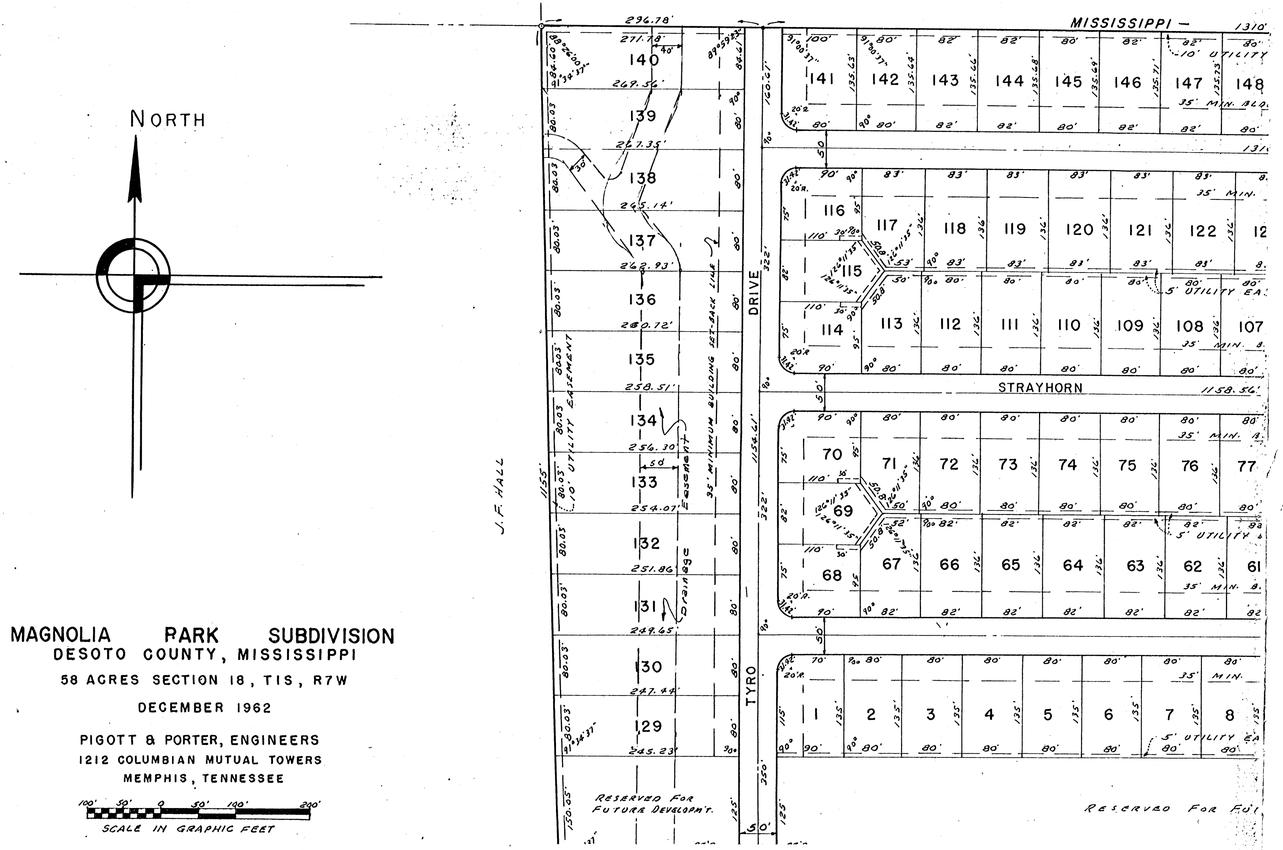


MAGNOLIA PARK SUBDIVISION

DESOTO COUNTY, MISSISSIPPI

58 ACRES SECTION 18, T1S, R7W

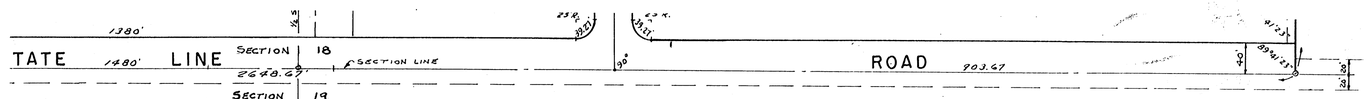
DECEMBER 1962

PIGOTT & PORTER, ENGINEERS
1212 COLUMBIAN MUTUAL TOWERS
MEMPHIS, TENNESSEE

100' 50' 0 50' 100' 200'
SCALE IN GRAPHIC FEET

Page 2

SHELBY COUNTY, TENNESSEE
Southaven Land Company Inc.
TENNESSEE
STATE LINE
YELLOW LEAF LANE
DRIVE
CIRCLE
THYATIRA
YALOBUSHA DRIVE
TULA DRIVE
ADLER GUY
RESERVED FOR FUTURE DEVELOPMENT



APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, ON THE 12 DAY OF _____, 1962.

_____, PRESIDENT _____, CLERK OF THE BOARD

APPROVED BY THE DE SOTO COUNTY PLANNING COMMISSION, ON THE 27TH DAY OF January, 1962.

