

OWNERS CERTIFICATE

Jon A. Reeves
THE OWNERS OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY
HEREBY ADOPT THIS AS OUR PLAN OF THE SUBDIVISION AND DEDICATE THE RIGHT OF WAY
FOR THE USE OF THE ROADS AND UTILITY EASEMENT AS SHOWN ON THE PLAT OF THE SUBDIVISION
TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR THE PUBLIC USE FOREVER.
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 31st DAY OF July, 1998.

Jon A. Reeves Pres.
Reeves-Williams Inc.
MORTGAGEE CERTIFICATE
Deposit Guaranty National Bank

I WE First American National Bank operating as MORTGAGEE OF THE PROPERTY SHOWN HEREON
HEREBY ADOPT THIS AS MY MY OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT OF WAY OF ROADS TO THE
PUBLIC USE FOREVER AND RESERVE FOR THE UTILITIES THE UTILITY EASEMENT AS SHOWN. I WE CERTIFY THAT I WE AM
MORTGAGEE IN FEE SIMPLE AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.
THIS THE 3rd DAY OF August, 1998.

Jason A. Penfield Assistant Vice President
FIRST AM. NATIONAL BANK
operating as Deposit Guaranty Nat'l Bank

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORESAID
Jon A. Reeves AS President OF Reeves-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 31st DAY OF July, 1998.

Dianne Ross 8-23-99
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF MISSISSIPPI, COUNTY OF DESOTO Shelby

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORESAID
Jason A. Penfield AS Assistant Vice President OF First American National Bank WHO ACKNOWLEDGED THAT FOR AND ON
BEHALF OF SAID CORPORATION, AS A.V.P. 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 3rd DAY OF August, 1998.

Sarah Diane Lanton 4-30-2002
NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES

CERTIFICATE OF SURVEY

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

Joseph F. Lauderdale, L.S.P.E.

APPROVED BY THE OLIVE BRANCH, MISSISSIPPI, PLANNING COMMISSION ON THE 4th DAY OF June, 1998.

Bill Heese CHAIRMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF OLIVE BRANCH ON THE 16th DAY OF June, 1998.

Samuel P. Richard MAYOR

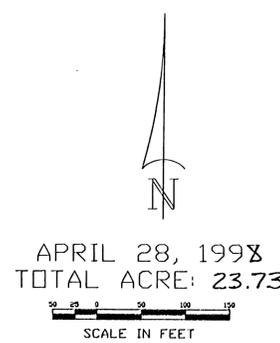
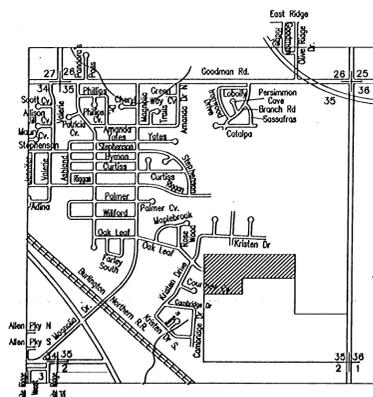
STATE OF MISSISSIPPI, COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 4:30 O'CLOCK P.M.
ON THE 24th DAY OF August, 1998, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED
IN PLAT BOOK 63 ON PAGE 18.

