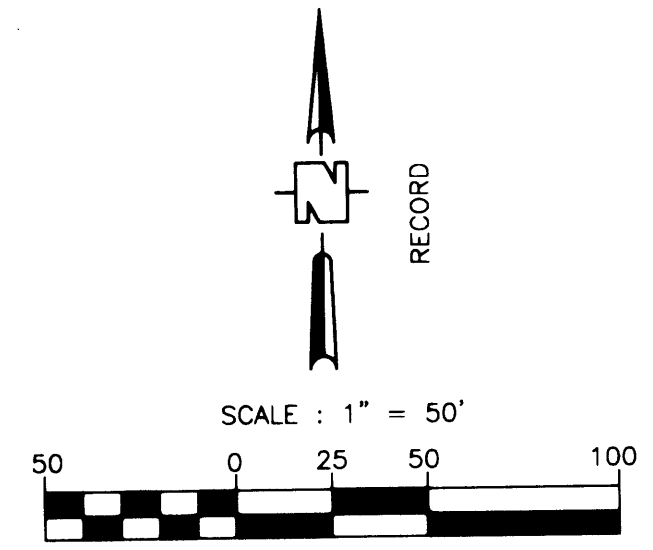
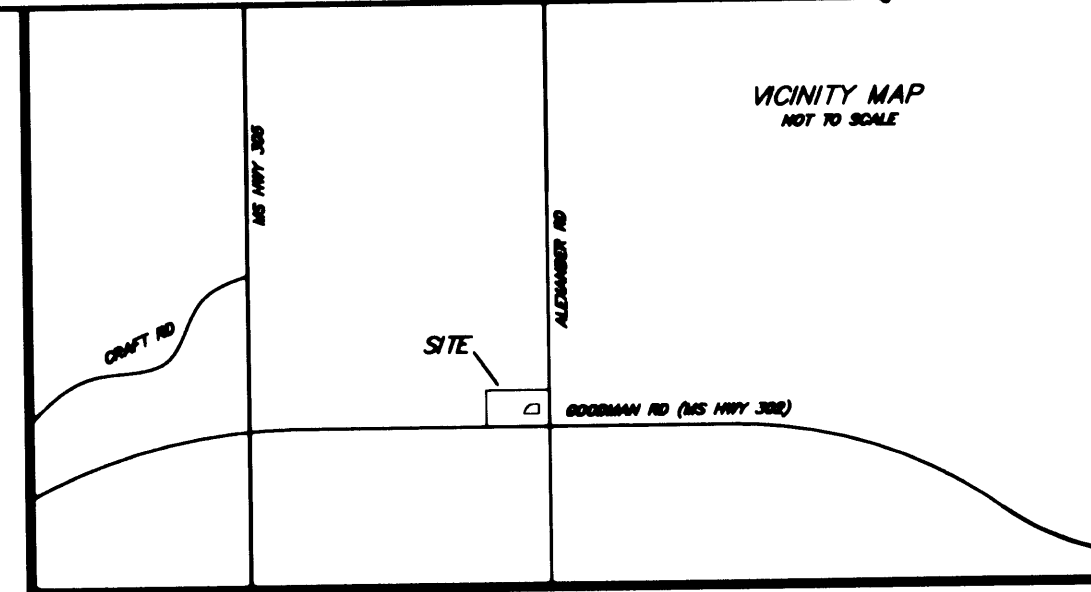


Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	180.00	116.00	S45° 32' 52"W	162.47
C2	85.45	184.00	S76° 41' 44"W	84.69
C3	122.99	184.00	N48° 14' 32"E	120.71

