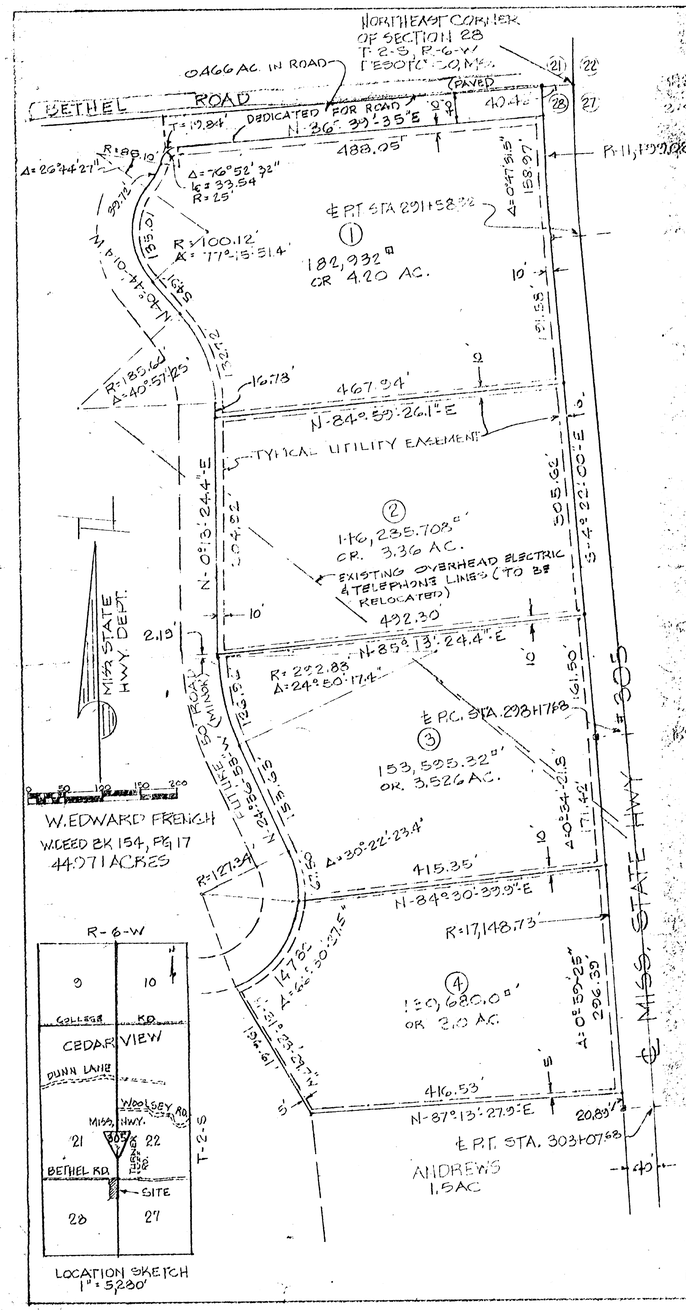

SURVEY AND DIVISION OF

A 14.552 acre tract, lying west of the Lawrence French 44.071 acre tract as recorded in Warranty Deed in Land Deed Book 154, page 17, in the Lincoln County Clerk's Office, Lawrence County, Mississippi, said land situated in Section 28, Township 2-South, Range 6-West, said county and state.

OWNER'S CERTIFICATE

I, the undersigned, W. Lawrence French, owner of the property shown hereon, do hereby make this subdivision and dedicate the roadways and easements shown to the public use forever. I am the owner of the property shown hereon, duly authorized to do so and that said property is not encumbered by any mortgage or taxes which have become due and payable.

W. Edward French
W. Lawrence French, owner

MORTGAGEE'S CERTIFICATE

The undersigned, The Federal Land Bank, mortgagee of the property shown hereon, hereby approve this plat as our plan of subdivision; and dedicate the easements and rights-of-way as shown to the public use forever. We further certify that we are the mortgagee, duly authorized so to act, and that said property is not encumbered by any mortgage or taxes which have become due and payable.

The Federal Land Bank

By: Joseph L. Hill
LOAN OFFICER

Approved by the Lincoln County Planning Commission

Date: December 22, 1981.

Attest: Merrie M. Ashby, Secretary By: Guy N. Hyde, President

STATE OF MISSISSIPPI
COUNTY OF LINCOLN

I, Kenny Crosby, Clerk of the Chancery Court of Lincoln County, Mississippi, do hereby certify that the Subdivision Plat shown hereon was filed for record in my office at 8:55 o'clock A.M. on the 29th day of March, 1982 and was immediately recorded in Plat Book 20, Page 81.

