DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 2ND QUARTER, OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DE SOTO COUNTY, MISSISSIPPI; THENCE RUN S 00°52'40" W 1172.61 FEET TO A POINT; THENCE RUN S 89°56'53" W 2259.19 FEET TO A POINT ON THE CENTER LINE OF RED BANKS ROAD; THENCE RUN IN A WESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 776.14 FEET AND TANGENT OF 200.00 FEET, FOR A DISTANCE OF 156.73 FEET TO A POINT; THENCE RUN N 25°13'30" E 177.19 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 721.17 FEET, FOR A DISTANCE OF 297.37 FEET TO A TANGENT POINT; THENCE RUN N 37°11'25" W 269.10 FEET TO A POINT; THENCE RUN N 89°56'53" E 570.77 FEET TO A POINT; THENCE RUN N 00°52'40" E 2711.61 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE RUN S 89°56'53" E, ALONG SECTION LINE, 1750.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.7 ACRES.

RESTRICTIVE COVENANTS:

(1) ONLY SINGLE FAMILY CONSTRUCTIONS MAY BE ERECTED ON SAID LOTS, NOT TO EXCEED THREE STORIES ABOVE GROUND ON LOTS DESIGNATED AS RESIDENTIAL.

(2) THE MINIMUM SET BACK LINE IS AS SHOWN ON SURVEY PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 20' TO ANY INTERIOR LOT LINE. FOR THE PURPOSE OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED A PART OF THE BUILDING, PROVIDED HOWEVER THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF BUILDING TO ENCROACH UPON ANOTHER LOT. IN THE EVENT MORE THAN ONE LOT IS USED FOR ONE RESIDENCE, THE RESTRICTIONS RELATING TO DISTANCE TO THE SIDE LOT LINES SHALL APPLY ONLY TO THE OUTSIDE LINE OF THE ENTIRE LOT.

(3) THE MINIMUM GROUND FLOOR AREA FOR A SINGLE FAMILY RESIDENCE EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES SHALL NOT BE LESS THAN 1300 SQ. FT. AND IN CASE OF A MULTI-STORY UNIT THE REQUIRED FLOOR AREA FOR ONE UNIT SHALL HAVE A GROUND FLOOR MINIMUM AREA OF 1000 SQ. FT. SAID AREA AGAIN TO BE EXCLUSIVE OF OPEN PORCHES AND GARAGES.

(4) THERE IS A PERPETUAL EASEMENT AS SHOWN ON PLAN OF SUBDIVISION FOR UTILITIES.

(5) NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON OR UPON ANY LOT NOR SHALL ANYTHING EVER BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE TO THE NEIGHBORHOOD.

(6) ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING NOT TO EXCEED THREE STORIES IN HEIGHT, A PRIVATE GARAGE FOR MORE THAN THREE CARS, SERVANTS QUARTERS TO BE USED ONLY BY SERVANTS EMPLOYED ON THE PREMISES.

(7) NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, OR BARN OR OTHER OUT BUILDINGS ERECTED ON THE LOT SHALL AT ANYTIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

(8) IN LIEU OF RESTRICTIONS GOVERNING THE MINIMUM PERMISSABLE COST, THE TITLE OF ARCHITECTURE, THE LOCATION OF THE MAIN BUILDING ON THE LOT, OR ANY STRUCTURE TO BE BUILT IN THIS SUBDIVISION THE UNDERSIGNED OR A COMMITTEE APPOINTED BY THEM, MAY HEREAFTER RESERVE THE RIGHT TO REVIEW OR EITHER APPROVE OR DISAPPROVE ANY OR ALL PLANS SUBMITTED TO THEM WITH WRITTEN APPLICATIONS TO BUILD IN THIS SUBDIVISION.

(9) ALL PERSONS OWNING LOTS IN THIS SUBDIVISION SHALL BE REQUIRED TO KEEP THEIR LOTS REASONABLY CLEAN AND THE GRASS AND LANDSCAPING NEAT.

