

RESTRICTIVE COVENANTS FOR MAGNOLIA ESTATES SECTION "M"

- ALL LOTS IN THE SUBDIVISION SHALL BE FOR RESIDENTIAL USE ONLY AND NO LOTS SHALL BE RESUBDIVIDED INTO SMALLER LOTS.
- NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN A SINGLE FAMILY DWELLING UNLESS APPROVED BY THE DEVELOPER OR THE ARCHITECTURAL CONTROL COMMITTEE.
- NO FENCE, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED ON ANY LOT WHICH WILL BE CLOSER TO THE STREET THAN THE FRONT MINIMUM BUILDING LINE. NO ELECTRIC FENCES OR BARBED WIRE FENCES WILL BE PERMITTED IN THE SUBDIVISION.
- NO TRAILERS, BAESMENTS, TENTS, SHACKS, GARAGES, BARNs, OR ANY OUTBUILDINGS ERRECTED IN THE SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE AN ANNOYANCE OR NUSIANCE TO THE NEIGHBORHOOD. NO CARS OR TRUCKS WILL BE ALLOWED TO REMAIN IN THE SUBDIVISION AREA WITHOUT THE PROPER CITY STICKERS AND DESOTO COUNTY LICENCE TAGS.
- NO SIGNS SHALL BE PERMITTED IN THE SUBDIVISION LARGER THAN FIVE SQUARE FEET IN AERA.
- THE TOTAL MINIMUM HEATED AERA OF ANY RESIDENCE IN THE SUBDIVISION, EXCLUSIVE OF OPEN PORCHES, OR CAR PORTS SHALL BE 900 SQUARE FT. THIS SHALL APPLY TO ONE AND TWO STORY DWELLINGS IN THE SUBDIVISION.
- ALL CONSTRUCTION ON THE LOTS IN THE SUBDIVISION MUST BE APPROVED BY THE DEVELOPER OR AN ARCHITECTUAL CONTROL COMMITTEE WHICH WILL BE SET UP AT SUCH TIME AS THE DEVELOPER DECIDES TO. APPROVAL FOR THE CONSTRUCTION MUST BE OBTAINED FROM THE DEVELOPER OR ARCHITECTUAL CONTROL COMMITTEE BEFORE ANY CONSTRUCTION CAN BEGIN.
- NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, AND OTHER SMALL TYPE PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTANED FOR COMMERCIAL PURPOSE. A PROPER PEN, AND OR SHELTER SHALL BE PROVIDED FOR SUCH ANIMALS AND THESE ANIMALS WILL NOT BE ALLOWED TO RUN "LOOSE" IN THE SUBDIVISION.
- ALL BUILDINGS IN THE SUBDIVISION SHALL BE REQUIRED TO MEET THE MINIMUM BUILDING CODE OF THE CITY OF OLIVE BRANCH. ALL CONSTRUCTION SHALL BE REQUIRED TO BE COMPLETED WITHIN 12 MONTHS FROM THE DATE OF THE BEGINNING OF THE CONSTRUCTION.

OWNERS CERTIFICATE

WE, REEVES AND WILLIAMS INC. AND UNITED SOUTHERN BANK  
 THE OWNERS OR MORTGAGE HOLDERS OF THE SUBDIVISION HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT OF WAYS FOR THE STERRTS AS SHOWN ON THE PLAT TO THE PUBLIC USE AND TO THE CITY OF Olive Branch. WE ALSO RESERVE THE UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PUBLIC UTILITIES. WE CERTIFY THAT WE ARE THE OWNERS OR MORTGAGE HOLDERS OF THE PROPERTY AND THAT NO TAXES ARE DUE AND PAYABLE ON THE PROPERTY. THIS THE 2nd DAY OF Oct, 1995.

Jon Reeves  
 REEVES AND WILLIAMS INC.  
 JON REEVES, PRESIDENT

Worth Steen  
 UNITED SOUTHERN BANK  
 WORTH STEEN V.P.

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORSAID JON REEVES AS PRESIDENT OF REEVES AND WILLIAMS INC. WHO ACKNOWLEDGED THAT FOR AND ON BEHALF OF SAID CORPORATION, AS PRESIDENT HE SIGNED SEALED AND DELIVERED SAID INSTRUMENT, AS ITS FREE ACT AND DEED, HE FIRST BEING DULY QUALIFIED AND ACKNOWLEDGED SO TO DO. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 2nd DAY OF October, 1995.

