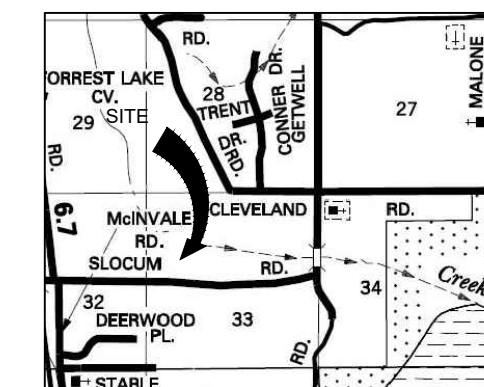


LOCATION MAP



NW CORNER
33-3-7



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.42	60.00	45.30	N59° 32' 45"W	46.19
C2	23.55	25.00	55.69	S63° 53' 28"E	22.69
C3	70.28	60.00	67.13	N64° 15' 31"E	66.33
C4	70.56	60.00	67.41	N02° 59' 15"W	66.56
C5	46.86	705.31	3.81	N45° 01' 24"E	46.86
C6	113.27	60.00	108.21	N89° 14' 24"E	97.18
C7	59.01	35.00	96.60	N42° 34' 03"W	52.26
C8	23.55	25.00	54.00	S62° 08' 29"W	23.55
C9	109.51	60.00	104.57	S89° 12' 31"W	94.93
C10	124.94	672.86	10.64	N44° 51' 57"E	124.76
C11	152.51	704.29	12.41	N53° 07' 59"E	152.22
C12	47.70	35.00	78.09	S89° 28' 56"W	44.09
C13	113.03	754.63	8.58	S54° 43' 43"W	112.93
C14	111.76	622.86	10.28	S44° 41' 12"W	111.61
C15	13.91	295.23	2.70	S38° 26' 59"W	13.91
C16	56.65	223.81	14.50	N59° 23' 03"W	56.50
C17	58.92	35.00	96.47	N3° 14' 39"W	52.21
C18	175.80	492.24	20.46	N34° 45' 28"E	174.86
C19	174.59	492.43	20.31	N14° 22' 25"E	173.68
C20	51.87	35.00	84.91	N46° 40' 15"E	47.25

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	39.74	25.00	91.07	S45° 20' 29"E	35.68
C22	23.55	25.00	53.96	S73° 49' 16"W	22.69
C23	68.75	60.00	65.65	S67° 58' 52"W	65.05
C24	23.55	25.00	53.97	S62° 08' 29"W	22.69
C25	23.55	25.00	53.96	S19° 51' 11"W	22.69
C26	64.18	60.00	61.29	S23° 30' 53"W	61.17
C27	23.55	25.00	53.97	S27° 10' 35"W	22.69
C28	42.14	25.00	96.58	S48° 26' 48"W	37.33
C29	111.74	60.00	106.70	N0° 25' 36"W	96.28
C30	23.55	25.00	53.97	N26° 47' 32"W	22.69
C31	23.55	25.00	53.97	S56° 14' 52"E	22.69
C32	102.43	60.00	97.81	S78° 10' 13"E	90.44
C33	104.64	275.00	21.80	N72° 19' 53"W	104.01
C34	47.79	275.00	9.96	N56° 27' 08"W	47.73
C35	65.32	224.88	16.64	S74° 54' 52"E	65.10

CULVERT TABLE		CULVERT TABLE	
LOT	SIZE	LOT	SIZE
35	54"	53	15"
36	54" GRAYS VALLEY DR	54	15"
36	15" LAUREN LANE	55	15"
37	15"	56	15"
38	15"	57	18"
39	15"	58	15"
40	18"	59	15"
41	15"	60	15" GRAYS VALLEY DR
42	DRY	60	15" BREANNA LANE
43	15"	61	24"
44	15"	62	15"
45	18"	63	15"
46	30"	64	15"
47	24"	65	18" BREANNA LANE
48	24"	65	42" ALLYSA LANE
49	24"	66	42"
50	30"	67 A	42" ALLYSA LANE
51	30"	67 B	15" LAUREN LANE
52	24"	68	15"

CULVERT TABLE	
LOT	SIZE
69	15"
70	DRY
71	15"
72	15" GRAYS VALLEY DR
72	15" LAUREN LANE
73	15" GRAYS VALLEY DR
73	18" BREANNA LANE

