

OWNER'S CERTIFICATE

I, Bryon Davis OF KO CAPITAL, LLC, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE USE OF ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO DESOTO COUNTY, 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 19 DAY OF January, 2023.

OWNER OR AUTHORIZED REPRESENTATIVE
Bryon Davis
Owner - KO Capital

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 January, 2023, WITHIN MY JURISDICTION, THE WITHIN NAMED Bryon Davis WHO ACKNOWLEDGED THAT HE/SHE IS owner OF KO Capital LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING WARRANTY DEED, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY SO TO DO.

Ginger Jones
NOTARY PUBLIC

Feb 28, 2025
MY COMMISSION EXPIRES:

GINGER JONES
NOTARY PUBLIC, STATE OF MISSISSIPPI
DESOTO COUNTY
ID NO. 289821
MY COMMISSION EXPIRES FEB. 28, 2025

MORTGAGEE'S CERTIFICATE

~~I, First Security Bank MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION 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 19th DAY OF January, 2023.~~

~~Branch President
TITLE
A. Lance Placoch
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 DAY OF _____, 2023, WITHIN MY JURISDICTION, THE WITHIN NAMED _____ WHO ACKNOWLEDGED THAT HE/SHE IS _____ OF _____ AND THAT FOR AND ON BEHALF OF 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.~~

~~NOTARY PUBLIC~~

~~MY COMMISSION EXPIRES:~~

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.

Andrew M. Richardson
ANDREW M. RICHARDSON, P.E., P.S.
P.E. - 17097
P.S. - 26457



DESOTO COUNTY PLANNING COMMISSION

APPROVED BY THE DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 8th DAY OF June, 2023.

Flora E. Fernald SECRETARY
Mary Haslop CHAIRPERSON

DESOTO COUNTY BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, ON THIS THE 2nd DAY OF June, 2023.

Misty Heffner CLERK FOR THE BOARD
Chancery Clerk by KMecoy DC
R. A. Denison PRESIDENT



STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 8:42 O'CLOCK A.M. ON THE 13th DAY OF March, 2023, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 146, PAGE 15-16

Misty Heffner Chancery Clerk
by KMecoy DC CHANCERY COURT



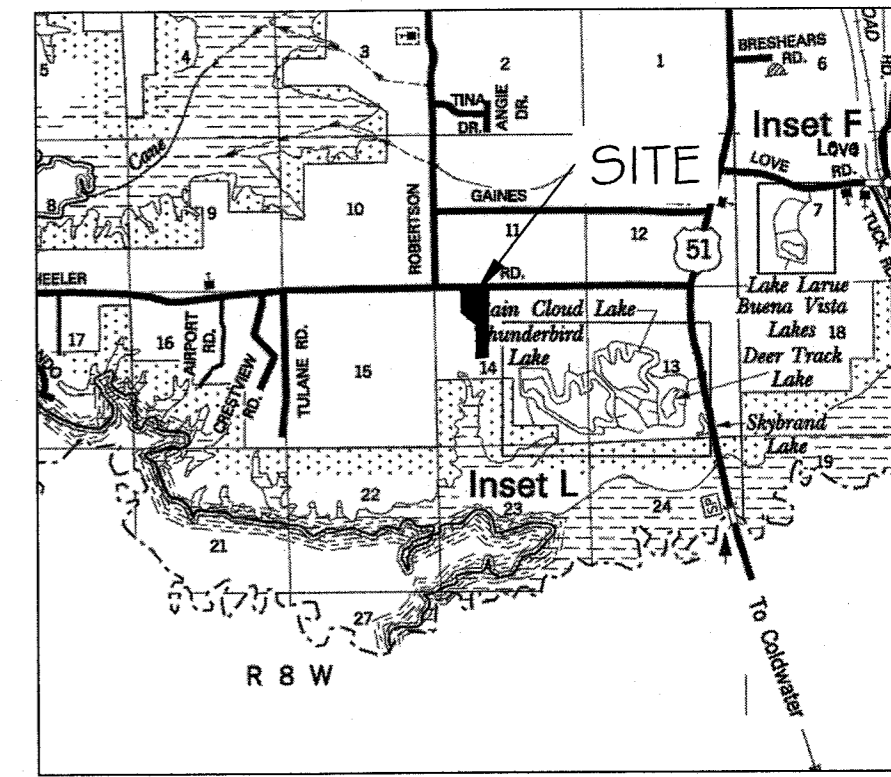
3/13/2023 8:42:46 AM
DK S BK 146 PG 15-16
DESOTO COUNTY, MS
Misty Heffner
CHANCERY CLERK

