

40

FINAL PLAT OF SCENIC HOLLOW SUBDIVISION

FIRST REVISION
LOCATED IN
SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 WEST
DESOTO COUNTY, MISSISSIPPI

123.3 ACRES ZONED "AGRICULTURE"
SEPTEMBER 5, 1973
REVISED SEPTEMBER 19, 1976



LOCATION MAP
SCALE: 1" = 2 MI.

IRON PINS SET ON ALL LOT CORNERS
▲ DENOTES CONCRETE MONUMENT SET

RESTRICTIVE COVENANTS FOR SCENIC HOLLOW SUBDIVISION

The following restrictive covenants shall apply to all of the land in Scenic Hollow Subdivision, as shown on the plat, located in Section 35, Township 1 South, Range 9 West, DeSoto County, Mississippi.

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached, single family dwelling and a private garage for not more than four cars and separate detached building incidental to such use as storage building, small barn, etc.
- Two or more lots may be combined for use as one lot, in such cases the interior lot lines may be disregarded in so far as side yard easement requirements are concerned. In the event two or more lots are combined to use as a single lot, under one ownership, no part of the combined lots may be sold or conveyed except to the original size of the lots before being combined. No single lot in the subdivision as recorded can be re-subdivided into two or more lots for the purpose of building another dwelling.
- All septic tanks must be approved by Mississippi State Board of Health. Water will be from community water supply.
- All dwellings must be in compliance with the requirements of the DeSoto County Planning Commission and its successors.
- Easements five feet (5') wide for installation and maintenance of utilities and drainage facilities are reserved over the rear, and along both sides of each lot, unless otherwise noted on the Plat.
- No obnoxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No business of any kind shall be carried on upon any lot or in any dwelling or building on any lot. All lots and houses are for residential use only.
- No structure of a temporary character, trailer, basement, tent, shack, or garage shall be used on any lot at anytime as a residence, either temporary or permanently.
- No signs of any kind will be displayed to the public view on any lot except one professional sign of not more than one square foot and/or one sign of not more than five feet square advertising the property for sale or signs used by a builder to advertise the property during construction and sale periods.
- No building shall be permitted on any lot with a ground living area of the main structure, exclusive of open porches and garages less than 1200 square feet with double carports or garages. No shell houses will be permitted to be built in this subdivision regardless of price per square foot of the house. All houses must be of new construction and no house moved in from another area will be permitted on a lot except by permission of the Developer. All houses must be finished within 6 months of start of construction. All houses must be at least 80% brick, stone or cypress or approved by the Developer. All plans for home construction must be approved by Developer before construction begins.
- No hunting will be allowed in the subdivision.
- It will be permissible for a lot owner to have up to 2 horses on any lot; provided that animals are kept on the rear portion of said lots. All pets must be confined to owners property. There will positively be no goats or pigs allowed on any lot.
- All butane tanks must be put underground.

13. No lot shall be maintained as a dumping ground for rubbish, trash, garbage or waste. All garbage shall be kept in sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept clean and in sanitary condition.

14. On resale of all lots, Developer will have first right to repurchase.

These covenants are to run with the land and shall be binding on all persons and all parties claiming under them for a period of ten years from the date these covenants are recorded and after which time, said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by the majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

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.

OWNERS' CERTIFICATE

Vernon Hobbs, owner of the property hereon, hereby adopts this as his plan of subdivision and dedicates the streets as shown to the public use forever, and hereby certifies that he is the owner in fee simple of the property, and that no taxes have become due and payable. This the 26 day of November, 1975.

Vernon Hobbs
Vernon Hobbs

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State, Vernon Hobbs, who acknowledged that he signed and delivered the foregoing Plat for the purposes therein mentioned.

Given under my hand and official seal of office this the 26 day of November, 1975.

James A. Spaw
Notary Public

My commission expires: 1-16-77

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION OF DESOTO COUNTY, MISSISSIPPI, on the 8 day of October, 1975.

M.C. Stubbins
Chairman

ATTEST: *J.P. McShawen*
Secretary

APPROVED BY BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, on the 8 day of October, 1975.

W.H. Dejean
President
Clerk of the Board (seal)

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for recording in my office at 10:45 o'clock A.M. on the 15 day of November, 1975, and was immediately entered upon the proper indexes and duly recorded in PLAT BOOK 15, PAGE 410-41.

