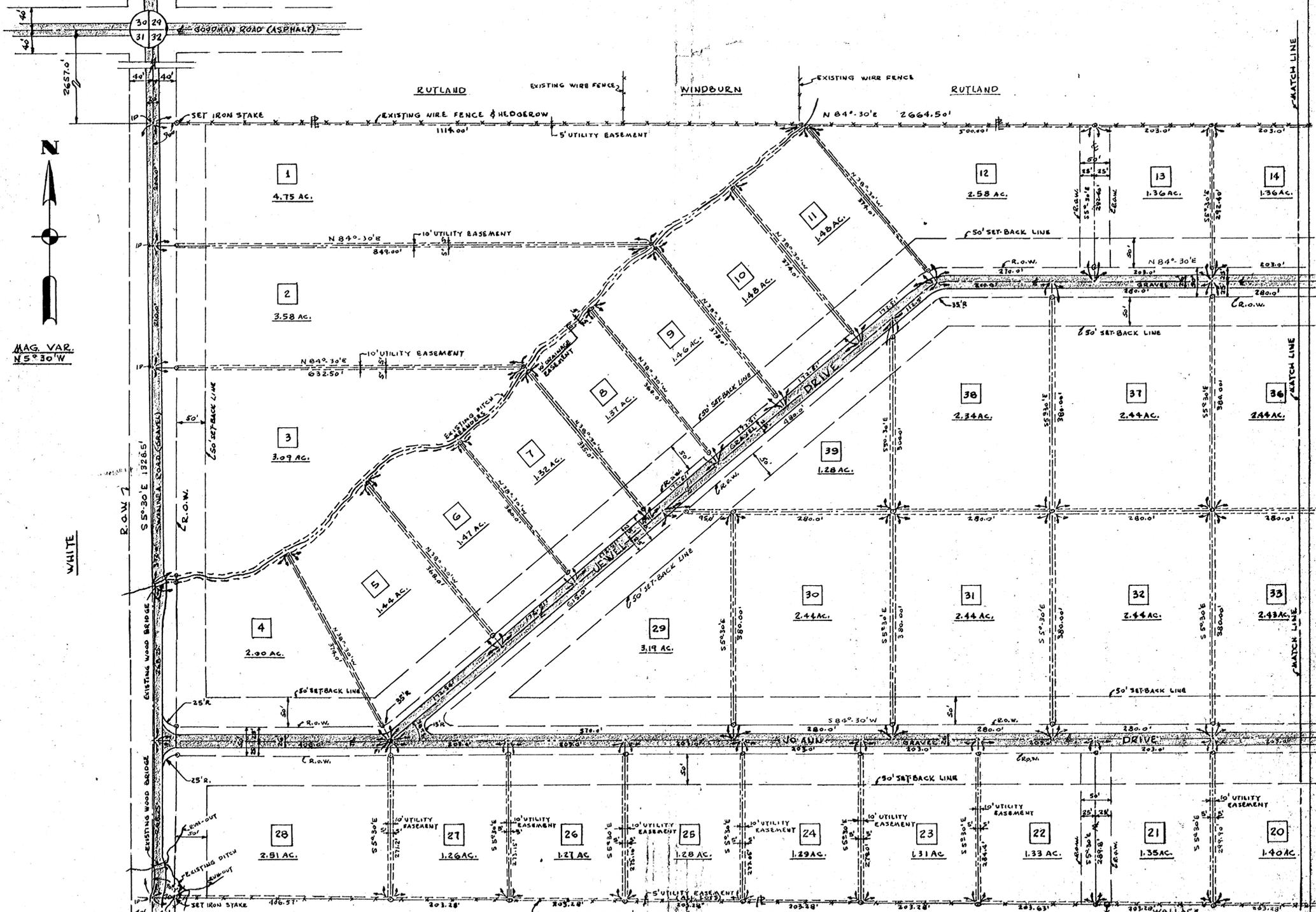
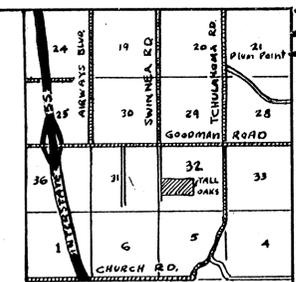