GENERAL NOTES:

- MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT YARD: 50 FEET
SIDE YARD: 15 FEET
REAR YARD: 40 FEET
- PORTIONS OF THIS PROPERTY ARE LOCATED IN A FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA "ZONE AE" ACCORDING TO FIRM NO. 28033C0350G, EFFECTIVE JUNE 6, 2007
- 1/2" REBARS ARE SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED ON THE PLAT.
- WATER SERVICES FROM INDIVIDUAL ON-SITE WELLS AND SEWER SERVICES FROM ON-SITE INDIVIDUAL TREATMENT PLANTS WILL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER AND APPROVED BY THE MISSISSIPPI STATE DEPARTMENT OF HEALTH.
- A 20 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG ALL STREET RIGHTS-OF-WAY. A 20 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG REAR PROPERTY LINES AND A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG SIDE PROPERTY LINES. ANY VARIANCES WILL BE OTHERWISE NOTED AND DIMENSIONED.
- NO BRICK MAILBOXES OR CONCRETE STRUCTURES SHALL BE ERECTED ON COUNTY ROAD RIGHTS-OF-WAY.
- DRAINAGE DITCHES AND DRAINAGE PIPES SHALL NOT BE OBSTRUCTED IN ANY WAY AND MUST BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS FOR THE BENEFIT OF ALL ADJOINING PROPERTY OWNERS.
- NO UTILITY WILL BE PERMITTED TO CROSS OVER DRAINAGE PIPES.
- ALL UNDERGROUND DRAINAGE PIPE INSTALLED OUTSIDE THE RIGHT OF WAY OF THE COUNTY ROADS WILL BE THE RESPONSIBILITY OF THE NEW LOT OWNER.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS WAS RECORDED ON THE 13TH DAY OF MARCH 2023 IN THE WARRANTY DEED BOOK NUMBER 1023 PAGES 3773-3783. MISTY HEFFNER, CHANCERY CLERK BY VSMITH/DC

VICINITY MAP



SECTION 14, TOWNSHIP 4 SOUTH, RANGE 8 WEST,
DESOTO COUNTY, MISSISSIPPI

LOT #	SIZE
1	18"
2	15"
3	15" OR DRY
4	15"
5	18"
6	15"
7	15"
8	15"

HUNDRED ACRE WOODS
SUBDIVISION

FINAL PLAT

SECTION 14, TOWNSHIP 4 SOUTH, RANGE 8 WEST
DESOTO COUNTY, MISSISSIPPI

JANUARY 2023
ZONING: A
TOTAL AREA: 36.52 ACRES
TOTAL LOTS: 8
RESIDENTIAL LOTS: 7
C.O.S.: 1

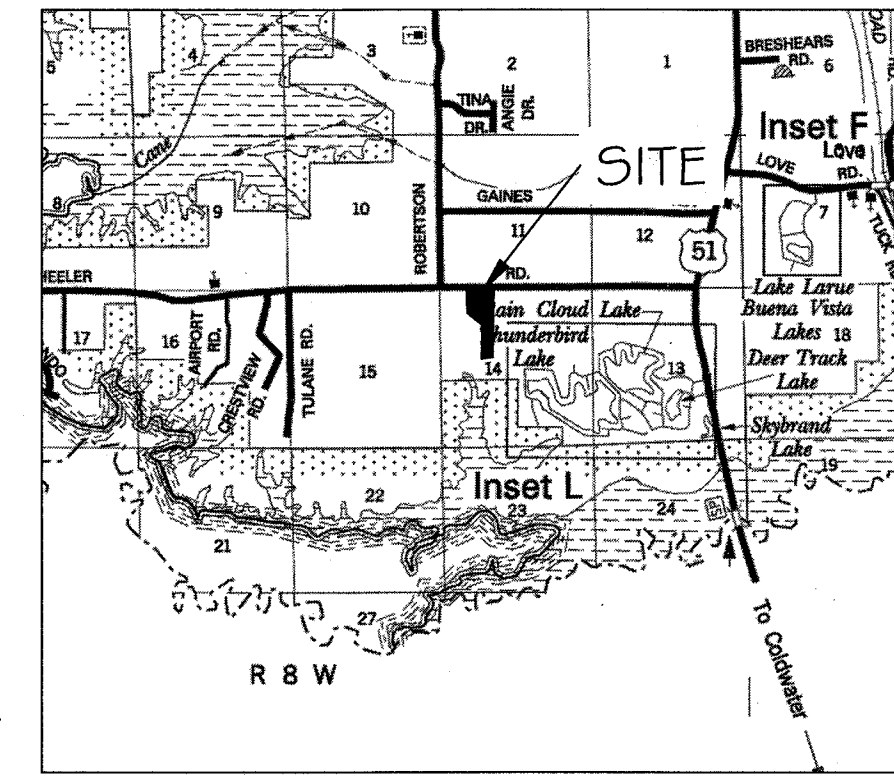
DEVELOPER:
KO CAPITAL, LLC
8271 INDUSTRIAL DRIVE
OLIVE BRANCH, MISSISSIPPI 38654



