

City of Southaven

Office of Planning and Development Design Review Staff Report



Date of Hearing:	April 28, 2025
Public Hearing Body:	Planning Commission
Applicant:	Crossroads Church Desoto Inc. 1471 Hwy. 51 North Hernando, MS 38632 662-449-9338
Total Acreage:	4.97 acres
Existing Zone:	Agricultural
Location of Design Review Application	West side of Getwell Road, south of Star Landing Road
Comprehensive Plan Designation:	Low Density
The applicant is seeking design review approval for the development of a church located on the west side of Getwell Road, south of Star Landing Road. The application includes the following design criteria:	
Building Elevations:	
The proposed building features a combination of brick and board-and-batten siding on all four elevations. The wainscoting, composed of deep reddish-brown “Cedar Creek” brick, wraps the building’s base, while the upper portions are finished in white-painted board-and-batten siding. The roof is designed with a 3:12 pitch and will be covered with architectural shingles.	
The building’s primary frontage is located on the south side and includes the main entrance and a drop-off area. Two sets of modern-style windows flank the entrance, consistent with the design of the storefront. Both the windows and storefront include black aluminum canopies. The covered drop-off area features black metal framing with a matching brick wainscot.	
A secondary entrance is located on the west elevation, providing direct access from the main parking area. This entrance includes a smaller canopy and two sets of matching windows, consistent with the primary elevation.	

The east elevation, which faces Getwell Road, includes church identification signage and is accentuated with decorative gooseneck barn-style lighting for nighttime visibility.

The north elevation—designated as the rear—includes three access doors. Two appear to serve utility functions, while the third features a glass entry with a coordinating window set. HVAC equipment and mechanical units are located on the north side, screened by a masonry wall matching the building’s design. A similar masonry enclosure is proposed for the dumpster. No rooftop mechanical units are indicated.

Landscaping:

The proposed landscape plan incorporates a diverse plant palette, including:

Shade Trees:

- October Glory Maple and Red Oak, sized at 2.5"–3" caliper.

Ornamental Trees:

- Dynamite Crape Myrtle, Jim Wilson Moonglow Magnolia (2"–2.5" caliper), Forest Pansy Redbud, Little Gem Magnolia, and Japanese Zelkova (2.5"–3" caliper).

Shrubs:

- Edward Goucher Abelia, Creeping Juniper, Dwarf Schilling Holly, Little Henry Sweetspire, Autumn Ruby Azalea, and Green Tower Boxwood (all shown with minimum heights).

The streetscape along Getwell Road includes a line of Dwarf Hollies, flanked by clusters of Redbuds and Moonglow Magnolias. Each site entrance is landscaped with a Maple tree on either side, planting beds of Azaleas and Sweetspires, and Juniper accents.

Parking lot medians are planted with Japanese Zelkova trees, except for two medians on the west side, which include Red Oaks. Four ornamental trees are proposed along the building’s frontage, with Crape Myrtles at each end and Moonglow Magnolias centrally placed—mirrored on the west side elevation. Little Gem Magnolias frame the main entry on the south side. A small planting bed on the east side of the entry features staggered rows of Azaleas, Abelias, and Junipers. Two Crape Myrtles are also proposed at each end of the canopy median.

The north elevation includes minimal landscaping to allow for future expansion, except near the western glass door, where Juniper and Abelia are proposed. No landscaping is shown around the dumpster enclosure, which is located in the rear parking area.

Lighting:

Decorative gooseneck fixtures are proposed to illuminate the church signage along Getwell Road, as well as the message board on the main (south) elevation. Wall-mounted lights are placed adjacent to all entryways and windows. A photometric plan identifies several strategically placed security lights, though no decorative site lighting is currently proposed.

Staff Recommendations:

Staff is generally supportive of the building's color palette and architectural design. However, the following comments are provided:

1. **East Elevation (Getwell Road):** Given its visibility along a high-traffic corridor, staff recommends enhancing this elevation with an additional design element—such as a wooden architectural feature or a symbolic accent representing the church.
2. **North Elevation:** Although adjacent to a future expansion area, this elevation remains prominently visible. Staff recommends incorporating additional design treatments to reduce the perception of it being the rear of the building.

Landscaping Adjustments:

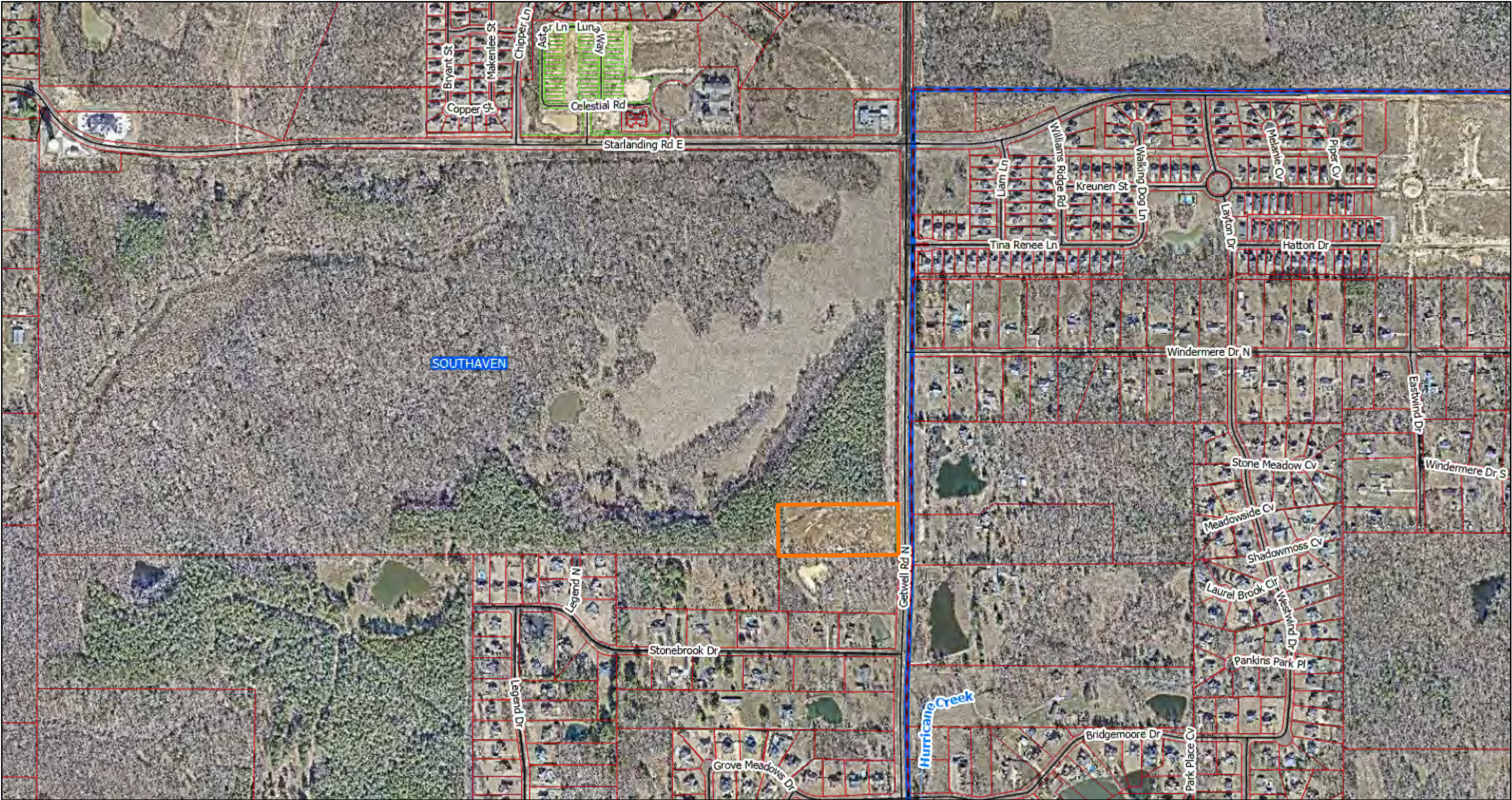
- Shade trees (Maples and Oaks) should be specified at a minimum of 3"–3.5" caliper to meet ordinance standards.
- Shrubs should be shown with minimum container sizes of 3 or 5 gallons, based on species.
- An evergreen ornamental hedge should be added around the dumpster enclosure to comply with required screening provisions.

Lighting:

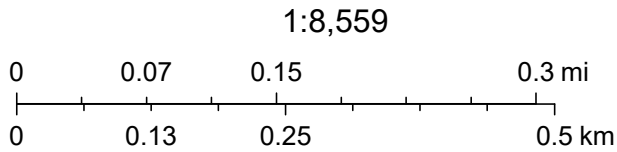
The proposed building-mounted lighting is acceptable. For consistency with adjacent developments, staff recommends the installation of decorative “acorn-style” lights along the Getwell Road frontage—two on each side of the entrances. Security lighting may be placed within the parking area as desired by the applicant.

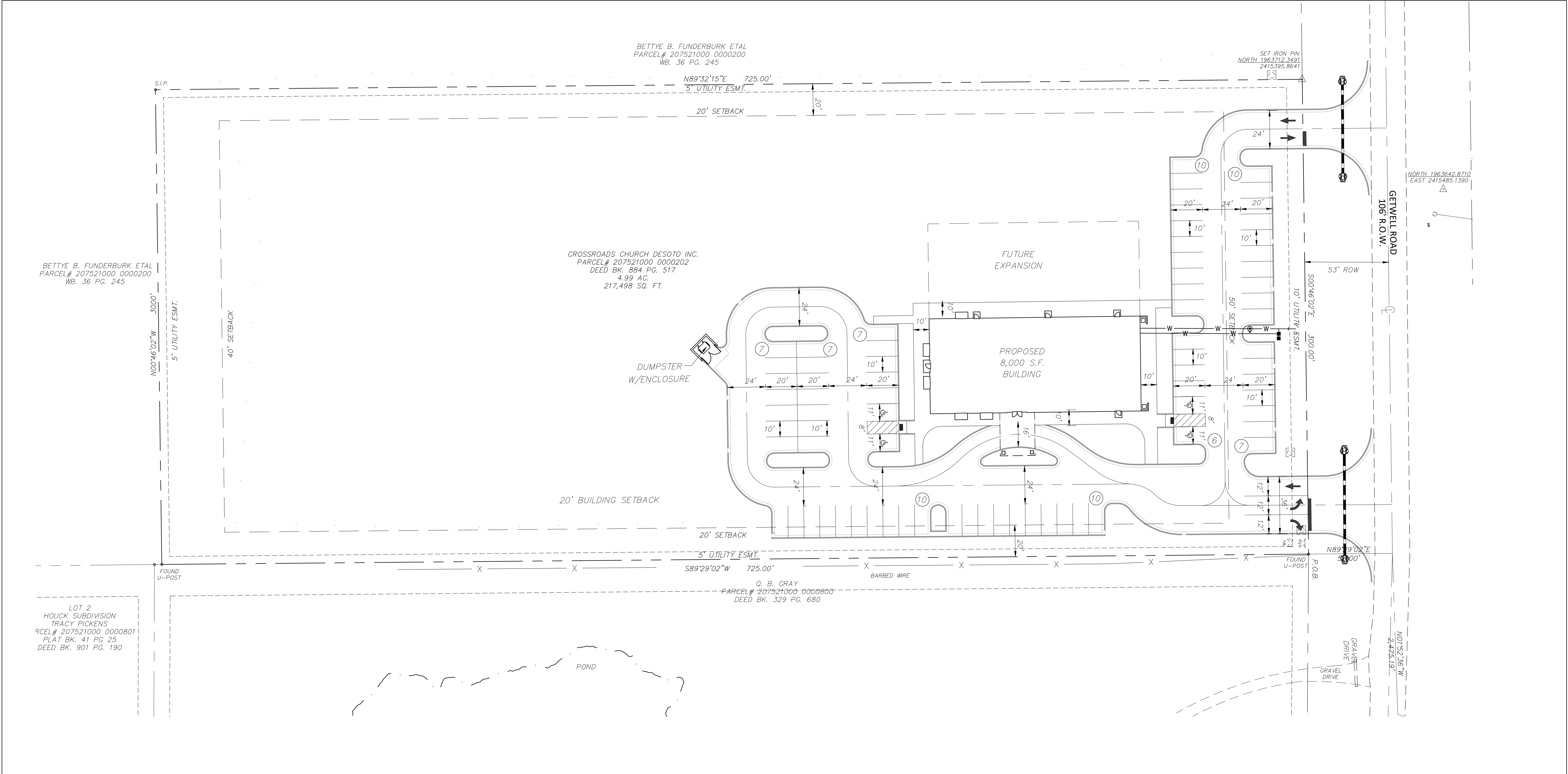
Staff recommends approval with the above stated comments.

ArcGIS Web Map

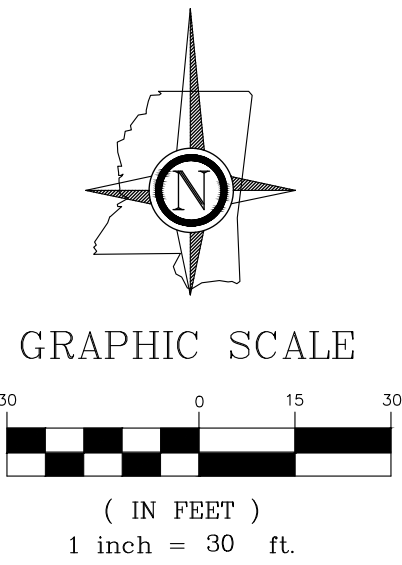


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SITE DATA			
PERVIOUS AREA	167,512 S.F.	PERVIOUS AREA	160,214 S.F.
IMPERVIOUS AREA	49,986 S.F.	IMPERVIOUS AREA	57,283 S.F.
PERVIOUS/TOTAL AREA RATIO	77%	PERVIOUS/TOTAL AREA RATIO	77%
BUILDING AREA	8,000 S.F.	BUILDING AREA W/FUTURE	16,000 S.F.
TOTAL AREA	217,498 S.F.	TOTAL AREA	217,498 S.F.
BUILDING/ TOTAL AREA RATIO	4%	BUILDING/ TOTAL AREA RATIO	7%
PARKING REQUIRED	71	PARKING REQUIRED	142
PARKING PROVIDED	70 SPACES, 4 HANDICAP (74 TOTAL)		



THE GRAPHIC SCALE IS CORRECT FOR A PLAN SHEET OF 24 X 36.
IF THE PLAN SHEET IS ANOTHER SIZE, PLEASE SCALE ACCORDINGLY.

