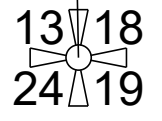


Legal Description of 2 Tracts being the Mary L. Perkins Heirs Properties Located in parts of the Northwest and the Northeast Quarters of the Southwest Quarter and Parts of the Northwest Quarter of the Southeast Quarter of Section 18, Township 3 South, Range 5 West, Desoto County, Mississippi



Tract 1 (South Side of Ingrams Mill Road)

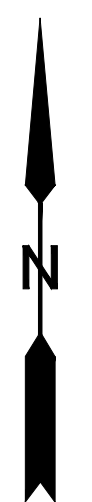
Commencing at a 2" Pipe Found at a Fence Post at the Southwest Corner of the Southwest Quarter of Section 18, Township 3 South, Range 5 West, Desoto County, Mississippi; Thence North 01° 24' West along the West Line of Section 18 a distance of 1782.48 feet to a Magnetic Nail Set in Ingrams Mill Road; Thence North 89° 42' 26" East a distance of 46.70 feet to an 1/2" Iron Pin Set at the Point of Beginning of Tract 1; Thence North and East along the Desoto County Right of Way of Ingrams Mill Road the Following Calls: North 00° 28' 04" West a distance of 136.69 feet to a point; Thence North 00° 26' 36" East a distance of 125.76 feet to a point of curvature; Thence with a Curve to the Right with a Radius of 548.17 feet, an Arc Length of 239.56 feet, a Chord Bearing of North 13° 49' 53" East with a Chord Length of 237.66 feet to a point; Thence with a Curve to the Right with a Radius of 559.84 feet, an Arc Length of 120.85 feet, a Chord Bearing of North 34° 13' 19" East a Chord Length 120.61 feet to a point; Thence with a Curve to the Right with a Radius of 580.80 feet, an Arc Length of 233.82 feet, a Chord Bearing of North 51° 22' 52" East, a Chord Length of 232.24 feet to a point; Thence with a Curve to the Right with a Radius of 638.98 feet, and an Arc Length of 176.38 feet, a Chord Bearing of North 72° 55' 33" East, a Chord Length of 175.82 feet to a point; Thence with a Curve to the Right with a Radius of 954.71 feet and an Arc length of 82.18 feet, a Chord Bearing of North 84° 57' 40" East, a Chord Length of 82.16 feet to a point of tangency; Thence North 89° 33' 19" East a distance of 207.96 feet to a point; Thence North 00° 26' 41" West a distance of 10.00 feet to a point; thence North 89° 33' 19" East a distance of 18.25 feet to a point; Thence North 89° 51' 28" East a distance of 423.15 feet to a point; Thence North 89° 25' 33" East a distance of 119.46 to a point; Thence North 89° 33' 39" East a distance of 242.07 feet to a point; Thence North 89° 47' 49" East a distance of 118.15 feet to a point; Thence North 89° 38' 07" East a distance of 138.78 feet to a point; Thence North 89° 29' 09" East a distance of 128.23 feet to a point; Thence North 89° 15' 12" East a distance of 231.59 feet to a point; Thence North 88° 58' 33" East a distance of 150.09 feet to a point; Thence North 88° 30' 23" East a distance of 123.18 feet; Thence North 87° 41' 42" East a distance of 263.52 feet to an 1/2" Iron Pin Set in the West Line of the Hannah Store Lot; Thence North 00° 38' 18" West a distance of 15.01 feet to an 1/2" Iron Pin Set; Thence North 87° 06' 42" East a distance of 82.87 feet to an 1/2" Iron Pin Set at the Northeast Corner of the Hannah Store Lot Right of Way Intersection 15 foot from Centerline Ingrams Mill Road (Per DB 60 PG 300) and 30 foot from Centerline Red Banks Road Right of Way (per DB 46 PG 271); Thence along said 30 foot Right of Way South 08° 18' 35" West a distance of 112.76 feet to an 1/2" Iron Pin Set; Thence leaving said Right of Way South 81° 36' 49" East a distance of 4.45 feet to an 1/2" Iron Pin Set in the East line of the Hannah Store Lot and described as Tract 2 in DB 694 PG 106; Thence South 06° 41' 17" West a distance of 83.65 feet to an 1/2" Iron Pin Set at the Southeast Corner of the Hannah Store Lot and the Northeast Corner of the Gin Lot described as Tract 2 of DB 146 PG 7; Thence along the east line of said Gin Lot South 06° 38' 50" West a distance of 135.89 feet to a Magnetic Nail Set in Red Banks Road; Thence South 11° 08' 50" West a distance of 322.00 feet to a Magnetic Nail Set in Red Banks Road at the Southeast Corner of the Gin Lot; Thence South 89° 21' 42" West a distance of 51.00 feet to an 1/2" Iron Pin Set at the Southwest Corner of the Gin Lot and the Northeast Corner of the 12 Acre Tract Described in DB 42 PG 156; Thence South 01° 14' 24" East a distance of 193.51 feet to an 1/2" Iron Pin Set at the Southeast Corner of said 12 Acre Tract and the Northeast Corner of the Bumpos Tract described in DB 770 PG 380; Thence along an existing wire fence South 89° 42' 26" West a distance of 2656.09 feet to the Northwest Corner of the Bumpos Tract described in DB 979 PG 169 and Point of Beginning and Containing 48.948 Acres (2132173.011 Square Feet) More or Less; Subject to any Rights of Ways of Public Roads and Utilities, Zoning and Subdivision Regulations in effect, and Easements on Record.