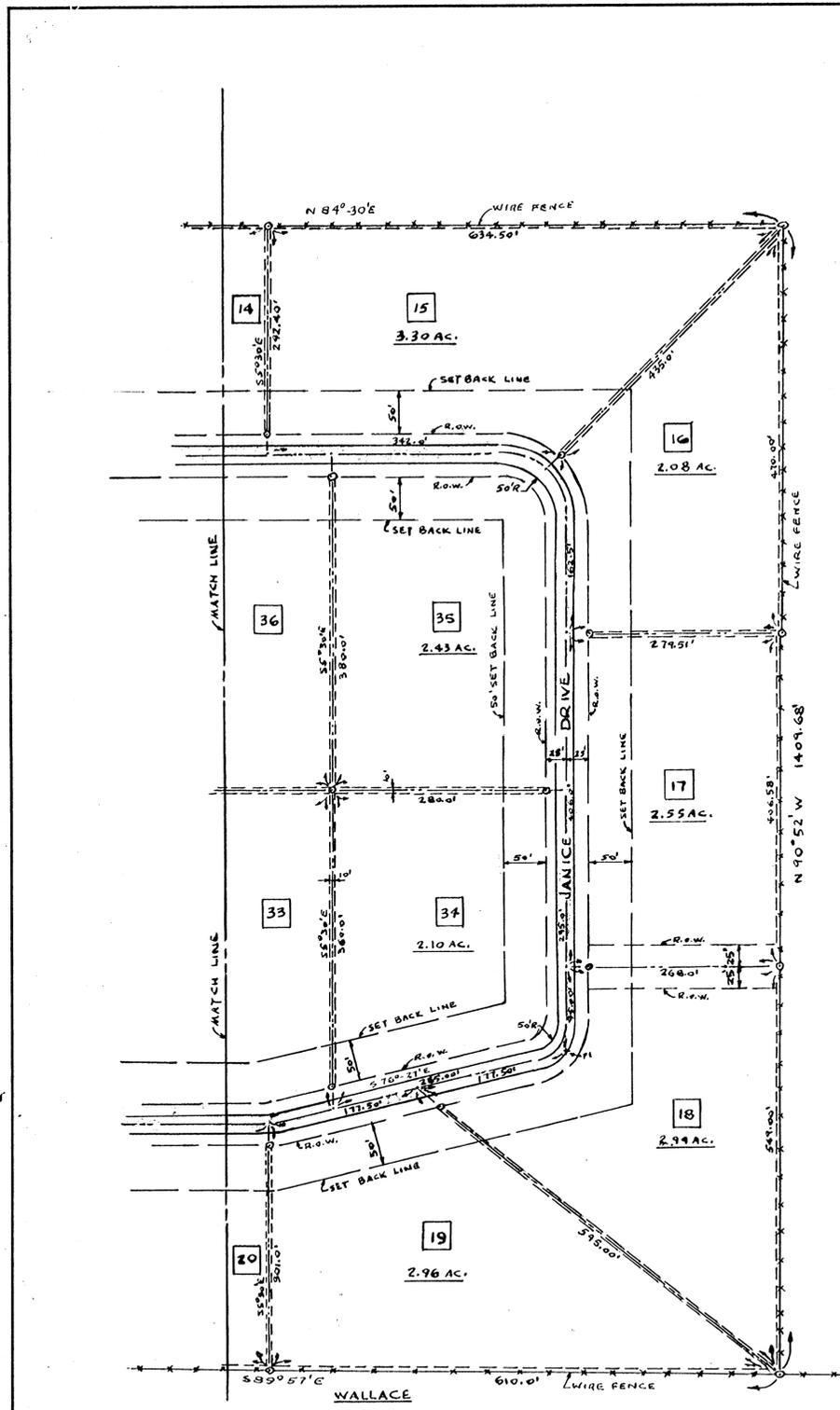


