



NOTES:
WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH, MISSISSIPPI.
BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD - 50 FEET
SIDE YARD - 0 FEET
REAR YARD - 20 FEET
1/2" DIAMETER REBAR (I.P.) IS SET AT ALL REAR PROPERTY CORNERS AND ALL FRONT PROPERTY CORNERS WHERE THERE IS NO CURB AND GUTTER. A CHISEL "CROW FOOT" MARK IS SET ON THE CURB AT THE EXTENDED PROPERTY LINE AND ARE FOR REFERENCE ONLY.
THERE IS A 5' UTILITY EASEMENT ALONG THE REAR AND SIDE LOT LINES OF ALL LOTS, EXCEPT WHERE THERE IS A DRAINAGE OR SANITARY SEWER EASEMENT.
THE CITY OF OLIVE BRANCH SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.
THIS PLAT SHOWS EASEMENTS AS RECORDED PER DATE SHOWN. ADDITIONAL EASEMENTS MAY BE RECORDED AT A LATER DATE AND NOT BE SHOWN ON THIS PLAT.
NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN PUBLIC SANITARY SEWER EASEMENT OR PUBLIC DRAINAGE EASEMENT.
W. H. PORTER CONSULTANTS PLLC. MAKES NO GUARANTEE, WARRANTY OR CERTIFICATION CONCERNING THE SUITABILITY OF ANY EARTHWORK FILL OR FOUNDATION CONDITION OR SUITABILITY OF ANY LOT IN THIS SUBDIVISION FOR FOUNDATION CONSTRUCTION FOR ANY STRUCTURE PROPOSED HEREIN.
LOT DRAINAGE:
FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE AT LEAST TWO PERCENT IN ALL DIRECTIONS AWAY FROM THE FOUNDATION WALL. THE DRIVEWAY SHALL BE SLOPE DOWN AT TWO PERCENT FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.
SCOPE OF CERTIFICATION
THE CERTIFICATION OF THE FINAL PLAT BY W. H. PORTER CONSULTANTS, PLLC REFERS ONLY TO THE PLAT ITSELF, NOT THE FINAL CONSTRUCTION PROJECT AS A WHOLE.
W. H. PORTER CONSULTANTS, PLLC PERFORMED NO CONTRACT ADMINISTRATION FOR THIS DEVELOPMENT, AND MAKES NO GUARANTEE, WARRANTY OR CERTIFICATION CONCERNING THE SUITABILITY OF ANY EARTHWORK FILL OR FOUNDATION CONDITION, OR THE SUITABILITY OF ANY LOT IN THIS SUBDIVISION FOR ANY CONSTRUCTION.
OLIVE BRANCH CITY'S CERTIFICATE
OLIVE BRANCH PLANNING COMMISSION
APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY PLANNING COMMISSION ON THIS THE 13th DAY OF April 2010
Robert C. Chubb
CHAIRPERSON PLANNING COMMISSION
OLIVE BRANCH MAYOR & BOARD OF ALDERMAN
APPROVED BY THE MAYOR AND THE BOARD OF ALDERMAN OF THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 22nd DAY OF April 2010
MINUTE BOOK 79 PAGE 205
W. E. Davis
MAYOR'S SIGNATURE OF ALDERMEN
ATTN: CITY CLERK FOR THE MAYOR/BOARD
STATE OF MISSISSIPPI
CHANCERY COURT
COUNTY OF DESOTO
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 12:23 O'CLOCK P.M., ON THE 16th DAY OF March 2010 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 784 PAGE 212
CERTIFICATE OF ENGINEER & 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
Matthew Bingham
MATTHEW BINGHAM, MS L.S. 2986
William Porter
WILLIAM PORTER, MS L.S. 4541
FINAL PLAT
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 WEST
COLLEGE STATION
SECOND ADDITION
RESUBDIVISION OF LOT 3 OF
COLLEGE STATION 1ST ADDITION
OLIVE BRANCH, MISSISSIPPI
100 YEAR FLOOD ELEVATION: ELEV
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN
F.I.R.M. COMMUNITY No. 28033C0104G & DATE JUNE 4, 2007
DEVELOPER: MIKE BAILEY
ENGINEER: W. H. PORTER CONSULTANTS, PLLC
4821 AMERICAN WAY, SUITE 100
MEMPHIS, TENNESSEE 38118
(901) 363-9453
SCALE: 1" = 50' DATE: MARCH 16, 2010
2 LOTS 119,793 SQ FT (2.75 ACRES)
ZONED: C-3
SHEET 1 OF 1

22

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE
EUBANKS AND BAILEY INVESTMENT CORPORATION, REPRESENTED BY *Robert M. Bailey*, WHO IS THE PRESIDENT OF THE PROPERTY, HEREBY ADOPTS THIS AS MY 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 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 22nd DAY OF April 2010
Robert M. Bailey, PRESIDENT
ROBERT M. BAILEY, PRESIDENT
EUBANKS AND BAILEY INVESTMENT CORPORATION

NOTARY'S CERTIFICATE
STATE OF TENNESSEE
COUNTY OF Shelby
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS THE 22nd DAY OF April 2010, WITHIN MY JURISDICTION, THE WITH IN NAMED MIKE BAILEY WHO ACKNOWLEDGED THAT HE IS THE PRESIDENT OF EUBANKS AND BAILEY INVESTMENT CORPORATION AND THAT FOR AND ON BEHALF OF SAID CORPORATION, AND AS ITS ACT AND DEED, HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION TO DO SO.
GIVEN MY HAND AND OFFICIAL SEAL OF OFFICE THIS 22nd DAY OF April 2010
NOTARY PUBLIC: *W. Paul Port*
My Commission Expires: December 16, 2013
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

C:\DOD\college station\college station.plt
LAYER LIST: FINAL PLAT
Thu Apr 22 12:28:55 2010