CROSSROADS CHURCH
GETWELL ROAD
DEVELOPER: CROSSROADS CHURCH DESOTO, INC
ENGINEER: IPD, LLC



SHEET 1 OF 1
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

SITE PLAN
CROSSROADS CHURCH

SURVEY: IPD
DESIGN BY:
DRAWN BY:

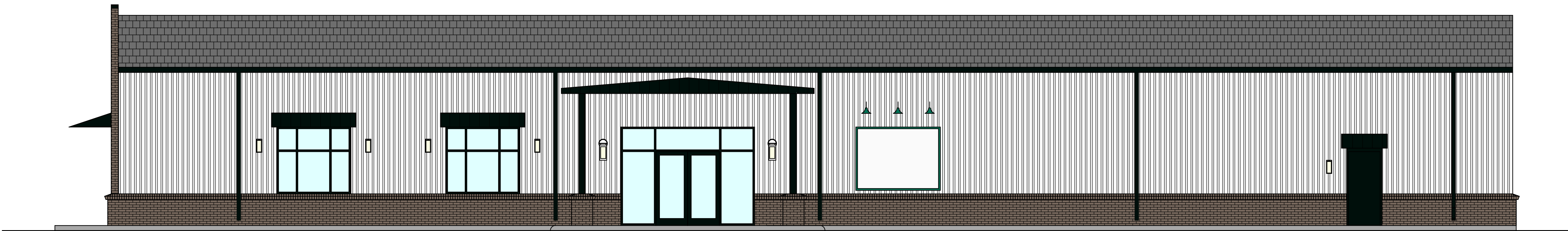
DATE:
DATE:
DATE:

PROJECT NO.:
BOOK:
SCALE: 1" = 30'

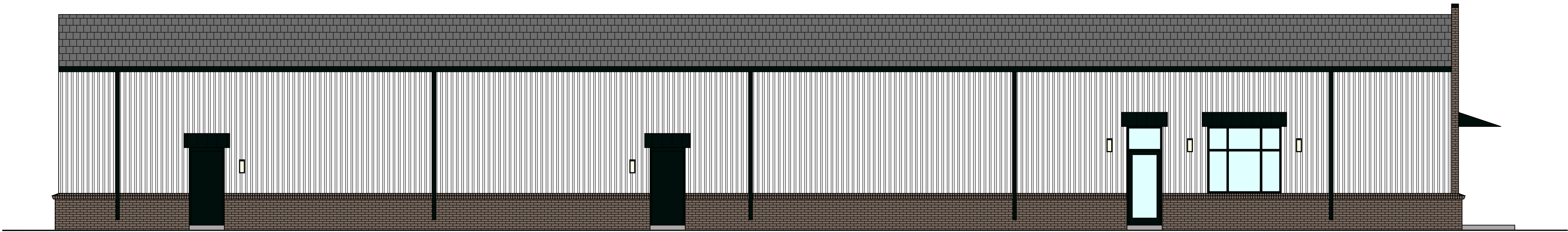
REVIEWED

CITY ENGINEER

SUSAN STOUT ARCHITECT, LLC
6655 AUTUMN OAKS DR.
OLIVE BRANCH, MS 38654
901.598.2321
sstoutarch@yahoo.com
SUSAN STOUT, AIA



1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



2 NORTH ELEVATION
SCALE: 3/16"=1'-0"

NEW CONSTRUCTION OF:
CROSSORADS CHURCH
GETWELL ROAD
SOUTHAVEN, MISSISSIPPI

COLORED
ELEVATIONS

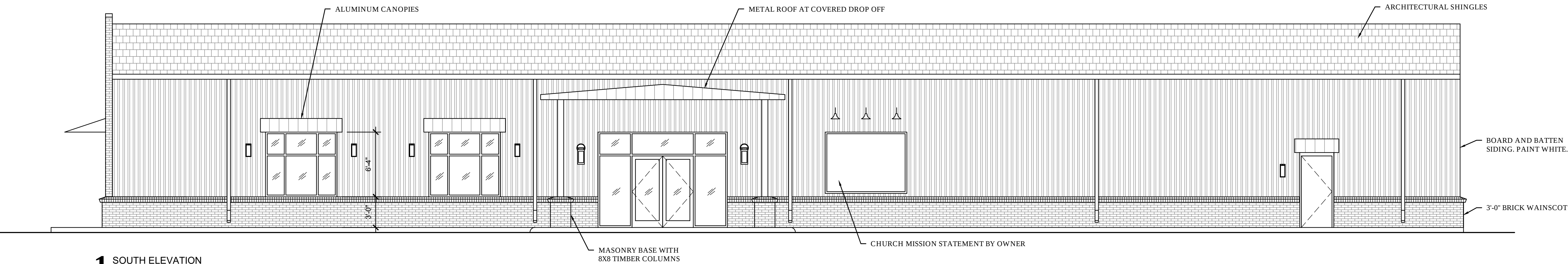
Client:
Wayne Hill
(901) 451-7240

Project Number: 24007

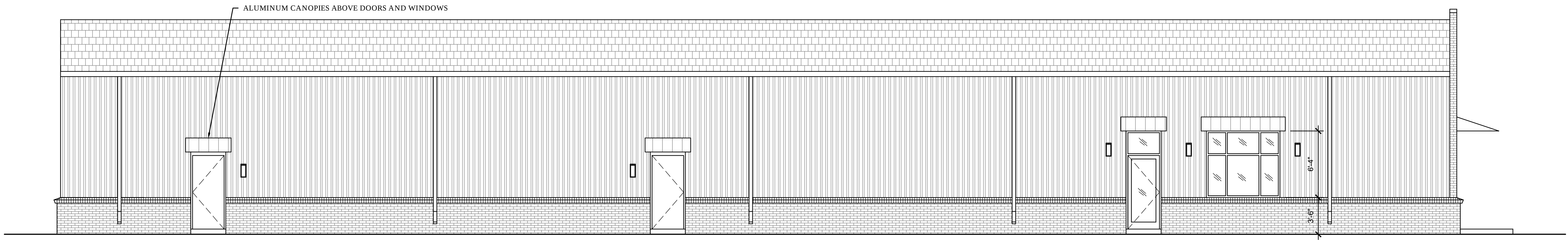
Date: November 14, 2024

Revisions		
1	3-18-25	PLAN REVIEW REVISIONS

A2.1



1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



2 NORTH ELEVATION
SCALE: 3/16"=1'-0"

NEW CONSTRUCTION OF:
CROSSORADS CHURCH
GETWELL ROAD
SOUTHAVEN, MISSISSIPPI

ELEVATIONS

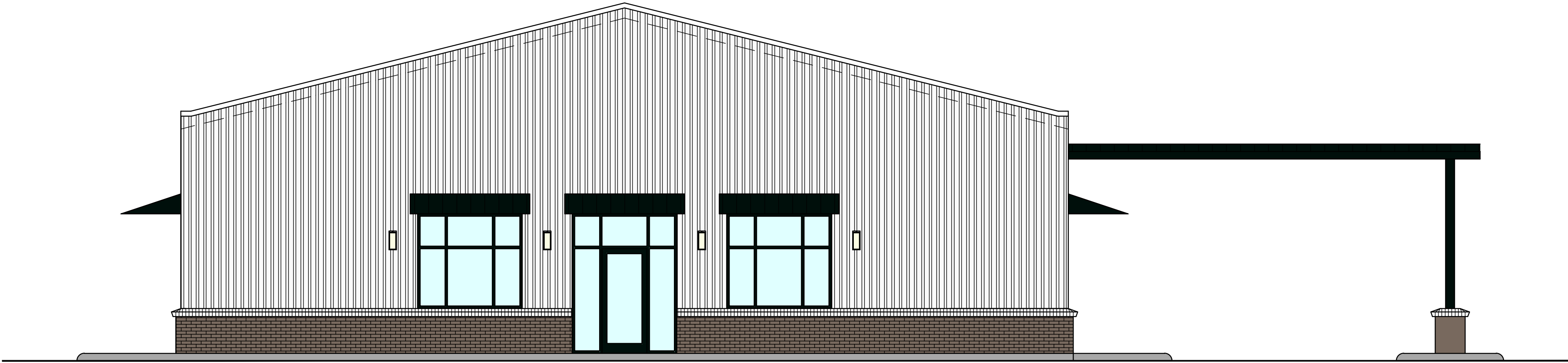
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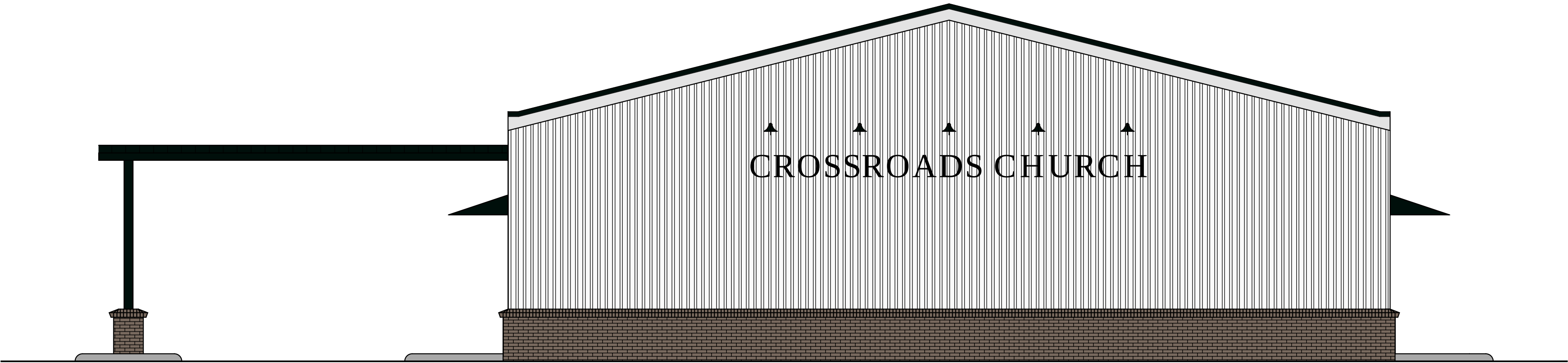
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2 WEST ELEVATION
SCALE: 3/16"=1'-0"



1 EAST ELEVATION
SCALE: 3/16"=1'-0"

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CROSSROADS CHURCH
GETWELL ROAD
SOUTHAVEN, MISSISSIPPI

COLORED
ELEVATIONS

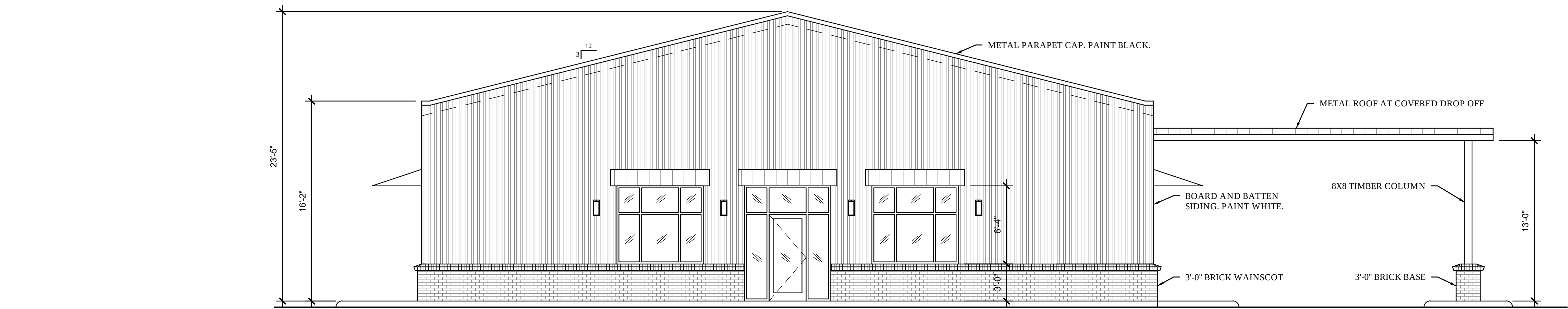
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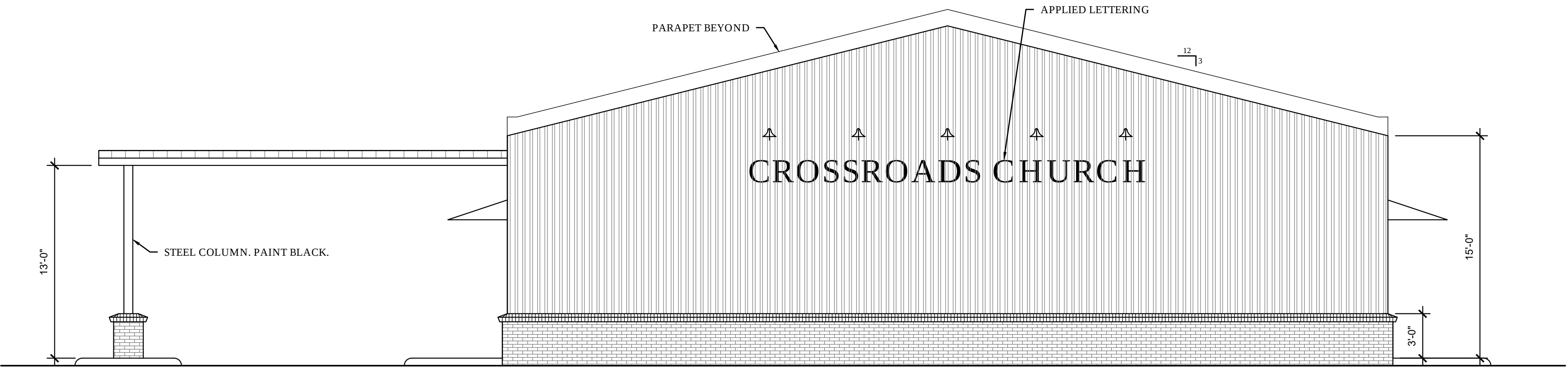
Date: November 14, 2024

Revisions		
1	3-18-25	PLAN REVIEW REVISIONS

A2.2



2 WEST ELEVATION
SCALE: 3/16"=1'-0"



1 EAST ELEVATION
SCALE: 3/16"=1'-0"

NEW CONSTRUCTION OF:
CROSSROADS CHURCH
GETWELL ROAD
SOUTHAVEN, MISSISSIPPI

ELEVATIONS

Client:
Wayne Hill
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Date: November 14, 2024

Revisions		
1	3-18-25	PLAN REVIEW REVISIONS

A2.2

CHAPTER 10. - LANDSCAPING - TOTAL SITE ACREAGE - 4.99, PHASE 1 - 2.18 APPROX AC.

SEC. 13-10(A). - GENERAL DEVELOPMENT REQUIREMENTS.

STREETSCAPE TYPE A SHALL BE REQUIRED WHERE PARKING IS LOCATED ADJACENT TO THE STREETSCAPE AND FACING THE PUBLIC RIGHT-OF-WAY AND SHALL CONSIST OF A TWENTY-FOOT WIDE AREA SUPPLEMENTED BY A LANDSCAPE ISLAND (TEN (10) FEET BY TWENTY (20) FEET MINIMUM) IN THE PARKING AREA LOCATED EVERY EIGHT (8) SPACES.

PLANTING SHALL CONSIST OF ONE (1) MAJOR SHADE TREE PLANTED IN EACH OF THE ISLANDS ACCOMPANIED BY A SINGLE, STAGGERED ROW OF EVERGREEN SHRUBS SUPPLEMENTED BY THREE (3) ORNAMENTAL TREES, PLANTED TWENTY (20) FEET ON CENTER, BETWEEN EACH PAIR OF SHADE TREES.

THERE IS 3 MAJOR SHADE TREES IN THE 3 ISLANDS. THERE IS 3 ORNAMENTAL TREES PLANTED BETWEEN EACH PAIR OF SHADE TREES. THE SHADE TREES ARE OCTOBER GLORY MAPLES (4) AND GREEN VASE ZELKOVA (1). THE ORNAMENTAL TREES ARE FOREST PANSY REDBUD (2) AND JIM WILSON MAGNOLIAS (4). ALSO REQUIRED IS A PLANTING SCREEN OF THE PARKING LOT. THE SHRUBS ARE A MIX OF DWF SCHILLINGS YAUPON, LITTLE HENRY SWEETSPIRE AND ENCORE AZALEAS.

SEC. 13-10(C). - PARKING LOT LANDSCAPING.

(a) PARKING LOT LANDSCAPING SHALL BE PROVIDED AT A RATIO OF THREE HUNDRED (300) SQUARE FEET OF GREEN SPACE INCLUDING ONE (1) SHADE TREE FOR EVERY TEN (10) PARKING SPACES OR INCREMENT THEREOF. NO PARKING SPACE SHOULD BE LOCATED FARTHER THAN FIFTY (50) FEET FROM A LANDSCAPED AREA.

THERE ARE 74 PARKING SPACES. 74/10X300 SF = REQUIRED 2220 SF. THERE IS APPROX. 2951 SF OF GREEN SPACE WITH 7 CANOPY AND 16 FLOWERING TREES LOCATED IN THE PARKING LOT.

(b) PARKING LOT LANDSCAPE SHALL BE PROVIDED WITHIN CURBED ISLAND PLANTED. CONCUR WITH COMMENT

SEC. 13-10(D). - INTERIOR LOT LANDSCAPING.

INTERIOR LOT LANDSCAPING SHALL BE PROVIDED IN AN AMOUNT EQUIVALENT TO TWENTY (20) PERCENT OF THE TOTAL AREA OF THE LOT. INTERIOR LOT LANDSCAPING SHALL BE CONSIDERED THE TOTAL CUMULATIVE AREA DEVOTED TO GREENSPACE (I.E. LAWNS, GROUND COVERS, SHRUBS, AND TREES).

THE TOTAL SITE IS 217,498 SF. DURING THE FIRST PHASE APPROX. 94,883 SF WILL BE UNDER DEVELOPMENT. APPROX. 42,758 SF OF THE SITE WILL BE IN GREENSPACE DURING THE FIRST PHASE. APPROX. 45% OF THE FIRST PHASE WILL BE GREENSPACE.

SEC. 13-10(E). SCREENING.

(a) **PURPOSE:** THE PURPOSE OF REGULATIONS CONTAINED IN THIS SUBSECTION IS TO PROVIDE FOR THE GRADUAL TRANSITION BETWEEN INCOMPATIBLE USES SO THAT SUCH INCOMPATIBILITY MAY BE MINIMIZED.

(b) **SCREENING REQUIRED:** SCREENING SHALL CONSIST OF TREES, SHRUBS AND/OR EARTHEN BERM, IN CONJUNCTION WITH OPAQUE MASONRY OR WOOD FENCING AS NECESSARY PER THIS TITLE:

(1) **GARBAGE FACILITIES, LOADING DOCKS AND UTILITY SERVICE AREAS:** SHALL BE SCREENED FROM VIEW FROM ALL PUBLIC OR PRIVATE RIGHTS-OF-WAY WITH AN OPAQUE MASONRY OR WOOD FENCE AND LANDSCAPING TO BE DETERMINED BY PLANNING STAFF. SAID MATERIALS OF FENCING SHALL BE OF SIMILAR MATERIAL TO MATCH THE BUILDING.