36



TALL OAKS SUBDIVISION
 OSAGE COUNTY, MISSISSIPPI
 TOTAL OF 31.89 ACRES LOCATED IN N 1/2 OF SW 1/4
 OF SECTION 32, T13N, R11W
 SCALE: 1" = 100' SHEET 1 OF 3



VICINITY MAP
SCALE IN MILES

RESTRICTIVE COVENANTS FOR TALL OAKS SUBDIVISION

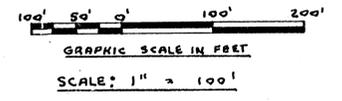
These Covenants apply to all lots in Tall Oaks Subdivision and run with the land and shall be binding on all persons owning property in the Subdivision until November, 1998, at which time these Covenants shall be automatically extended for successive Ten (10) year periods, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part. 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 force and affect.

- (1) All lots shall be for residential use only and no noxious or offensive trade or activity shall be conducted upon any lot in this Subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (2) The minimum floor area of all residences exclusive of open porches, Carports or Garages, shall be 1400 square feet; the exterior finish of all residences constructed in the Subdivision must be completed within Six (6) months from the date started.
- (3) The Plans and Specifications for all residences in the Subdivision must be approved by James B. Hassell before construction begins, for as long as he owns any lots in the Subdivision.
- (4) No Trailer, Tent, Basement, Shack, Garage, barn or other structure of a temporary nature shall be used as a residence at any time.
- (5) No animals of an obnoxious nature shall be domiciled or maintained upon any lot in this Subdivision which may become an annoyance or nuisance to the neighborhood.
- (6) No lots may be subdivided unless permitted by the Subdivision Regulations of Desoto County, Mississippi; however, Two (2) or more lots may be combined for use as One (1) lot and in such case, the interior lot lines may be disregarded insofar as side yard requirements are concerned.
- (7) Easements Five (5) feet wide for installation and maintenance of Utilities and Drainage facilities are reserved along property lines for each lot.
- (8) The use, set-back, zoning and building regulations of Desoto County, Mississippi, shall apply in this Subdivision; Set-back lines shall be observed except a variation of 5% will be permitted.
- (9) No building may be located nearer than Five (5) feet to any side lot line.
- (10) One (1) Driveway access culvert conforming to Desoto County Subdivision Regulations will be located on each lot where desired by lot owner.
- (11) Enforcement of these Restrictive Covenants shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any restriction or covenant, either to restrain violation or to recover damages.

WITNESS the Signature of the Owner this 25th day of November, 1968.

James B. Hassell Owner.

*SUBJECT TO THE APPROVAL OF THE DESOTO COUNTY ENGINEER.



TALL OAKS SUBDIVISION	
DESOTO COUNTY,	MISSISSIPPI.
A TOTAL OF 81.59 ACRES LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 32, T15, R7W.	
NOV, 1968	SHEET 2 OF 3

K&E ALABAMA INC. 10 BARR
ARCHITECTS MEMPHIS, TENN.

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CERTIFICATE OF SURVEY: I hereby certify that I have surveyed the above described property, that same is true and correct and that this Plat conforms with said survey.

Date: 11 Nov, 1968
Samuel S. Galanter Engineer
Samuel S. Galanter,
Miss. State License No. 2102

We, James B. Hassell and The Bank of Olive Branch, Olive Branch, Mississippi, the undersigned Owner and Trustee (Assignee) of the property shown hereon and known hereafter as Tall Oaks Subdivision hereby adopt this as our plan of subdivision and dedicate a Forty (40) foot strip of land on the East side of the Center Line of Swinnea Road, as shown, and further dedicate Fifty (50) foot strips of land within the Subdivision and ~~known as~~ Jo Ann Drive, Janice Drive and Jewel Drive, as shown, all to the Public use forever, and hereby certify that we are the Owner and Trustee (Assignee) of the Mortgage, duly authorized so to act and that said property is not encumbered by any taxes that have become due and payable.

Date: Nov 25, 1968
James B. Hassell Owner
Bank of Olive Branch Trustee
Bank of Olive Branch
W. S. Kelly, Vice P. Assignee

STATE OF MISSISSIPPI.
COUNTY OF DESOTO.
Personally appeared before me, the undersigned authority in and for the aforesaid County and State, James B. Hassell, the Owners of said Subdivision, who acknowledges that He (They) signed and delivered the foregoing Plat for the purpose herein mentioned.
WITNESS my hand and Seal this 25 day of Nov, 1968.

My Commission Expires 12-15-71
James B. Hassell Title and Seal
Approved by the Desoto Planning Commission.
Date: November 26, 1968.
By: Robert P. D'Arcy Chairman

Attest: J. P. D'Arcy Secretary
Approved by the Board of Supervisors of Desoto County, Mississippi, on the 27th day of December, 1968.
Attest: H. G. Ferguson Clerk for the Board
By: R. P. D'Arcy President

STATE OF MISSISSIPPI.
COUNTY OF DESOTO.
I hereby certify that the Subdivision Plat known as Tall Oaks Subdivision and shown hereon was filed in my office at 1:30 O'Clock P.M. on the 27th day of May, 1969, and was immediately recorded in Plat Book No. 4, Page No. 36-38
By: H. G. Ferguson Chancery Court Clerk

This property is zoned: R-1 Rural

TALL OAKS SUBDIVISION		
DESOTO COUNTY, MISSISSIPPI.		
A TOTAL OF 81.59 ACRES LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 32, T15, RTW.		
NOV, 1968	SCALE: 1" = 100'	SHEET 3 OF 3