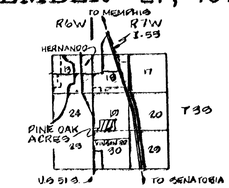
38

FINAL PLAT
OF
PINE OAK ACRES

LOCATED IN PARTS OF SECTION 19 AND SECTION 30, TOWNSHIP 3 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI

49.62 ACRES
ZONED AGRICULTURAL "A"

DECEMBER 21, 1977



LOCATION MAP

SCALE: 1" = 2 MI.

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

Approved for existing individual sewage disposal system.

DESOTO COUNTY HEALTH DEPARTMENT

BY John A. Spencer (by D.D.)
Health Officer

DATE 6-21-78 (5-12-78 JAS)

Limitations
or Exclusions

Approved for individual wells only.

RESTRICTIVE COVENANTS FOR PINE OAK ACRES

The following restrictive covenants shall apply to all of the land in Pine Oak Acres, as shown on the plat located in Section 19 and 30, Township 3 South, Range 7 West, DeSoto County, Mississippi.

1. 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 three cars, and separate detached buildings incidental to such use. Two or more lots may be combined for use as one lot and, in such case, the interior lot lines may be disregarded insofar 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 resubdivided into two or more lots.

2. 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 building on any lot.

3. No structure of a temporary character - trailer, basement, tent, shack, garage, barn or other building - shall be used on any lot at any time as a residence, either temporarily or permanently.

4. No dwelling shall be permitted on any lot with a heated area of the main structure, exclusive of open porches and garages, less than 1200 square feet.

5. No shell or modular house will be permitted to be built on a lot except by permission of the developer. All houses must be of new construction and no house that is moved in from another area will be permitted on a lot except by permission of the developer.

6. No hogs or goats are to be kept on any lot. All pets and animals shall be kept in a fenced area.

7. All construction begun in this subdivision shall be continuously carried through to completion within six months except in those instances where delay is caused by a natural disaster or by an act of God.

8. All construction shall comply with the requirements of the DeSoto County Planning Commission and the DeSoto County Health Department.

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 twenty-five 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 a 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 judgement or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

OWNERS' CERTIFICATE

Memphis Holding Corporation
owners of the property hereon adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever, and hereby certify that we are the owners in fee simple of the property, and that no taxes have become due and payable. This the 26th day of June 1978.

Memphis Holding Corp
By Donald B. Tredway Chairman & President

STATE OF ~~MISSISSIPPI~~ Tennessee
COUNTY OF ~~DESOTO~~ Shelby

This day personally appeared before me the undersigned authority in and for said County and State, Donald B. Tredway, President & Chairman, who acknowledged that they signed and delivered the foregoing Plat for the purpose therein mentioned.

Given under my hand and official seal of office this the 26th day of June, 1978.

My Commission Expires Feb 10, 1981

Notary Public

My commission expires: _____

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION OF DESOTO COUNTY, MISSISSIPPI, ON THE 2nd DAY OF February, 1978.

Chairman

ATTEST: J. L. Trinkle
Secretary

APPROVED BY BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, ON THE 8 DAY OF February, 1978.

President

ATTEST: H. M. Ferguson
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 4:00 o'clock P. M. on the 8 day of July, 1978, and was immediately entered upon the proper indexes and duly recorded in PLAT BOOK 16, PAGE 38-41.

