

RESTRICTIVE COVENANTS FOR PLEASANT ACRES SUBDIVISION SECTION "B"

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 May 1, 2000, 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 shall violate or attempt to violate any of the covenants, limitations or restrictions herein, it shall be lawful for any other person or persons owning any real estate situated in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, limitations or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violations.

Invalidation of any 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 full force and effect.

- 1. All numbered lots are to be used for residential use only and are not to be resubdivided into other lots.
2. The minimim front yard set back is fifty (50) feet except on lot 12 which has a set back of one hundred twenty feet (120). The minimum side yard set back is twenty (20) feet and the minimum rear yard set back is fifty (50) feet.
3. No porches or open carports may be enclosed without a permit from the proper authorities of Desoto County.
4. An unattached accessory building not for living purposes may be erected in the rear yard.
5. The minimum ground floor area of a one story residence, exclusive of open porches, garages or carports shall be 1300 square feet and for a two story residence the minimum ground floor area, exclusive of open porches, garages or carports, shall be 1000 square feet.
6. No trailer, tent, basement, shack, garage, barn or other structure of a temporary nature to be used as a residence at any time nor shall any type shell house to built on any lot nor shall any house be permitted that has been moved in to the subdivision from another location.
7. 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.
8. There is a perpetual easement as shown on the plat of record of the subdivision reserved for utility installation and maintenance and drainage.
9. No barbed wire fences shall be permitted on any lot and no fences will be permitted on any lot from the street property line to the building line.
10. The construction of any house will be completed within one (1) year unless completion is hindered by natural causes.
11. The use and location of propane tanks on a lot must be approved by the DeSoto County Building Dept.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, and other pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. One horse may be kept on a lot provided that it dose not become a nuisance to the neighborhood.

OWNERS CERTIFICATE

We, W. S. McIntosh Jr. and Margaret W. McIntosh the owners of the property herein, hereby adopt this as our plan of subdivision and hereby certify that we are the owners in fee simple of the property, and dedicate to streets as shown on the plat of the subdivision to the public use forever, and certify that said property is not encumbered by any mortgage or taxes that have become due and payable. This the 11 day of June, 1980.

W.S. McIntosh Jr. Margaret W. McIntosh
W.S. McIntosh Jr. Margaret W. McIntosh

STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me, the undersognd authority in and for the County and State, W.S. McIntosh Jr. and Margaret W. McIntosh who acknowledge that they signed and delivered the foregoing plat for the purpose therein mentioned. Given under my hand and official seal of office this the 11 day of June, 1980.

My commission expires: 8/27/80

Notary Public

CERTIFICATE OF SURVEY

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

J.F. Lauderdale P.E.
J. F. Lauderdale P.E.



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

DESOTO COUNTY HEALTH DEPARTMENT

BY: [Signature] Health Officer

DATE: 8-2-80

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 31st DAY OF July, 1980.

Secretary for the Board: [Signatures]

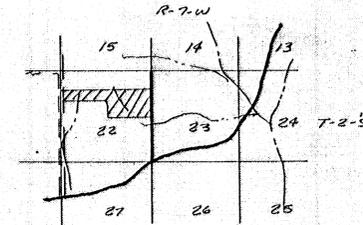
APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 6th DAY OF August, 1980.

Clerk for the Board: [Signatures]

STATE OF MISSISSIPPI COUNTY OF DESOTO

I hereby certify that the plat shown hereon was filed for record in my office at 8:35 o'clock on the 13 day of August, 1980, and was immediately recorded in plat book 18, page 51-85.

[Signature]
Chancery Clerk



LOCATION MAP 1" = 5000'

PLEASANT ACRES SUBDIVISION

SECTION "B"