Also, a 1.436 Acre Tract Being Tract 2 (North Side of Ingrams Mill Road) described as follows:

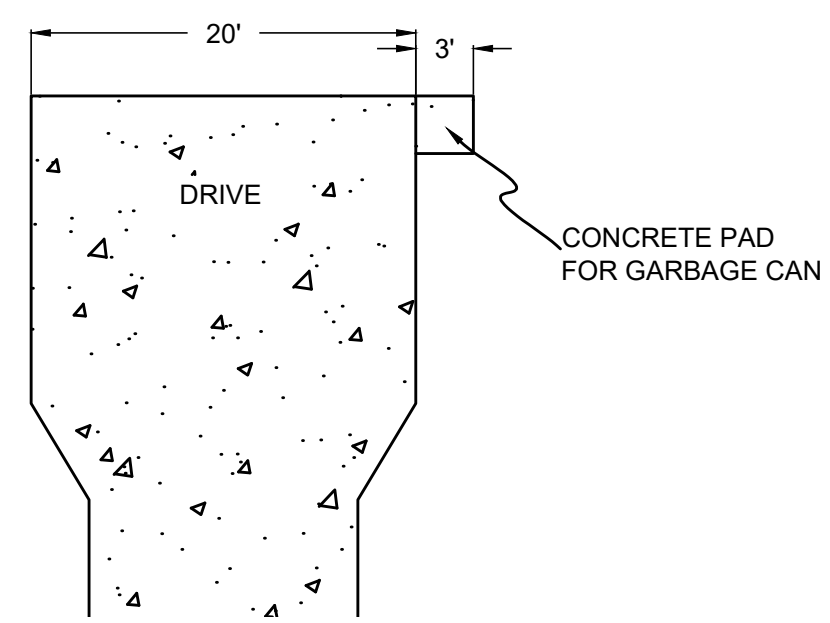
Commencing at a 2" Pipe Found at a Fence Post at the Southwest Corner of the Southwest Quarter of Section 18, Township 3 South, Range 5 West, Desoto County, Mississippi; Thence North 01° 24' West along West line of Section 18 a distance of 1782.48 feet to a Magnetic Nail Set in Ingrams Mill Road; Thence Continuing North 01° 00' 24" West a distance of 429.22 feet to an 1/2" Iron Pin Set at the intersection of the West Line of Section 18 with Desoto County Right of Way 40 foot from Centerline (Per DB 60 PG 309) and being the Point of Beginning of Tract 2; Thence along the West line of Section 18 North 01° 00' 24" West 426.73 feet to a capped 1/2" Iron Pin Found stamped MS PLS Number 3153 at the Southwest Corner of the Pulliam Tract (DB 811 PG 720); Thence South 89° 16' 11" East a distance of 439.94 feet to an 1/2" Iron Pin Set in the North Right of Way of Ingrams Mill Road (per DB 60 pg 309); Thence South and West along said Right of Way the Following Calls: with a curve to the left, with a Radius of 718.98 feet and an Arc Length of 114.72 feet, a Chord Bearing of South 69° 28' 20" West, a Chord Length of 114.60 feet to a point; Thence with a curve to the Left with a Radius of 660.80 feet and an Arc Length of 267.11 feet, a Chord Bearing of South 51° 27' 42" West, a Chord Length of 265.29 feet to a point; Thence with a Curve to the Left with a Radius of 639.84 feet and an Arc Length of 138.90 feet, a Chord Bearing of South 34° 09' 06" West, a Chord Length of 138.63 feet to a point; Thence with a Curve to the Left with a Radius of 628.17 feet, and an Arc Length of 108.54 feet, a Chord Bearing of South 21° 30' 31" West, a Chord Length of 108.41 feet to the Point of Beginning and Containing 1.436 Acres (62545.535 Square Feet) More or Less; Subject to any Rights of Ways of Public Roads and Utilities, Zoning and Subdivision Regulations in effect, and Easements on Record.