H. M. Ferguson
Chancery Court Clerk

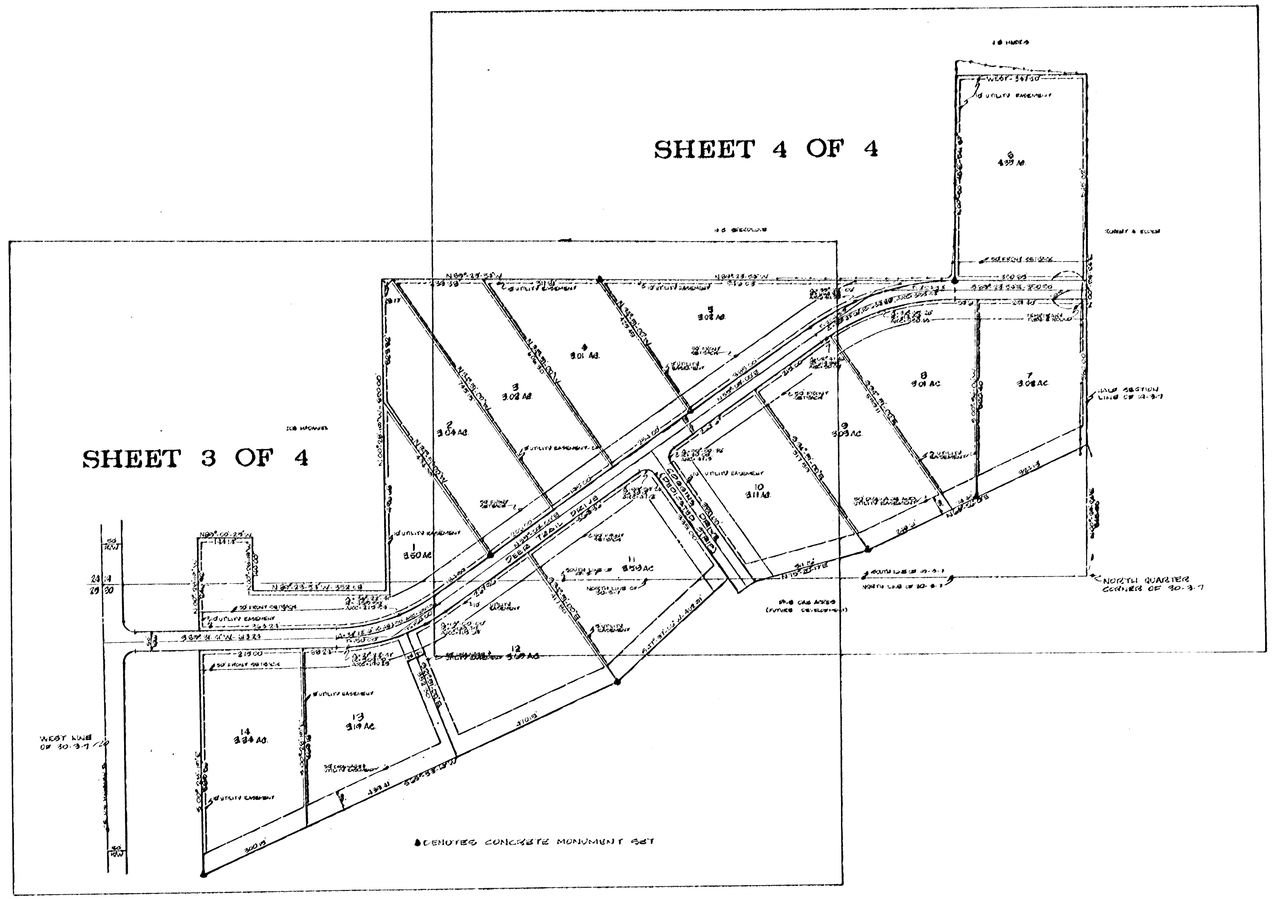
CERTIFICATE OF SURVEY

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, P.E. L.S.
Mississippi No. 4328, L.S. 1608