THE DUMPSTER ENCLOSURE IS SCREENED WITH EVERGREEN SHRUBS - GREEN TOWER BOXWOOD AND FLOWERING TREES - JIM WILSON MAGNOLIA.

SEC. 13-10(F). TRANSITIONAL BUFFERYARDS.

(a) **PURPOSE.** THE BUFFERYARD PROVISIONS ARE INCLUDED IN THIS CHAPTER TO IMPROVE THE PHYSICAL APPEARANCE OF THE COMMUNITY; TO IMPROVE THE ENVIRONMENTAL PERFORMANCE OF NEW DEVELOPMENT BY CONTRIBUTING TO THE ABATEMENT OF HEAT, GLARE, OR NOISE AND BY PROMOTING NATURAL PERCOLATION OF STORMWATER AND IMPROVEMENT OF AIR QUALITY; TO BUFFER POTENTIALLY INCOMPATIBLE LAND USES FROM ONE ANOTHER; AND TO CONSERVE THE VALUE OF PROPERTY AND NEIGHBORHOODS WITHIN THE CITY.

(b) **CONFLICTS.** ANY CONFLICT BETWEEN THIS SECTION AND ANOTHER SECTION OF THIS CHAPTER SHALL BE RESOLVED IN FAVOR OF THE MORE RESTRICTIVE PROVISION.

(c) **DEFINITIONS.** THE FOLLOWING DEFINITIONS SHALL BE USED FOR TERMS CONTAINED WITHIN THIS TITLE:

(1) **BUFFERYARD** MEANS A LANDSCAPED AREA PROVIDED TO SEPARATE AND PARTIALLY OBSTRUCT THE VIEW OF TWO (2) ADJACENT LAND USES OR PROPERTIES FROM ONE ANOTHER.

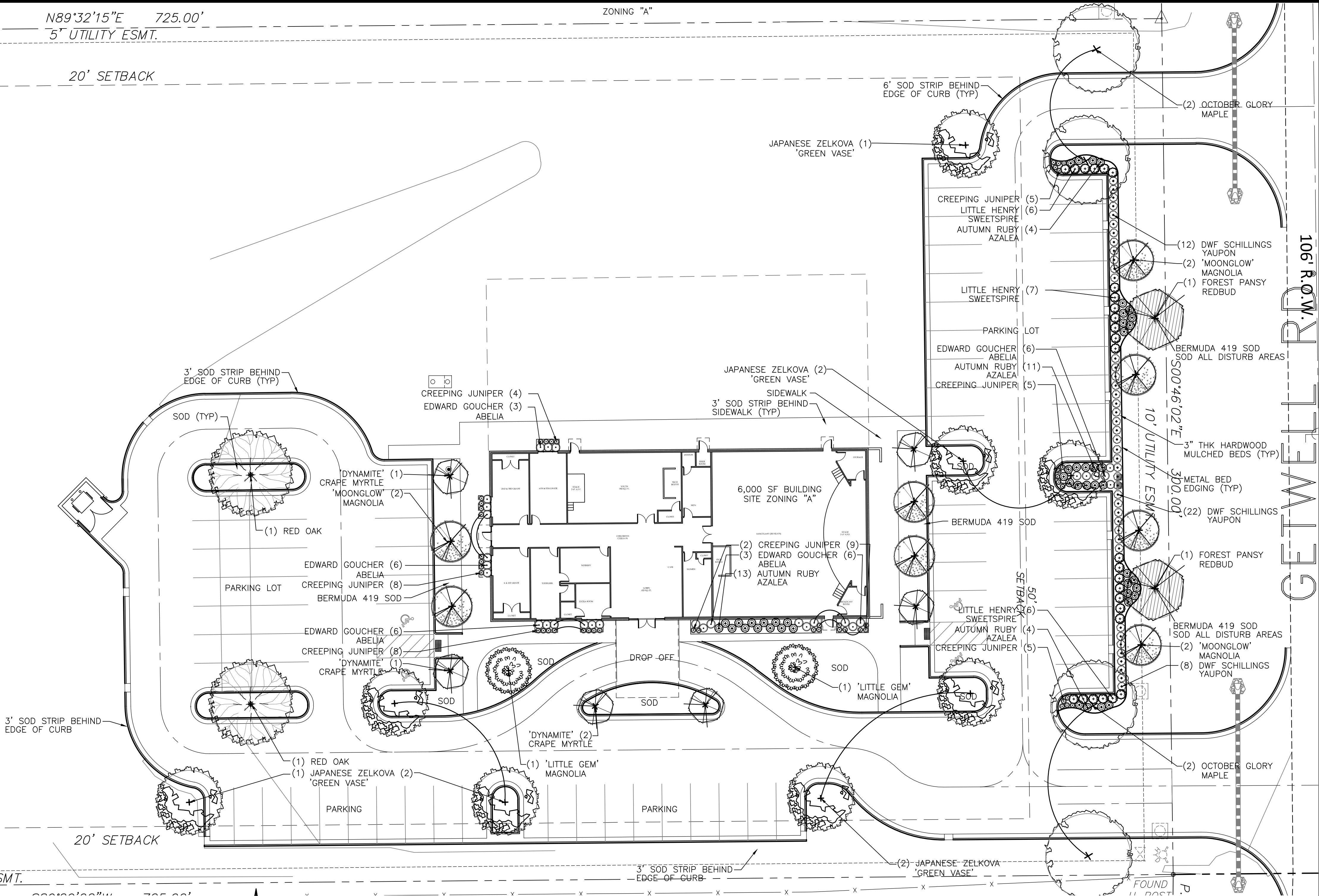
(2) **TREE** MEANS A WOODY PLANT HAVING AT LEAST ONE (1) WELL-DEFINED TRUNK OR STEM AND A MORE OR LESS DEFINITELY FORMED CROWN, USUALLY ATTAINING A MATURE HEIGHT OF AT LEAST EIGHT (8) FEET.

THE SITE IS ZONE "A". THE ZONING FOR THE ADJACENT PROPERTIES ON THE NORTH, WEST AND SOUTH ARE ZONED "A". THEREFORE NO TRANSITIONAL BUFFERYARDS ARE REQUIRED.

N89°32'15"E 725.00'
5" UTILITY ESMT.

ZONING "A"

20' SETBACK

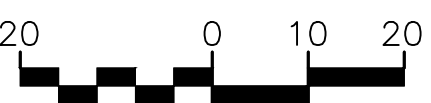


20' SETBACK

5" UTILITY ESMT.

ZONING "A"

SCALE: 1" = 20'



CROSSROADS CHURCH SITE	
TOTAL SITE	4.99 AC.
FUTURE DEVELOPMENT (APPROX.)	2.51 AC.
PHASE ONE DEVELOPMENT (APPROX)	2.18 AC.

PERMANENT SEEDING SHALL BE APPLIED BASED ON THE TIME OF YEAR AND TEMPERATURE OF SOIL.

MAY 1 - JULY 30 (OR ONCE SOIL TEMP. IS ABOVE 60°) APPLY HULLED BERMUDA SEED @ MIN 4 LBS / 1000 SF.

PERMANENT SEEDING OPERATIONS WITH BERMUDAGRASS SEED SHALL NOT TAKE PLACE DURING AUGUST. IF SEEDING IS REQUIRED, APPLY THE TEMPORARY SEED MIX TO STABILIZE THE SOIL, AND RE-SEED WITH THE PERMANENT SEED MIX DURING THE FALL/WINTER SEASON.

SEPTEMBER 1 - FEBRUARY 28 (OR ONCE SOIL TEMP. IS BELOW 60°) - APPLY UNHULLED BERMUDA SEED @ MIN 8 LBS / 1000 SF AND OVERSEED WITH TEMPORARY SEED MIX AS DESCRIBED IN THE SEEDING AND SODDING NOTES.

PERMANENT SEEDING OPERATIONS WITH BERMUDAGRASS SEED SHALL NOT TAKE PLACE DURING MARCH - APRIL. IF SEEDING IS REQUIRED, APPLY THE TEMPORARY SEED MIX TO STABILIZE THE SOIL, AND RE-SEED WITH THE PERMANENT SEED MIX DURING THE SUMMER SEASON.

ALL LARGE CANOPY TREES SHALL MAINTAIN 25' HORIZONTAL CLEARANCE FROM ALL OVERHEAD UTILITY LINES AND 10' HORIZONTAL CLEARANCE FROM ALL UNDERGROUND UTILITY LINES.

PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING	CONDITION	REMARKS
TREES:							
4		ACER RUBRUM X 'OCTOBER GLORY'	'OCTOBER GLORY' MAPLE	2-1/2" - 3" C / 12' - 14' HT	AS SHOWN	B&B/CONT	MATCHING, SINGLE LEADER, CLEAR 1ST 5'
6		LAGERSTROEMIA INDICA DYNAMITE 'WHIT II'	'DYNAMITE' CRAPE MYRTLE	2" - 2-1/2" TTL C/10' - 12' HT	AS SHOWN	B&B/CONT	MULTI-TRUNK, 1" MIN PER CANE
8		MAGNOLIA VIRGINIANA 'MOONGLOW'	JIM WILSON MOONGLOW MAGNOLIA	2" - 2-1/2" TTL C/10' - 12' HT	AS SHOWN	B&B/CONT	MULTI-TRUNK, 1" MIN PER CANE
2		CERCIS CANADENSIS 'FOREST PANSY' REDBUD	FOREST PANSY REDBUD	2-1/2" - 3" C / 10' - 12' HT	AS SHOWN	B&B/CONT	STANDARD, MATCHING, SINGLE LEADER,
2		QUERCUS SHUMARDI	RED OAK	2-1/2" - 3" C / 12' - 14' HT	AS SHOWN	B&B/CONT	MATCHING, SINGLE LEADER, CLEAR 1ST 5'
2		MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	2-1/2" - 3" C / 10' - 12' HT	AS SHOWN	B&B/CONT	MATCHING, SINGLE LEADER,
8		ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA 'GREEN VASE'	2-1/2" - 3" C / 12' - 16' HT	AS SHOWN	B&B/CONT	MATCHING, SINGLE LEADER, CLEAR 1ST 5'

SHRUBS:

30		ABELIA GRANDIFLORA	EDWARD GOUCHER ABELIA	18" - 24" HT	AS SHOWN	CONT	FULL HEAD, UNIFORM GROWTH
51		JUNIPERUS HORIZONTALIS 'WILTONII'	CREeping JUNIPER	6" - 10" HT,	AS SHOWN	CONT	FULL HEAD, UNIFORM GROWTH
42		ILEX VOMITORIA 'SCHILLINGS'	DWF SCHILLINGS HOLLY	20" - 24" HT	AS SHOWN	CONT	FULL HEAD, UNIFORM GROWTH
26		ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPIRE	24" - 30" HT	AS SHOWN	CONT	FULL HEAD, UNIFORM GROWTH
46		RHODODENDRON 'CONLEE' PPAE	AUTUMN RUBY AZALEA	18" - 20" HT	AS SHOWN	CONT	FULL HEAD, UNIFORM GROWTH
-		BUXUS SEMPERVIRENS 'MONRUE' PP#15,243	GREEN TOWER BOXWOOD	24" - 30" HT	AS SHOWN	CONT	FULL HEAD, UNIFORM GROWTH

GROUNDCOVERS:

FILL AREA	CYNODON SP REFER TO PLAN	BERMUDA 'TIFWAY 419'	SLAB / ROLL	SOLID	SOD
FILL AREA	CYNODON "SIDNEY, MOHAWK AND SULTAN"	BERMUDA "SIDNEY, MOHAWK AND SULTAN"	HYDRAULIC SEEDING	SOLID	SEED

NOTE: SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

NOTE: NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.



JWV Design, LLC
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OLIVE BRANCH, MS 38654
OFFICE (901) 679-3656
jwvdesign@comcast.net

ARCHITECT: SUSAN STOUT, AIA
6655 AUTUMN OAKS DR.
OLIVE BRANCH, MS 38654
901.598.2321

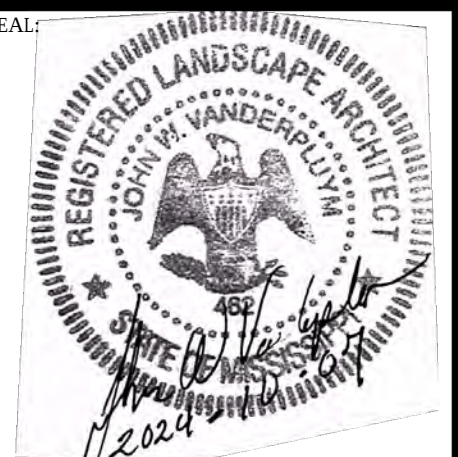
ENGINEER: IPD ENGINEERING
8180 AIRWAYS BOULEVARD, SUITE 8
SOUTHAVEN, MS 38671

DRAWN BY: JWV DESIGN, LLC
CHECKED BY: JWV DESIGN, LLC

PROJECT NO.: 20240816

CLIENT: CROSSROADS CHURCH DESOTO, INC

CROSSROADS CHURCH
GETWELL RAOO
SOUTHAVEN, MISSISSIPPI
AUGUST, 2024



DATE: 2024.08.29 REVISIONS
2024.10.07: RECEIVED UPDATED SITE BASE

LANDSCAPE
PLAN

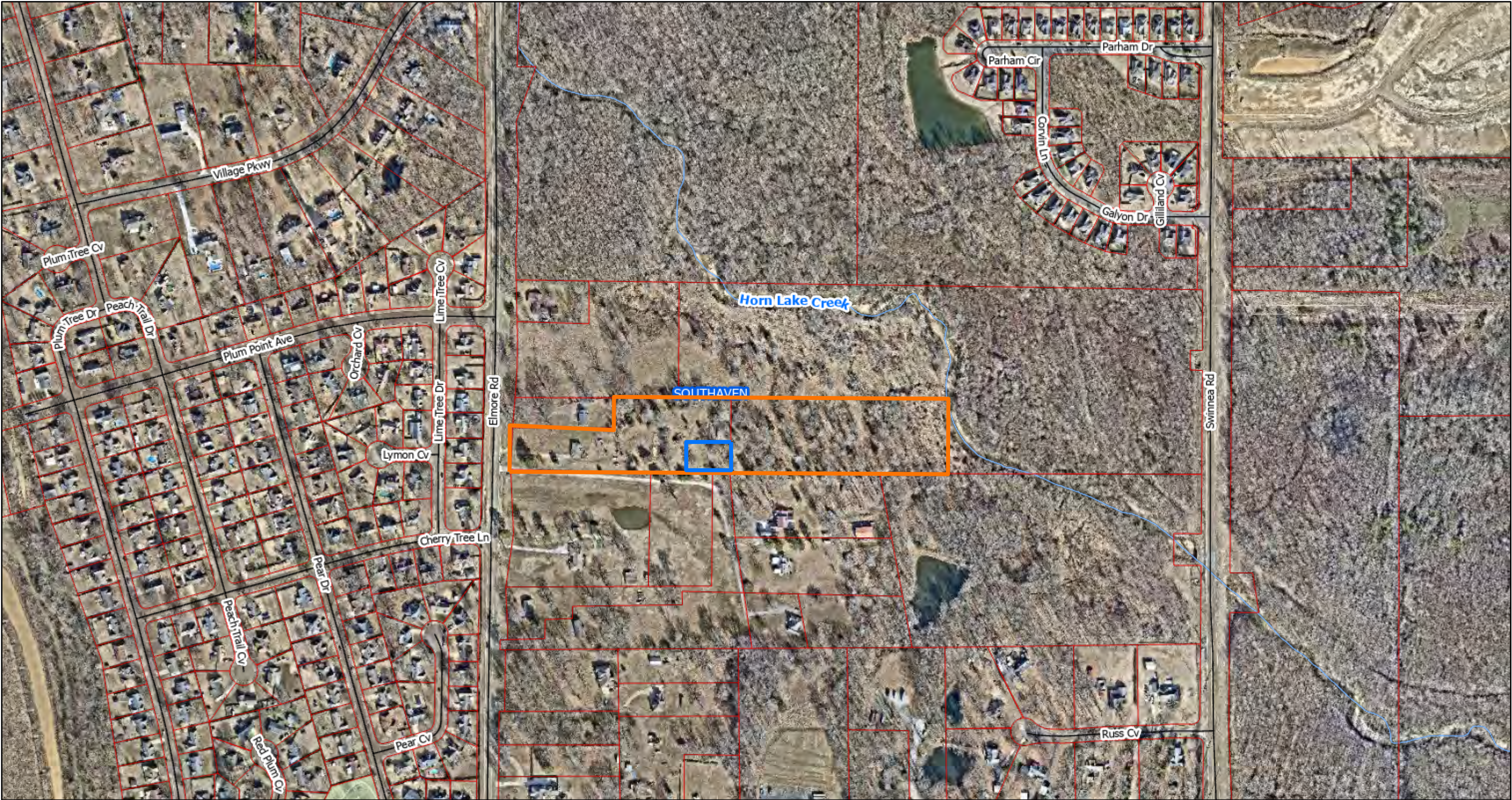
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City of Southaven
Office of Planning and Development
Subdivision Staff Report

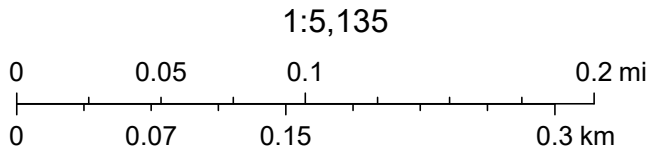


Date of Hearing:	April 28, 2025
Public Hearing Body:	Planning Commission
Applicant:	Kennon Dickson 5380 Elmore Road Southaven, MS 38671 901-734-2565
Total Acreage:	5.52 acres
Existing Zone:	Agricultural (AG)
Location of Subdivision Application	East side of Elmore Road, north of Church Road.
Comprehensive Plan Designation:	Low density residential
Staff Comments: The applicant is requesting subdivision approval for a single lot minor subdivision on the east side of Elmore Road, south of Church Road. This application involved two separate parcels of land, one owned by the Hurt family and the other Dickson family. The request is to remove 0.51 acres out of the Hurt family property and incorporate it into the Dickson family property. The Hurt property has the linear frontage along Elmore Road and currently has 4.02 acres with an existing home. The Dickson property is located directly behind the Hurt property and currently has 5.00 acres with an existing fifty (50) foot ingress/egress. The acreage requested in the revision is located at the south end of the Hurt property.	
Staff Recommendations: The proposed revision to these properties still keeps both of them in compliance with the AG and low-density designations. The request to plat the Dickson lot is a simple approval which allows the lot to have a more formal identification but it does not allow or require anything different than what is allowed now. This application does not request nor does it require the Hurt property to be platted but a simple meets and bounds survey will record that change. Staff has no comment and recommends approval as submitted.	