W.H. Dejean
Chancery Court Clerk

CERTIFICATE OF SURVEY

This is to certify that I have surveyed that subdivision shown hereon, and that the plat of same accurately shows the survey and is true and correct.

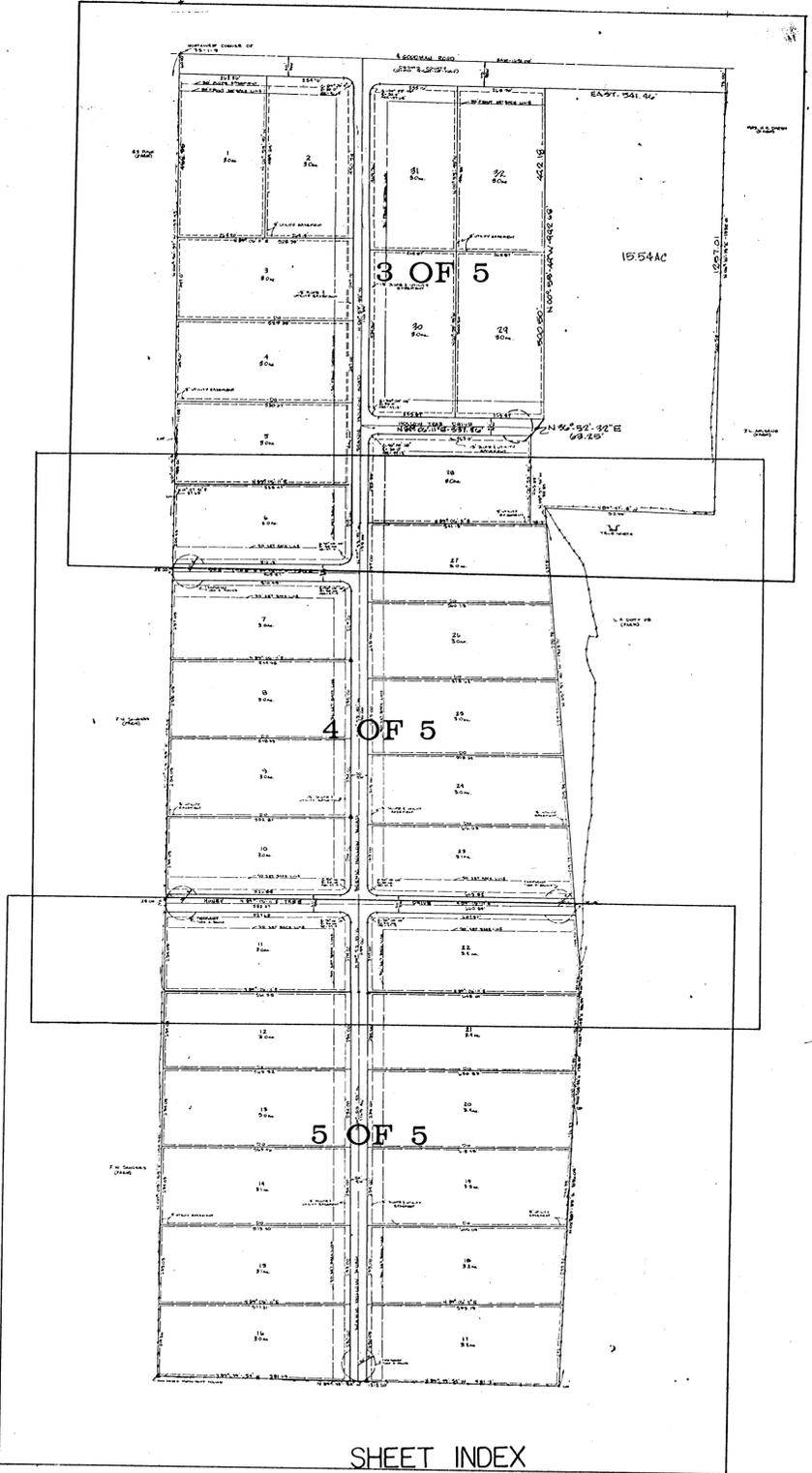
Ronald R. Williams
Ronald R. Williams, P.E.
Mississippi No. 4328

Septic tanks may be used on the lots shown on this plat of subdivision
DESOTO COUNTY HEALTH DEPARTMENT

BY: *J.P. Dencin*
Health Officer
DATE: 12-14-76

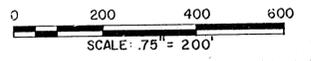
Limitations
or Exclusions
Approved for individual
wells only.