Line Table		
Line #	Length	Direction
L2	123.32	N0° 45' 04"E
L1	9.52	S1° 05' 43"W



**LEGAL DESCRIPTION**  
**LOT 1, PHASE 1**  
 BEGINNING AT A 1/2" DIA. IRON ROD SET AT THE NORTHEAST CORNER OF LOT 1, PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION SITUATED IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 WEST, CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 116, AT PAGE 38, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, THENCE NORTH 0°00'00" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF ALEXANDER ROAD FOR 123.32 FEET TO A 1/2" X 1/2" REBAR SET, THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF RIDGEWAY INDUSTRIAL DRIVE AS SHOWN ON SAID PLAT OF PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION FOR 180.00 FEET TO A 1/2" X 1/2" REBAR SET, THENCE SOUTHWESTERLY WITH SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT FOR 180.00 FEET, SAID CURVE HAVING A RADIUS OF 116.00 FEET, CHORD BEARING S45° 32' 52" WEST, AND CHORD DISTANCE OF 162.47 FEET; THENCE SOUTH 01°05'43" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 9.52 FEET TO A 1/2" X 1/2" REBAR SET, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION FOR 30.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,877 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTION**  
**LOT 2, PHASE 2**  
 BEGINNING AT A 1/2" X 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 1, PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION SITUATED IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 WEST, CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 116, AT PAGE 38, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, THENCE NORTH 0°00'00" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF ALEXANDER ROAD FOR 123.32 FEET TO A 1/2" X 1/2" REBAR SET AT THE POINT OF BEGINNING OF TRACT OF LAND HEREIN BEING DESCRIBED, THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF RIDGEWAY INDUSTRIAL DRIVE AS SHOWN ON THE FINAL PLAT OF SAID PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION FOR 180.00 FEET TO A 1/2" X 1/2" REBAR SET, THENCE SOUTHWESTERLY WITH SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT FOR 180.00 FEET, SAID CURVE HAVING A RADIUS OF 116.00 FEET, CHORD BEARING S45° 32' 52" WEST, AND CHORD DISTANCE OF 162.47 FEET; THENCE SOUTH 01°05'43" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 9.52 FEET TO A 1/2" X 1/2" REBAR SET, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION FOR 30.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 30,458 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTION**  
**COE 1**  
 BEGINNING AT A 1/2" X 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 1, PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION SITUATED IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 WEST, CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 116, AT PAGE 38, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, THENCE SOUTH 01°05'43" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF RIDGEWAY INDUSTRIAL DRIVE AS SHOWN ON SAID PLAT OF PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION FOR 180.00 FEET TO A 1/2" X 1/2" REBAR SET AT THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN BEING DESCRIBED, THENCE SOUTH 01°05'43" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 180.00 FEET TO A 1/2" X 1/2" REBAR SET, THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF RIDGEWAY INDUSTRIAL DRIVE AS SHOWN ON SAID PLAT OF PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION FOR 180.00 FEET TO A 1/2" X 1/2" REBAR SET, THENCE NORTH 01°05'43" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 180.00 FEET TO A 1/2" X 1/2" REBAR SET, THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 30.46 FEET TO A 1/2" X 1/2" REBAR SET, THENCE SOUTH 01°05'43" WEST FOR 24.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,877 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTION**  
**COE 2**  
 BEGINNING AT A 1/2" X 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 1, PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION SITUATED IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 WEST, CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 116, AT PAGE 38, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, THENCE SOUTH 01°05'43" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF RIDGEWAY INDUSTRIAL DRIVE AS SHOWN ON SAID PLAT OF PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION FOR 180.00 FEET TO A 1/2" X 1/2" REBAR SET AT THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN BEING DESCRIBED, THENCE SOUTH 01°05'43" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 180.00 FEET TO A 1/2" X 1/2" REBAR SET, THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF RIDGEWAY INDUSTRIAL DRIVE AS SHOWN ON SAID PLAT OF PHASE 1, ALEXANDER CROSSING COMMERCIAL SUBDIVISION FOR 180.00 FEET TO A 1/2" X 1/2" REBAR SET, THENCE NORTH 01°05'43" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 180.00 FEET TO A 1/2" X 1/2" REBAR SET, THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 30.46 FEET TO A 1/2" X 1/2" REBAR SET, THENCE SOUTH 01°05'43" WEST FOR 24.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,877 SQUARE FEET, MORE OR LESS.

**OWNER CERTIFICATE**  
 I, the undersigned, owner or authorized representative of the owner of the property hereby certify that the above plan of subdivision and dedication of the right-of-way for the use of 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 owner in fee simple of the property and that no taxes have become due and payable, this the 26th day of June, 2019.

*Rhett S. Selby*  
 Alexander Crossing LLC

**NOTARIAL CERTIFICATE**  
 STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY OF MISSISSIPPI, ON THIS 26th DAY OF JUNE, 2019, WITHIN MY JURISDICTION, THE WITHIN NAMED **Rhett S. Selby**, WHO HAS ACKNOWLEDGED THAT HE IS THE OWNER OF THE ABOVE DESCRIBED REAL ESTATE AND THAT HE HAS EXECUTED THE ABOVE AND FOREGOING CERTIFICATE FOR THE PURPOSES THEREIN MENTIONED.

*Wing Joffe*  
 Notary Public

**NOTARIAL CERTIFICATE (CORPORATE INSTITUTION)**  
 STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY OF MISSISSIPPI, ON THIS 26th DAY OF JUNE, 2019, WITHIN MY JURISDICTION, THE WITHIN NAMED **Alexander Crossing LLC**, WHO HAS ACKNOWLEDGED THAT HE IS THE OWNER OF THE ABOVE DESCRIBED REAL ESTATE AND THAT HE HAS EXECUTED THE ABOVE AND FOREGOING CERTIFICATE FOR THE PURPOSES THEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION SO TO DO.

