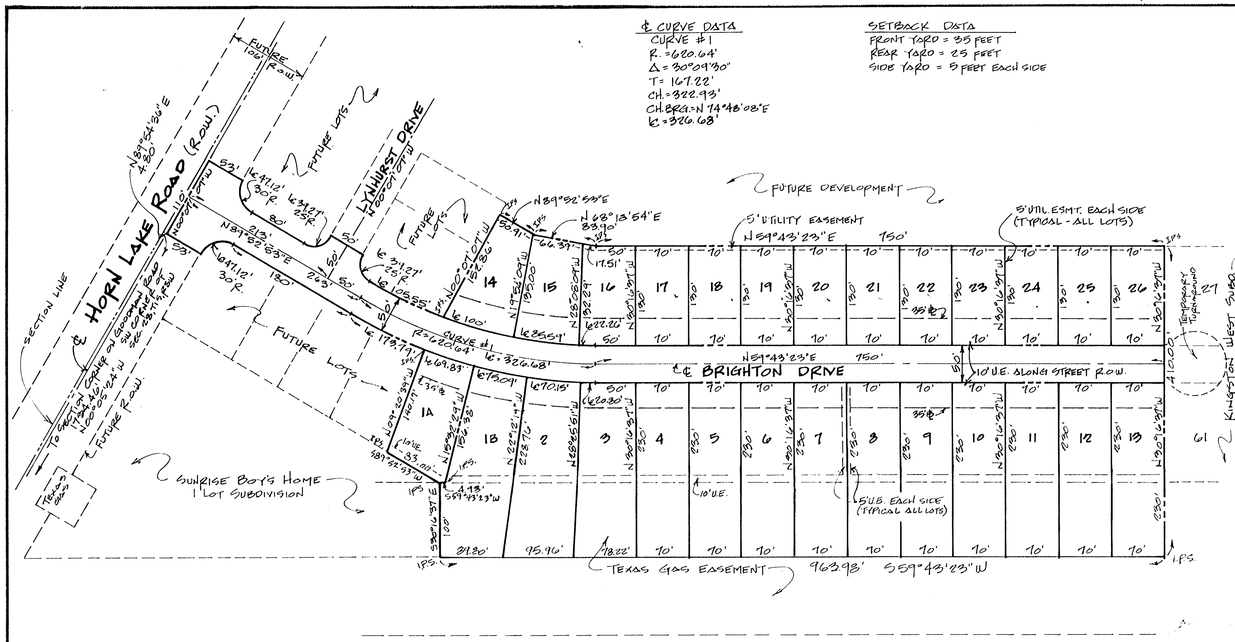
39

℄ CURVE DATA
CURVE #1
R.=620.64'
Δ=30°09'30"
T=167.22'
CH.=322.93'
CH.BRG.=N 74°48'08"E
L=326.68'

SETBACK DATA
FRONT YARD = 35 FEET
REAR YARD = 25 FEET
SIDE YARD = 5 FEET EACH SIDE



OWNER'S CERTIFICATE

I, HUGH DANCY 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 BECOME DUE AND PAYABLE. THIS THE 30th DAY OF June, 1992.

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, Hugh Dancy, 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 30th DAY OF June, 1992.

MY COMMISSION EXPIRES: August 28, 1992

NOTARY PUBLIC

HORN LAKE PLANNING COMMISSION

APPROVED BY THE HORN LAKE PLANNING COMMISSION ON THIS THE 9th DAY OF April, 19 92.

ATTEST: SECRETARY — CHAIRMAN

HORN LAKE CITY'S CERTIFICATE

APPROVED BY THE HORN LAKE MAYOR AND BOARD OF ALDERMAN ON THIS THE 18th DAY OF June, 19 92

MAYOR

CITY CLERK

RESTRICTIVE COVENANTS

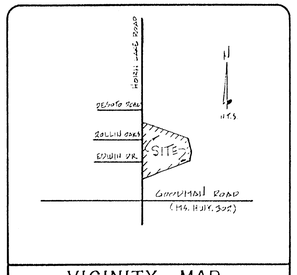
KINGSTON WEST SUBDIVISION

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 15, 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.

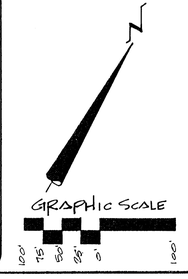
IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPTS TO VIOLATE ANY OF THE COVENANTS, LIMITATIONS OF RESTRICTIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL ESTATE SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN 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 VIOLATION.