**NOTES:**

1. MINIMUM SETBACKS ARE AS FOLLOWS:
  - A. 50' FRONT SETBACK
  - B. 15' SIDE YARD SETBACK
  - C. 40' REAR YARD SETBACK
2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE AND REAR LOT LINES. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE LOT LINE.
3. WATER AND SEWER WILL BE PROVIDED BY THE HOME OWNER.
4. THIS PROPERTY IS NOT LOCATED IN THE HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0010 G, DATED JUNE 4, 2007.
5. ALL BEARINGS ARE REFERENCED TO MISSISSIPPI STATE PLANE COORDINATES (MS ZONE WEST, NAD 83) GRID NORTH BY GPS OBSERVATION.
6. "T POST" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. TO UNCOVER ALL DOCUMENTS THAT MAY AFFECT THIS PROPERTY, A TITLE SEARCH WOULD BE REQUIRED.
8. LONNIE BARHAM SURVEYING, LLC MAKES NO GUARANTEE, WARRANTY, OR CERTIFICATION CONCERNING THE SUITABILITY OF ANY EARTHWORK FILL, GROUND CONDITION, FOUNDATION CONDITION, OR SUITABILITY OF ANY LOT FOR FOUNDATION CONSTRUCTION OR STRUCTURE PROPOSED ON THIS PROPERTY.
9. ALL DRIVES ON LOTS 4-12 SHALL BE ON THE EASTERN SIDE OF LOT.
10. THIS PLAT WAS PREPARED BASE ON A BOUNDARY SURVEY PREPARED BY JONES-DAVIS ENGINEERING DATED 3/25.
11. ALL NEW HOMES SHALL BE A MINIMUM OF 2500 SQUARE FEET.
12. LOT 16 TO BE DONATED TO DESOTO COUNTY WITH THE RECORDING OF THIS PLAT.



**DRIVE DETAIL**



3051 POAGVILLE ROAD  
COLDWATER, MS 38618  
901-351-6229  
LONNIE@BARHAMSURVEYING.COM

SURVEY DATE: 4/25  
SCALE: 1" = 200'  
CLASS "C" SURVEY

**OWNER'S CERTIFICATE**

I, BRAD WALDROP OF REMINGTON CUSTOM HOMES, LLC, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY 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 OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BRAD WALDROP OF REMINGTON CUSTOM HOMES, LLC 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 NAMED \_\_\_\_\_, ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**DESOTO COUNTY PLANNING COMMISSION**

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SECRETARY \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_

**DESOTO COUNTY BOARD OF SUPERVISORS**

APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLERK FOR THE BOARD \_\_\_\_\_ PRESIDENT \_\_\_\_\_

**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 DULY RECORDED IN INSTRUMENT # \_\_\_\_\_

CHANCERY COURT CLERK \_\_\_\_\_

**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.

**FINAL PLAT OF  
WINSLOW  
GARDENS**

SECTION 18, TOWNSHIP 3, RANGE 5  
DESOTO COUNTY, MS

SCALE: 1" = 200'  
OCTOBER 2025

ZONING "A"  
TOTAL AREA: 48.44 ACRES  
TOTAL LOTS: 17

DEVELOPER  
REMINGTON CUSTOM HOMES, LLC  
P.O. BOX 851  
OLIVE BRANCH, MS