

SURVEY & DIVISION OF Part of the W. Edward French and wife, Betsy F. French property situated in the Northeast Quarter of Section 28, Township 2-South, Range 6-West, Desoto County, Mississippi

DEDICATION:

We the undersigned, W. Edward French and wife, Betsy F. French, owners of the property shown on Sheet 1, adopt this plat as our plan of subdivision (and dedicate the easements and road right-of-way as shown to the public use forever. We are the owners of the property, in fee simple, duly authorized so to act and said property is not encumbered by any mortgage or taxes which have become due and payable.

W. Edward French (owner) Betsy F. French (owner)

STATE OF Mississippi COUNTY OF Desoto

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared W. Edward French, and wife, Betsy F. French, who acknowledged that they signed and delivered the foregoing for the purposes therein mentioned.

Witness my hand and official seal this 31st day of October, 1983.

Notary Public My Commission Expires: 1-21-83

MORTGAGE CERTIFICATE:

The undersigned, The Federal Land Bank, mortgagee of the property shown on Sheet 1, hereby adopt this plat as our plan of subdivision (and dedicate the easements and road right-of-way as shown to the public use forever). We hereby certify that we are the mortgagee, duly authorized so to act, and that said property is not encumbered by any mortgage or taxes that have become due and payable.

The Federal Land Bank

PRESIDENT Title

Craig B. Shideler By: President

STATE OF MISSISSIPPI COUNTY OF DESOTO

Before me, the undersigned, a notary public in and for said County and State, duly commissioned and qualified, personally appeared Craig B. Shideler, an officer of the Federal Land Bank, who acknowledged that he signed and delivered the foregoing for the purposes therein mentioned.

Witness my hand and official seal this 31st day of October, 1983.

Notary Public My Commission Expires: 1-21-83

APPROVALS:

Approved by the Desoto County Mississippi Planning Commission on 9-29-1983. Attest: Nancy Hatche Secretary, Warren D. Halliwell President

Approved by the Board of Supervisors of Desoto County Mississippi on 10-5-1983. Attest: H.M. Ferguson Secretary, Paul J. Roberts President

"Septic Tanks may be used on the lots shown on this plat of subdivision."

Desoto County Health Department

Date Health Officer

Septic tanks may be used on the lots shown on this plat of subdivision. DESOTO COUNTY HEALTH DEPARTMENT. Health Officer. DATE 10-31-83

STATE OF MISSISSIPPI COUNTY OF DESOTO

I hereby certify that the Subdivision Plat shown on this sheet and on Sheet 1 attached was filed for record in my office at 1:15 O'clock P.M. on the 10 day of Nov, 1983, and was immediately recorded in Plat Book 21, Page 55-56.

H.M. Ferguson Chancery Clerk

CERTIFICATE OF SURVEY:

This is to certify that I have surveyed the property shown on Sheet 1 attached hereto and that this plat correctly represents the survey thereof and that same is true and correct.

Thomas W. King, Jr., R.L.S. Mississippi Cert. No. LS 1813

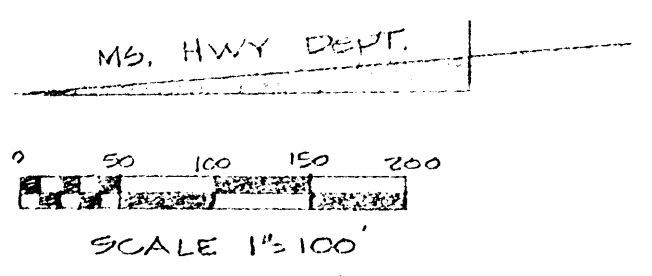
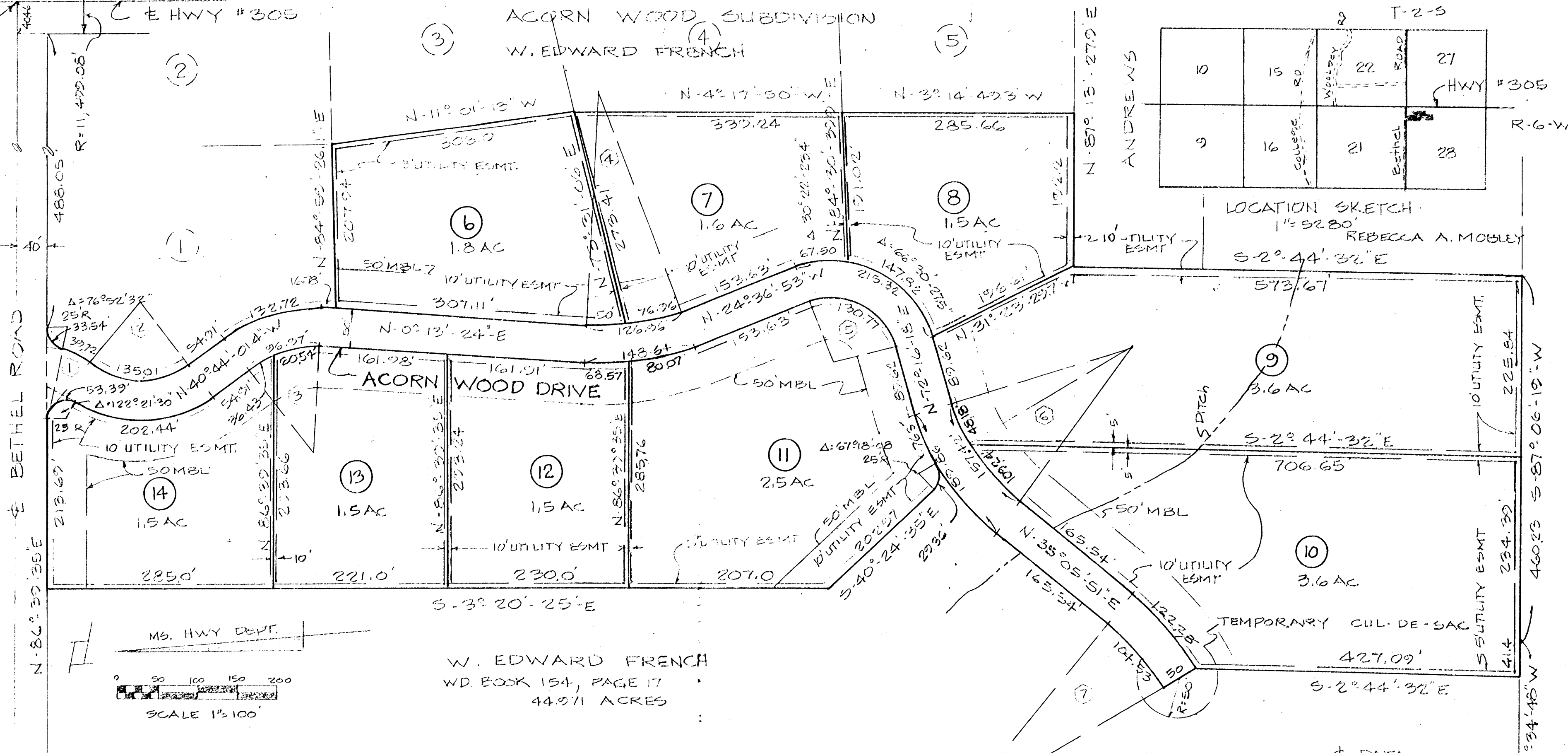
RESTRICTIVE COVENANTS (All restrictive covenants shall be recorded on each lot owner's deed).