RONALD R. WILLIAMS & ASSOCIATES, INC.
CIVIL ENGINEERS
HERNANDO, MISSISSIPPI

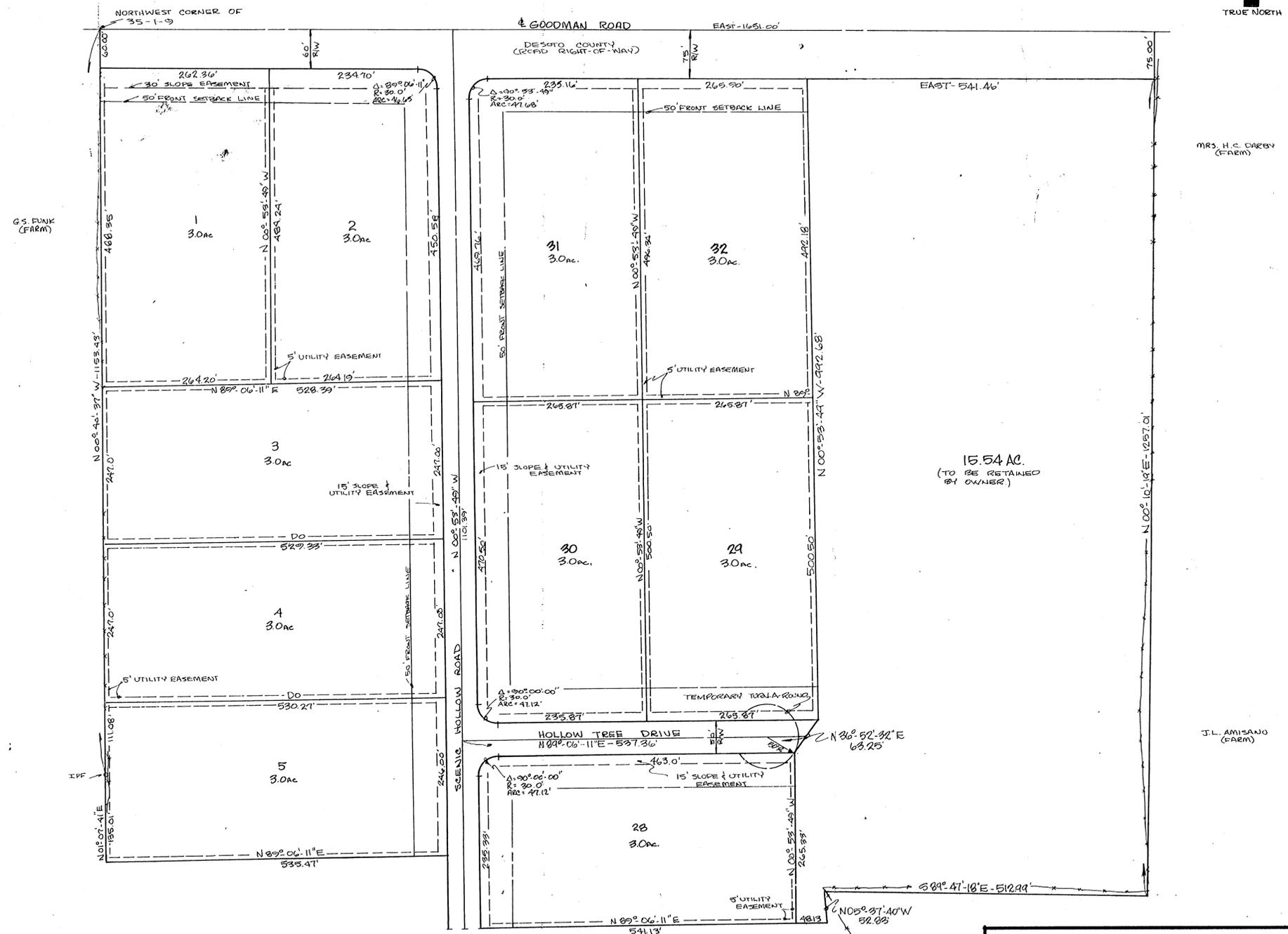


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 BY *J. L. ...*
 Health Officer
 DATE *12-14-73*

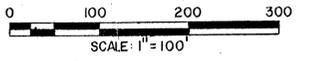
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 of Exclusions
 Approved for individual wells only.