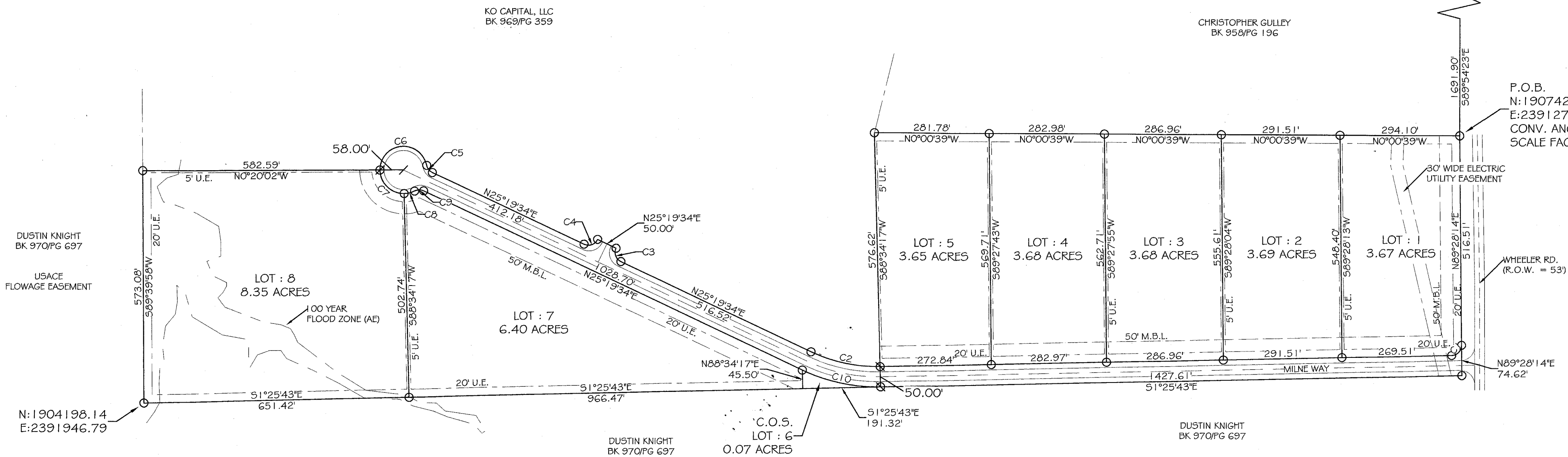
ENGINEERING & SURVEYING, LLC

231 W. CENTER STREET
HERNANDO, MS 38632
PHONE: 901 605-1739
901 494-1272

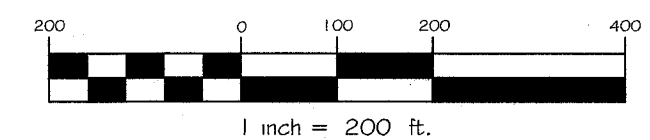
SHEET 1 OF 2



SECTION 14, TOWNSHIP 4 SOUTH, RANGE 8 WEST;
DESOTO COUNTY, MISSISSIPPI



MISSISSIPPI STATE
PLANE GRID NORTH
(NAD-83, WEST ZONE)



**HUNDRED ACRE WOODS
SUBDIVISION**

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HERNANDO, MS 38632
PHONE: 901 605-1739
901 494-1272

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.88	25.00	89.10	S45° 58' 44"E	35.08
C2	175.11	375.00	26.75	N11° 56' 56"E	173.52
C3	39.27	25.00	90.00	N70° 19' 34"E	35.36
C4	39.27	25.00	90.00	N19° 40' 26"W	35.36
C5	23.11	25.00	52.96	N51° 48' 17"E	22.29
C6	170.69	58.00	168.62	N6° 01' 31"W	115.43
C7	92.21	58.00	91.09	N44° 07' 07"E	82.80
C8	26.52	58.00	26.20	N14° 31' 48"W	26.29
C9	23.11	25.00	52.96	N1° 09' 09"W	22.29
C10	198.46	425.00	26.75	N11° 56' 56"E	196.66

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