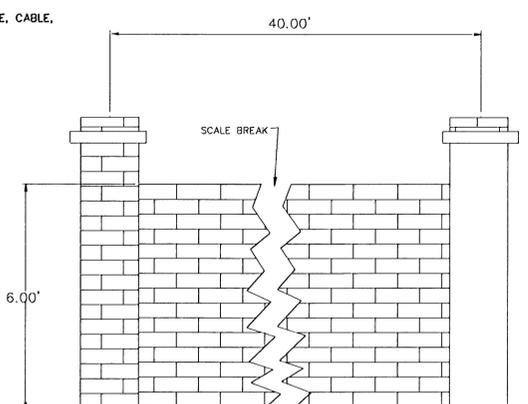
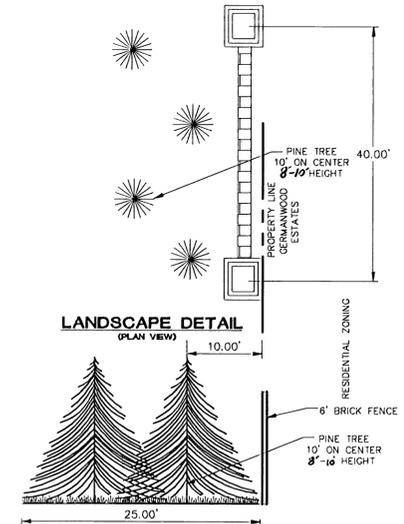