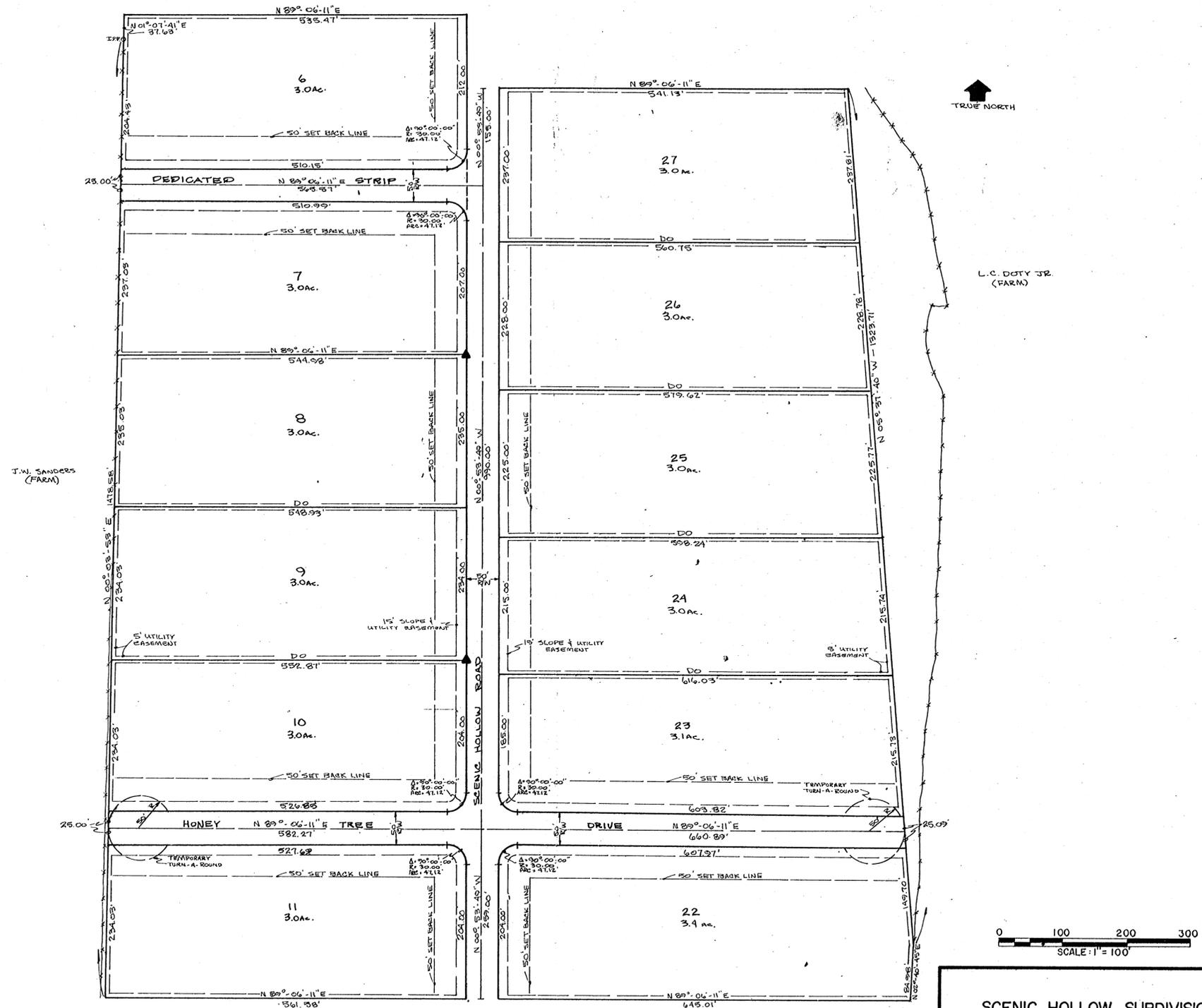
SCENIC HOLLOW SUBDIVISION
 DESOTO COUNTY, MISSISSIPPI
 SEPTEMBER 5, 1973 SHEET 2 OF 5



▲ DENOTES CONCRETE MONUMENT SET
SEE SHEET 4 OF 5

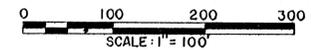


SCENIC HOLLOW SUBDIVISION
DESOTO COUNTY, MISSISSIPPI
SEPTEMBER 5, 1973 SHEET 3 OF 5



J.W. SANDERS (FARM)

L.C. DOTY JR (FARM)