(10) NO SIGNS OTHER THAN STREET NAMES AND NAMPLATES MAY BE PERMANENTLY ERECTED IN THIS SUBDIVISION. A PROFESSIONAL SIGN, NOT EXCEEDING 2 FT. X 3 FT., ATTACHED TO THE RESIDENCE, MAY BE PERMITTED.

(11) NO RESIDENTIAL STRUCTURE SHALL BE MOVED ON ANY LOT IN THIS SUBDIVISION. ALL RESIDENTIAL STRUCTURES SHALL BE CONSTRUCTED ON THE PROPERTY.

(12) INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. IT REQUIRED TO CONSTRUCTION OF PIPELINES, ALL WATER PLUMBING AND CURVING WATER AND SEWER LINES MUST BE APPROVED BY THE DeSoto COUNTY PLANNING COMMISSION AND OR THE STATE OF MISSISSIPPI HEALTH DEPARTMENT.

(13) THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL 1994 AND AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR A SUCCESSIVE PERIOD OF TEN YEARS UNLESS BY A VOTE OF THE MAJORITY OF THE OWNERS OF THE LOTS AGREE TO A CHANGE IN SAID COVENANTS IN THE WHOLE OR IN PART.

(14) IF THE OWNER, HEIR OR ASSIGNEE OF ANY LOT SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING PROPERTY SITUATED IN THIS SUBDIVISION TO PROSECUTE AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT BY JUDGMENT OR COURT ORDER.

WITNESS THE SIGNATURE OF THE OWNER THIS, THE 1st DAY OF April, 1974.

C. W. Kelly
PRESIDENT
KELLY LAND AND INVESTMENT INC.

OWNERS CERTIFICATE OF DEDICATION:

I, C. W. KELLY, PRESIDENT OF KELL LAND AND INVESTMENT INC., THE UNDERSIGNED OWNER HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE, THIS THE 1st DAY OF April, 1974.

C. W. Kelly
PRESIDENT
KELLY LAND AND INVESTMENT INC.

STATE OF MISSISSIPPI:
COUNTY OF DeSOTO:

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, C. W. Kelly AND _____, WHO ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING PLAT AND CERTIFICATE ON THE DAY AND DATE THEREIN MENTIONED FOR THE PURPOSES THEREIN EXPRESSED. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 1st DAY OF April, 1974.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY:

I, FREDDIE C. JOHNSON, RESIDING IN HOLLY SPRINGS, MISSISSIPPI, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT CONFORMS WITH SAID SURVEY AND THAT SAME IS TRUE AND CORRECT.

Freddie C. Johnson
FREDDIE C. JOHNSON
LAND SURVEYOR, MISS. REG. LS1475

APPROVED BY THE DeSOTO COUNTY PLANNING COMMISSION:

DATED March 28, 1974. M. C. Sarah Jr.
CHAIRMAN

ATTEST: J. T. McGowan
SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF DeSOTO COUNTY, MISSISSIPPI: ON THE 3rd DAY OF April, 1974.

PRESIDENT

ATTEST: H. H. Ingram
CLERK OF THE BOARD

STATE OF MISSISSIPPI – COUNTY OF DeSOTO:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 3 O'CLOCK P.M. ON THE 14th DAY OF April 1974 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK NUMBER 14 AT PAGE 187.

H. H. Ingram
CHANCERY COURT CLERK

THIS PROPERTY IS ZONED "A" AGRICULTURAL.

