

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I, hereby certify that the subdivision plat shown hereon was filed for record in my office at 9 o'clock A.M., on the 3rd day of Oct., 1989 and was immediately entered upon the proper index and duly recorded in Plat Book number 34, Page 39.

W. E. Davis
Chancery Clerk
By D. Taylor, D.C.

RESTRICTIVE COVENANTS FOR MYRTLEWOOD SUBDIVISION

The following restrictive covenants shall apply to all of the land in Myrtlewood as shown on the plat, located in Section Three (3); Township Three (3); Range Seven (7), West 1st, Desoto County, Mississippi.

- All numbered lots shall be for residential use only.
- An unattached accessory building not for living purposes may be erected in the rear yard as permitted by the planning committee.
- The minimum ground floor area of a one story residence, exclusive of open porches, garages or carports shall be 1400 sq. ft.; and for 1 1/2 or 2 story residences the minimum ground floor area, exclusive of open porches, carports or garages, shall be 1000 sq. ft.
- Frailtors, tents, shacks, garages, barns or other structures erected in the tract shall at no time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as residence.
- 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.
- No single lot in the subdivision as recorded can be subdivided into two or more lots for the purpose of building another dwelling unless approved by the developer.
- Septic tank systems must be approved by the Planning Commission. All construction begun must be carried out to completion within six months.
- No animals, livestock or poultry of any kind may be bred or raised for the purpose of Commercial use; except that dog, cat, pony, horse, calf or cattle may be kept in limited number for personal use and enjoyment only.
- Trash, garbage and other waste and rubbish shall be kept in sanitary containers. All equipment for the storage or disposal of such materials shall be approved by the County.
- No shell or modular type house will be permitted in this subdivision.
- No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than 1 sq. ft.; one sign of not more than 5 sq. ft. advertising the property for sale or rent; or customary signs used by builders to advertise the property during construction and sale.
- Perpetual drainage and utility easements are reserved on lots as shown on the plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation or maintenance of utilities or which may change the direction of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except those improvements for which a public authority or utility company is responsible.
- 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 10 yrs. From the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive periods of 10 yrs. unless an instrument signed by the majority of the then owners of the lots has been recorded, agreeing to change covenants in whole or in part. Enforcements shall be by proceedings at law. Invalidtion of any one of these covenants by judgments or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

OWNER'S CERTIFICATE:

We, James H. Steele and Dorothy Z. Steele, owners of the property shown hereon, hereby adopt this as our plan of subdivision and dedicate the rights-of-way of roads as shown on the plat of the subdivision to the public use forever and reserve for the public utilities the utility easements shown on the plat. I certify that no taxes have become due and payable. This the 26 day of SEPTEMBER, 1989.

James H. Steele Dorothy Z. Steele
James H. Steele Dorothy Z. Steele

NOTARY'S CERTIFICATE:

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority at law in and for said county and state, James H. Steele and Dorothy Z. Steele, who acknowledged that they signed and delivered the foregoing plat for the purpose therein stated. Given under my hand and official seal of office the 26th day of September, 1989.

Judge A. C. Crawford 12-12-71
NOTARY PUBLIC My commission expires:

CERTIFICATE OF SURVEY:

This is to certify that I have drawn myself and from deeds of record and other sources the information and the correct

DANN S. RUTLEDGE
MISS. P.E. NO. 6306

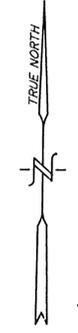
Approved by the DESOTO COUNTY PLANNING COMMISSION on the 31st day of August, 1989.

J. T. Henderson
CHAIRMAN ATTEST:

Approved by the DESOTO COUNTY BOARD OF SUPERVISORS on the 6th day of September, 1989.

Eula Hoop W. E. Davis
PRESIDENT CLERK OF THE BOARD
By D. Taylor, D.C.

STATE OF MISSISSIPPI
COUNTY OF DESOTO



JESSIE W. MOORE

FINAL PLAT OF
MYRTLEWOOD SUBDIVISION

A RESIDENTIAL SUBDIVISION CONTAINING 38.53 ACRES IN THE SOUTH EAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI

ZONED "AR"
MAY 1989

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

DESOTO COUNTY HEALTH DEPARTMENT
BY: [Signature]
Health Officer
DATE: 10/3/89

Limitations or Exclusions
① Limit of 400 gallons per day of domestic waste only
② Elevation grading will void this approval if 10/3/89

Prepared By:
ELLIOTT & BRITT ENGINEERING, P.A.
187 State Line Road, Suite 10
Southaven, Mississippi 38671

