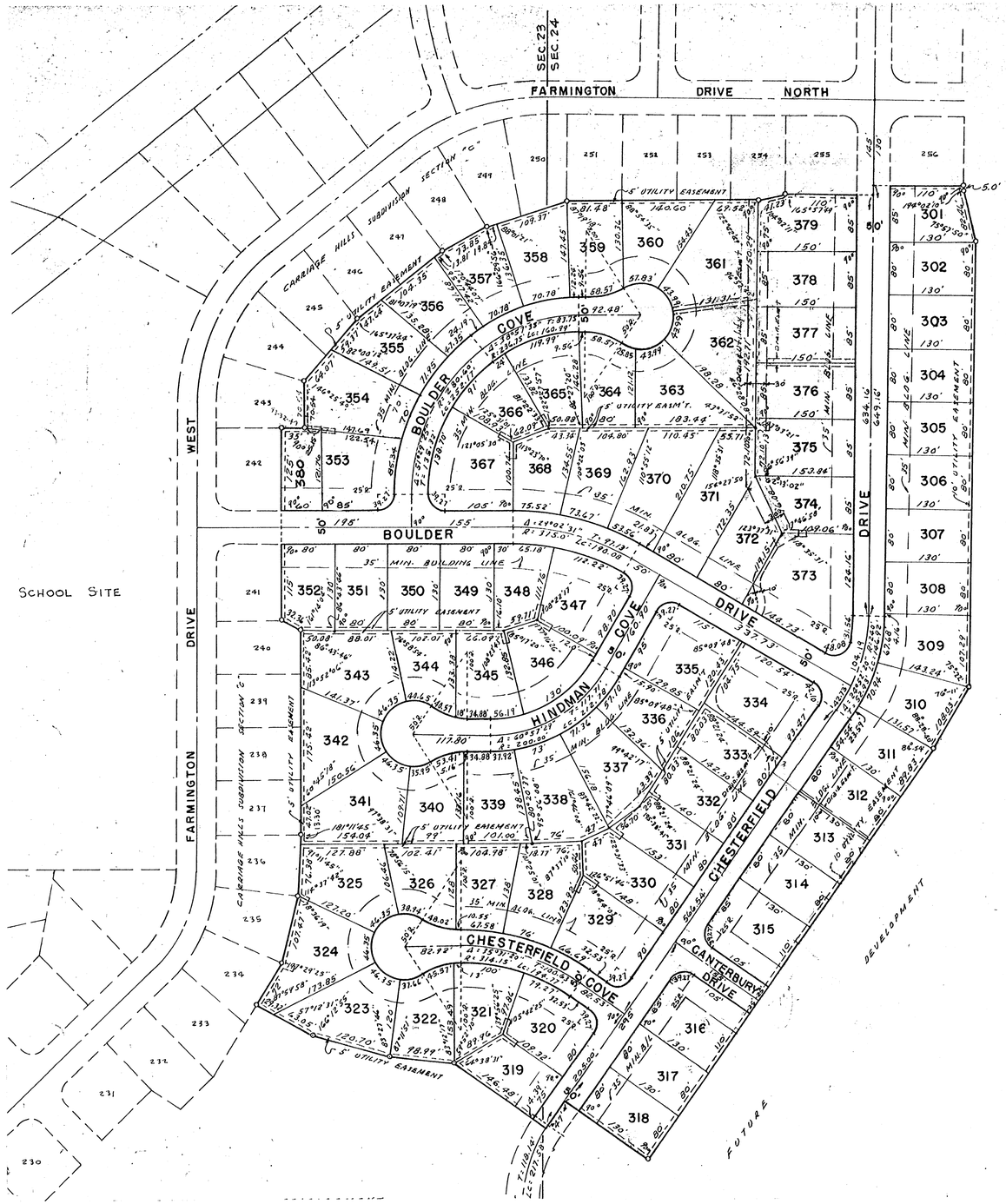
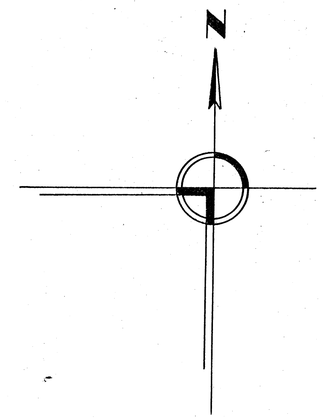




SHEET 1
SECTION "D"