Septic tanks may be used on the lots shown on this plat of subdivision

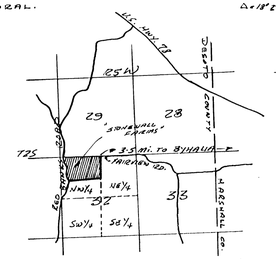
DESOTO COUNTY HEALTH DEPARTMENT

Robert E. Walsh Jr. R.S.
Health Officer

DATE 7-31-74

Limitations or Exclusions

Each lot to be serviced by an individual water supply Rsw

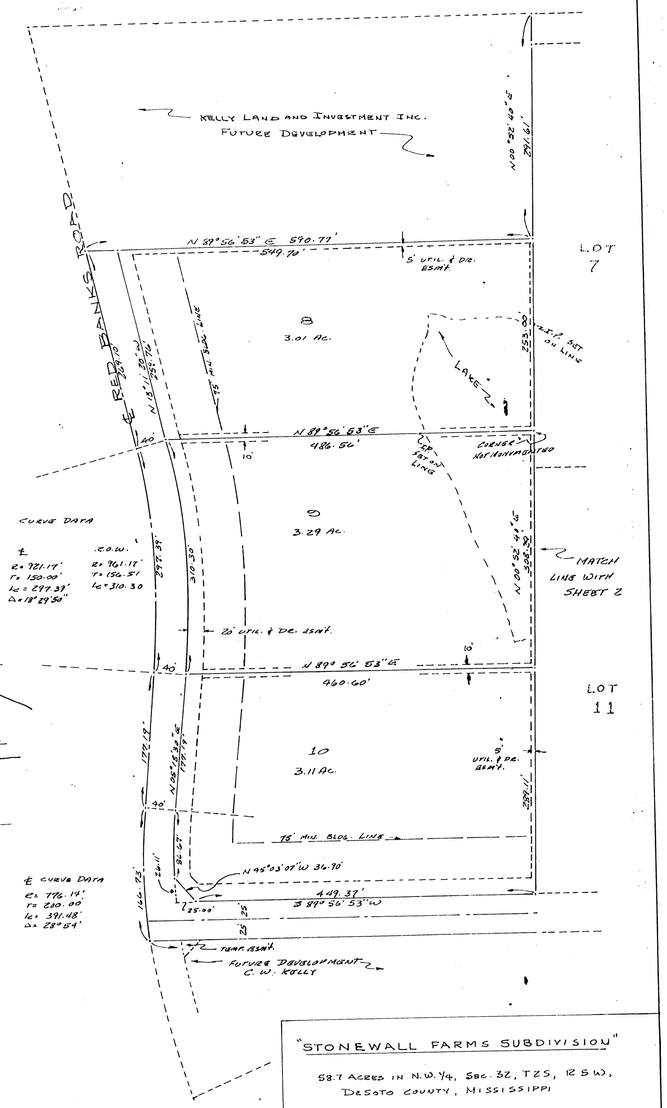


VICINITY SKETCH
"STONEWALL FARMS"
SCALE: 1" = 1 MILE

BRG'S. REF FROM TRUE NORTH DET. BY SOLAR OBSERV.

NORTH

NOTE: 1/2" STEEL RODS SET ON LOT CORNERS



℄ CURVE DATA

	C.O.W.
R = 721.17'	R = 721.17'
T = 150.00'	T = 156.57'
L = 297.37'	L = 310.50'
Δ = 18°29'56"	

℄ CURVE DATA

R = 776.14'
T = 200.00'
L = 391.48'
Δ = 28°54'

"STONEWALL FARMS SUBDIVISION"