ArcGIS Web Map



4/15/2025, 4:03:24 PM



OWNER'S CERTIFICATE

I, _____, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT OF WAYS FOR THE ROADS AS SHOWN HEREIN 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 NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 20____.

OWNER OR AUTHORIZED REPRESENTATIVE

PRINT NAME

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR DESOTO COUNTY, MISSISSIPPI, THE WITHIN NAMED _____, WHO ACKNOWLEDGED THAT (HE)(SHE) SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CITY OF SOUTHAVEN

MAYOR AND BOARD OF ALDERMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF SOUTHAVEN ON THIS THE _____ DAY OF _____, 20____.

MAYOR

CITY CLERK

NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED)

FRONT 50 FEET
SIDE 15 FEET
REAR 40 FEET

2. UTILITY EASEMENTS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED)
10 FEET ALONG ALL STREET FRONTAGE.
5 FEET ALONG SIDES & REAR LOT LINES.

3. THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0090H, DATED MAY 5, 2014.

4. 1/2" REBAR SET AT ALL CORNERS UNLESS NOTED.

5. FIELD SURVEY COMPLETED: JANUARY 23, 2025.

6. THIS IS A CLASS "B" SURVEY.

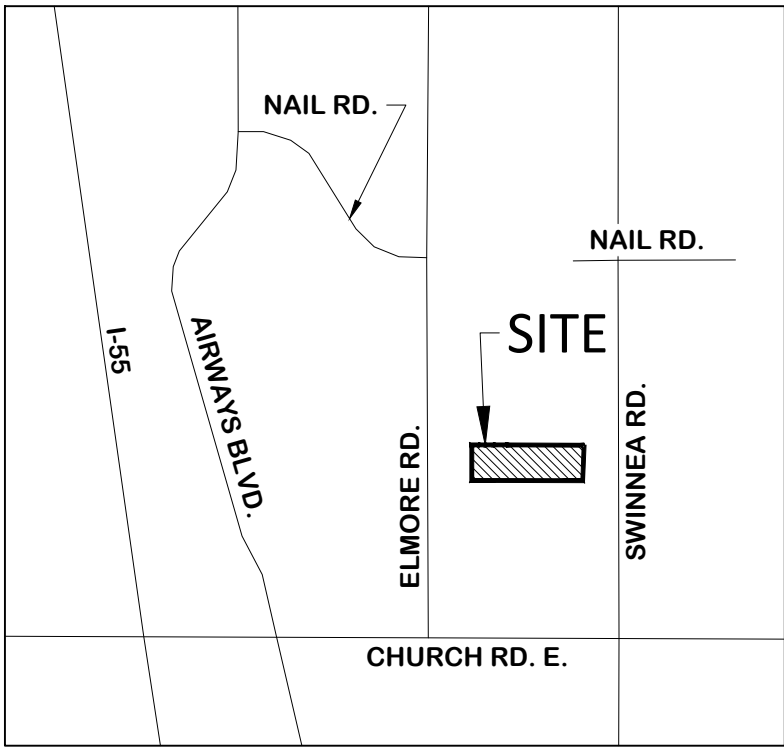
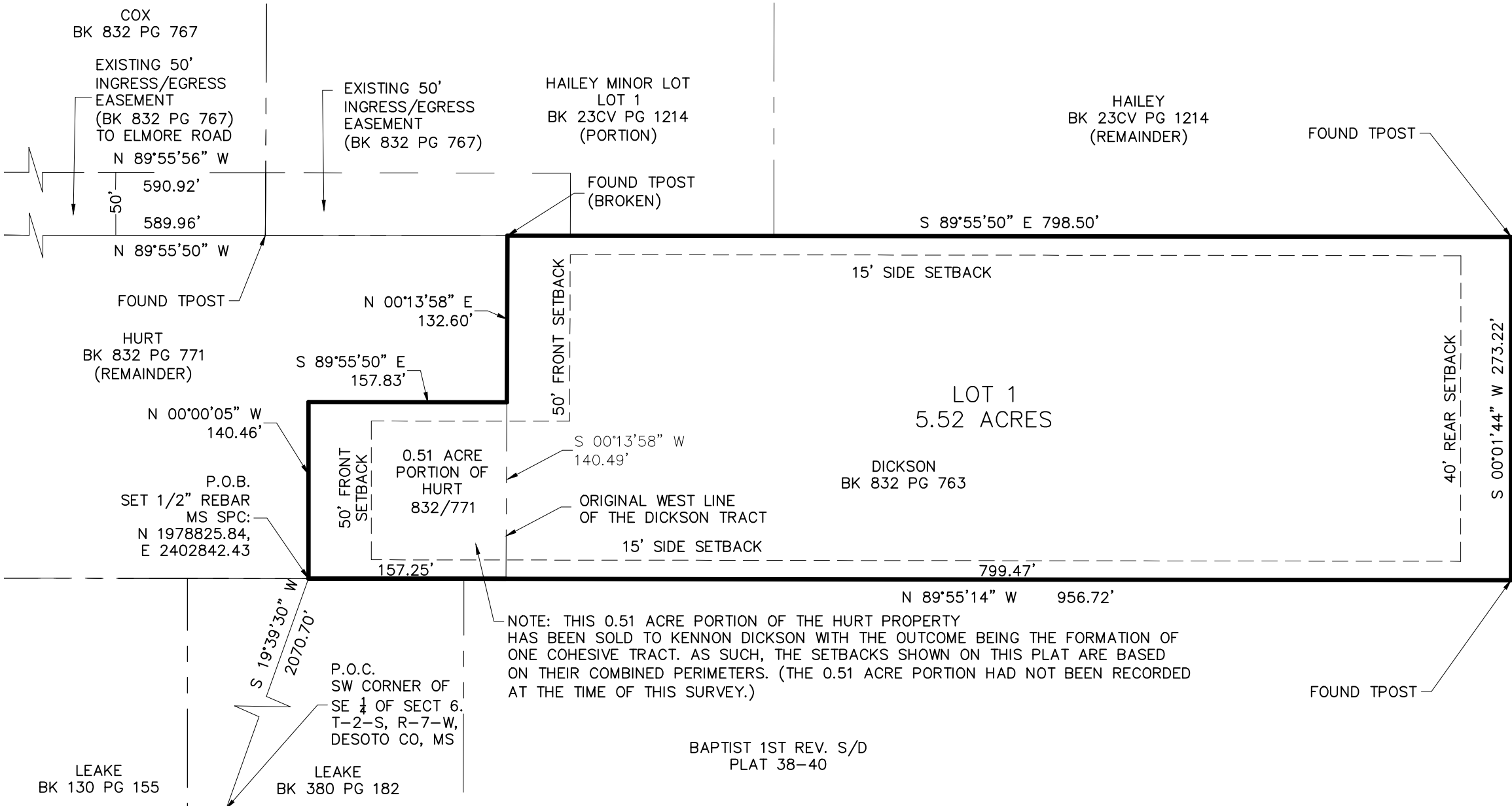
7. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

8. ALL DEEDS AND PLAT BOOK REFERENCES ARE FOUND AT THE CHANCERY CLERKS OFFICE OF DESOTO COUNTY, MISSISSIPPI. NO DEEDS, EASEMENTS, ETC WERE PROVIDED TO WEST SURVEYING, LLC. WE HAVE PROVIDED OUR OWN RESEARCH AND DO NOT GUARANTEE SAME AS TO ACCURACY OR COMPLETENESS AND HAVE ONLY SHOWN THOSE EASEMENTS AND/OR PARCEL LINES THAT ARE VISIBLE AND APPARENT AT THE TIME OF THE SURVEY.

9. BEARINGS REFERENCED BY GPS AND BASED ON MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, US FOOT. AZIMUTH ORIENTATION IS FROM ZERO GRID NORTH. CONVERGENCE ANGLE 00°12'10.97". SCALE FACTOR = 0.99996292.

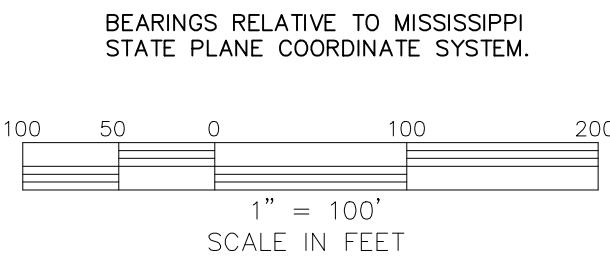
10. DISTANCES AND COORDINATES SHOWN ARE GRID VALUES, US SURVEY FEET, MISSISSIPPI STATE PLANE COORDINATES, WEST ZONE, NAD 83 DATUM.

11. IT IS THE RESPONSIBILITY OF THE BUILDER OF EACH LOT TO ENSURE THAT THE LOT IS SWALED AND GRADED PROPERLY TO DRAIN.



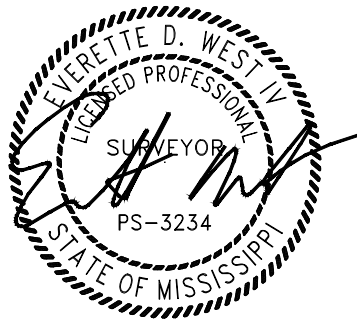
VICINITY MAP

N.T.S.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



EVERETTE WEST, MS PLS #3234
WEST SURVEYING, LLC
185 PEEK ROAD
RED BANKS, MISSISSIPPI
(901) 485-7616
westsurveying@gmail.com

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED

DAY OF _____, 20____ AND WAS IMMEDIATELY
ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK
_____, PAGE _____.

CHANCERY COURT CLERK

CITY OF SOUTHAVEN PLANNING COMMISSION

APPROVED BY THE CITY OF SOUTHAVEN PLANNING COMMISSION
ON THIS THE _____ DAY OF _____, 20____.

CHAIRMAN

ATTEST: SECRETARY

FINAL PLAT
OF THE
HURT-DICKSON
MINOR LOT SUBDIVISION
1 LOT - 5.52 TOTAL ACRES±
ZONED AGRICULTURAL

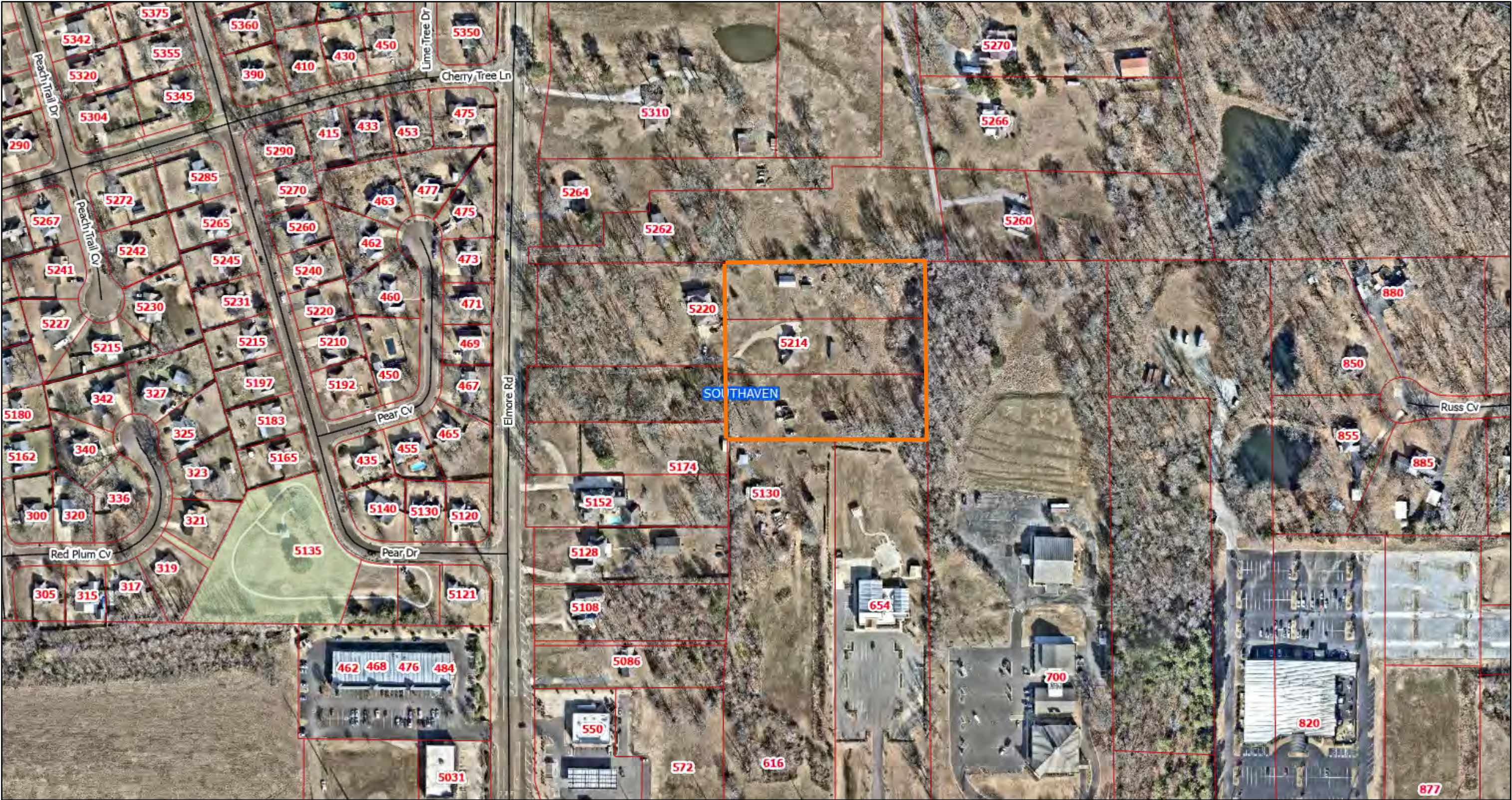
LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 WEST,
CITY OF SOUTHAVEN
DESOTO COUNTY, MISSISSIPPI
JANUARY 23, 2025
SHEET 1 OF 1

City of Southaven
Office of Planning and Development
Subdivision Staff Report

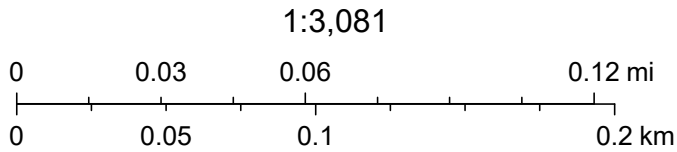


Date of Hearing:	April 28, 2025
Public Hearing Body:	Planning Commission
Applicant:	Timothy Abram 5214 Elmore Road Southaven, MS 38671 901-229-9513
Total Acreage:	3.58 acres
Existing Zone:	Agricultural (AG)
Location of Subdivision Application	East side of Elmore Road, north of Church Road.
Comprehensive Plan Designation:	Low density residential
Staff Comments: The applicant is requesting subdivision approval for a three (3) lot minor subdivision on the east side of Elmore Road, north of Church Road. There is an existing thirty (30) foot wide ingress/egress that starts at Elmore Road and goes east to gain access to the existing 5214 Elmore Road which is the applicant's home. There is an additional 7.65 acres which is both north and south of this address that is encompassed as one larger parcel. The applicant is requesting to take the portion to the north and create a lot and additionally take a similar acreage south of the existing address and create a third lot. The remainder of the property to the south will stay as is under the ownership of Mr. Bennie Abrams. Each of these lots have approx.. 1.20 acres and all will have access to the existing ingress/egress.	
Staff Recommendations: To get approved as a minor lot subdivision, the application must have three or less lots with AG zoning. The lots must also have a minimum of one (1) acre each. The submitted plat has the AG zoning and the necessary acreage to comply with these requirements. The only thing that is not provided is the necessary access. As it stands right now, the only proposed lot with access is lot 2. Lot 1 and 3 would be considered landlocked which is not something staff can approve. The applicant should take the easement and run it north/south to both of its boundaries along the other lots so that each lot shown has a direct point of access to the recorded ingress/egress. The lots should also have all utility easements shown on all sides to ensure proper infrastructure installation. Staff recommends approval with the above stated comments.	