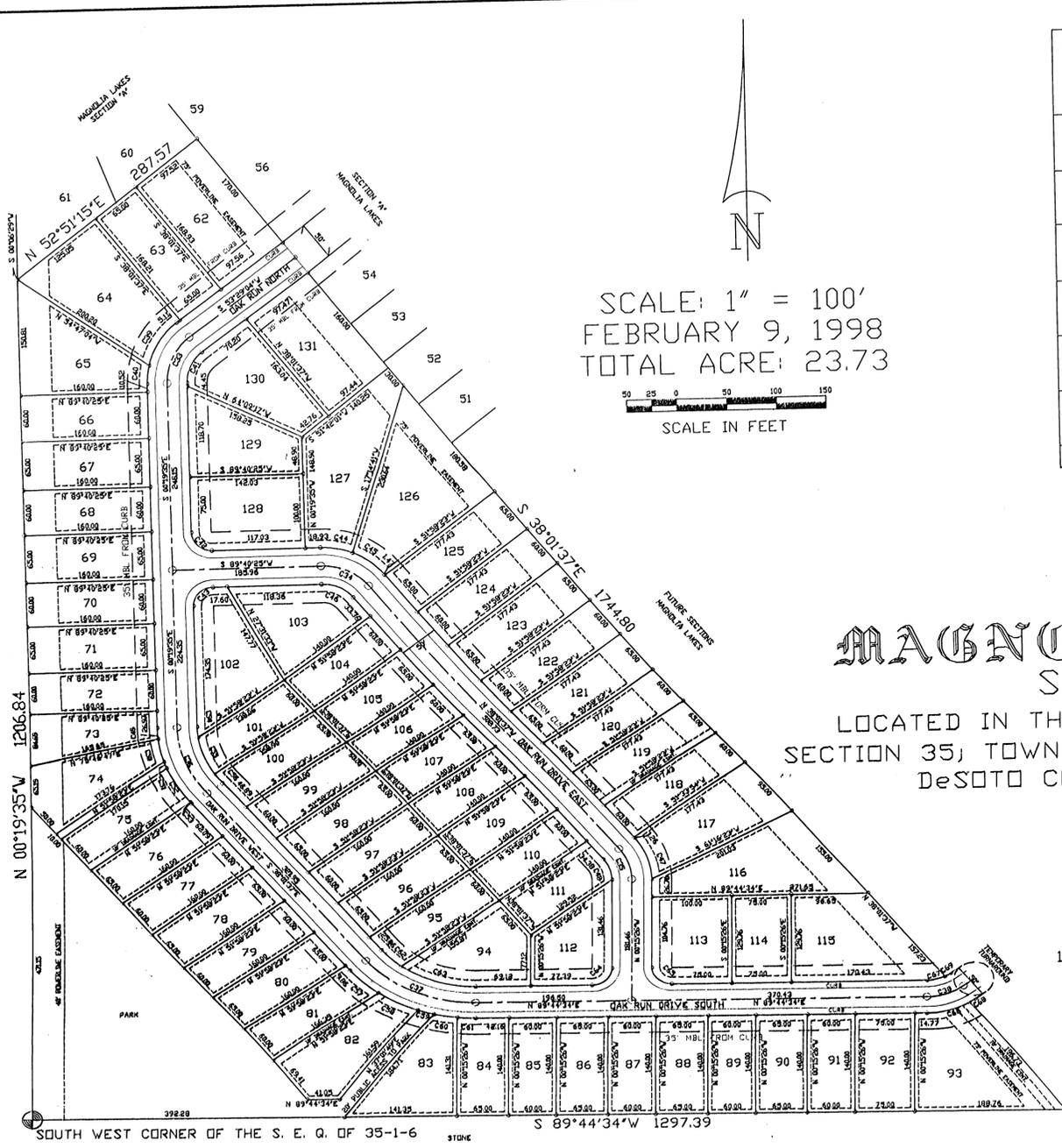
J.F. Lauderdale L.S.P.E.
9123 Pigeon Roost
Olive Branch, MS 38654
Phone: (601) 895-0422

W. E. Davis, Chancery Clerk
CHANCERY COURT CLERK
W. S. Starkey, Jr.

- 1. ALL LOTS IN THE SUBDIVISION SHALL BE FOR RESIDENTIAL USE ONLY AND NO LOTS SHALL BE
RESUBDIVIDED INTO SMALLER LOTS.
2. 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.
3. 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.
4. NO TRAILERS, BASEMENTS, TENTS, SHACKS, GARAGES, BARN, 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 NUISANCE 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.
5. NO SIGNS SHALL BE PERMITTED IN THE SUBDIVISION LARGER THAN FIVE SQUARE FEET IN AREA.
6. THE TOTAL MINIMUM HEATED AREA OF ANY RESIDENCE IN THE SUBDIVISION, EXCLUSIVE OF OPEN
PORCHES, OR CARPORTS, SHALL BE 1100 SQUARE FEET. THIS SHALL APPLY TO ONE AND TWO
STORY DWELLINGS IN THE SUBDIVISION.
7. ALL CONSTRUCTION ON THE LOTS IN THE SUBDIVISION MUST BE APPROVED BY THE DEVELOPER OR
AN ARCHITECTURAL 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
ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY CONSTRUCTION CAN BEGIN.
8. 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 MAINTAINED FOR COMMERCIAL PURPOSE. A PROPER PEN, AND OR SHELTER
SHALL BE PROVIDED FOR SUCH ANIMALS AND THESE ANIMALS WILL NOT BE ALLOWED TO RUN "LOUSE"
IN THE SUBDIVISION.
9. ALL BUILDINGS IN THE SUBDIVISION SHALL BE REQUIRED TO MEET THE MINIMUM BUILDING CODE OF
THE CITY OF OLIVE BRANCH OR DESOTO COUNTY. ALL CONSTRUCTION SHALL BE REQUIRED TO BE
COMPLETED WITHIN 12 MONTHS FROM THE DATE OF THE BEGINNING OF THE CONSTRUCTION.
10. A HOMEOWNERS ASSOCIATION WILL BE SETUP AT SUCH TIME THE DEVELOPER OWNS LESS THAN
SEVENTY-FIVE PERCENT OF THE LOTS IN THE SUBDIVISION. THE ASSOCIATION WILL CONTROL, OWN
AND MAINTAIN THE OPEN SPACE FOR THE SUBDIVISION. ALL GUIDELINES WILL BE SET FORTH BY
THE DEVELOPER AND THE LOT OWNERS AT THIS TIME.



