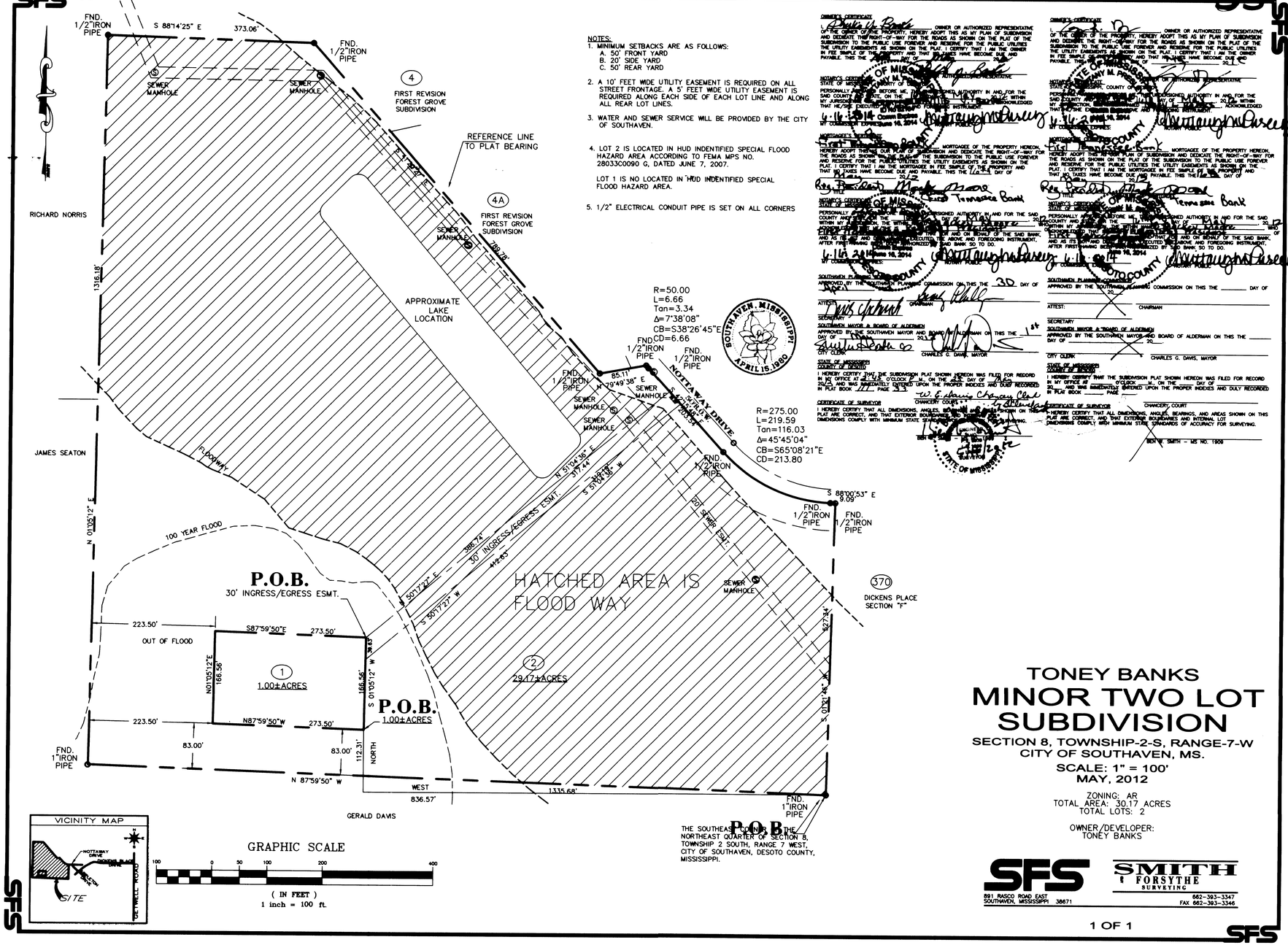
NOTES:
1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 50' FRONT YARD
   B. 20' SIDE YARD
   C. 50' REAR YARD
2. A 10' FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5' FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES.
3. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SOUTHAVEN.
4. LOT 2 IS LOCATED IN HUD INDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MPS NO. 28033C0090 G, DATED JUNE 7, 2007.

   LOT 1 IS NO LOCATED IN HUD INDENTIFIED SPECIAL FLOOD HAZARD AREA.
5. 1/2" ELECTRICAL CONDUIT PIPE IS SET ON ALL CORNERS



OWNER'S CERTIFICATE

I, _____ OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THIS 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 AD VALOREM TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 20__.

_____ TITLE

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 _____ DAY OF _____, 20__, WITHIN MY JURISDICTION, THE WITHIN _____ WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

MORTGAGEE'S STATEMENT

I, _____ MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS 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 AD VALOREM TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 20__.

_____ TITLE

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 _____ DAY OF _____, 20__, WITHIN MY JURISDICTION, THE WITHIN _____ WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND AS ITS _____ ON AND ON BEHALF OF THE SAID BANK, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SOUTHAVEN PLANNING COMMISSION
APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 20__.
ATTEST: _____ CHAIRMAN
SECRETARY

SOUTHAVEN MAYOR & BOARD OF ALDERMEN
APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMAN ON THIS THE _____ DAY OF _____, 20__.
CITY CLERK _____ CHARLES G. DAVIS, MAYOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 20__, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK _____ PAGE _____.
_____ CHANCERY COURT

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT ALL DIMENSIONS, ANGLES, BEARINGS, AND AREAS SHOWN ON THIS PLAT ARE CORRECT, AND THAT EXTERIOR BOUNDARIES AND INTERNAL LOT DIMENSIONS COMPLY WITH MINIMUM STATE STANDARDS OF ACCURACY FOR SURVEYING.
BEN W. SMITH – MS NO. 1906

TONEY BANKS
MINOR TWO LOT SUBDIVISION

SECTION 8, TOWNSHIP-2-S, RANGE-7-W
CITY OF SOUTHAVEN, MS.
SCALE: 1" = 100'
MAY, 2012

ZONING: AR
TOTAL AREA: 30.17 ACRES
TOTAL LOTS: 2

OWNER/DEVELOPER:
TONEY BANKS

SFS
891 RASCO ROAD EAST
SOUTHAVEN, MISSISSIPPI 38671

SMITH & FORSYTHE SURVEYING
662-393-3347
FAX 662-393-3346