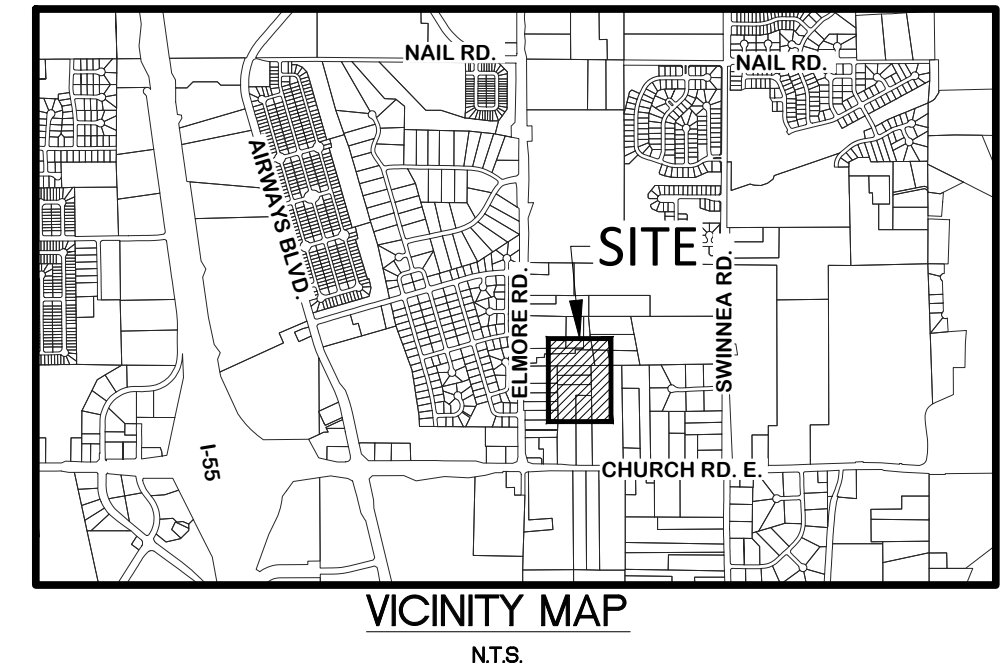
ArcGIS Web Map



4/15/2025, 4:06:08 PM



FINAL PLAT
OF THE
TIMOTHY ABRAM
MINOR LOT SUBDIVISION
3.58 ACRES± - 3 LOTS
ZONED: AGRICULTURAL
PART OF THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 7 WEST,
CITY OF SOUTHAVEN
DESOTO COUNTY, MISSISSIPPI



OWNER'S CERTIFICATE

I, _____, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT OF WAYS FOR THE ROADS AS SHOWN HEREIN 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 NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 20_____.

OWNER OR AUTHORIZED REPRESENTATIVE

PRINT NAME

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR
DESOTO COUNTY, MISSISSIPPI, THE WITHIN NAMED _____,
WHO ACKNOWLEDGED THAT (HE)(SHE) SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE
THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL
SEAL OF OFFICE THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CITY OF SOUTHAVEN PLANNING COMMISSION

APPROVED BY THE CITY OF SOUTHAVEN PLANNING COMMISSION
ON THIS THE _____ DAY OF _____, 20_____.

CHAIRMAN

ATTEST: SECRETARY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED

DAY OF _____, 20_____ AND WAS IMMEDIATELY
ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK
_____, PAGE _____.

CHANCERY COURT CLERK

CITY OF SOUTHAVEN

MAYOR AND BOARD OF ALDERMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY
OF SOUTHAVEN ON THIS THE _____ DAY OF _____, 20_____.

MAYOR

CITY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A
GROUND SURVEY MADE BY ME OR UNDER MY DIRECT
SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS
TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

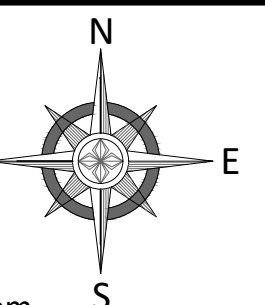


EVERETTE D. WEST, IV, PLS #3234

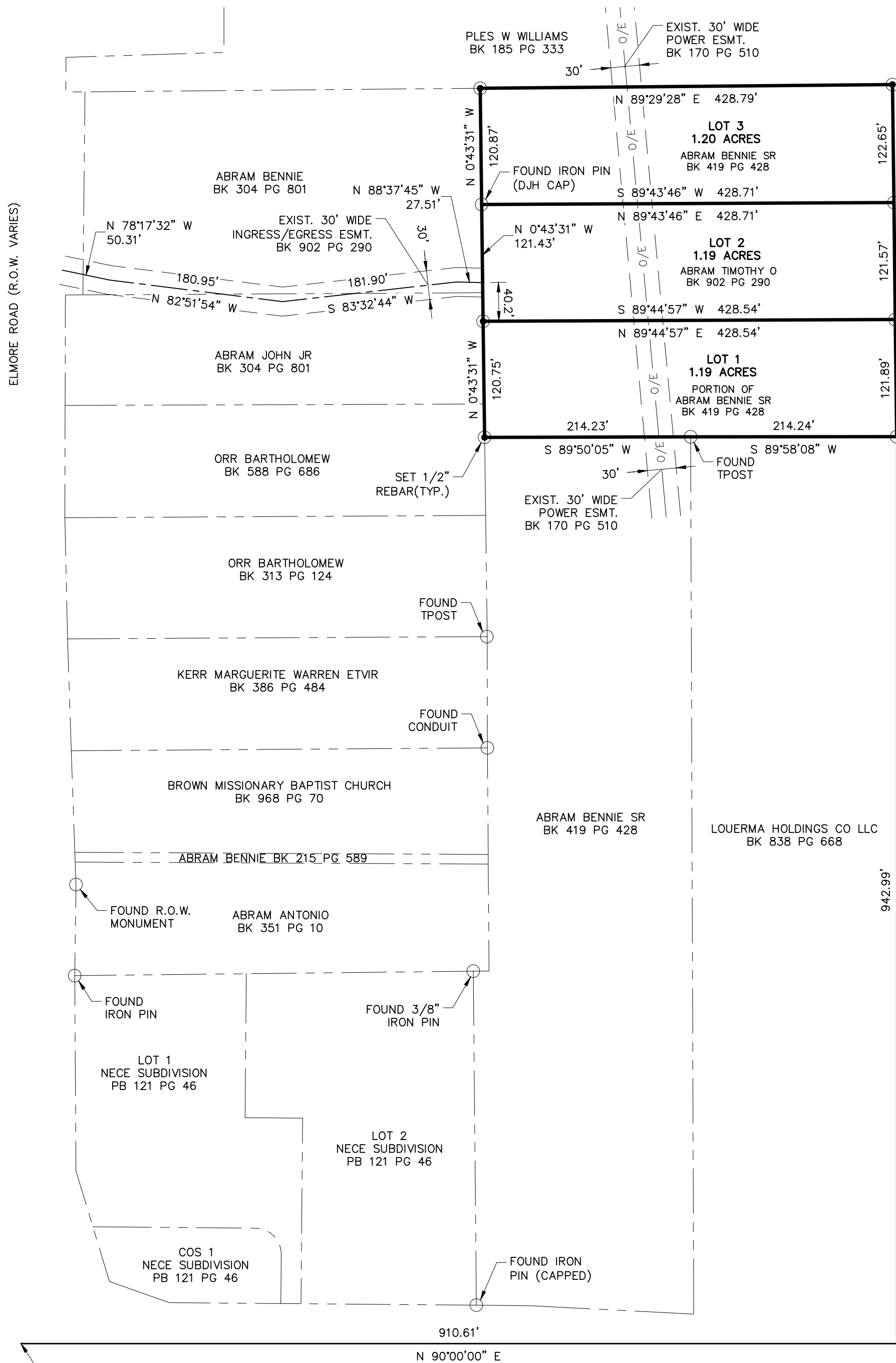
WEST SURVEYING, LLC.

185 Peek Road
Red Banks, MS 38661

(901) 485-7616
westsurveying@gmail.com



REVISIONS		SURVEY: EW	SHEET NO. 1 of 2
		DRWN: EW	
		CHKD:	
		DATE: FEBRUARY 26, 2025	



POINT OF COMMENCEMENT
COMMONLY ACCEPTED AS THE
SOUTHWEST CORNER OF THE
SOUTHEAST QUARTER OF
SECTION 6, T-2-S, R-7-W,
DESOTO COUNTY, MS

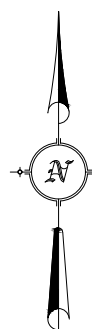
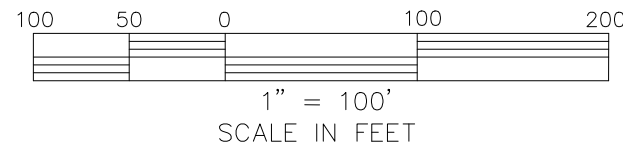
CHURCH ROAD (R.O.W. VARIES)

HERITAGE CHRISTIAN LIFE CENTER
OF SOUTHAVEN, MISSISSIPPI, INC.
BK 952 PG 624

LEGEND

- FOUND MONUMENT
- SET MONUMENT

GRID BEARINGS SHOWN ON THIS PLAT.
SURVEY PERFORMED BY CONVENTIONAL
METHODS. GPS CONTROL SET USING GCGC
RTK NETWORK. AZIMUTH ORIENTATION IS
FROM ZERO GRID NORTH.



LEGAL DESCRIPTION: (LOT 3)

BEING A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT COMMONLY ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 910.61 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 942.99 FEET TO A FOUND IRON PIN (DJH CAP); THENCE NORTH 00 DEGREES 41 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 121.89 FEET TO A FOUND IRON PIN (DJH CAP); THENCE NORTH 00 DEGREES 38 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 121.57 FEET TO A FOUND IRON PIN (DJH CAP), SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 428.71 FEET TO A FOUND IRON PIN (DJH CAP) ON THE EAST LINE OF THE BENNIE ABRAM TRACK (DB 304, PG 801); THENCE NORTH 00 DEGREES 43 MINUTES 31 SECONDS WEST, ALONG SAID EAST LINE OF THE BENNIE ABRAM TRACK (DB 304, PG 801) TO A SET 1/2" REBAR ON THE SOUTH LINE OF THE PLES TRACK (DB 185, PG 333); THENCE NORTH 89 DEGREES 29 MINUTES 28 SECONDS EAST, ALONG THE SAID PLES SOUTH LINE, FOR A DISTANCE OF 428.79 FEET TO A SET 1/2" REBAR; THENCE SOUTH 00 DEGREES 41 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 122.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.20 ACRES MORE OR LESS AND ACCORDING TO A SURVEY PREPARED BY EVERETTE D. WEST, MS PLS NO. 3234.

ALL BEARINGS ARE GRID BEARINGS.

SAID PROPERTY IS SUBJECT TO ALL RIGHT OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION: (LOT 2)

BEING A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT COMMONLY ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 910.61 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 942.99 FEET TO A FOUND IRON PIN (DJH CAP); THENCE NORTH 00 DEGREES 41 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 121.89 FEET TO A FOUND IRON PIN (DJH CAP), SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 428.54 FEET TO A SET 1/2" REBAR ON THE EAST LINE OF THE JOHN ABRAM JR TRACK (DB 304, PG 801); THENCE NORTH 00 DEGREES 43 MINUTES 31 SECONDS WEST, ALONG SAID EAST LINE OF JOHN ABRAM JR TRACK AND THE BENNIE ABRAM TRACK (DB 304, PG 801) TO A FOUND IRON PIN (DJH CAP); THENCE NORTH 89 DEGREES 43 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 428.71 FEET TO A FOUND IRON PIN (DJH CAP); THENCE SOUTH 00 DEGREES 38 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 121.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.19 ACRES MORE OR LESS AND ACCORDING TO A SURVEY PREPARED BY EVERETTE D. WEST, MS PLS NO. 3234.

ALL BEARINGS ARE GRID BEARINGS.

SAID PROPERTY IS SUBJECT TO ALL RIGHT OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION: (LOT 1)

BEING A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT COMMONLY ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 910.61 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 942.99 FEET TO A FOUND IRON PIN (DJH CAP), SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF THE LOUERMA HOLDINGS CO LLC TRACK (DB 838, PG 668), FOR A DISTANCE OF 214.24 FEET TO A FOUND TPOST; THENCE SOUTH 89 DEGREES 50 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 214.53 FEET TO A SET 1/2" REBAR ON THE EAST LINE OF THE ORR TRACK (DB 588, PG 686); THENCE NORTH 00 DEGREES 43 MINUTES 31 SECONDS WEST, ALONG SAID EAST LINE OF ORR TRACK AND THE JOHN ABRAM JR TRACK (DB 304, PG 801), FOR A DISTANCE OF 120.75 FEET TO A SET 1/2" REBAR; THENCE NORTH 89 DEGREES 44 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 428.54 FEET TO A FOUND IRON PIN (DJH CAP); THENCE SOUTH 00 DEGREES 41 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 121.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.19 ACRES MORE OR LESS AND ACCORDING TO A SURVEY PREPARED BY EVERETTE D. WEST, MS PLS NO. 3234.

ALL BEARINGS ARE GRID BEARINGS.

SAID PROPERTY IS SUBJECT TO ALL RIGHT OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

NOTES:

- MINIMUM SETBACKS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED)
 - FRONT 50 FEET
 - SIDE 15 FEET
 - REAR 40 FEET
- UTILITY EASEMENTS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED)
 - 10 FEET ALONG ALL STREET FRONTAGE.
 - 5 FEET ALONG SIDES & REAR LOT LINES.
- THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0090H, DATED MAY 5, 2014.
- 1/2" REBAR SET AT ALL CORNERS UNLESS NOTED.
- FIELD SURVEY COMPLETED: JANUARY 23, 2025.
- THIS IS A CLASS "B" SURVEY.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
- ALL DEEDS AND PLAT BOOK REFERENCES ARE FOUND AT THE CHANCERY CLERKS OFFICE OF DESOTO COUNTY, MISSISSIPPI. NO DEEDS, EASEMENTS, ETC WERE PROVIDED TO WEST SURVEYING, LLC. WE HAVE PROVIDED OUR OWN RESEARCH AND DO NOT GUARANTEE SAME AS TO ACCURACY OR COMPLETENESS AND HAVE ONLY SHOWN THOSE EASEMENTS AND/OR PARCEL LINES THAT ARE VISIBLE AND APPARENT AT THE TIME OF THE SURVEY.
- BEARINGS REFERENCED BY GPS AND BASED ON MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, US FOOT. AZIMUTH ORIENTATION IS FROM ZERO GRID NORTH. CONVERGENCE ANGLE 00°12'09.30". SCALE FACTOR = 0.99996287.
- DISTANCES AND COORDINATES SHOWN ARE GRID VALUES, US SURVEY FEET, MISSISSIPPI STATE PLANE COORDINATES, WEST ZONE, NAD 83 DATUM.
- IT IS THE RESPONSIBILITY OF THE BUILDER OF EACH LOT TO ENSURE THAT THE LOT IS SWALED AND GRADED PROPERLY TO DRAIN.