MAGNOLIA LAIRES
SECTION "B"
SECTION 35; TOWNSHIP 1 SOUTH; RANGE 6 WEST
DeSOTO COUNTY, MISSISSIPPI.
PAGE ONE



SCALE: 1" = 100'  
 FEBRUARY 9, 1998  
 TOTAL ACRE: 23.73

SCALE IN FEET

CURVE	RADIUS	ARC	TANGENT	CHORD	CH BEAR	CENTRAL ANG
33	75.00'	68.46	36.82	66.11	S25°49'24"W	52°18'05"
34	75.00'	68.46	39.82	66.11	S64°10'36"E	52°18'05"
35	75.00'	49.44	35.66	48.55	S19°08'32"E	37°41'57"
36	175.00'	115.15	59.74	113.08	S19°08'32"E	37°41'57"
37	175.00'	159.33	85.79	154.06	S64°08'32"E	52°13'47"
38	75.00'	49.44	25.66	48.55	N70°51'28"E	37°46'11"
39	100.00'	67.13	34.89	65.88	S32°44'29"W	38°27'53"
40	100.00'	24.15	12.13	24.09	S06°35'29"W	13°50'10"
41	50.00'	45.63	24.55	44.07	S25°49'24"W	52°17'50"
42	25.00'	39.28	25.00	35.36	S45°19'35"E	90°00'54"
43	25.00'	39.28	25.00	35.36	S44°40'25"W	90°00'54"
44	100.00'	41.54	21.07	41.24	S78°25'38"E	23°47'58"
45	100.00'	49.74	25.40	49.23	S92°16'38"E	28°29'59"
46	50.00'	45.64	24.55	44.07	S64°10'36"E	52°17'50"
47	100.00'	65.32	34.21	64.73	S19°08'32"E	37°46'03"
48	50.00'	32.96	17.11	32.37	S19°08'32"E	37°46'25"
49	200.00'	17.97	8.99	17.96	S02°53'58"E	05°08'49"
50	200.00'	39.01	19.57	38.95	S11°03'38"E	11°10'34"
51	200.00'	10.63	5.32	10.63	S18°10'17"E	03°02'44"
52	200.00'	61.09	30.78	60.85	S28°26'40"E	17°30'00"
53	200.00'	2.91	1.46	2.91	S37°36'38"E	00°50'01"
54	150.00'	16.34	8.28	16.53	S03°29'10"E	06°19'02"
55	150.00'	64.00	32.50	63.52	S18°52'08"E	24°26'52"
56	150.00'	18.15	9.09	18.14	S34°33'35"E	06°56'00"
57	200.00'	50.69	25.48	50.55	S45°17'14"E	14°31'13"
58	200.00'	57.55	28.97	57.35	S60°47'27"E	16°29'11"
59	200.00'	21.17	10.60	21.16	S72°04'04"E	06°03'53"
60	200.00'	30.02	15.04	29.99	S79°24'00"E	08°35'59"
61	200.00'	22.89	11.46	22.88	S86°58'42"E	06°33'30"
62	150.00'	35.26	17.71	35.18	S44°45'43"E	13°28'08"
63	150.00'	101.47	52.77	99.55	S70°52'38"E	38°45'37"
64	25.00'	39.28	25.00	35.36	N44°44'34"E	90°00'54"
65	25.00'	29.28	25.00	35.36	S45°15'26"E	90°00'54"
66	100.00'	56.45	29.00	55.70	N73°34'21"E	32°20'29"
67	50.00'	23.44	11.94	23.23	N70°18'13"E	26°51'54"
68	100.00'	9.47	4.47	9.47	N54°41'16"E	05°25'41"
69	50.00'	9.32	4.78	9.31	N57°23'38"E	10°34'51"

# MAGNOLIA LAKES

## SECTION "B"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35; TOWNSHIP 1 SOUTH; RANGE 6 WEST DeSOTO COUNTY, MISSISSIPPI.

10' UTILITY EASEMENT ALONG FRONT LOT LINES  
 5' UTILITY EASEMENT ALONG SIDE LOT LINES  
 5' UTILITY EASEMENT ALONG REAR LOT LINES  
 35' MINIMUM BUILDING SETBACK FROM CURB

J.F. Lauderdale L.S.P.E.  
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SOUTH WEST CORNER OF THE S. E. Q. OF 35-1-6 STONE S 89°44'34"W 1297.39