COVENANTS FOR GERMANWOOD BUSINESS CENTER SUBDIVISION

- NO METAL BUILDINGS WILL BE PERMITTED. ALL EXTERIOR BUILDINGS MUST BE STUCCO, BRICK, OR DECORATIVE MASONRY. NO METAL AWNINGS OR CANOPIES WILL BE PERMITTED OTHER THAN ON THE SERVICE STATION. ROOFS MAY BE MADE OF METAL, AND MANSARD FRONTS MAY BE OF DECORATIVE GRADE METAL.
- A 25 FOOT BUFFER ZONE WILL BE ESTABLISHED ON THE PROPERTY OF GERMANWOOD BUSINESS CENTER AT ALL POINTS WHERE IT ABUTS GERMANWOOD ESTATES SUBDIVISION.
- ALL EXISTING TREES IN THE BUFFER ZONE WILL REMAIN.
- THE DEVELOPER WILL PLANT PINE TREES IN THE BUFFER ZONE. THE TREES SHALL BE 8 TO 10 FEET IN HEIGHT AT THE TIME OF PLANTING AND SHALL BE PLANTED 10 FEET APART. THE PINE TREES SHALL BE OF A TYPE THAT WILL REACH 80 TO 100 FEET IN HEIGHT WHEN FULLY MATURED. THE DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES PLANTED WHICH HAVE NOT SURVIVED FOR A PERIOD OF ONE YEAR FROM AND AFTER PLANTING.
- THE DEVELOPER WILL CONSTRUCT A BRICK FENCE, 8 FEET IN HEIGHT, WITH THE COLUMNS BEING LOCATED APPROXIMATELY 40 FEET APART, (SAME AS PLANTATION FENCE). THE FENCE WILL BE LOCATED APPROXIMATELY 10 FEET WITHIN THE PROPERTY LINE OF GERMANWOOD BUSINESS CENTER BEFORE ANY BUSINESS OPENS ON LOT 1. THE FENCE REFERRED TO ABOVE SHALL BE FULLY CONSTRUCTED AND COMPLETED FROM THE CLOSEST POINT PERMITTED TO GERMANTOWN ROAD WESTERLY TO THE SOUTHWEST EDGE OF LOT 18. GERMANWOOD ESTATES SUBDIVISION AT SUCH TIME AS THE DEVELOPER HAS SOLD THE PORTION OF LOT 2 WHICH ABUTS LOT 1.
- THE DEVELOPER WILL CONSTRUCT A METAL FENCE OF SOME TYPE AT THE PROPERTY LINE FROM THE SOUTH CORNER OF LOT 18 OF GERMANWOOD ESTATES SUBDIVISION TO THE RAILROAD RIGHT-OF-WAY AT THE TIME OF SALE OF ANY PORTION OF LOT 2.
- GERMANWOOD BUSINESS CENTER SHALL BE LIMITED TO ONE SERVICE STATION WITHIN THE DEVELOPMENT.
- AN ARCHITECTURAL REVIEW COMMITTEE SHALL BE ESTABLISHED CONSISTING OF MR. DAVID VANDERBURG AND MR. LANEY FUNDERBURK, AND SHALL REVIEW AND APPROVE ALL BUILDING PLANS ON ANY LOTS SOLD BY THEM. IF THE PROPERTY IS SOLD IN A LARGE TRACT, THE NEW OWNER SHALL ENFORCE THE COVENANTS WHEN SOLD IN LOTS THE COVENANTS SHALL REMAIN ON ALL PROPERTY.
- IMPROVEMENTS TO BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE RESPONSIBILITY OF THE CITY OF OLIVE BRANCH.
- THE PROPOSED CUL-DE-SAC SHALL BE CONSTRUCTED ABOVE THE BASE FLOOD ELEVATION OF THE 100-YEAR FLOOD PLAIN, AS APPROVED BY THE CITY ENGINEER.
- THE DEVELOPER SHALL INSTALL DRAINAGE PIPE, EROSION CONTROL MATERIAL, SEWER MAINS AND SERVICE, WATER MAINS AND SERVICE, GRAVEL OR SOIL CEMENT BASE FOR THE STREETS, CURBS AND GUTTERS, AND ONE (1) LAYER OF BLACKTOP, 1 AND 1/2" THICK, BEFORE THE PLAT OF THE SUBDIVISION IS RECORDED. A PERFORMANCE BOND MUST BE FILED FOR THE REMAINDER OF THE IMPROVEMENTS IN AN AMOUNT SET BY THE CITY ENGINEER. THIS INCLUDES ANOTHER 1 AND 1/2" OF BLACKTOP MAKING A TOTAL OF THREE (3") OF BLACKTOP SURFACE.
- SIDEWALK TO BE CONSTRUCTED ON BOTH SIDES OF THE PROPOSED STREET AND ON THE WESTERN SIDE OF GERMANTOWN ROAD FOR THE LENGTH OF THE PROPERTY THAT HAS ACCESS FROM GERMANTOWN ROAD.
- STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS TO BE INSTALLED BY THE DEVELOPER TO CITY SPECIFICATIONS.
- WATER SERVICE LINES TO BE INSTALLED WITH TRACING WIRE AT THE TOP.
- ALL UTILITIES AND SERVICES (ELECTRIC, TELEPHONE, CABLE, ETC.) TO BE INSTALLED UNDERGROUND.



BRICK WALL DETAIL (PROFILE VIEW)



LANDSCAPE DETAIL (PROFILE VIEW)

OWNER'S CERTIFICATE

Germanwood Commercial, LLC, a Mississippi Limited Liability Company, OWNER OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION AND DEDICATE THE RIGHTS-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. THE UNDERSIGNED HEREBY CERTIFIES THAT GERMANWOOD COMMERCIAL, LLC IS THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. WITNESS THE SIGNATURE OF THE DULY AUTHORIZED MANAGER OF THE COMPANY THIS THE 8th DAY OF December, 1999.

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 THIS 8th DAY OF December, 1999, WITHIN MY JURISDICTION, THE WITHIN NAMED LANEY FUNDERBURK, MANAGER OF GERMANWOOD COMMERCIAL, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT IN THE CAPACITY AS SUCH MANAGER ON BEHALF OF SAID LIMITED LIABILITY COMPANY.