58.7 ACRES IN N.W. 1/4, SEC. 32, T2S, R8W, DeSOTO COUNTY, MISSISSIPPI

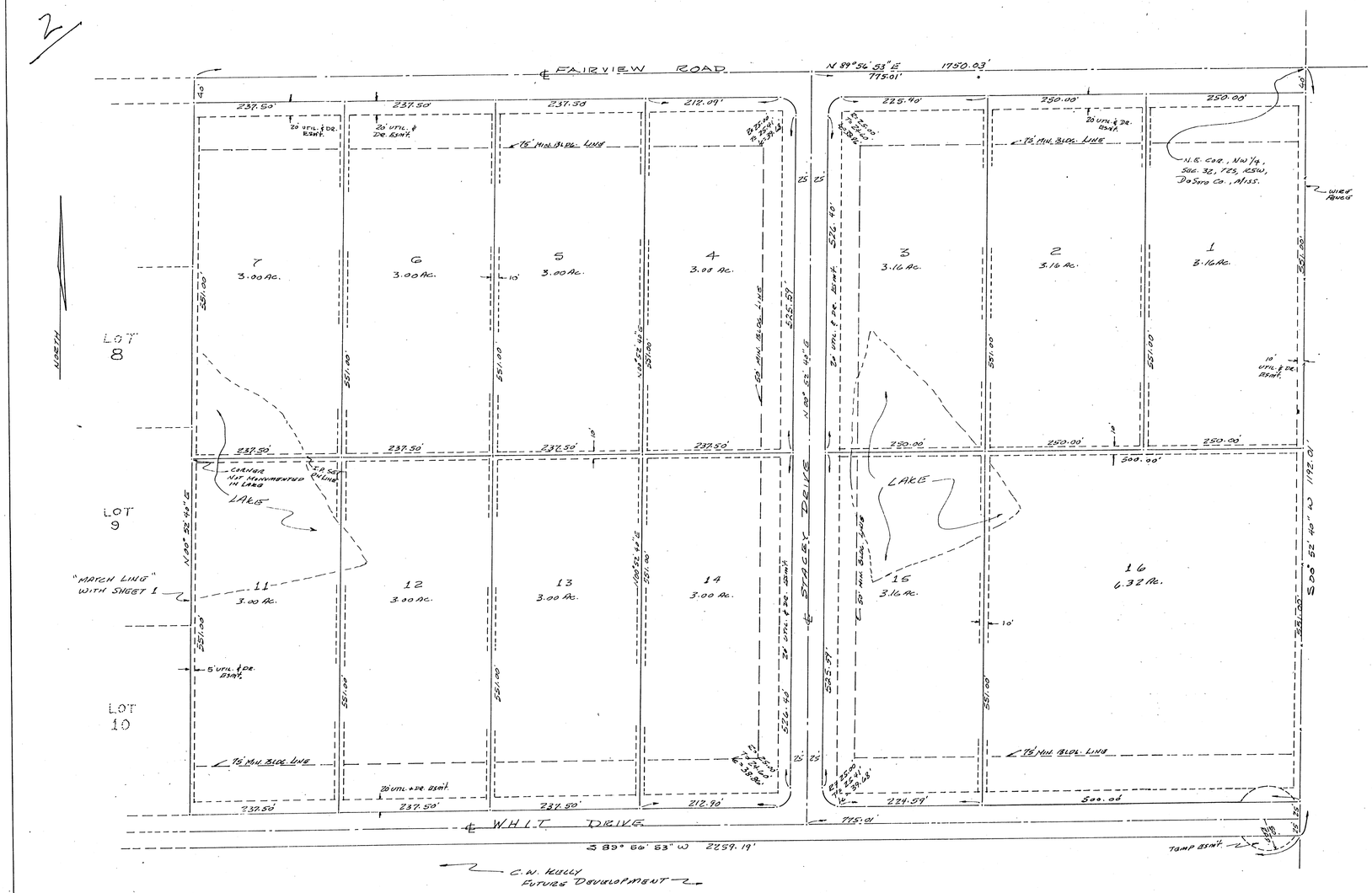
DATE: MARCH 8, 1974

FREDDIE C. JOHNSON
LAND SURVEYOR
MISS. REG. LS1475

0 100 200
GRAPHIC SCALE IN FEET

SHEET 1 of 2

2



Limitations or Exclusions

Each lot to be serviced by an Individual Water Supply RCW

Septic tanks may be used on the lots shown on this plat of subdivision

DESOTO COUNTY HEALTH DEPARTMENT

BY Robert E. Woolsey, R.S.
Health Officer

DATE 7-31-74

NOTE: 1/2" STEEL RODS SET ON LOT CORNERS

"STONEWALL FARMS SUBDIVISION"

58.7 ACRES IN N.W. 1/4, SEC. 32, T2S, R5W, DESOTO COUNTY, MISSISSIPPI

DATE: MARCH 8, 1974

FREDDIE C. JOHNSON
LAND SURVEYOR
MISS. REG. LS1475

0 50 100 200
GRAPHIC SCALE IN FEET

SHEET 2 OF 2