_____, PRESIDENT ATTEST: _____, SECRETARY

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT WE HAVE SURVEYED THE PARCELS OF LAND SHOWN HEREON AND THIS PLAT CORRECTLY REPRESENTS THE SURVEY THEREOF, AND THAT SAME IS TRUE AND CORRECT.

PIGOTT AND PORTER, ENGINEERS

BY: _____

W. H. PORTER, CIVIL ENGINEER
MISSISSIPPI LICENSE NO. 2303

BUILDING RESTRICTIONS:

THESE COVENANTS, LIMITATIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 1987, AT WHICH TIME SAID COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE 10 YEAR PERIODS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF LOTS IN THIS SUBDIVISION, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

IF THE PARTIES HERETO OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, LIMITATIONS OR RESTRICTIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL ESTATE SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, LIMITATIONS OR RESTRICTIONS, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

INVALIDATION OF ANY ONE OF THESE COVENANTS, LIMITATIONS OR RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL NUMBERED LOTS TO BE FOR RESIDENTIAL USE ONLY.

2. MINIMUM BUILDING SETBACK LINES TO BE 35 FEET.

3. THE MINIMUM GROUND FLOOR AREA OF ONE-STORY RESIDENCES, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS, SHALL BE 900 SQUARE FEET AND FOR ONE AND ONE-HALF OR TWO-STORY RESIDENCES THE MINIMUM GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES, CARPORTS OR GARAGES SHALL BE 700 SQUARE FEET.

4. NO TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN OR OTHER STRUCTURE OF A TEMPORARY NATURE TO BE USED AS A RESIDENCE AT ANY TIME.

5. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION NOR SHALL ANYTHING BE DONE THEREUPON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

6. NO PORCHES OR OPEN CARPORTS MAY BE ENCLOSED WITHOUT A PERMIT FROM THE PROPER AUTHORITIES OF DE SOTO COUNTY, MISSISSIPPI.

7. NO BUILDING SHALL BE ERECTED WITHOUT SOLID UNDER-PINNING.

8. NO BUILDING SHALL COMMENCE UNTIL SUFFICIENT FINANCING HAS BEEN ARRANGED TO CARRY THE WORK THROUGH TO COMPLETION OF ROOF AND SIDING. IN THE EVENT OF WOOD SIDING, THIS IS TO INCLUDE AT LEAST TWO COATS OF PAINT.

9. ALL RESIDENCES ARE TO BE EQUIPPED WITH INSIDE BATHROOMS.

10. THESE PROPERTIES ARE TO BE RESTRICTED TO THE SALE AND USE OF THE WHITE RACE ONLY.

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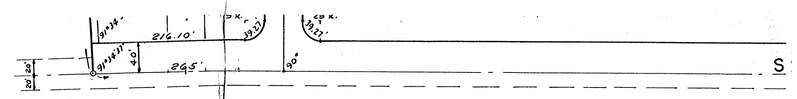

STATE OF TENNESSEE,
COUNTY OF SHELBY :

WE, SOUTHAVEN LAND COMPANY, INC., OWNERS OF THE PROPERTY SHOWN HEREON, AND UNION PLANTERS NATIONAL BANK, TRUSTEE, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION, AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT WE ARE THE OWNERS, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

SOUTHAVEN LAND COMPANY, INC., OWNER

BY: _____, PRESIDENT
ROWLETT W. SNEED

ATTEST: _____, SECRETARY

UNION PLANTERS NATIONAL BANK, TRUSTEE

BY: _____, VICE-PRESIDENT
JOHN M. PICKENS

STATE OF TENNESSEE,
COUNTY OF SHELBY :

BEFORE ME, A NOTARY PUBLIC, OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED ROWLETT W. SNEED, WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF SOUTHAVEN LAND COMPANY, INC., THE WITHIN NAMED BARGAIN, AND THAT HE AS SUCH PRESIDENT BEING AUTHORIZED SO TO DO, SIGNED AND DELIVERED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT OFFICE IN MEMPHIS THIS THE 26 DAY OF _____, 1962.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE,
COUNTY OF SHELBY :

BEFORE ME, A NOTARY PUBLIC, OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JOHN M. PICKENS, WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE VICE-PRESIDENT OF UNION PLANTERS NATIONAL BANK, THE WITHIN NAMED BARGAINOR, AND THAT HE AS SUCH VICE-PRESIDENT BEING AUTHORIZED SO TO DO, SIGNED AND DELIVERED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNED THE NAME OF THE BANK BY HIMSELF AS VICE-PRESIDENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN MEMPHIS THIS THE 11 DAY OF January, 1963.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF MISSISSIPPI,
COUNTY OF DE SOTO :

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10 30 O'CLOCK A ON THE 29th DAY OF april, 1963, AND WAS IMMEDIATELY RECORDED IN PLAT BOOK 3 PAGES 1 thru 4.

Janet P. Tipton
CHY COURT CLERK