



OWNER'S CERTIFICATE
 I, **SID FRANKLIN**, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BEEN DUE AND PAYABLE. THIS THE 1 DAY OF MAY, 1991.

Sid Franklin
 SIGNATURE OF OWNER OR REPRESENTATIVE

NOTARY'S CERTIFICATE
 STATE OF MISSISSIPPI, COUNTY OF DESOTO
 THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, **SID FRANKLIN**, WHO ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 1 DAY OF MAY, 1991.
 MY COMMISSION EXPIRES: August 20, 1992

Verla M. Smith
 NOTARY PUBLIC

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION THIS THE 25TH DAY OF JUNE, 1990.
 ATTEST:
John S. Sanders
 CHAIRMAN OF PLANNING COMMISSION
E. Daniel Dunbar
 SECRETARY OF PLANNING COMMISSION

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF SOUTHAVEN, MISSISSIPPI, THIS THE 17TH DAY OF JULY, 1990.
 ATTEST:
J. D. Cates
 MAYOR OF SOUTHAVEN
Marlene Spinkler
 CITY CLERK OF SOUTHAVEN

STATE OF MISSISSIPPI
 COUNTY OF DESOTO
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:30 O'CLOCK A.M., ON THE 17TH DAY OF JULY, 1990, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 21 AT PAGE 22-1.

W. E. Smith
 CHANCERY COURT CLERK
 & *D. Day, Jr., S.C.*

CERTIFICATE OF ENGINEER
 THIS IS TO CERTIFY THAT I HAVE DRAWN THIS PLAT AND THE INFORMATION SHOWN HEREON AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM A GROUND SURVEY BY ME.

Ben W. Smith
 BEN W. SMITH, P.E.
 ENGINEER

NOTE: SHEET 2 CONTAINS THE LEGAL DESCRIPTION AND RESTRICTIVE COVENANTS.

**GREENBRIAR LAKES SUBDIVISION
 PATIO HOMES NO. 5
 SECTION 30, TOWNSHIP 1 S., RANGE 7 W.
 SOUTHAVEN, MISSISSIPPI
 9.0233 ACRES, 62 LOTS, ZONED R-3 (PUD)**

OWNER: OXFORD DEVELOPMENT GROUP, INC.

PREPARED BY SMITH ENGINEERING CO., INC.
 928 GOODMAN ROAD
 SOUTHAVEN, MISS. 38671

DATE: APRIL 19, 1991 SHEET 1 OF 2

LEGAL DESCRIPTION
GREENBRIAR PATIO HOMES #5

Begin at the accepted southeast corner of the southwest quarter of Section 30, Township 1 South, Range 7 West; thence North 42 degrees 44 minutes 23 seconds West 1773.94 feet to the True Point of Beginning for the herein described tract; thence North 89 degrees 55 minutes 00 seconds West 722.87 feet to a point; thence North 00 degrees 18 minutes 44 seconds East 626.19 feet to a point on the south line of Guthrie Drive having a 68 foot right-of-way at that point; thence North 80 degrees 05 minutes 12 seconds East along said right-of-way 50.82 feet to a point; thence South 89 degrees 42 minutes 50 seconds East 175.00 feet to a point of curvature to the right having an internal radius 368.96 feet and a length of 307.92 feet to a point; thence South 41 degrees 53 minutes 56 seconds East 248.10 feet along the south right-of-way of Guthrie Drive to a point of curvature to the left having an external radius of 335.44 feet and a length of 76.50 feet to a point; thence South 00 degrees 14 minutes 39 seconds West 277.24 feet to the True Point of Beginning containing 9.0233 acres of land more or less.

DATE: MAY 10, 1990

RESTRICTIVE COVENANTS

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 MARCH 1, 1999, 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 AGREE 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 ATTEMPTS 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 ONE OR THESE COVENANTS, LIMITATIONS OR RESTRICTIONS BY JUDGMENT 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 FOR RESIDENTIAL USE ONLY AND ARE NOT TO BE RESUBDIVIDED INTO SMALL LOTS.
2. THE MINIMUM GROUND FLOOR AREA FOR ONE STORY RESIDENCES, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS SHALL BE 1100 SQUARE FEET AND FOR TWO STORY RESIDENCES THE MINIMUM GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES, GARAGE OR CARPORTS, SHALL BE 700 SQUARE FEET.
3. 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 NUISANCE TO THE NEIGHBORHOOD.
4. THERE IS A PERPETUAL EASEMENT AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION RESERVED FOR UTILITY INSTALLATION, MAINTENANCE AND DRAINAGE.
5. IRON PINS ARE SET ON ALL LOT CORNERS EXCEPT FRONT CORNERS WHERE CHISEL MARKS ARE MADE ON CURBS.
6. ONE UTILITY BUILDING SHALL BE ALLOWED ON EACH LOT BUT MUST CONFORM TO THE MAIN STRUCTURE AS TO TYPE OF MATERIAL, STYLE AND COLOR. THE UTILITY BUILDING SHALL BE LOCATED IN THE REAR YARD AND SHALL NOT EXCEED 100 SQUARE FEET.
7. NO CHAIN LINK OR ANY OTHER TYPE OF FENCE SHALL BE PERMITTED ON ANY LOT FROM THE STREET PROPERTY LINE TO THE BUILDING LINE.

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SHEET 2 OF 2