Dwaine J. Poo  
 NOTARY PUBLIC

August 23, 1999  
 MY COMMISSION EXPIRES

STATE OF MISSISSIPPI, COUNTY OF DESOTO

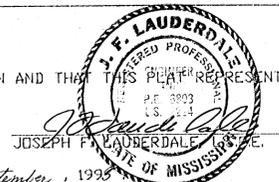
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORSAID Worth Steen AS Vice President OF United Southern Bank WHO ACKNOWLEDGED THAT FOR AND ON BEHALF OF SAID CORPORATION, AS Vice President HE SIGNED SEALED AND DELIVERED SAID INSTRUMENT, AS ITS FREE ACT AND DEED, HE FIRST BEING DULY QUALIFIED AND ACKNOWLEDGED SO TO DO. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 2nd DAY OF October, 1995.

Dwaine J. Poo  
 NOTARY PUBLIC

8-10-99  
 MY COMMISSION EXPIRES

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY WITHIN THE SUBDIVISION AND THAT THIS PLAT REPRESENTS THAT SURVEY.



APPROVED BY THE OLIVE BRANCH PLANNING COMMISSION ON THE 14th DAY OF September, 1995

Fran Young  
 CHAIRMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH ON THE 19th DAY OF September, 1995.

Syble Barry  
 CITY CLERK

Milton Nichols  
 MAYOR MILTON NICHOLS

STATE OF MISSISSIPPI, COUNTY OF DESOTO

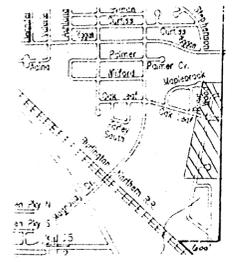
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 9:00 O'CLOCK A. M. ON THE 9 DAY OF October, 1995, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK 51 ON PAGE 8.

W. E. Davis  
 CHANCERY COURT CLERK  
By B. Cleveland, D.C.

STATE OF MISSISSIPPI, CITY OF OLIVE BRANCH

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_\_\_, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_.

OLIVE BRANCH PLANNING DEPT.



LOCATION MAP

AUGUST 24, 1995 17.39 ACRES 41 LOTS

J.F. Lauderdale L.S.P.E.  
 9123 Pigeon Roost  
 Olive Branch, MS 38654  
 Phone: (601) 895-0422

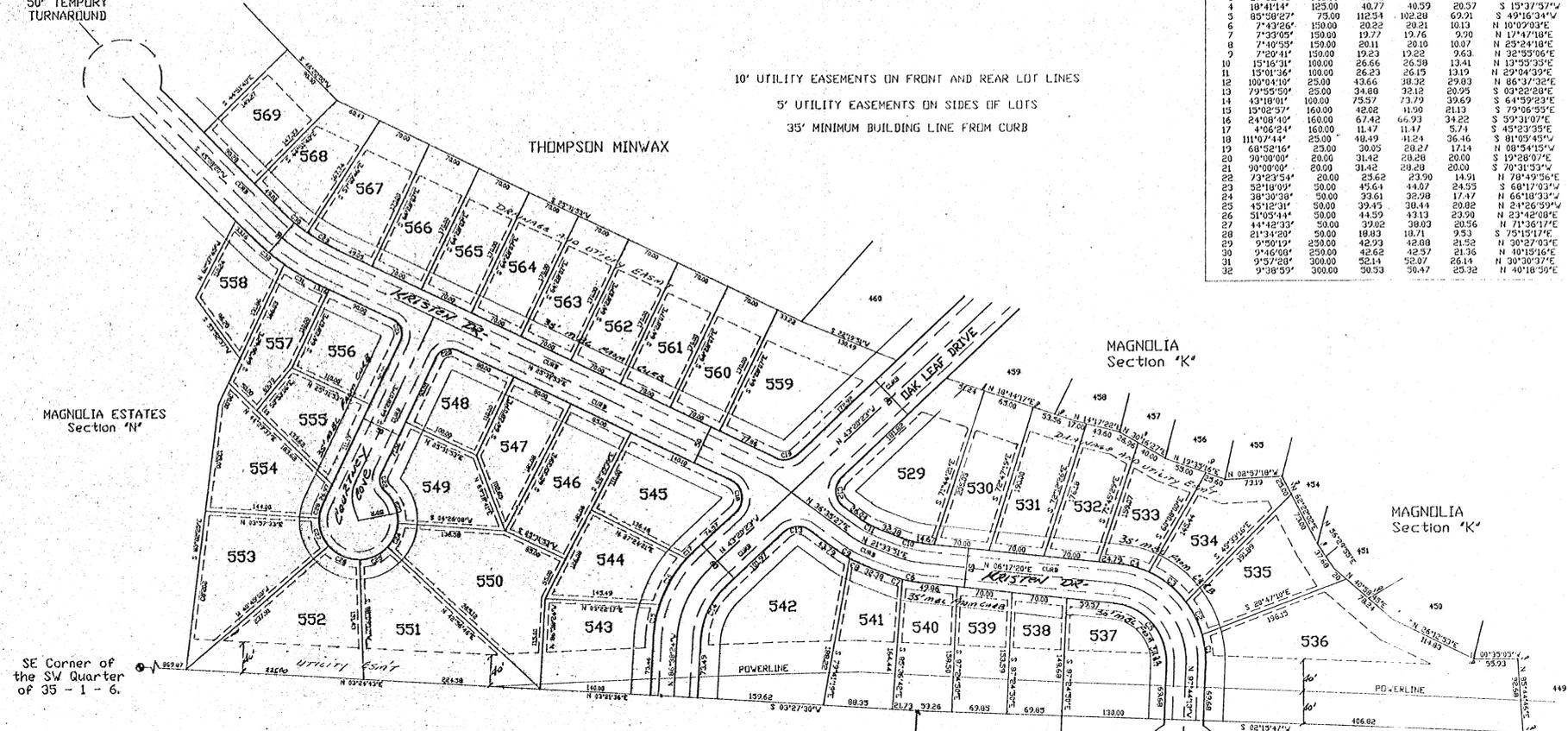
MAGNOLIA ESTATES Section "M"  
 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 6 WEST  
 CITY OF OLIVE BRANCH IN DESOTO COUNTY, MS  
 ZONED P.U.D.