K. M. Sugrum
Chancery Clerk

SURVEYOR'S CERTIFICATE

This is to certify that I have surveyed the property shown hereon and that this plat accurately represents the survey thereof and that said is true and correct.

Thomas W. Berry Jr.
Thomas W. Berry, Jr., and Surveyor
Mississippi Certificate No. 5918

STATE OF MISSISSIPPI
COUNTY OF LINCOLN

Before me, the undersigned, a notary public, in and for said state and county, duly commissioned and qualified, personally appeared W. Lawrence French, who acknowledge that he signed and delivered the foregoing for the purposes therein mentioned.

Witness my hand and official seal this 26th day of Jan. 1982

6/5/84
My commission expires:

Nancy Smith
Notary Public

STATE OF
COUNTY OF

Before me, the undersigned, a notary public, in and for said state and county, duly commissioned and qualified, personally appeared _____, an officer of the Federal Land Bank, who acknowledge that he signed and delivered the foregoing for the purposes therein mentioned.

Witness my hand and official seal this ___ day of _____ 19__.

My commission expires: _____ Notary Public

Approved by the Board of Supervisors of Lincoln County, MS

Date: February 3, 1982

Attest: K. M. Sugrum, Secretary By: Floyd Pelletier, President

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

Lincoln County Health Department
Septic tanks may be used on the lots shown on this plat of subdivision

Date: _____ By: _____
Health Officer

LINCOLN COUNTY HEALTH DEPARTMENT
BY G. Dean
Acting Chief
DATE 1-19-82

RESTRICTIONS

1. All restrictive covenants shall be recorded on each lot owner's deed.
2. No lot shall be used for any purpose other than single family residential purposes as buildings shall be erected, altered, placed, or permitted to remain on any lot other than one dwelling, a private garage for not more than three vehicles, one separate detached building incidental to residential use. Two or more lots may be combined for uses as one lot and in such case the interior lot lines may be disregarded and the utility easement will be automatically vacated (unless in use). In the event such lots are combined under one ownership for use as a single lot, no part of the combined lot may be sold, or conveyed, except in the original size of the lots before being combined so single lot may be subdivided into two or more lots for the purpose of building another dwelling.
3. No structure of a temporary nature such as trailers, basements, tents, shacks, garages, barns, motor homes or other outbuildings shall at any time be used, either temporarily or permanently, as a residence.
4. No noxious or offensive trade or activity may be carried on upon any lot nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood. No business or trade of a commercial nature may be carried on upon any lot.
5. Each lot owner shall install culverts and driveways at his own expense.
6. Only two outbuildings shall be permitted on any lot, including garages, barns, utility buildings and storage sheds.
7. The minimum ground floor area of any dwelling erected in this subdivision shall be not less than 1100 square feet of living area, exclusive of open porches and carports.
8. Trash, garbage and other waste, or rubbish shall be kept in sanitary containers provided specifically for those purposes.
9. No doll or modular home will be permitted to be built in the subdivision, regardless of price or square footage of the house. All houses must be of new construction.
10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, ponies, horses and other pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. Ponies and horses shall be limited to a combined total of two per lot, appropriate buildings may be built for these pets.
11. No chain or wire fence shall be erected on any portion of the front yard of any lot or on the side yard of any corner lot fronting on a street. Any fences facing a street shall not be a chain or wire type fence. Decorative type fences less than three feet in height may be erected within a yard adjoining a public street but not closer than 10 feet to the street right-of-way.
12. All construction on buildings must be completed within twelve months from the time construction begins and no structure shall be occupied until a final county inspection is received.

ACORN WOOD SUBDIVISION

14.552 ACRES

ZONED: AGR.
TOTAL AREA 14.552 ACRES
4 LOTS 14.086 ACRES
DEDICATED FOR BETHEL RD 0.466 ACRES

SEWAGE DISPOSAL: SEPTIC SYSTEMS
WATER SUPPLY: LEWISBURG WATER ASSOC.
ELECTRIC SUPPLY: MISSISSIPPI POWER & LIGHT CO.

AZIMUTH LAND SURVEYORS
6070 LAMAR AVE. · OLIVE BRANCH, MS
895-6528 895-2806

PREPARED FOR
MR. W. EDWARD FRENCH

MISSISSIPPI CERTIFICATE 5918

DATE - 2-2-81	BY TWKJ
SCALE 1"=100'	JOB # 8598-B