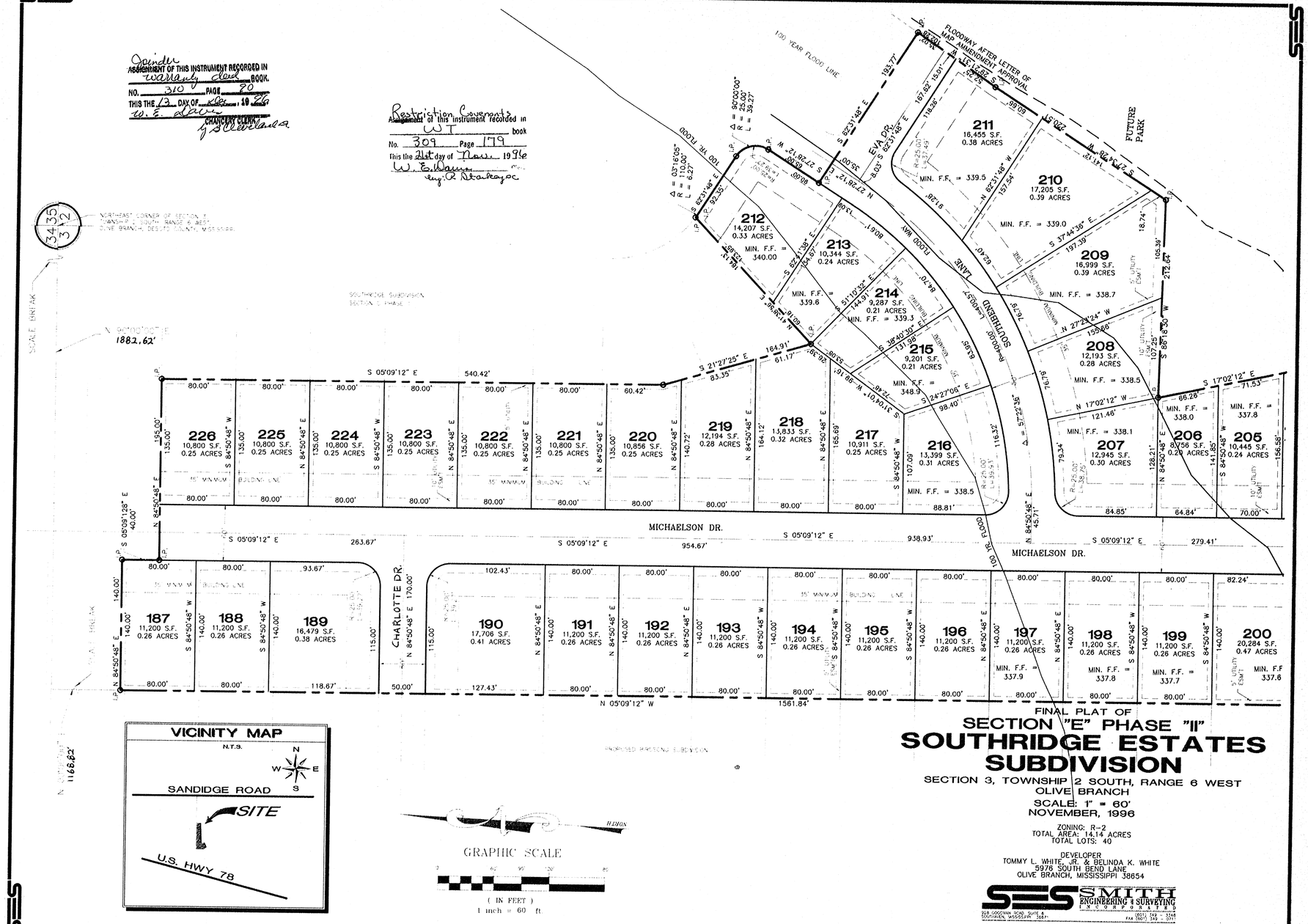
35

Joinder
Assignment of this instrument recorded in
warranty deed book
NO. 310 PAGE 20
THIS THE 13 DAY OF Feb, 19 96
W. E. Davis
CHANCERY CLERK
by D. Cleveland

Restriction Covenants
Assignment of this instrument recorded in
WT book
No. 309 Page 179
This the 21st day of Nov. 19 96
W. E. Davis
by: D. Cleveland



FINAL PLAT OF

SECTION "E" PHASE "II"

SOUTHRIDGE ESTATES SUBDIVISION

SECTION 3, TOWNSHIP 2 SOUTH, RANGE 6 WEST
OLIVE BRANCH
SCALE: 1" = 60'
NOVEMBER, 1996

ZONING: R-2
TOTAL AREA: 14.14 ACRES
TOTAL LOTS: 40

DEVELOPER
TOMMY L. WHITE, JR. & BELINDA K. WHITE
5976 SOUTH BEND LANE
OLIVE BRANCH, MISSISSIPPI 38654

SMITH ENGINEERING & SURVEYING INCORPORATED
828 GOODMAN ROAD, SUITE A
SOUTHAVEN, MISSISSIPPI 38671
(601) 349 - 3348
FAX (601) 349 - 3349