EVERETTE WEST, MS PLS #3234
WEST SURVEYING, LLC
185 PEEK ROAD
RED BANKS, MISSISSIPPI
(901) 485-7616
westsurveying@gmail.com

FINAL PLAT OF THE TIMOTHY ABRAM MINOR LOT SUBDIVISION 3.58 ACRES± - 3 LOTS ZONED: AGRICULTURAL

PART OF THE SOUTHEAST QUARTER OF
SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 WEST,
CITY OF SOUTHAVEN
DESOTO COUNTY, MISSISSIPPI
FEBRUARY 26, 2025
SHEET 2 OF 2

City of Southaven
Office of Planning and Development
Subdivision Staff Report



Date of Hearing:	April 28, 2025
Public Hearing Body:	Planning Commission
Applicant:	Alan Cook 8580 Hwy. 51 North Southaven, MS 38671 901-491-4462
Total Acreage:	2.66 acres
Existing Zone:	Planned Commercial (C-4)
Location of Subdivision Application	East side of Hwy. 51 North, south of Whitworth Road
Comprehensive Plan Designation:	General commercial
Staff Comments: The applicant is requesting subdivision approval for the Cook 3 Lot Subdivision on the east side of Hwy. 51 North, south of Whitworth Road. There are existing buildings on all of the proposed lots. The applicant is proposing to take two parcels of land which sit side by side and incorporate them into a commercial subdivision with three lots. Lot 1 would include the buildings associated with the address 8580 Hwy. 51 North and encompass 1.22 acres with three existing buildings. Lot 2 would include the building currently identified as 8570 Hwy. 51 North and encompass 0.22 acres, which is currently shown on a parcel of land with another existing building located south of it. Lot 3 would include the building to the south of lot 1 identified as 8560 Hwy. 51 North and 1.206 acres. There are no right of way dedications or road improvements shown with this plat. There are no utility easements shown on the plat.	

Staff Recommendations:

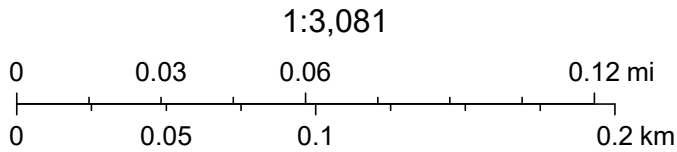
The proposed subdivision formally plats each of these users. All of these entities have been in place for years and have been grandfathered in with their present situation. This proposed subdivision cleans up the non-conformance and allows for each addressed building to stand on its own lot. Staff's only request would be to incorporate the standard utility easements on the boundaries.

Staff recommends approval with the above stated comments.

ArcGIS Web Map



4/15/2025, 2:16:59 PM



ROBERTS 3 LOT SUBDIVISION
PLAT BOOK 33, PAGE 37

LEGEND

SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
CENTER LINE
WIRE FENCE

SURVEY SYMBOLS

MAGS MAG NAIL SET
IRS IRON REBAR SET W/CAP

SURVEYED PROPERTY IS ZONED C4
SETBACK REQUIREMENTS:
FRONT - 50 FEET
SIDE - ADJOINING 25 FEET
REAR - ADJOINING 15 FEET

WE, _____ & _____ OWNERS OR AUTHORIZED REPRESENTATIVES OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHTS-OF-WAY FOR THE ROADS AS SHOWN HEREON 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 NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____ 20____.

OWNERS OR REPRESENTATIVE

OWNERS OR REPRESENTATIVE

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED _____, WHO ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED. GIVE UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF _____, 20____.

NOTARY PUBLIC

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 20____.

CHAIRMAN OF PLANNING COMMISSION

ATTEST:

SECRETARY OF PLANNING COMMISSION

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF SOUTHAVEN ON THIS THE _____ DAY OF _____, 20____.

MAYOR OF SOUTHAVEN

ATTEST:

CITY CLERK OF SOUTHAVEN

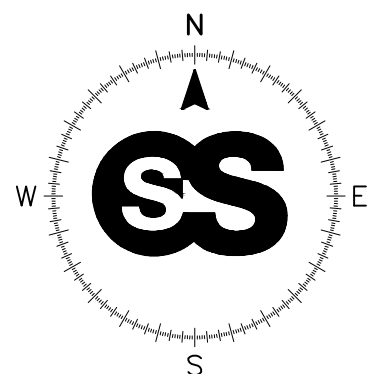
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __M., ON THE _____ DAY OF _____, 20____ AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK _____ AT PAGE _____.

CHANCERY COURT

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 BY ME OR UNDER MY DIRECT SUPERVISION.

SURVEYOR



GRAPHIC SCALE

0 40' 80'

(IN FEET)

1" = 40'

SOUTHAVEN SUPPLY
DB 590, PG 604

COOK 3 LOT SUBDIVISION SECTION 23,
T-1-S, R-8-W, SOUTHAVEN, MISSISSIPPI

SCALE: 1" = 40'

CLIENT:

DWG DATE: 11/12/24

SURVEY CLASS: "B"

ALAN COOK

SURV DATE: 10/30/24

CHRISTOPHER SHEA SKEEN, PE, PS

REF. MATL.:
PLAT BOOK 33, PAGE 37
DEED BOOK 743, PAGE 420

NORTH REF.:
GRID NORTH MS WEST SPCS NAD 83
GCGC RTK NETWORK

PATH: C:\Users\sneas\Skeen Engineering Dropbox\Projects\24-138 Cook, Alan\dwg\24-138-50

PROJ. NO: 24-138-50



Skeen Engineering

Civil Engineering | Land Surveying
P.O. Box 590 · Hernando, MS 38632

(662) 721-2772 | skeenengineering.com

OWNER CERTIFICATE

WE, SMJ ENTERPRISE, LLC, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF DEVELOPMENT AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF SOUTHAVEN, MISSISSIPPI FOR PUBLIC USE FOREVER. WE CERTIFY THAT WE ARE THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.

THIS THE 2nd DAY OF August 2023

BY: [Signature]
SCOTT GILL, PARTNER
SMJ Enterprise, LLC

8-2-23
DATE

NOTARY'S CERTIFICATE

INCORPORATED IN THE STATE OF Tennessee
COUNTY OF Shelby

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS THE 2 DAY OF August, 2023 WITHIN MY JURISDICTION, THE WITHIN NAMED SCOTT GILL, WHO ACKNOWLEDGED THAT HE IS PARTNER OF SMJ ENTERPRISE, LLC, AND THAT FOR AND ON BEHALF OF SAID OWNER, AND AS ITS ACT AND DEED, HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID OWNER TO DO SO, GIVEN MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 2 DAY OF August 2023

Cassandra Howard June 17 2024
SIGNATURE NOTARY PUBLIC MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

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 CONDUCTED BY ME.

Joe Wiseman 02818 7/28/2023
PLS # DATE



ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE ZONING ORDINANCE, THE SUBDIVISION REGULATIONS, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING LAWS AND REGULATIONS.

BY: [Signature]
MISSISSIPPI CERTIFICATE NO. 13460



SOUTHAVEN PLANNING COMMISSION

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS THE 22 DAY OF May 2023

ATTEST [Signature]
CHAIRMAN

SOUTHAVEN MAYOR AND BOARD

APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMAN ON THIS THE DAY 6 OF June, 2023

[Signature]
CITY CLERK
[Signature]
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 CLERK

FINAL PLAT
PHASE 1
LOTS 1 & 2
TOP OF THE SIP P.D.

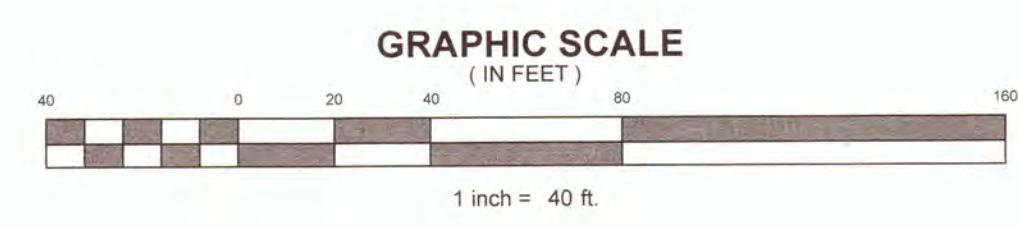
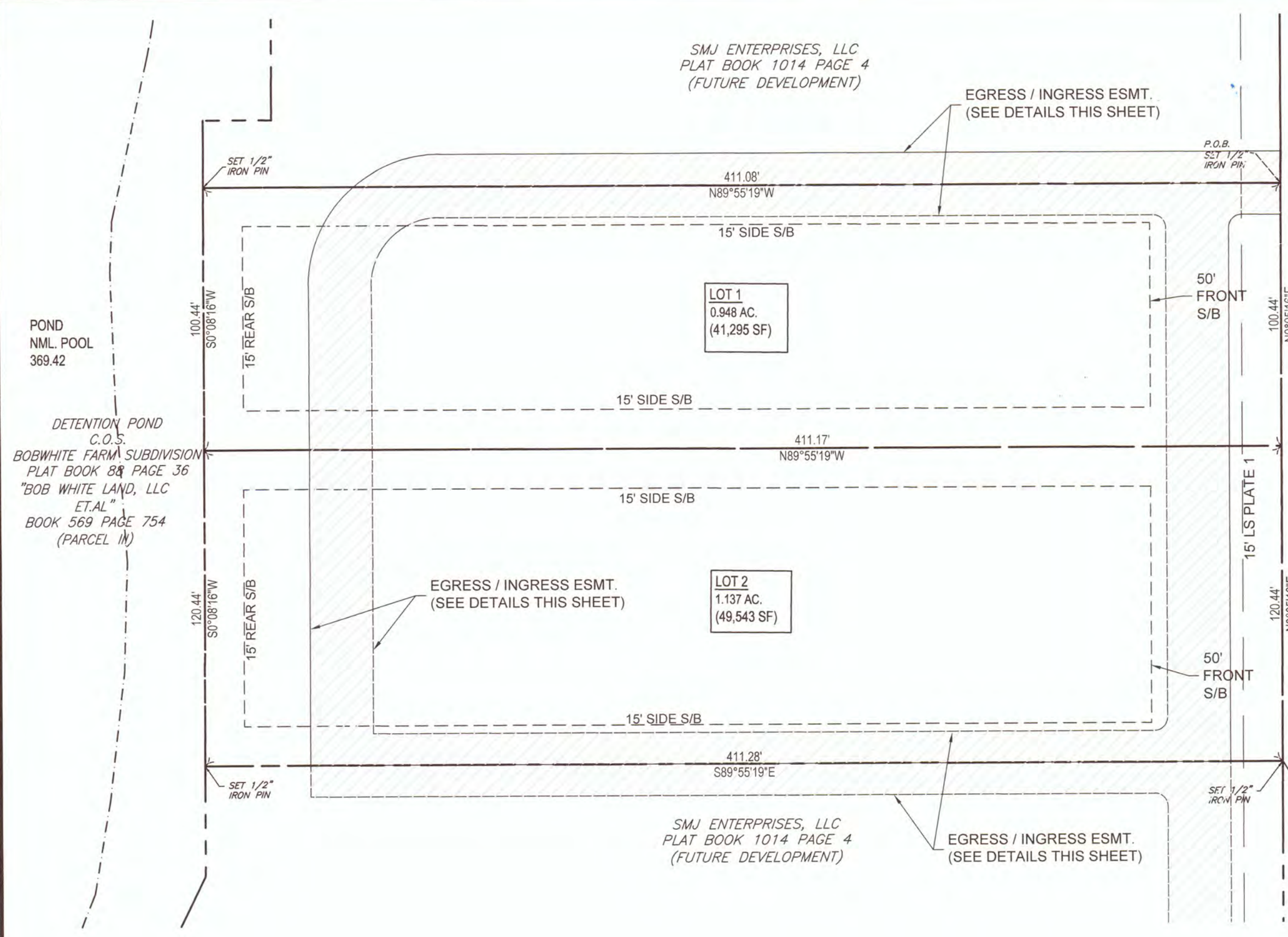
SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, MISSISSIPPI

ZONING: COMMERCIAL
SCALE: N.T.S.
JULY 2023
TOTAL AREA: 2.085 AC. ; TOTAL LOTS: 2

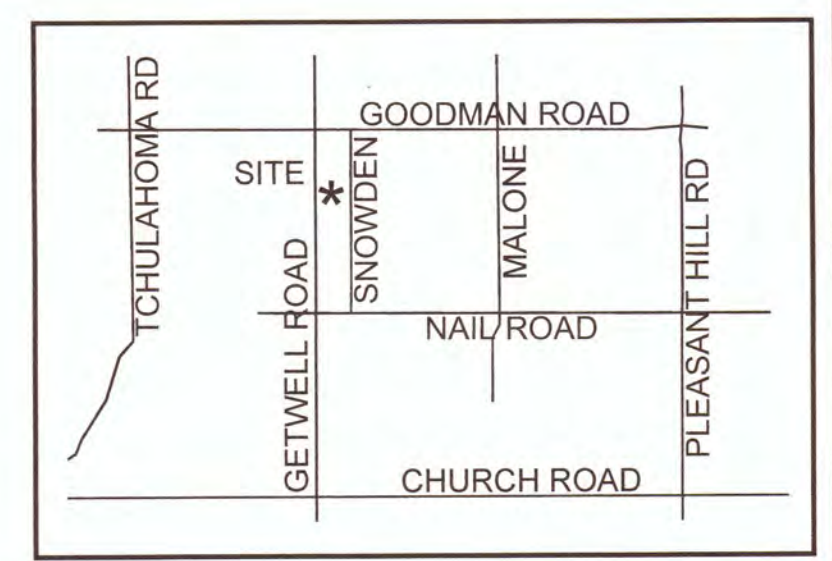
FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
907.748.1811 | Fax: 901.748-3115 | www.fisherarnold.com