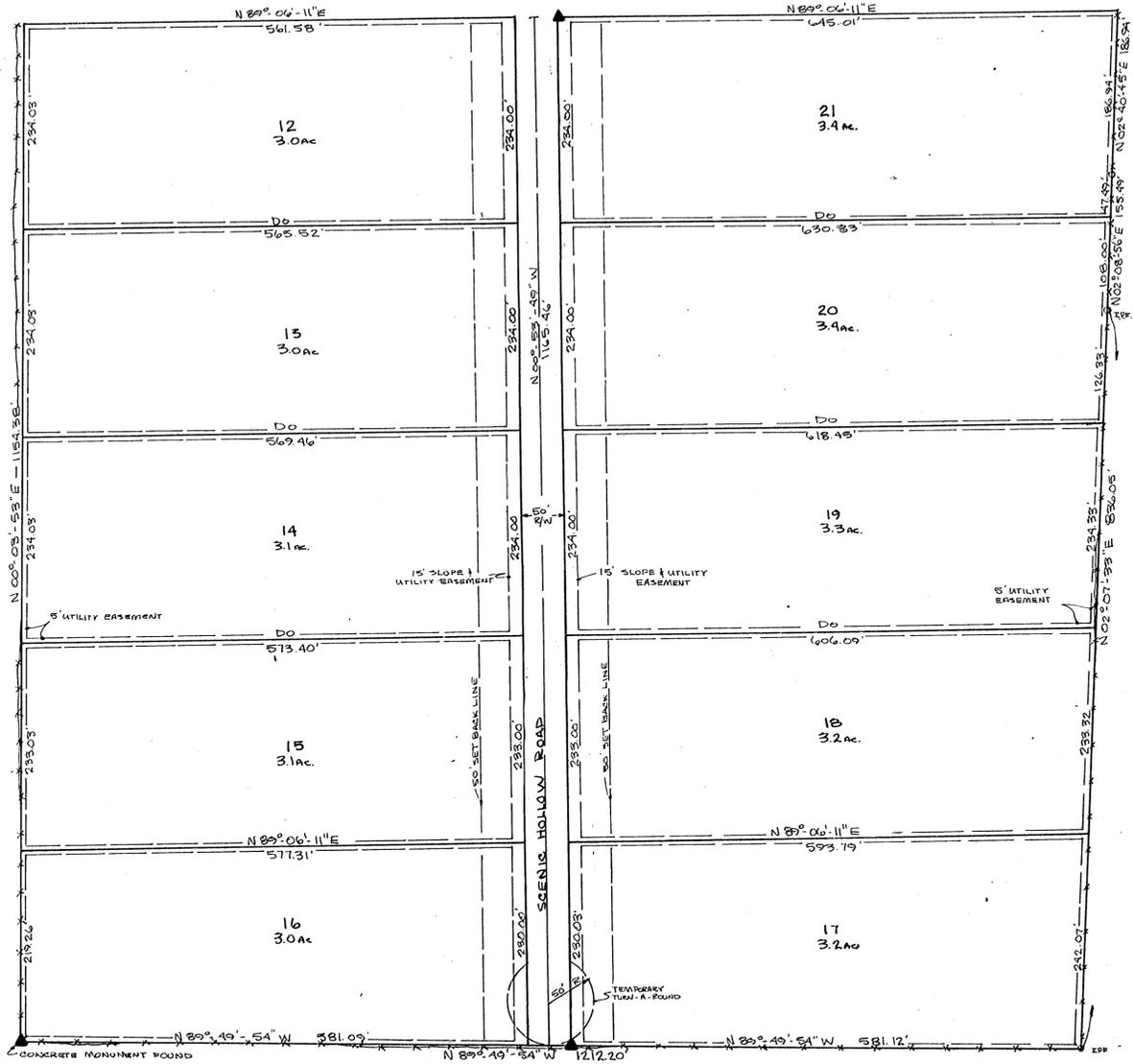


SCENIC HOLLOW SUBDIVISION
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▲ DENOTES CONCRETE MONUMENT SET
 SEE SHEET 5 OF 5

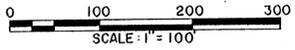
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SEE SHEET 4 OF 5



J.W. SANDERS (FARM)

MCCARSON SUBDIVISION



▲ DENOTES CONCRETE MONUMENT SET

SCENIC HOLLOW SUBDIVISION
 DESOTO COUNTY, MISSISSIPPI
 SEPTEMBER 5, 1973 SHEET 5 OF 5