*Wing Joffe*  
 Notary Public

**CERTIFICATE OF SURVEY**  
 THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWN HEREON AND THAT IT IS ACCURATELY DRAWN INFORMATION AND A TRUE AND CORRECT SURVEY BY ME.

*Christopher Shea Skeen*  
 Surveyor

**OLIVE BRANCH PLANNING COMMISSION**  
 APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 26th DAY OF JUNE, 2019.

*Christopher Shea Skeen*  
 Chairman

**OLIVE BRANCH MAYOR AND BOARD OF ALDERMEN**  
 APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH, MISSISSIPPI, ON THIS THE 26th DAY OF JUNE, 2019.

*Christopher Shea Skeen*  
 Mayor

**CITY CLERK**  
 APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH, MISSISSIPPI, ON THIS THE 26th DAY OF JUNE, 2019.

*Christopher Shea Skeen*  
 City Clerk

**CHANCERY CLERK**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORDATION BY MY OFFICE AT 2:15 PM, ON THE 26th DAY OF JUNE, 2019, AND WAS IMMEDIATELY ENTERED INTO THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK NUMBER 116, PAGE 15.

*Christopher Shea Skeen*  
 Chancery Clerk

- NOTES**
- THE PROPOSED USE OF ALL THE LAND IN THE SUBDIVISION IS COMMERCIAL.
  - WATER SERVICE WILL BE AVAILABLE FROM THE CITY OF OLIVE BRANCH.
  - SEWER SERVICE WILL BE AVAILABLE FROM THE CITY OF OLIVE BRANCH.
  - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
 20' FRONT YARD  
 8' SIDE YARD  
 20' REAR YARD
  - UTILITY EASEMENTS:  
 10' FRONT AND REAR YARD  
 8' SIDE YARD
  - THIS PROPERTY IS NOT LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP 28003C0102 H, DATED MAY 5, 2014.
  - LOT 1 OF PHASE 1 OF THIS SUBDIVISION HAS A SEPARATE RECORDED DRAINAGE EASEMENT FOR THE REMAINDER OF THE RETENTION POND TO BE AN EXTENSION OF COE 2 SAID EASEMENT IS RECORDED IN BOOK PAGE 124.
  - THE LANDS SUBDIVIDED HEREIN ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CCRs) RECORDED IN O.R. BOOK PAGE NO. 149.
  - COE 1 IS DEDICATED TO THE ALEXANDER CROSSING PROPERTY OWNERS ASSOCIATION (POA) FOR THE PURPOSE OF PROVIDING A LANDSCAPE BUFFER AREA THAT WILL BE MAINTAINED BY THE (POA).
  - COE 2 IS DEDICATED TO THE ALEXANDER CROSSING PROPERTY OWNERS ASSOCIATION (POA) FOR THE PURPOSE OF PROVIDING A STORMWATER DETENTION POND THAT WILL BE MAINTAINED BY THE (POA).

- LEGEND**
- PROPERTY LINE
  - BUILDING SETBACK
  - FENCE
  - UTILITY EASEMENT
  - 1/2" X 1/2" REBAR SET
- ABBREVIATIONS**
- P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R/W = RIGHT OF WAY
  - S/O = SUBDIVISION
  - IRF = IRON ROD FOUND
  - APR = AS PER RECORD
  - APR = AS PER SURVEY
  - PLB = PLAT BOOK
  - PD = POND
  - DB = DEED BOOK
  - U.E. = UTILITY EASEMENT

**SURVEY DATA**  
 REFERENCE MATERIAL: PB 116, PG 38  
 FIELD SURVEY DATE: 8-15-2016  
 NORTH REFERENCE RECORD BEARINGS AND FOUND MONUMENTS  
 CLASS 1<sup>st</sup> SURVEY

**Civil Link**  
 "CONNECTING RESOURCES"

5779 GETWELL RD, BLDG. B  
 SOUTHAVEN, MS 38672  
 OFFICE: 662-510-2988  
 FAX: 662-510-3187  
 WWW.CIVIL-LINK.COM

**FINAL PLAT**  
 ALEXANDER CROSSING  
 COMMERCIAL SUBDIVISION PHASE 2  
 CITY OF OLIVE BRANCH, MISSISSIPPI  
 SEPTEMBER 2018  
 ZONING: C-4  
 TOTAL AREA = 0.699 ACRES  
 TOTAL LOTS: 1

SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 WEST  
 DESOTO COUNTY, MISSISSIPPI

SURVEYOR: CHRISTOPHER SHEA SKEEN, PLS. 2903  
 DEVELOPER: ALEXANDER CROSSING, LLC  
 5719 RALEIGH LAGRANGE, SUITE 7  
 MEMPHIS, TN 38134

1 OF 1