- GENERAL NOTES:**
- MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT YARD: 50 FEET
SIDE YARD: 15 FEET
REAR YARD: 40 FEET
 - WATER SERVICES TO BE MADE AVAILABLE FROM BELMONT WATER ASSOCIATION SEWER SERVICES BY INDIVIDUAL HOME TREATMENT SYSTEMS.
 - A 10 FOOT WIDE DRAINAGE EASEMENT FROM THE RIGHT OF WAY LINE AND A SEPARATE 15 FOOT WIDE UTILITY EASEMENT OUTSIDE THE DRAINAGE EASEMENT IS REQUIRED ALONG ALL STREET RIGHT-OF-WAYS. A 5 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.
 - THIS PROPERTY IS NOT LOCATED IN A FEMA IDENTIFIED SPECIAL FLOOD HAZARD ACCORDING TO FIRM NO. 28033C0240H, EFFECTIVE MAY 5, 2014.
 - IRON PINS ARE SET ON ALL PROPERTY CORNERS, UNLESS OFFSETS ARE OTHERWISE NOTED AND DIMENSIONED.
 - NO BRICK OR CONCRETE STRUCTURES EXCEPT CULVERTS AND HEADWALLS SHALL BE ERECTED ON COUNTY ROAD RIGHTS-OF-WAY.
 - DRAINAGE DITCHES AND DRAINAGE PIPES SHALL NOT BE OBSTRUCTED IN ANY WAY WITHOUT APPROVAL FROM THE COUNTY ENGINEER AND MUST BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS FOR THE BENEFIT OF ALL ADJOINING PROPERTY OWNERS.
 - CONCRETE OR BRICK HEADWALLS WILL BE REQUIRED ON ALL DRIVEWAY CULVERTS PER THE DESIGN AND DIMENSIONS AS PER THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS.
 - THIS SUBDIVISION IS CLASSIFIED AS A LOW DENSITY RURAL TYPE DEVELOPMENT WHICH UTILIZES ROAD DITCHES AND NATURAL STREAMS TO CONVEY STORMWATER. IT IS NOT THE INTENT OF THE DEVELOPER TO EVER IMPROVE THESE DITCHES OR STREAMS IN ANY MANNER OTHER THAN WHAT IS REQUIRED BY THE GOVERNING AUTHORITY FOR FINAL SUBDIVISION APPROVAL. NO PRESENT OR FUTURE GOVERNING AUTHORITY IS UNDER ANY OBLIGATION, EITHER WRITTEN OR SPOKEN, TO IMPROVE SAID DITCHES AND STREAMS. PURCHASERS OF THESE LOTS ARE TO MAINTAIN SAID DITCHES AND STREAMS SO AS TO PREVENT EROSION AND TO CONVEY THE STORMWATER IN SUCH A MANNER NOT TO CAUSE A PROBLEM UPSTREAM OR DOWNSTREAM OF THEIR LOT.
 - A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE APPLICABLE TO ALL PROPERTIES WITH THE COMMUNITY. A HOME OWNER'S ASSOCIATION SHALL BE MAINTAINED TO ASSURE THAT ALL SECTIONS OF THE SUBDIVISION ARE COMPLETED TO THE HIGH STANDARDS ANTICIPATED BY THE RESIDENTS OF THE COMMUNITY AND ASSURE THAT ALL FEATURES AND AMENITIES OF THE NEIGHBORHOOD WHICH ARE CONSIDERED TO BE COMMON ASSETS ARE CONTINUOUSLY MAINTAINED IN A QUALITY MANNER.
 - NO MAILBOXES SHALL BE PERMITTED ON SINGLE LOTS.
- RESTRICTIVE COVENANTS RECORDED IN
BOOK _____ PAGE _____



SCALE: 1"=150'

FINAL PLAT
THE ESTATES OF GRAYS VALLEY
SECTION "C"

SECTION 33; TOWNSHIP 3 SOUTH; RANGE 7 WEST;
DESOTO COUNTY, MISSISSIPPI
AUGUST 31, 2023
ZONING: A
TOTAL ACREAGE: 79.83
TOTAL LOTS: 39

DEVELOPER
MIKE LANCE
1947 ROYAL LANE
HERNANDO, MS. 38632
PH. 901.331.4538

ENGINEER
J.F. LAUDERDALE, P.E.I.S.
231 WEST CENTER STREET
HERNANDO, MS 38632
901.494.2484
MS.NO 2214