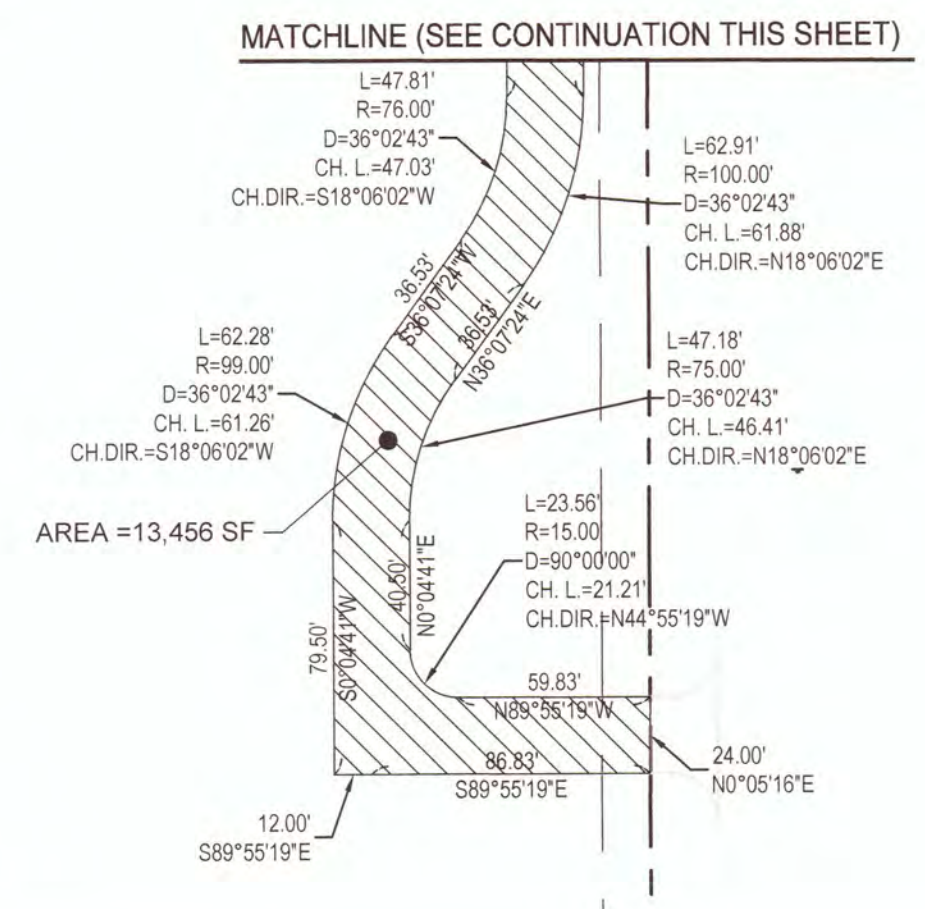
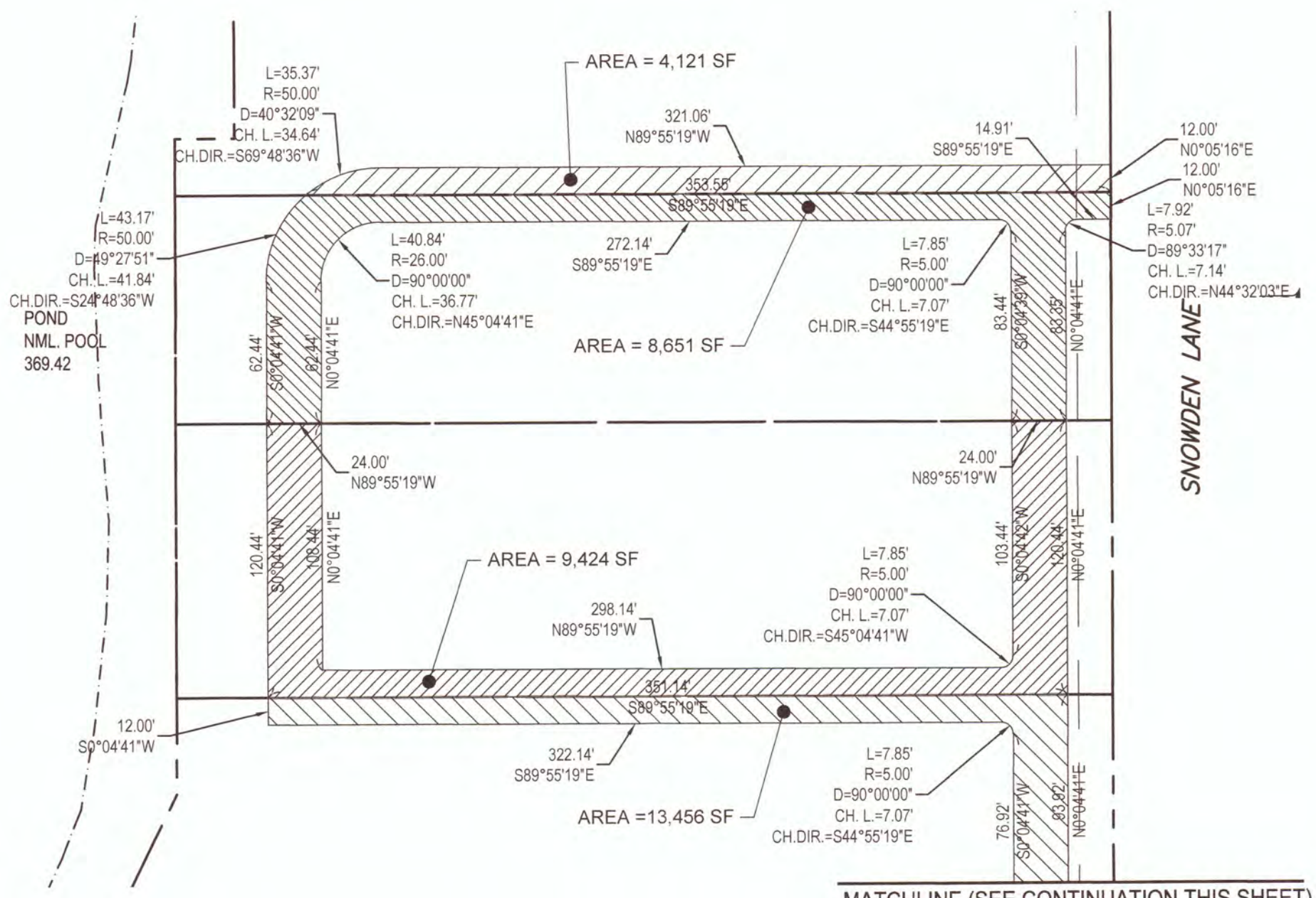
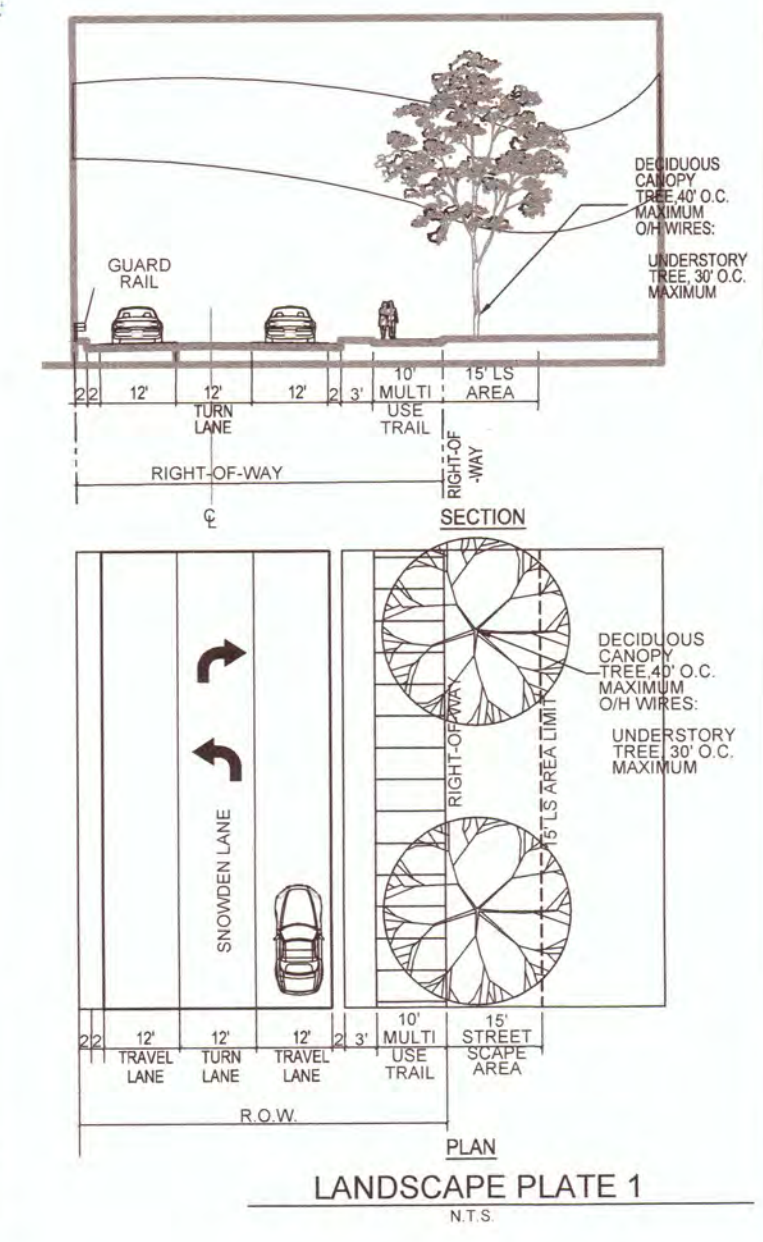
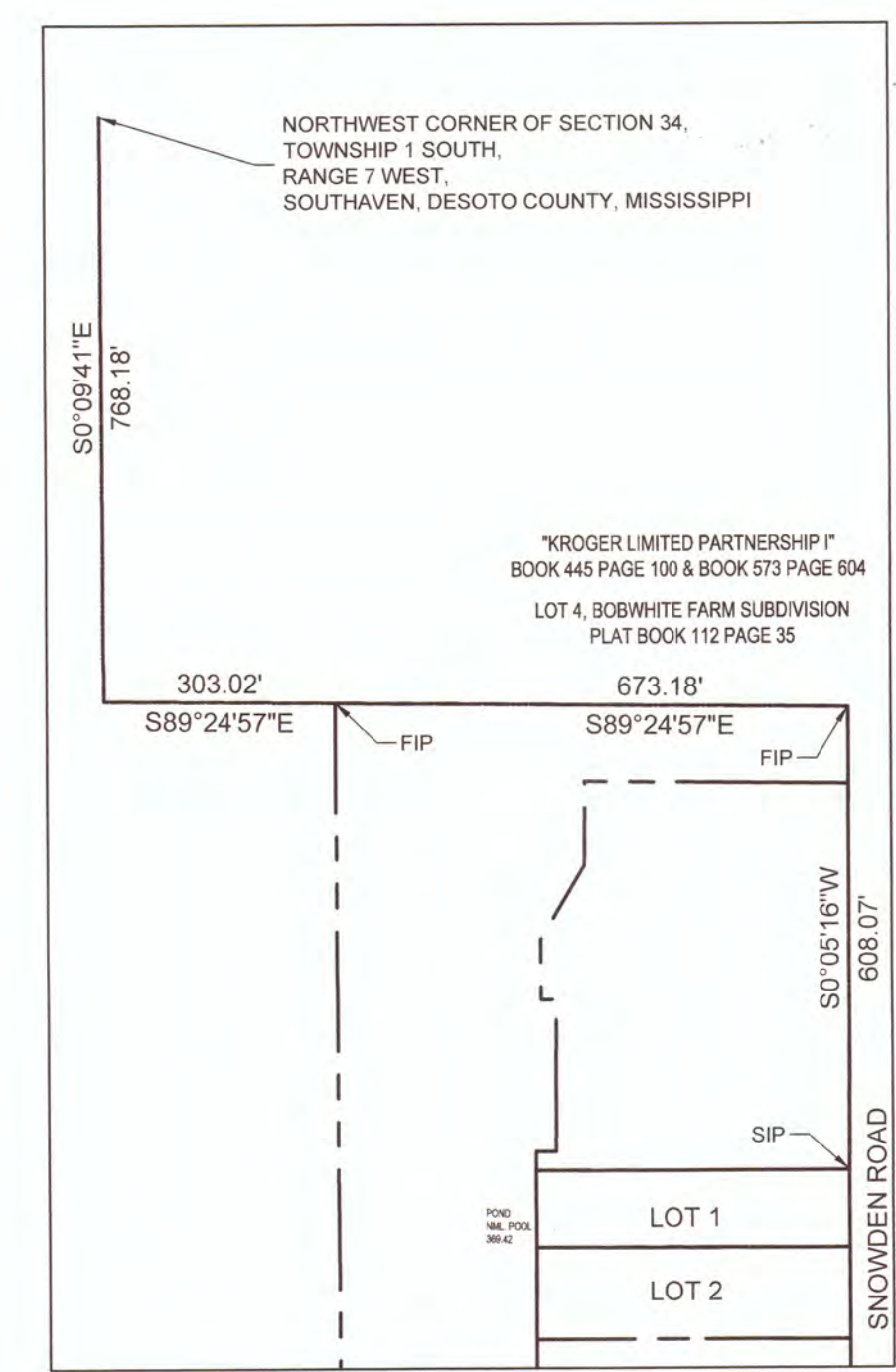
DEVELOPER:
SMJ ENTERPRISE, LLC
8275 TOURNAMENT DRIVE, SUITE 100
MEMPHIS, TN 38125



SITE BENCH MARK - PK
NAIL SET IN PAVEMENT AT
THE MID-POINT OF CURBING
IN PARKING LOT ON THE
EAST SIDE OF SNOWDEN
LANE - ELEVATION = 374.24.



N.T.S.



FINAL PLAT PHASE 1 LOTS 1 & 2 TOP OF THE SIP P.D.

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, MISSISSIPPI

ZONING: COMMERCIAL
SCALE: N.T.S.
JULY 2023
TOTAL AREA: 2.085 AC. ; TOTAL LOTS: 2



DEVELOPER:
SMJ ENTERPRISE, LLC
8275 TOURNAMENT DRIVE, SUITE 100
MEMPHIS, TN 38125

9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
907.748.1811 | Fax: 901.748-3115 | www.fisherarnold.com

EGRESS / INGRESS ESMT.
SCALE 1" = 60'

OWNER CERTIFICATE

WE, SMJ ENTERPRISE, LLC, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF DEVELOPMENT AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF SOUTHAVEN, MISSISSIPPI FOR PUBLIC USE FOREVER. WE CERTIFY THAT WE ARE THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.

THIS THE 5 DAY OF February, 2025.

BY:

Josh Ezell
JOSH EZELL, PARTNER
SMJ Enterprise, LLC

2/5/2025
DATE

NOTARY'S CERTIFICATE

INCORPORATED IN THE STATE OF Tennessee
COUNTY OF Shelby

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS THE 5th DAY OF February, 2025, WITHIN MY JURISDICTION, THE WITHIN NAMED Josh Ezell, WHO ACKNOWLEDGED THAT HE IS PARTNER OF SMJ ENTERPRISE, LLC, AND THAT FOR AND ON BEHALF OF SAID OWNER, AND AS ITS ACT AND DEED, HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID OWNER TO DO SO. GIVEN MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 5th DAY OF February, 2025.

Hope Rogers
SIGNATURE NOTARY PUBLIC
SEAL

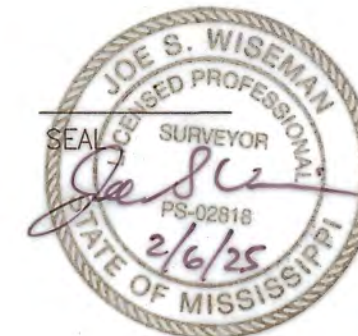
11/29/2027
MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

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 CONDUCTED BY ME.

Joe S. Wiseman 02818 2/6/25
PLS # DATE



ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE ZONING ORDINANCE, THE SUBDIVISION REGULATIONS, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING, ZONING AND REGULATIONS.

BY: Michael D. Rogers
MISSISSIPPI CERTIFICATE NO. 13400



SOUTHAVEN PLANNING COMMISSION

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS THE 20 DAY OF May, 2024.

ATTEST: Sen Hove
CHAIRMAN

SOUTHAVEN MAYOR AND BOARD

APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMAN ON THIS THE DAY 4 OF June, 2024.

Andrew Mullen
CITY CLERK
Don Murrell
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 CLERK

FINAL PLAT
PHASE 2
LOTS 3 & 4
TOP OF THE SIP P.D.

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, MISSISSIPPI

ZONING: COMMERCIAL

SCALE: N.T.S.

FEBRUARY 2025

TOTAL AREA: 9.191 AC.; TOTAL LOTS: 2

DEVELOPER:
SMJ ENTERPRISE, LLC
8275 TOURNAMENT DRIVE, SUITE 100
MEMPHIS, TN 38125

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
907.748.1811 | Fax: 901.748-3115 | www.fisherarnold.com

DETENTION POND
C.O.S.
BOBWHITE FARM SUBDIVISION
PLAT BOOK 88 PAGE 36
"BOB WHITE LAND, LLC ET.AL"
BOOK 569 PAGE 754
(PARCEL III)



TOP OF THE SIP, PHASE 1
(DK S BK 148 PG 5-6)

LOT 2
1.137 AC.
(49,543 SF)

NORTHWEST CORNER OF SECTION 34,
TOWNSHIP 1 SOUTH,
RANGE 7 WEST,
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

"KROGER LIMITED PARTNERSHIP (")
BOOK 445 PAGE 100 & BOOK 573 PAGE 604
LOT 4, BOBWHITE FARM SUBDIVISION
PLAT BOOK 112 PAGE 35

LOT : 3
2.335 AC
(101,723 SF)

INGRESS/EGRESS ESMT.
(SEE SHEET 3 OF 3)

EX. INGRESS/EGRESS ESMT.
(DK S BK 148 PG 5-6)

1458' TO TANGENT
INTERSECTION PRODUCED
OF SNOWDEN LANE &
MAY BOULEVARD

10.5' TEMP. CONSTRUCTION
ESMT. FOR SNOWDEN LANE
IMPROVEMENTS

LOT : 3
2.335 AC
(101,723 SF)

LOT : 4
6.856 AC
(298,666 SF)

INGRESS/EGRESS ESMT.
(SEE SHEET 3 OF 3)

PROP. 25' PUBLIC INGRESS/EGRESS ESMT.
(FOR FUTURE ACCESS ROAD)

"KAPLAN MANAGEMENT INDUSTRY, LLC"
BOOK 892 PAGE 100

SNOWDEN LANE

28	27	26
33	SITE 34	35
4	3	2

FINAL PLAT
PHASE 2
LOTS 3 & 4
TOP OF THE SIP P.D.