REAVES ENGINEERING
INCORPORATED
ENGINEERING AND PLANNING CONSULTANTS
SUITE 507 MEMPHIS
5118 PARK AVE TENNESSEE

TRUE NORTH



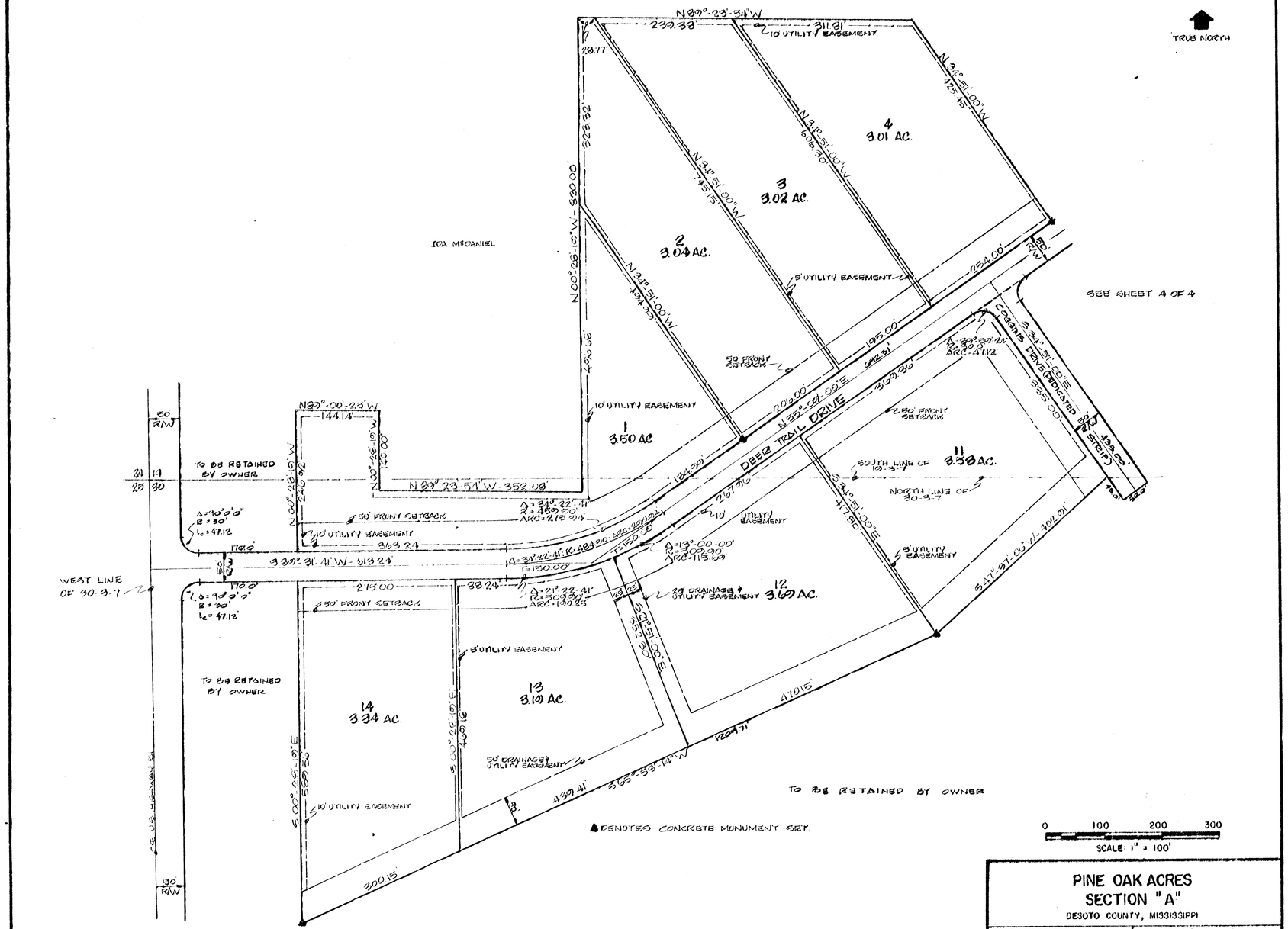
0 200 400 600

SCALE: 1" = 200'