SECTION 22; TOWNSHIP 2 SOUTH; RANGE 7 WEST; DESOTO COUNTY, MISSISSIPPI

18.8 acres

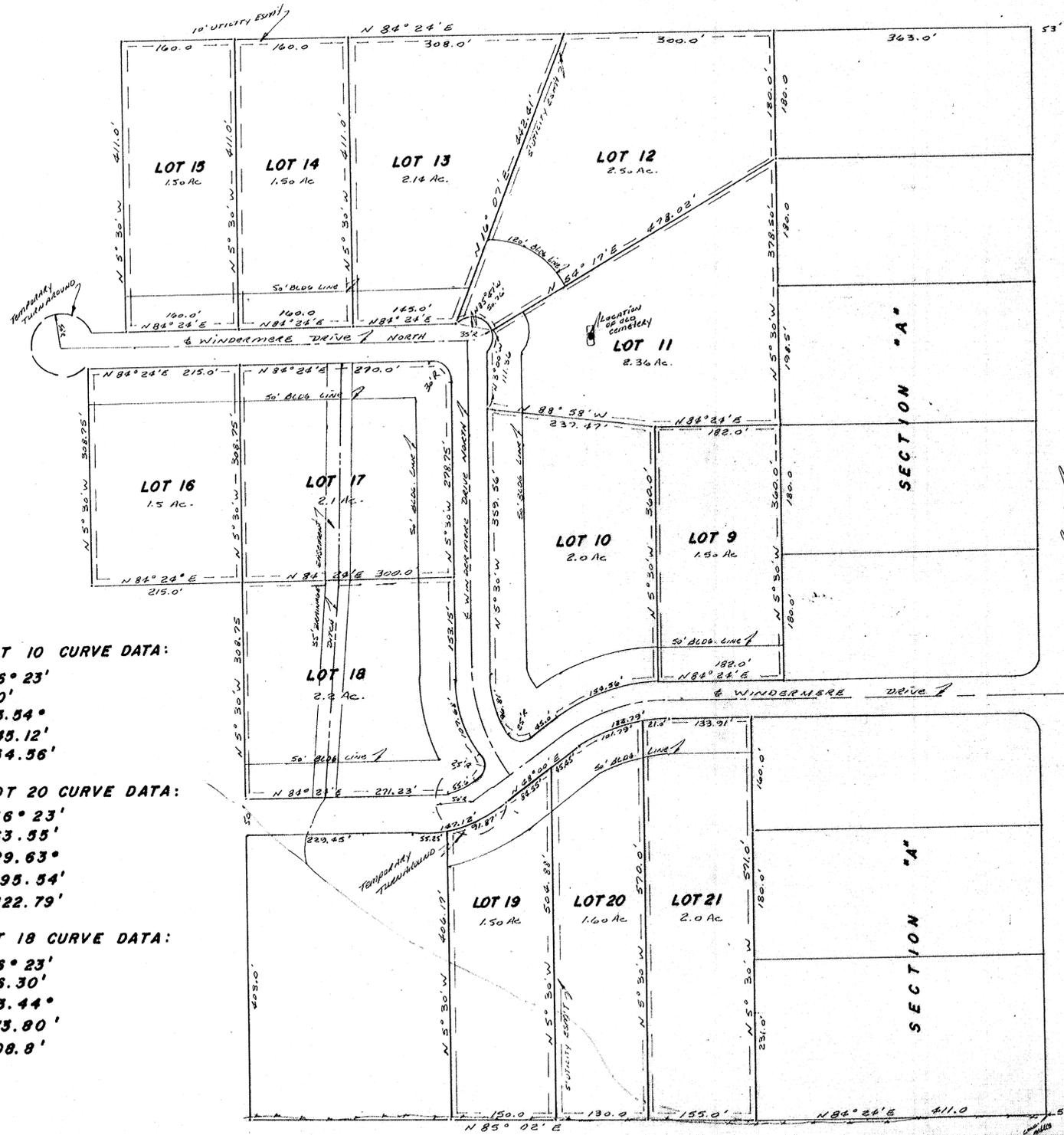
ZONED "A" AGRICULTURAL

SCALE: 1" = 100'

J. F. LAUDERDALE

JUNE 1980

CIVIL ENGR.



LOT 10 CURVE DATA:
 Δ = 36° 23'
 T = 80'
 D = 23.54'
 R = 243.12'
 LC = 154.56'

LOT 20 CURVE DATA:
 Δ = 36° 23'
 T = 63.55'
 D = 29.63'
 R = 195.54'
 LC = 122.79'

LOT 18 CURVE DATA:
 Δ = 36° 23'
 T = 56.30'
 D = 33.44'
 R = 173.80'
 LC = 108.8'

LOT 19 CURVE DATA:
 Δ = 36° 23'
 T = 76.15'
 D = 24.73'
 R = 233.50'
 LC = 147.12'

**PLEASANT ACRES
 SUBDIVISION
 SECTION "B"**

SECTION 22; TOWNSHIP 2 SOUTH; RANGE
 7 WEST; DESOTO COUNTY, MISS.
 18.8 ACRES

SCALE: 1" = 100'
 JUNE, 1980
 J. F. LAUDERDALE P.E.
 PAGE 2 OF 2

*Southwest corner
 of the "Lighthouse"
 quarter of Section 22;
 T. 2 S., R. 7 W.*