CARRIAGE HILLS SUBDIVISION

10.53 / 17.60 ACRES OF SECTION 23, T1S, R8W
ACRES OF SECTION 24, T1S, R8W

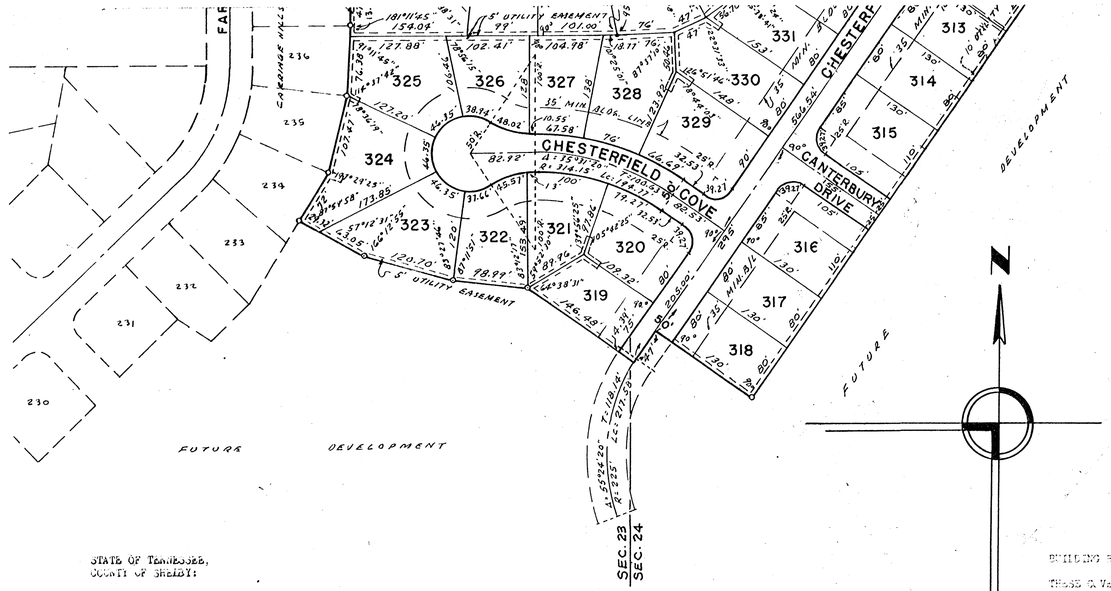
DESOTO COUNTY, MISSISSIPPI

FEBRUARY 1965 —— SCALE 1" = 100'

PIGOTT & PORTER ENGINEERS
1212 COLUMBIAN MUTUAL TOWERS
MEMPHIS, TENNESSEE

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

THIS PROPERTY IS TO BE DEVELOPED UNDER THE PROVISIONS OF "A-2" RESIDENTIAL ZONING.



SHEET 2
SECTION "D"

Page 9

CARRIAGE HILLS SUBDIVISION

10.53 / 17.60 ACRES OF SECTION 23 / 24, T1S, R8W

DESOTO COUNTY, MISSISSIPPI

FEBRUARY 1965 —— SCALE 1" = 100'

PIGOTT & PORTER ENGINEERS
1212 COLUMBIAN MUTUAL TOWERS
MEMPHIS, TENNESSEE

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

THIS PROPERTY IS TO BE DEVELOPED UNDER THE PROVISIONS OF "A-2" RESIDENTIAL ZONING.

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, WE 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: Cary Witherhead, PRESIDENT
CARY WITHERHEAD

ATTEST: Elizabeth Witherhead, SECRETARY

UNION PLANTERS NATIONAL BANK, TRUSTEE

BY: _____, VICE-PRESIDENT
JOHN K. PICKENS

STATE OF TENNESSEE,
COUNTY OF SHELBY:

BEFORE ME, A NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED CARY WITHERHEAD, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF SOUTHAVEN LAND COMPANY, INC., THE WITHIN NAMED BARGAINOR, AND THAT HE AS SUCH PRESIDENT BEING AUTHORIZED SO TO DO, SIGNED AND DELIVERED THE FORGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY 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 MY OFFICE IN MEMPHIS, THIS THE 16 DAY OF March, 1965.

MY COMMISSION EXPIRES: January 7, 1969.

NOTARY PUBLIC

STATE OF TENNESSEE,
COUNTY OF SHELBY:

BEFORE ME, A NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JOHN K. PICKENS, WITH 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 FORGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING 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 _____ DAY OF _____, 1965.

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC

CERTIFICATE OF SURVEY:

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

PIGOTT AND PORTER, ENGINEERS
BY: W. H. Porter
W. H. PORTER, CIVIL ENGINEER
MISSISSIPPI LICENSE NO. 2367

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 1990, AT WHICH TIME SAID COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE 10 YEAR PERIODS UNLESS BY A 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 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 PERSON OR 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 VIOLATIONS.

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 AND ARE NOT TO BE RESUBDIVIDED.
2. MINIMUM FRONT YARD SETBACK TO BE 35 FEET.
3. SIDE YARDS: THERE SHALL BE PROVIDED TWO SIDE YARDS, ONE WITH A MINIMUM WIDTH OF 10 FEET AND THE OTHER WITH A MINIMUM WIDTH OF 5 FEET.
4. NO PORCHES OR OPEN CARPORTS MAY BE ENCLOSED WITHOUT A PERMIT FROM THE PROPER AUTHORITIES OF DESOTO COUNTY.
5. AN UNATTACHED ACCESSORY BUILDING NOT FOR LIVING PURPOSES MAY BE ERECTED IN THE REAR YARD.
6. 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 STORY RESIDENCES THE MINIMUM GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES GARAGES OR CARPORTS, SHALL BE 800 SQUARE FEET.
7. NO TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN, OR OTHER STRUCTURE OF A TEMPORARY NATURE TO BE USED AS A RESIDENCE AT ANY TIME.
8. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD.
9. THERE IS A PERPETUAL EASEMENT AS SHOWN ON THE RECORDED PLAN OF SUBDIVISION RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE AND DRAINAGE.

APPROVED BY THE SUPERVISORS OF DESOTO COUNTY ON THE 9th DAY OF June, 1965.

W. Maxwell, PRESIDENT James P. Tipton, CLERK OF THE BOARD

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 1st DAY OF June, 1965.

Robert L. Cook, PRESIDENT ATTEST: J. P. Tinker, SECRETARY

STATE OF MISSISSIPPI,
COUNTY OF DESOTO,

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 11 O'CLOCK AM ON THE 2nd DAY OF September, 1965, AND WAS IMMEDIATELY RECORDED IN PLAT BOOK 4, PAGES 8 & 9.

James P. Tipton
CHANCERY COURT CLERK