BANKING NOTARY'S CERTIFICATE  
STATE OF MISSISSIPPI, COUNTY OF DESOTO

CALLAHAN COMPANY, LLC, INCORPORATED IN THE STATE OF MISSISSIPPI, COUNTY OF DESOTO PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS 20th DAY OF July, 2009, WITHIN MY JURISDICTION, THE WITHIN NAMED RAMONA CALLAHAN WHO ACKNOWLEDGED THAT SHE IS THE OWNER, AUTHORIZED REPRESENTATIVE OF SAID CORPORATION, AND AS ITS ACT AND DEED SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION SO TO DO.

Terrill McKenzie MY COMMISSION EXPIRES: 3-9-10  
SIGNATURE NOTARY PUBLIC

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 OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR 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 \_\_\_\_\_ 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 20th DAY OF July, 2009, WITHIN MY JURISDICTION, THE WITHIN NAMED Ramona Callahan, WHO ACKNOWLEDGED THAT HE/SHE IS owner OF Callahan Company, LLC 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.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

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.

Ben W. Smith  
BEN W. SMITH - MS NO. 1909  
7-27-09

OLIVE BRANCH CITY CERTIFICATE - OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 13th DAY OF May, 2009.

Callahan  
CHAIRPERSON

OLIVE BRANCH MAYOR & BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE TOWN OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 20th DAY OF May, 2009.



Samuel P. Pritchard  
MAYOR  
Attest: Judy C. Harrington, 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 12:30 O'CLOCK P.M., ON THE 11th DAY OF July, 2009 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 106, PAGE 43.

W. E. Davis  
CHANCERY CLERK



FIRST REVISION OF LOT 1  
GOODMAN OAKS  
PROFESSIONAL CENTER

SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 WEST  
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

SCALE: 1 INCH = 50 FEET  
JULY 2009  
ZONING "O"  
TOTAL AREA: 0.876 ACRES  
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DEVELOPER  
CALLAHAN COMPANY, LLC  
6890 AUTUMN OAKS DRIVE  
OLIVE BRANCH, MS 38654

SHEET TWO OF TWO



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