PINE OAK ACRES
SECTION "A"
DESOTO COUNTY, MISSISSIPPI

DECEMBER 21, 1977 | SHEET 2 OF 4

SHEET INDEX



PINE OAK ACRES
SECTION "A"
DESOTO COUNTY, MISSISSIPPI

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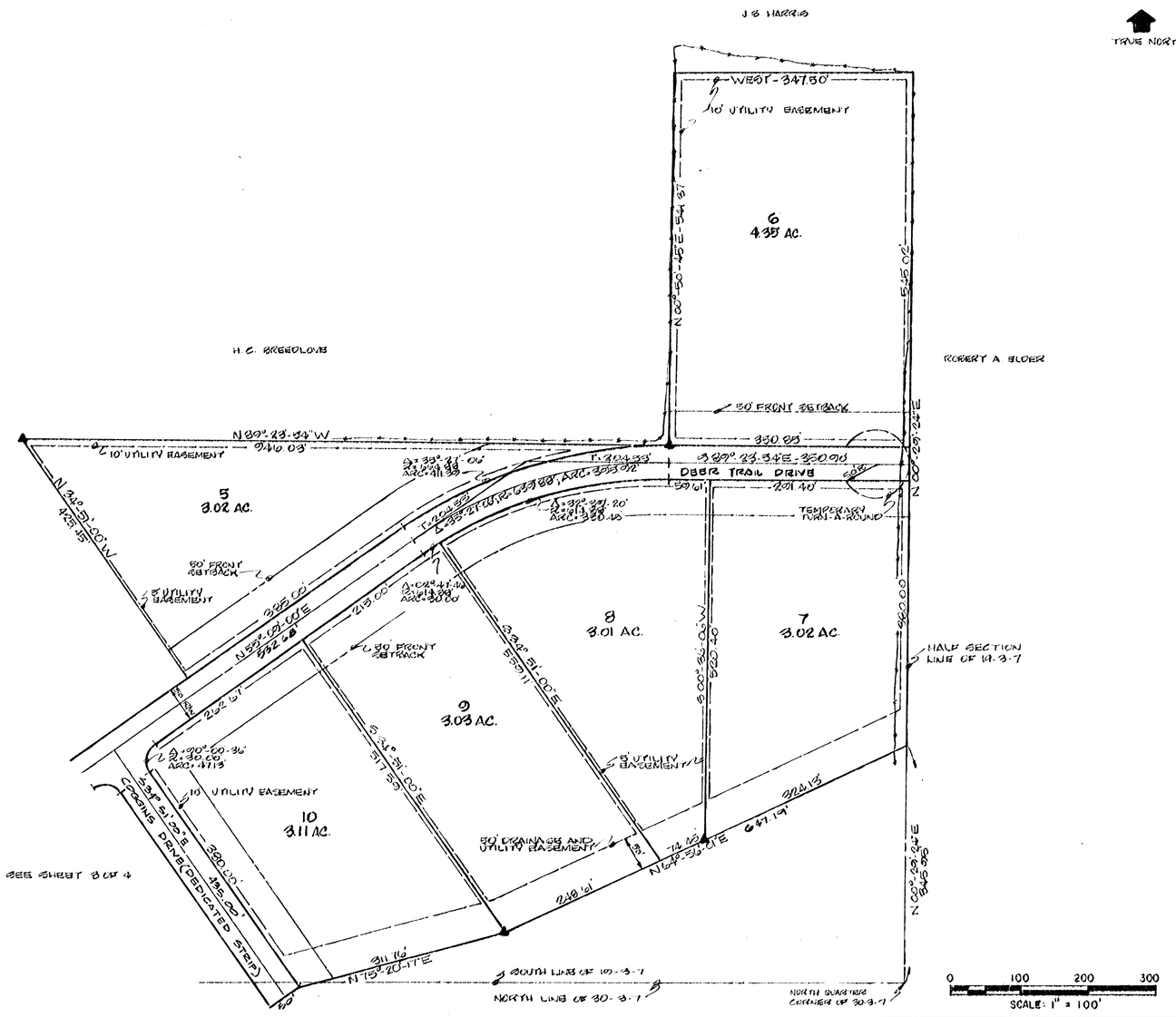

TO BE RETAINED BY OWNER

▲ DENOTES CONCRETE MONUMENT SET

PINE OAK ACRES
SECTION "A"
DESOTO COUNTY, MISSISSIPPI

DECEMBER 21, 1977 | SHEET 4 OF 4