OWNER'S CERTIFICATE

R.R. Morrison, Inc. 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 8th DAY OF November, 1999.

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF WARREN  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 8th DAY OF November, 1999, WITHIN MY JURISDICTION, THE WITHIN NAMED R.R. MORRISON, INC. WHO ACKNOWLEDGED THAT HE/SHE IS PRESIDENT OF R.R. MORRISON & SON, INC., A MISSISSIPPI CORPORATION, AND THAT FOR AND ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CERTIFICATE SO TO DO.

NOTARY PUBLIC  
STATE OF MISSISSIPPI  
MY COMMISSION EXPIRES: 7/23/03

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 10th DAY OF August, 1999.  
Bill Deroe  
CHAIRPERSON

OLIVE BRANCH MAYOR & BOARD OF ALDERMEN

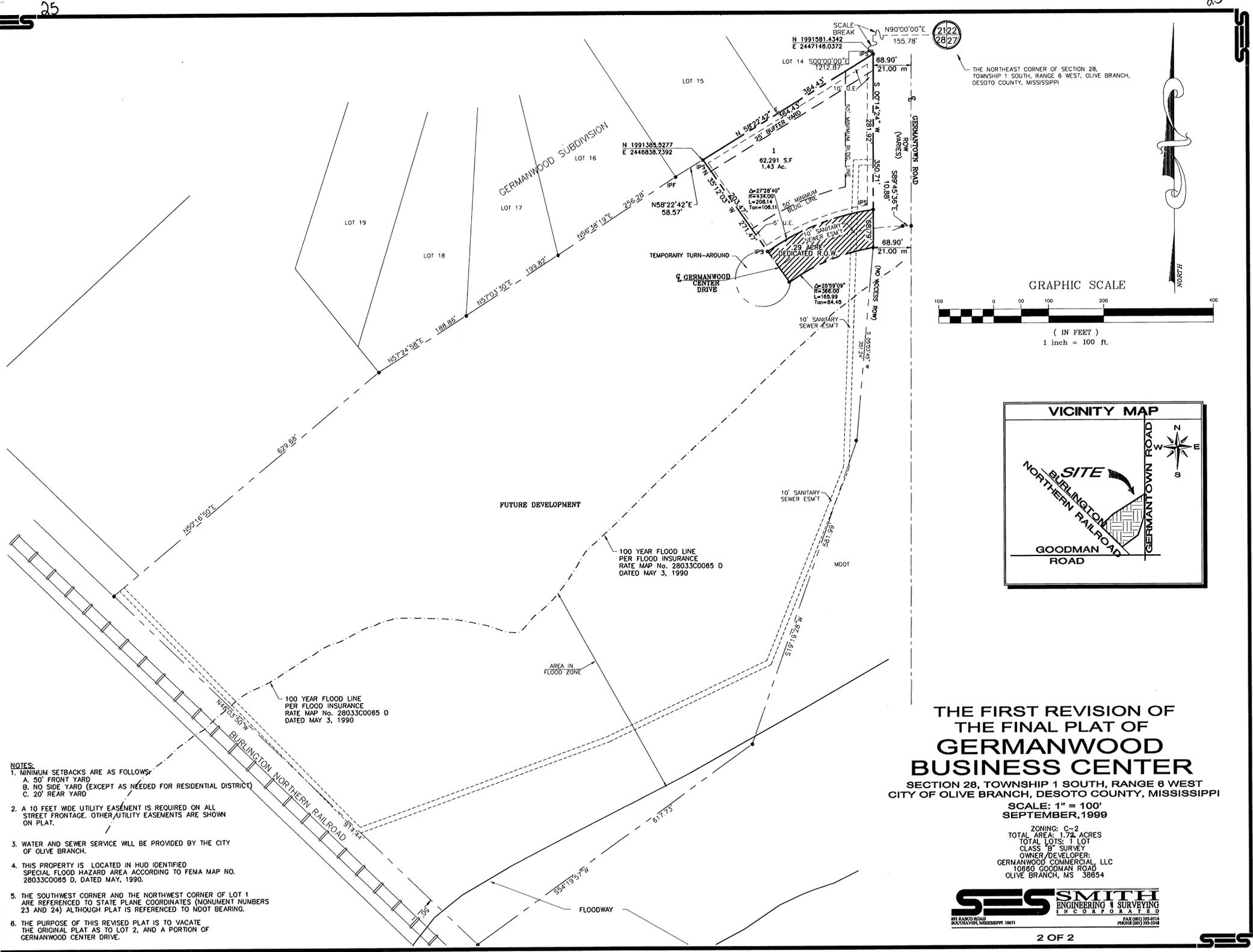
APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE TOWN OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 11th DAY OF August, 1999.  
MINUTE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
MAYOR  
C. H. Hester, Jr.