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, MISSISSIPPI

ZONING: COMMERCIAL
SCALE: N.T.S.
FEBRUARY 2025
TOTAL AREA: 9.191 AC. ; TOTAL LOTS: 2

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

DEVELOPER:
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8275 TOURNAMENT DRIVE, SUITE 100
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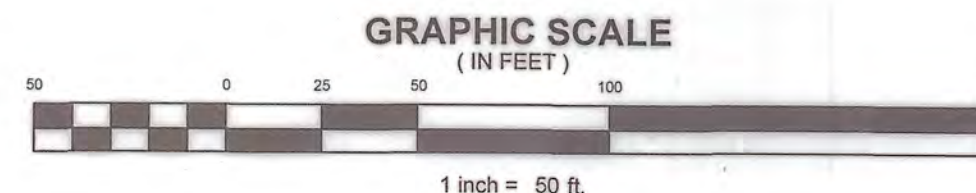
DETENTION POND
C.O.S.
BOBWHITE FARM SUBDIVISION
PLAT BOOK 88 PAGE 36
"BOB WHITE LAND, LLC ET.AL"
BOOK 569 PAGE 754
(PARCEL III)

TOP OF THE SIP, PHASE 1
(DK S BK 148 PG 5-6)

LOT 2
1.137 AC.
(49,543 SF)

LOT : 3
2.335 AC
(101,723 SF)

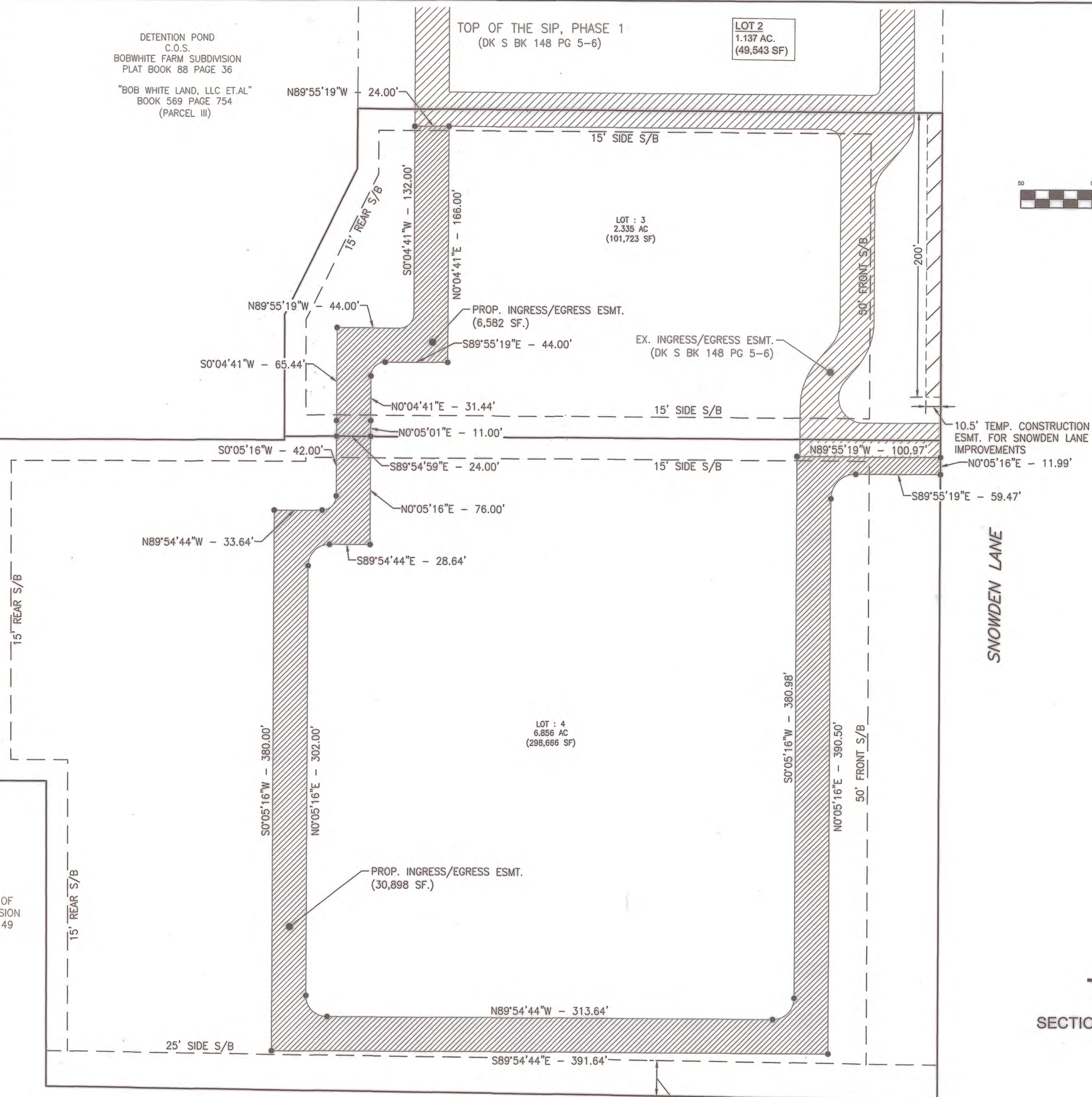
LOT : 4
6.856 AC
(298,666 SF)



28	27	26
33	SITE	35
4	3	2

LOT 12,
1ST REVISION TO LOTS 12 & 13
OF BOBWHITE FARM SUBDIVISION
PLAT BOOK 112 PAGE 49

LOT 13,
2ND REVISION LOT 13 OF
BOBWHITE FARM SUBDIVISION
PLAT BOOK 113 PAGE 49



FINAL PLAT PHASE 2 LOTS 3 & 4 TOP OF THE SIP P.D.

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, MISSISSIPPI

ZONING: COMMERCIAL
SCALE: N.T.S.
FEBRUARY 2025

TOTAL AREA: 9.191 AC. ; TOTAL LOTS: 2

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

DEVELOPER:
SMJ ENTERPRISE, LLC
8275 TOURNAMENT DRIVE, SUITE 100
MEMPHIS, TN 38125

9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
907.748.1811 | Fax: 901.748-3115 | www.fisherarnold.com

OWNER CERTIFICATE

Josh Ezell, Partner
WE, SMI ENTERPRISE, LLC, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF DEVELOPMENT AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF SOUTHAVEN, MISSISSIPPI FOR PUBLIC USE FOREVER. WE CERTIFY THAT WE ARE THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.

THIS THE 12 DAY OF February, 2025

BY:

Josh Ezell
JOSH EZELL, PARTNER
SMI Enterprise, LLC

2/12/2025
DATE

NOTARY'S CERTIFICATE

INCORPORATED IN THE STATE OF Tennessee
COUNTY OF Shelby

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS THE 12th DAY OF February, 2025, WITHIN MY JURISDICTION, THE WITHIN NAMED JOSH EZELL, WHO ACKNOWLEDGED THAT HE IS PARTNER OF SMI ENTERPRISE, LLC, AND THAT FOR AND ON BEHALF OF SAID OWNER, AND AS ITS ACT AND DEED, HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID OWNER TO DO SO, GIVEN MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 12th DAY OF February, 2025.

Hope Rogers
SIGNATURE NOTARY PUBLIC

11/29/2027
MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

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 CONDUCTED BY ME.

Joe S. Wiseman

02818
PLS #

2/12/2025
DATE



ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE ZONING ORDINANCE, THE SUBDIVISION REGULATIONS, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING LAWS AND REGULATIONS.

BY: Michael D. Rogers
MICHAEL D. ROGERS
ENGINEER
STATE OF MISSISSIPPI

SOUTHAVEN PLANNING COMMISSION

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS THE 06 DAY OF May, 2025

ATTEST:
David G. Parker
CHAIRMAN

SOUTHAVEN MAYOR AND BOARD

APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMAN ON THIS THE 4 DAY OF June, 2025

Jordan Muller
CITY CLERK
MAYOR



**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 4 O'CLOCK P.M., ON THE 12 DAY OF February, 2025, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK , PAGE .

CHANCERY COURT CLERK

FINAL PLAT
PHASE 3
LOT 5

TOP OF THE SIP P.D.

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, MISSISSIPPI

ZONING: COMMERCIAL

SCALE: N.T.S.

FEBRUARY 2025

TOTAL AREA: 4.44 AC.; TOTAL LOTS: 1

DEVELOPER:

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

"KROGER LIMITED PARTNERSHIP I"
BOOK 445 PAGE 100 & BOOK 573
PAGE 604

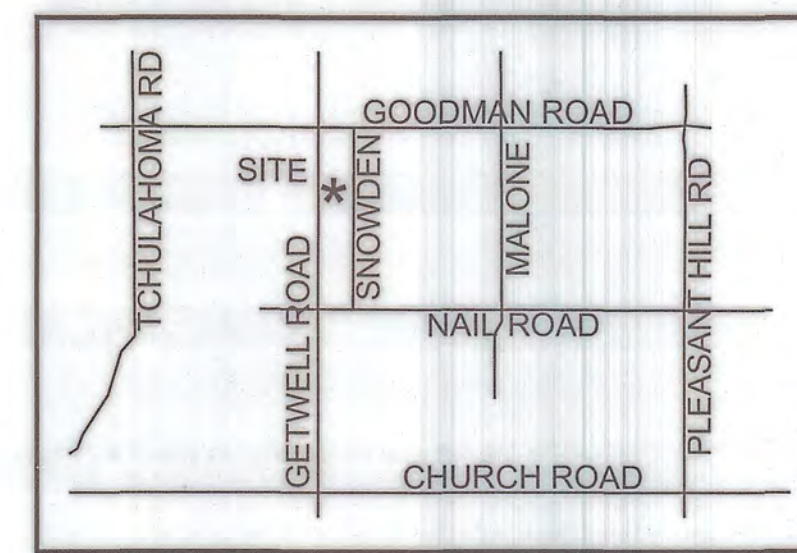
LOT 4, BOBWHITE FARM SUBDIVISION
PLAT BOOK 112 PAGE 35



SITE BENCH MARK - PK
NAIL SET IN PAVEMENT AT
THE MID-POINT OF CURBING
IN PARKING LOT ON THE
EAST SIDE OF SNOWDEN
LANE - ELEVATION = 374.24.

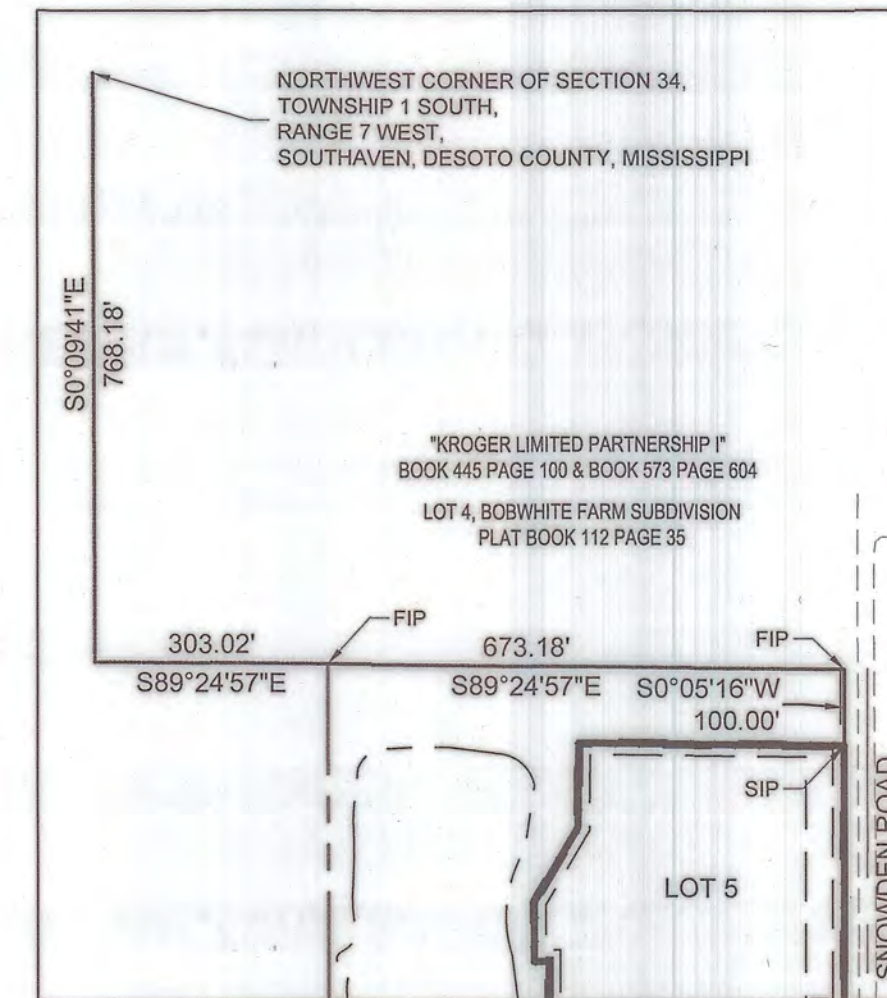
GRAPHIC SCALE
(IN FEET)

1 inch = 40 ft.



VICINITY MAP

NTS



28	27	26
33	SITE	35
4	3	2

FINAL PLAT PHASE 3 LOT 5 TOP OF THE SIP P.D.

SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, MISSISSIPPI

ZONING: COMMERCIAL

SCALE: 1" = 40'

FEBRUARY 2025

TOTAL AREA: 4.44 AC.; TOTAL LOTS: 1

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
907.748.1811 | Fax: 901.748-3115 | www.fisherarnold.com

DEVELOPER:
SMJ ENTERPRISE, LLC
8275 TOURNAMENT DRIVE, SUITE 100
MEMPHIS, TN 38125

LOT 5
193,207 SQ.FT.
4.44 AC

DETENTION POND
COS
BOBWHITE FARM SUBDIVISION
PLAT BOOK 88 PAGE 36
"BOB WHITE LAND, LLC ET.AL"
BOOK 569 PAGE 754
(PARCEL IV)

LOT 1, TOP OF THE SIP P.D.
PLAT BOOK 148 PAGE 5

EX. EGRESS/INGRESS
EASEMENT PER PLAT
BOOK 148 PAGE 5





CERTIFIED TO BE A TRUE AND CORRECT
COPY THIS 7 DAY OF Mar 20 25
Kristina Scruggs
NOTARY PUBLIC

(Top 3 inches reserved for recording data)

PREPARED BY:

Austin Armistead, LLC
Kimberly S. Jones, MSB No. 99235
6928 Cobblestone Blvd., Suite 100
Southaven, MS 38672
(662)890-7575

25-D1-0330

RETURN TO:
SAME

**WARRANTY DEED
RECORDING COVER PAGE**

GRANTOR(S):

Andrew C. Sweebe 2021 Trust and Mary S. Ezell
2021 Trust
8275 Tournament Dr., Ste 100
Memphis, TN 38125
Phone: 901-440-1372

GRANTEE(S):

Top of the Sipp, LLC
8275 Tournament Dr.
Memphis, TN 38125
Phone: 901-440-1372

INDEXING INSTRUCTIONS: Lot 2, Phase 1, Top of the Sip P.D., located in Section 34, Township 1 South,
Range 7 West, recorded in Plat Book 148, Pages 5-6, DeSoto County, Mississippi.

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Scott R. Gill and Bobbi Jo Sweebe, Trustees of the Andrew C. Sweebe 2021 Trust and Scott R. Gill and Bobbi Jo Sweebe, Trustees of the Mary S. Ezell 2021 Trust (the "Grantor"), do/does hereby SELL, CONVEY AND WARRANT unto Top of the Sipp, LLC, a Mississippi limited liability company (the "Grantee"), all that certain land, situated, lying and being in DeSoto County, Mississippi (the "Property"), to-wit:

Lot 2, Phase 1, Top of the Sip P.D., located in Section 34, Township 1 South,, Range 7 West, DeSoto County, Mississippi as recorded in Plat Book 148 Pages 5-6 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being a portion of that same property conveyed to Scott R. Gill and Bobbi Jo Sweebe, the Trustees of The Andrew C. Sweebe 2021 Trust and Scott R. Gill and Bobbi Jo Sweebe, the Trustees of The Mary S. Ezell 2021 Trust , by virtue of a Special Warranty Deed from Bob White Land, LLC; Bob White Farms, LLC; RTA Properties, LLC, c/o Pinnacle Bank; THT, III Properties, LLC, c/o Pinnacle Bank; BST Properties, LLC, c/o Pinnacle Bank and RCT Properties, LLC, c/o Pinnacle Bank filed on April 6, 2022 in Deed Book 993 Page 159 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in any way appertaining, to have and to hold the same in fee simple forever.

This conveyance is subject to (a) ad valorem real property taxes and assessments for the current and subsequent years; and (b) all recorded covenants, conditions, restrictions, reservations (including all oil, gas, and other mineral reservations, royalty reservations, and other mineral conveyances), severances, easements, rights of way, leases and/or any other encumbrances or limitations of record, if any.

Ad valorem taxes on the Property for the current year shall be paid by the Grantee.

The terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has signed and delivered this Warranty Deed on the date of the acknowledgment below, but made effective for all purposes as of 7th day of March, 2025.

(remainder of page intentionally left blank; signature page(s) below)

GRANTOR:

Andrew C. Sweebs, 2021 Trust

BY: [Signature]
Scott R. Gill
Trustee

BY: [Signature]
Bobbi Jo Sweebs
Trustee

Mary S. Ezell, 2021 Trust

BY: [Signature]
Scott R. Gill
Trustee

BY: [Signature]
Bobbi Jo Sweebs
Trustee

STATE OF MISSISSIPPI
COUNTY OF DeSoto

This record was acknowledged before me on the 7th day of March,
2025, by

[Signature]
Notary Public

My Commission Expires:

