

BY: KEL	DATE: 10/02/09	REVISION
CHECKED BY: AAK	COMMENTS / TITLE	
FIELD CREW: JA		
APPROVED BY: WMS		
DATE: 09/05/09		
SCALE: 1" = 40'		
SHEET 1 OF 2		

PROJECT NO.
08-0238

DRAWN BY: KEL
CHECKED BY: AAK
FIELD CREW: JA
APPROVED BY: WMS
DATE: 09/05/09
SCALE: 1" = 40'
SHEET 1 OF 2

SURVEYOR'S NOTES

- This is a Subdivision Plat Survey, made on the ground under the supervision of a Mississippi Registered Land Surveyor. Date of field survey is March 26, 2008.
- The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
- Bearings are based on Mississippi West State Plane Coordinates NAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a concrete monument and brass disc. NAVD 88 Datum with an established elevation of 324.5 feet, (98.92 meters), PID AJ7812. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of a Subdivision Plat Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This Survey was conducted with reference to a title commitment prepared by Chicago Title Insurance Company, File No. 2122177, dated September 22, 2008.
- Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 15 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
- This survey does not constitute a complete boundary survey of the Parent Tract.

FLOOD NOTE

The subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 28033C 0230 G, which bears an effective date of 06/04/2007 and IS NOT in a special flood hazard area. No field measurements were used in this determination and an elevation certificate may be needed for verification.

PARENT TRACT (DEED BOOK 527, PAGE 782)

DESCRIPTION OF THE LIPSCOMB 5.14 ACRE LOT IN PART OF THE NORTHWEST QUARTER OF SECTION 7; TOWNSHIP 3 SOUTH; RANGE 7 WEST; CITY OF HERNANDO IN DESOTO COUNTY, MISSISSIPPI.

Beginning at the southeast corner of the northwest quarter of Section 7; Township 3 South; Range 7 West; thence north 0 degrees 40' 37" west 1179.36 feet along the east line of the Lipscomb tract to a point in the south right of way Byhalia Road (80 feet wide); thence southwest along a curve in the south right of way of said road the following calls: a curve having a length of 153.02 feet, radius of 2938.59 feet, a chord length of 153.0 and a chord direction of south 31 degrees 57' 25" west to a point; thence along a curve having a length of 218.09 feet, a radius of 1007.21 feet, a chord length of 217.66 feet and a chord direction of south 22 degrees 37' 54" west to a point; thence along a curve having a length of 95.83 feet, a radius of 9240.80 feet, a chord length of 95.8 feet and a chord direction of south 16 degrees 24' 02" west to a point in a change in the width of the road right of way; thence south 70 degrees 40' 46" east 40.0 feet to a point; thence south 19 degrees 14' 14" west 410.30 feet along said right of way to a point in the east right of way of I-55 Highway; thence south 18 degrees 35' 43" east 379.12 feet along said right of way to a point in the north line of the Lakes of Cedar Grove Subdivision; thence north 89 degrees 01' 13" east 182.87 feet to the point of beginning and containing 5.19 acres more or less. All bearings are true north.

100' X 100' LEASE AREA (AS SURVEYED)

A parcel of land being a portion of that certain tract of land as recorded in Deed Book 527, Page 782 in the Chancery Clerks Office, Desoto County, Mississippi lying in the NW 1/4 of Section 7, Township 3 South, Range 7 West and being more particularly described as follows:

Commence at a fence post found in place at the Southeast corner of said certain tract of land and the Southeast corner of the Northwest quarter of said Section having Mississippi West State Plane Coordinates N:1942275.981, E:2402303.678; thence run N 42°11'07" W for a distance of 411.93 feet to a 5/8" capped rebar set (SMW LS 02859) lying N 75°55'37" E and 4.90 feet from a concrete monument found lying on the East right-of-way line of Interstate 55 and the Point of Beginning; thence N 72°10'22" E for a distance of 100.00 feet to a 5/8" capped rebar set (SMW LS 02859); thence S 17°49'38" E for a distance of 100.00 feet to a 5/8" capped rebar set (SMW LS 02859); thence S 72°10'22" W for a distance of 100.00 feet to a 5/8" capped rebar set (SMW LS 02859); thence N 17°49'38" W for a distance of 100.00 feet to the Point of Beginning. Said above described parcel contains 0.23 acres, more or less.

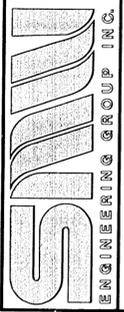
30' INGRESS/EGRESS & UTILITY EASEMENT (AS SURVEYED)

An easement being a portion of that certain tract of land as recorded in Deed Book 527, Page 782 in the Chancery Clerks Office, Desoto County, Mississippi lying in the NW 1/4 of Section 7, Township 3 South, Range 7 West and being more particularly described as follows:

Commence at a fence post found in place at the Southeast corner of said certain tract of land and the Southeast corner of the Northwest quarter of said Section having Mississippi West State Plane Coordinates N:1942275.981, E:2402303.678; thence run N 42°11'07" W for a distance of 411.93 feet to a 5/8" capped rebar set (SMW LS 02859) lying N 75°55'37" E and 4.90 feet from a concrete monument found lying on the East right-of-way line of Interstate 55; thence N 72°10'22" E for a distance of 33.79 feet to the Point of Beginning of an Ingress/Egress and Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence N 04°32'23" E a distance of 194.18 feet to a point; thence N 20°00'37" E a distance of 60.47 feet to a point; thence N 67°13'56" E a distance of 141.09 feet to a point; thence N 03°48'11" E a distance of 58.83 feet to a point; thence N 24°30'04" W a distance of 210.92 feet, more or less to the Point of Ending lying on the Easterly Right-of-Way of Byhalia Road. Said above described easement contains 0.46 acres, more or less.

SEYMOUR SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI
ZONING: R-12, TOTAL AREA: 5.19 ACRES±, TOTAL LOTS: 2

SMW Engineering Group, Inc.
1550 Woods of Riverchase Drive
Suite 100
Hoover, Alabama 35244
Ph: 205-252-6985
www.smweng.com



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OWNERS CERTIFICATE

I, Dr. Robert Seymour, 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 CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 23 DAY OF October 2009

Dr. Robert Seymour
OWNER OR AUTHORIZED REPRESENTATIVE

NOTARYS CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE: ON THE 23 DAY OF October, 2009, WITHIN MY JURISDICTION, THE WITHIN NAMED Dr. Robert Seymour ACKNOWLEDGES THAT HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED.

Janice M. Hank
NOTARY PUBLIC
9-9-2013
MY COMMISSION EXPIRES

CITY OF HERNANDO CERTIFICATE
HERNANDO PLANNING COMMISSION

APPROVED BY THE CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI PLANNING COMMISSION ON THIS THE 18 DAY OF October, 2009

Marvin A. Williams
SECRETARY

Randy Cobb
CHAIRPERSON

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI, THIS THE 20 DAY OF October, 2009

Debra Wiley Deputy City Clerk
CITY CLERK

Cliff O'Neil
MAYOR

CITY CLERK'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 4:42 O'CLOCK P.M., ON THE 23 DAY OF October, 2009 AND WAS DULY RECORDED PLAT BOOK 9, PAGE ---

CHANCERY CLERK'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 4:35 O'CLOCK P.M., ON THE 27 DAY OF October, 2009 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 108, PAGE 47

W. E. Davis Chancery Clerk
CHANCERY CLERK

MORTGAGEE'S CERTIFICATE

Desoto Lumber Bank, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR 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 CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 21 DAY OF October, 2009

BY: William M. Pansuch, Desoto Lumber Bank
(NAME OF MORTGAGEE REPRESENTATIVE)
(NAME OF BANK)
TITLE: President

NOTARYS CERTIFICATE

THIS DAY William M. Pansuch, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, WITHIN MY JURISDICTION THE WITHIN NAMED ACKNOWLEDGED THAT HE IS President OF Desoto Lumber Bank AND THAT FOR AND ON THE BEHALF OF THE SAID BANK, 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 Bank, GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS 21 DAY OF October, 2009

Veronica E. Grubb
NOTARY PUBLIC
March 1, 2013
MY COMMISSION EXPIRES

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY BY AND FROM DEEDS OF RECORD AND THAT THE PLAT REPRESENTS THE INFORMATION AND THAT IT IS TRUE AND CORRECT.

DATE: 10-14-09

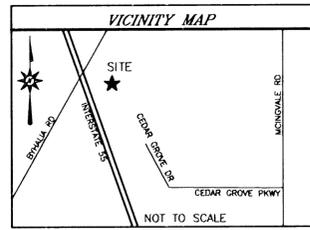
William H. Sommerville, III
Mississippi Registered No. 02859
(SEAL)

NO.	REVISION	DATE	BY
1.		10/02/09	KEL

PROJECT NO. 08-0238
 DRAWN BY: KEL
 CHECKED BY: AAK
 FIELD CREW: JA
 APPROVED BY: WHS
 DATE: 09/03/09
 SCALE: 1" = 50'
 SHEET 2 OF 2

SMW ENGINEERING GROUP INC.
 SMW Engineering Group, Inc.
 1550 Woods of Riverchase Drive
 Suite 100
 Hoover, Alabama 35244
 Ph: 205-252-6985
 www.smweng.com

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LEGEND	
	= POWER BOX
	= WATER METER
	= TELEPHONE PEDESTAL
	= GAS VALVE
	= WATER VALVE
	= GAS METER
	= FIRE HYDRANT
	= LIGHT POLE
	= POWER POLE
	= GUY ANCHOR
	= 5/8" CAPPED REBAR SET (SMW LS 02859)
	= FOUND PROPERTY MARKER
	= SET PK NAIL
	= TEMPORARY BENCH MARK
	= POINT OF BEGINNING
	= POINT OF COMMENCEMENT
	= POINT OF ENDING
	= CALCULATED POINT
	= RECORDED INFORMATION
	= MEASURED
	= RIGHT-OF-WAY
	= SETBACK
	= UNDERGROUND WATER
	= SANITARY SEWER
	= STORM SEWER
	= OVERHEAD POWER

SCHEDULE "B" TITLE EXCEPTION NOTES
 This survey is based on a title report prepared by Chicago Title Insurance Company, File No. 2122177, dated September 22, 2008.

- Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.
- 8 Right of way deeds of record in Book 25, Page 593, Book 25, Page 596, Book 46, Page 256, and in Book 41, Page 343, in the Chancery Clerk's Office of DeSoto County Mississippi. Does not affect subject property.
 - 9 Deed of Trust of record in Book 2465, Page 420, in the aforesaid Chancery Clerk's Office. Same as Parent Tract.

SEYMOUR SUBDIVISION
 LOCATED IN THE NW 1/4 OF SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI
 ZONING: R-12, TOTAL AREA: 5.19 ACRES±, TOTAL LOTS: 2

