

OWNER'S CERTIFICATE:

WE, WORTMAN AND MANN, INC., OWNERS OF THE PROPERTY SHOWN HEREON, 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 MORTGAGES OR TAXES THAT HAVE BECOME DUE AND PAYABLE.

WORTMAN AND MANN, INC.
BY: Gordon Oates
GORDON OATES, PRESIDENT
MORTGAGE LOAN DIVISION

STATE OF MISSISSIPPI,
COUNTY OF DESOTO:

BEFORE ME, A NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED GORDON OATES WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF WORTMAN AND MANN, INC., MORTGAGE LOAN DIVISION, THE WITHIN NAMED BARGAINOR, AND THAT HE AS SUCH PRESIDENT, BEING AUTHORIZED SO TO DO SIGNED AND DELIVERED THE FOREGOING 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 OLIVE BRANCH THIS THE 17 DAY OF July 1973

MY COMMISSION EXPIRES: May 4, 1977 James E. Gledhill NOTARY PUBLIC

CITY'S CERTIFICATE

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE TOWN OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THE 4 DAY OF September 1973
MINUTE BOOK 10 PAGE 106

W. C. Harrington
MAYOR
ATTEST Ernie B. Allen
TOWN CLERK

PLANNING COMMISSION'S CERTIFICATE

APPROVED BY THE OLIVE BRANCH PLANNING COMMISSION ON THE 2nd DAY OF September 1973

W. M. Haraway
PRESIDENT

CERTIFICATE OF SURVEY:

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

W. H. Porter
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 OCTOBER 1, 2002, AT WHICH TIME SAID COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE TEN (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 VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT 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 JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL LOTS TO BE FOR RESIDENTIAL USE ONLY AND ARE NOT TO BE RESUBDIVIDED INTO SMALLER LOTS.
2. MINIMUM FRONT YARD SET BACK TO BE THIRTY-FIVE (35) FEET AS SHOWN ON PLAT.
3. SIDE YARDS AND REAR YARDS: THERE SHALL BE PROVIDED TWO SIDE YARDS, ONE WITH A WIDTH OF 10 FEET AND THE OTHER WITH A WIDTH OF 5 FEET. THE MINIMUM REAR YARD WIDTH SHALL BE 25 FEET.
4. ALL RESIDENCES IN THIS SUBDIVISION SHALL HAVE AN ATTACHED TWO CAR CARPORT OR ATTACHED GARAGE.
5. AN UNATTACHED ACCESSORY BUILDING NOT FOR LIVING PURPOSES MAY BE ERRECTED IN THE REAR YARD.
6. THE MINIMUM GROUND FLOOR AREA OF ONE-STORY RESIDENCES, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS SHALL BE 1400 SQUARE FEET AND FOR A ONE AND ONE-HALF OR TWO STORY RESIDENCE THE MINIMUM GROUND FLOOR AREA SHALL BE 1000 SQUARE FEET.
7. NO TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN, OR OTHER STRUCTURE OF A TEMPORARY NATURE SHALL 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.
10. ALL LOT OWNERS IN THIS SUBDIVISION AUTOMATICALLY BECOME MEMBERS OF A NON-PROFIT MAINTENANCE ASSOCIATION TO REGULATE USE OF THE PARK AND PROVIDED FOR THE MAINTENANCE OF THE PARK. THE DEVELOPER AUTOMATICALLY BECOMES A MEMBER OF THE PROPERTY OWNERS ASSOCIATION AND WILL BE RESPONSIBLE FOR HIS LOTS UNTIL SOLD.

STATE OF MISSISSIPPI,
COUNTY OF DESOTO:

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2 O'CLOCK PM ON THE 17th DAY OF April 1973, AND WAS IMMEDIATELY RECORDED IN PLAT BOOK 12 PAGES 39-40

H. B. Ferguson
CHANCERY COURT CLERK

AMENDMENT TO RESTRICTIVE COVENANTS
Assignment of this Instrument Recorded in
PIA Contract Book
No. 43 Page 125
This the 1 day of May 19 75
H. B. Ferguson Clerk

Amendment of Restrictive Covenant
Assignment of this Instrument Recorded in
Warranty Deed Book
No. 123 Page 3
This the 10 day of Feb 19 76
H. B. Ferguson Clerk

SHEET 1 OF 2 SHEETS
SECTION "C"

EASTOVER SUBDIVISION
33.17 ACRES IN SECTION 29, T-1-S, R-6-W
OLIVE BRANCH, MISSISSIPPI
DESOTO COUNTY, MISSISSIPPI

APRIL 1973 SCALE: 1" = 100'

W.H. PORTER, CONSULTING ENGINEER
3120 SOUTH PERKINS ROAD
MEMPHIS, TENNESSEE

84 LOTS