INVALIDATION OF ANY ONE OF THESE COVENANTS, LIMITATIONS OR RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL NUMBERED LOTS TO BE FOR RESIDENTIAL USE ONLY AND ARE NOT TO BE RESUBDIVIDED INTO SMALL LOTS.
2. MINIMUM FRONT YARD SET BACK TO BE THIRTY-FIVE (35) FEET.
3. SIDE YARDS: THERE SHALL BE PROVIDED TWO SIDE YARDS, WITH MINIMUM WIDTH OF 5 FEET EACH SIDE.
4. NO PORCHES OR OPEN CARPORTS MAY BE ENCLOSED WITHOUT A PERMIT FROM THE PROPER AUTHORITIES OF HORN LAKE, MISSISSIPPI
5. AN UNATTACHED ACCESSORY BUILDING NOT FOR LIVING PURPOSES MAY BE ERECTED IN THE REAR YARD.
6. THE MINIMUM HEATED-LIVING AREA OF EACH RESIDENCE, EXCLUSIVE OF STORAGE ROOMS, OPEN PORCHES, GARAGES, OR CARPORTS SHALL BE 1100 SQUARE FEET.
7. NO TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN OR OTHER STRUCTURE OF A TEMPORARY NATURE IS TO BE USED AS A RESIDENCE AT ANY TIME.
8. 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.
9. THERE IS A PERPETUAL EASEMENT AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE AND DRAINAGE.
10. NO CHAIN LINK OR ANY TYPE WIRE FENCE SHALL BE PERMITTED. NO FENCE SHALL BE PERMITTED ON ANY LOT FROM THE STREET PROPERTY LINE TO THE BUILDING LINE.
11. IRON PINS SET ON ALL LOT CORNERS EXCEPT FRONT CORNERS WHERE CHISEL MARKS ARE MADE ON CURBS.
12. VEGETABLE GARDENING SHALL BE ALLOWED ONLY TO THE REAR OF THE HOME. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, KEPT OR BRED ON ANY LOT, EXCEPT DOGS, CATS AND OTHER HOUSEHOLD PETS WHICH MAY BE KEPT PROVIDED THEY ARE NOT BRED OR KEPT FOR ANY COMMERCIAL PURPOSES. NO COMMERCIAL BREEDING IS ALLOWED.
13. NO MOTOR VEHICLE OR ANY OTHER VEHICLE, INCLUDING A BOAT, MOTOR, BOAT TRAILER, LAWN MOWER, TRACTOR OR SIMILAR VEHICLE MAY BE STORED ON ANY LOT FOR THE PURPOSES OF REPAIR OF SAME AND NO A-FRAME OR MOTOR MOUNT MAY BE PLACED ON ANY LOT. NO REPAIRS OF AUTOMOBILES OR ANY OTHER VEHICLES OR PROPERTY, INCLUDING THOSE ENUMERATED IN ANY OF THE RESTRICTIONS, SHALL TAKE PLACE ON ANY LOT WHERE SUCH REPAIRS CONSTITUTE OR ARE DONE FOR A COMMERCIAL PURPOSE.



VICINITY MAP



STATE OF MISSISSIPPI

COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 1:30 O' CLOCK P M., ON THE 9th DAY OF July, 1992 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 40 AT PAGE 39.

W. E. Davis
CHANCERY COURT

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THIS PLAT IS TRUE AND CORRECT. THE SURVEY WAS MADE USING PHYSICAL FEATURES FOUND ON THE GROUND AND AVAILABLE INFORMATION.

THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FIA MAP NO. _____, BEING DATED _____. CERTIFIED TO THIS THE _____ DAY OF _____, 199____.

THIS SURVEY IS SUBJECT TO ALL CODES, SUBDIVISION COVENANTS AND REVISIONS, EASEMENTS AND RIGHT-OF-WAY.

BEN W. SMITH, MS. CERTIFICATE #5930 (P.E.) EXPIRES 1/1/93

BEN W. SMITH REGISTERED PROFESSIONAL ENGINEER AND PE 5930 STATE OF MISSISSIPPI

SECTION "A"
KINGSTON WEST SUBDIVISION

SECTION 28, TOWNSHIP 1 S., RANGE 8 W.

HORN LAKE, MISSISSIPPI

9.815 ACRES, 27 LOTS, ZONED R-2

OWNER: HUGH DANCY

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

DATE: JUNE 30, 1992 | SHEET 1 OF 1

KINGWEST 350

L.M. 6/30/92