50' TEMPORARY TURNAROUND



10' UTILITY EASEMENTS ON FRONT AND REAR LOT LINES  
5' UTILITY EASEMENTS ON SIDES OF LOTS  
35' MINIMUM BUILDING LINE FROM CURB

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	17°52'56"	125.00	39.01	38.89	19.67	S 83°19'19"W
2	21°31'39"	125.00	45.96	46.68	23.76	S 63°17'07"W
3	27°52'48"	125.00	60.82	60.23	31.03	S 38°54'58"W
4	18°41'14"	125.00	40.77	40.59	20.57	S 15°37'37"W
5	65°59'27"	75.00	112.54	102.28	63.91	S 49°16'34"W
6	7°43'26"	150.00	20.22	20.21	10.13	N 10°09'03"E
7	7°33'05"	150.00	19.77	19.76	9.99	N 17°47'18"E
8	7°40'55"	150.00	20.11	20.10	10.07	N 25°24'18"E
9	7°20'41"	150.00	19.23	19.22	9.63	N 32°55'06"E
10	15°16'31"	100.00	26.66	26.59	13.41	N 13°55'35"E
11	15°01'36"	100.00	26.23	26.15	13.19	N 29°04'39"E
12	100°04'10"	25.00	43.66	38.32	29.89	N 86°37'32"E
13	79°55'59"	25.00	34.88	32.12	20.95	S 03°28'28"E
14	43°18'01"	100.00	75.57	73.79	39.69	S 64°59'23"E
15	13°02'37"	160.00	42.82	41.90	21.13	S 79°05'55"E
16	24°08'40"	160.00	67.42	66.93	34.22	S 59°31'07"E
17	4°06'24"	160.00	11.47	11.47	5.71	S 45°23'35"E
18	111°07'44"	25.00	48.49	41.24	36.46	S 81°05'45"W
19	68°52'16"	25.00	30.05	28.27	17.14	N 08°54'15"W
20	90°00'00"	20.00	31.42	28.88	20.00	S 19°28'07"E
21	90°00'00"	20.00	31.42	28.88	20.00	S 70°31'53"W
22	73°23'54"	20.00	23.62	23.90	14.91	N 78°49'56"E
23	52°18'09"	50.00	45.64	44.07	24.55	S 68°17'03"W
24	38°50'58"	50.00	33.61	32.98	17.47	N 66°18'33"W
25	45°12'31"	50.00	39.45	38.44	20.82	N 24°26'59"W
26	31°05'41"	50.00	44.59	43.13	23.90	N 23°42'08"E
27	44°42'33"	50.00	39.02	38.03	20.56	N 71°55'17"E
28	61°34'20"	50.00	18.83	18.71	9.53	S 75°15'17"E
29	9°59'19"	250.00	42.93	42.88	21.52	N 38°27'03"E
30	9°46'58"	250.00	42.62	42.57	21.36	N 40°15'16"E
31	9°57'28"	300.00	52.14	52.07	26.14	N 30°30'37"E
32	9°38'59"	300.00	50.53	50.47	25.32	N 40°18'59"E



SE Corner of the SW Quarter of 35 - 1 - 6.

SCALE: 1" = 100'

AUGUST 24, 1995

41 LOTS

17.39 ACRES

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