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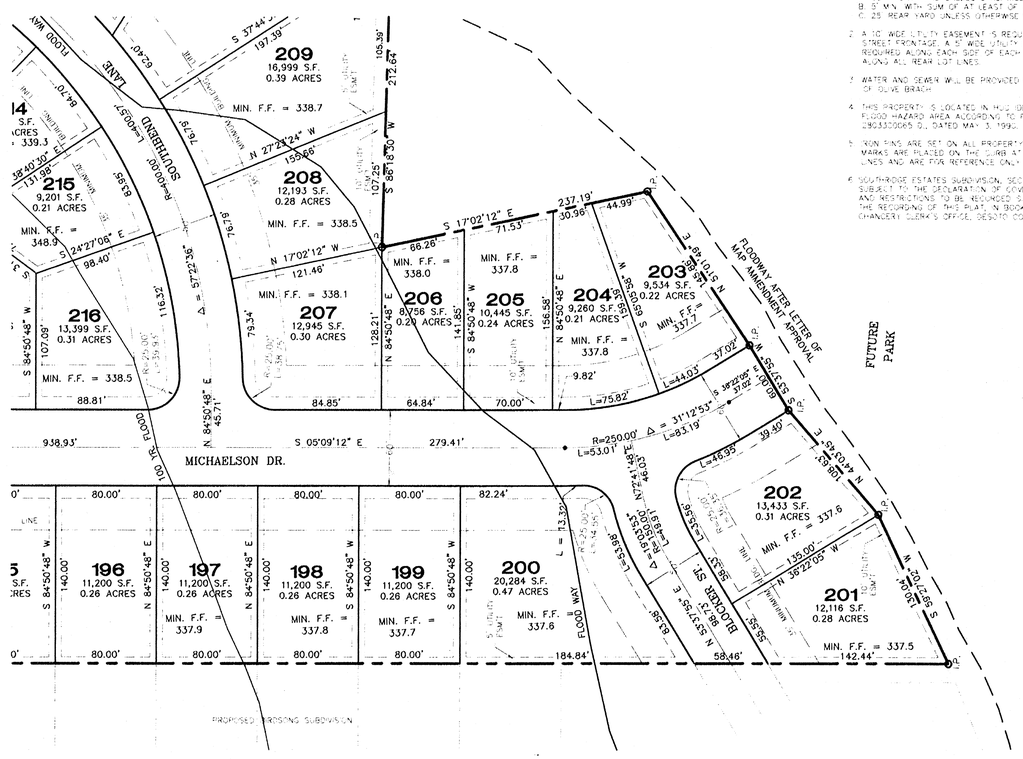
NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 35' FRONT YARD UNLESS OTHERWISE NOTED
   B. 8' MIN. WITH SUM OF AT LEAST OF 15'
   C. 25' REAR YARD UNLESS OTHERWISE NOTED
2. A 10' WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5' WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES.
3. WATER AND SEWER WILL BE PROVIDED BY THE CITY OF OLIVE BRACH
4. THIS PROPERTY IS LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP No. 28033C0065 D., DATED MAY 3, 1990.
5. IRON PINS ARE SET ON ALL PROPERTY CORNERS. CHISEL MARKS ARE PLACED ON THE CURB AT THE EXTENDED PROPERTY LINES AND ARE FOR REFERENCE ONLY.
6. SOUTHRIDGE ESTATES SUBDIVISION, SECTION "E" SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT, IN BOOK ____ PAGE ____ CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI



OWNER'S CERTIFICATE

WE TOMMY L. WHITE, JR. AND BELINDA K. WHITE OWNERS OR AUTHORIZED REPRESENTATIVES OF THE OWNERS OF THE PROPERTY, HEREBY ADOPT THIS AS OUR 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. WE CERTIFY THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE THIS THE 20th DAY OF November, 1996

Tommy L. White
TOMMY L. WHITE, JR.

Belinda K. White
BELINDA K. WHITE

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 20 DAY OF November, 1996 WITHIN MY JURISDICTION, THE WITHIN NAMED TOMMY L. WHITE, JR. AND BELINDA K. WHITE, WHO ACKNOWLEDGE THAT THEY EXECUTED THE ABOVE AND FOREGOING INSTRUMENT.

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 19, 2000
BONDED THRU STEGALL NOTARY SERVICE

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OLIVE BRANCH CITY'S CERTIFICATE

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 13th DAY OF June, 1996

Fran Young
CHAIRPERSON

OLIVE BRANCH MAYOR & BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE TOWN OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 18th DAY OF June, 1996

MINUTE BOOK _____, PAGE _____

Lydia Barry, City Clerk
MAYOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 3:27 O'CLOCK P.M. ON THE 21st DAY OF November, 1996 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 35 PAGE 35

W. D. Harris, Chancery Clerk
CHANCERY CLERK
by: D. Barringer
DEPUTY

CERTIFICATE OF ENGINEER

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

BEN W. SMITH, MS REG. NO. 5930

BEN W. SMITH
REGISTERED
ENGINEER
AND
PE. 5930
LS. 1909
STATE OF MISSISSIPPI

MORTGAGEE'S CERTIFICATE

_____ MORTGAGEE OF THE PROPERTY HEREBY ADOPT THIS AS OUR 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 MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE THIS THE _____ DAY OF _____, 19__

TITLE _____ SIGNATURE OF MORTGAGEE _____

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

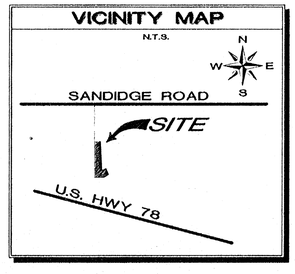
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 19__ WITHIN MY JURISDICTION, THE WITHIN NAMED _____ WHO ACKNOWLEDGED THAT HE/SHE IS _____ OF _____ AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK TO DO.

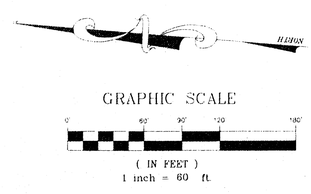
NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

VICINITY MAP

N.T.S.





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