STATE OF MISSISSIPPI

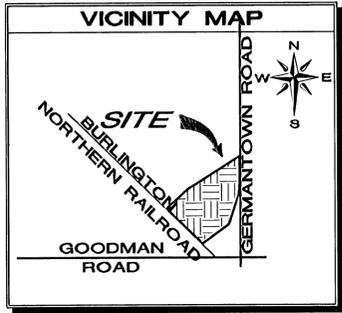
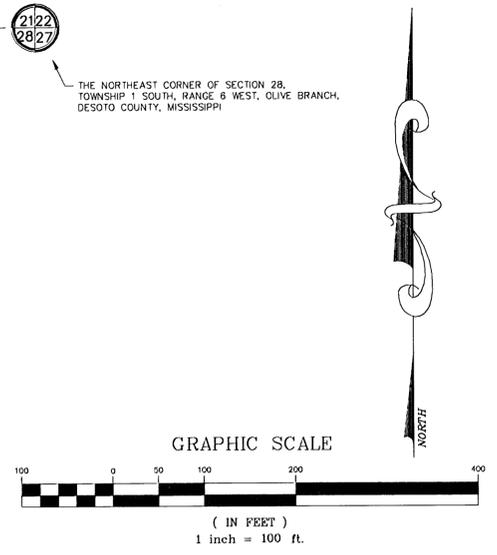
COUNTY OF DESOTO  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 3:49 O'CLOCK P.M. ON THE 15th DAY OF March, 1999 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 10 PAGE 211.

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWING HEREON AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM GROUND SURVEY BY BEN W. SMITH - NS 101 1900, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 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2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 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3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3



- NOTES:
- MINIMUM SETBACKS ARE AS FOLLOWS:
    - 50' FRONT YARD
    - NO SIDE YARD (EXCEPT AS NEEDED FOR RESIDENTIAL DISTRICT)
    - 20' REAR YARD
  - A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. OTHER UTILITY EASEMENTS ARE SHOWN ON PLAT.
  - WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
  - THIS PROPERTY IS LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0085 D, DATED MAY, 1990.
  - THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF LOT 1 ARE REFERENCED TO STATE PLANE COORDINATES (MONUMENT NUMBERS 23 AND 24) ALTHOUGH PLAT IS REFERENCED TO MDOT BEARING.
  - THE PURPOSE OF THIS REVISED PLAT IS TO VACATE THE ORIGINAL PLAT AS TO LOT 2, AND A PORTION OF GERMANWOOD CENTER DRIVE.



THE FIRST REVISION OF  
THE FINAL PLAT OF  
**GERMANWOOD  
BUSINESS CENTER**  
SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST  
CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

SCALE: 1" = 100'  
SEPTEMBER, 1999

ZONING: C-2  
TOTAL AREA: 1.72 ACRES  
TOTAL LOTS: 1 LOT  
CLASS: "B" SURVEY  
OWNER/DEVELOPER:  
GERMANWOOD COMMERCIAL, LLC  
10860 GOODMAN ROAD  
OLIVE BRANCH, MS 38654