- 1. No lot shall be used for any purpose than single family residential purposes. No building 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, and separate detached buildings 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 revoked (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 to the original size of the lots before being combined. No single lot may be subdivided into two or more lots for the purposes of building another dwelling.
2. No structure of a temporary nature such as trailers, basements, tents, shacks, garages, barns, motor homes of other outbuilding shall at any time be used, either temporarily or permanently as a residence.
3. No obnoxious 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.
4. Each lot owner shall install culverts and driveways at his own expense.
5. Only two outbuildings shall be permitted on any lot, including garages, barns, utility buildings and storage sheds.
6. The minimum ground floor area of any dwelling erected in this subdivision shall not be less than 1800 square feet of living area, single story dwellings, and 1600 square feet for two story dwellings, exclusive of porches and carports.
7. Trash, garbage and other waste or rubbish shall be kept in sanitary containers provided specifically for those purposes.
8. No shell or modular house 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.
9. 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. Ponds and horses shall be limited to a combined total of one per acre. Appropriate buildings may be built for these pets.
10. No cyclone 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 cyclone 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.
11. All construction on buildings must be completed within twelve months from the time of construction begins and no structure shall be occupied until a final county inspection is received.

SHEET 2 of 2

Table with surveyor information: TOM KING & ASSOCIATES LAND SURVEYORS, 3035 Kimball Ave. Memphis, TN 38114 743-3181. Includes fields for SCALE, DRAWN BY, REVISED, DATE, APPROVED BY, and DRAWING NUMBER (6170).

NORTHEAST CORNER OF SECTION 28, T-2-S, R-6-W, DESOTO COUNTY, MS



W. EDWARD FRENCH
WD BOOK 154, PAGE 17
44.9/11 ACRES

- ☺ DATA**
- ① Δ = 26° 44' 27"
R = 60.10'
LC = 23.04'
 - ② Δ = 77° 15' 51.4"
R = 125.12'
LC = 168.73'
 - ③ Δ = 40° 57' 25"
R = 160.66'
LC = 114.85'
 - ④ Δ = 24° 50' 17"
R = 317.88'
LC = 137.80'
 - ⑤ Δ = 96° 52' 51"
R = 102.34'
LC = 173.05'
 - ⑥ Δ = 37° 10' 27"
R = 267.63'
LC = 173.64'
 - ⑦ Δ = 20° 18' 08"
R = 320.0'
LC = 113.35'

OWNER/DEVELOPER: DR. W. EDWARD FRENCH

TOM KING & ASSOCIATES LAND SURVEYORS 3035 KIMBALL AVE. MEMPHIS, TN 38114 743-3181	
ZONING: AGR, AREA: 21 AC.	SCALE: 1"=100'
SEWAGE DISPOSAL: SEPTIC TANKS	DRAWN BY: TK.B
WATER: LEWISBURG WATER ASSN.	REVISED: 10/28/83
ACORNWOOD SUBDIVISION PHASE I	
DATE: 9-16-83	DRAWING NUMBER: 6170

Thomas A. King
9-16-83