

S-28, T-3-S, R-5-W

Order Approving  
 Recorded in WT Book  
 369 Page 410.  
 This is the 17th day of  
 March, 2000.  
 W. E. Davis, Chancery Clerk  
 W. E. Davis, Chancery Clerk  
 W. E. Davis, Chancery Clerk

SIDEDRAIN PIPE SCHEDULE					
LOT NO.	PIPE SIZE	LOT NO.	PIPE SIZE	LOT NO.	PIPE SIZE
1	18"	11	18"	21	15"
2	18"	12	24"	22	15"
3	15"	13	30"	23	15"
4	18"	14	30"	24	72"
5	15"	15	84"	25	72"
6	15"	16	84"	26	72"
7	24"	17	84"	27	15"
8	15"	18	18"	28	15"
9	15"	19	15"	29	24"
10	15"	20	15"	30	30"

NOTES  
 Water will be provided by individual on-site wells.  
 Sewer will be provided by individual on-site treatment plants.  
 According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28033C0150 D, dated May 3, 1990, the hereon shown property is not located in a Flood Hazard Zone.  
 Driveway culverts are the responsibility of the lot owner and not the responsibility of the developer or DeSoto County.  
 Lots 1 and 2 are hereby excluded from the restrictive covenants and will be only subject to county regulations.

- SETBACK REQUIREMENTS FOR STICK-BUILT HOMES**  
 50-Foot Front Yard Setback  
 40-Foot Rear Yard Setback  
 15-Foot Side Yard Setback  
 20-Foot Front Utility Easement  
 5-Foot Side Yard Utility Easement  
 5-Foot Interior Back Yard Utility Easement  
 10-Foot Back Yard Utility Easement
- SETBACK REQUIREMENTS FOR MOBILE HOME LOTS**  
 100-Foot Front Yard Setback  
 100-Foot Rear Yard Setback  
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 20-Foot Front Utility Easement  
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 5-Foot Interior Back Yard Utility Easement  
 10-Foot Back Yard Utility Easement

OWNER/DEVELOPER  
 EBI, INC.  
 Mike Bailey  
 P. O. Box 486  
 New Albany, MS 38652  
 Jimmy Eubanks  
 P. O. Box 7  
 Tunica, MS 38676



MISSISSIPPI STATE DEPARTMENT OF HEALTH  
 LIMITATIONS & EXCLUSIONS  
 (1) Underground absorption will not be possible on most lots.  
 (2) Lots with lakes on them will have to be approved on an individual lot basis.  
 (3) House size and house location may have to be determined by the Mississippi State Department of Health.

Albert Hartell  
 2-29-00

RESTRICTIVE COVENANTS AND LIMITATIONS  
 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 12/31/2010, at which time said covenants, limitations, and restrictions shall be automatically extended for successive ten year periods unless by a vote of two-thirds (2/3) of the lot owners in the subdivision it is agreed to change said covenants in whole or in part. Each lot within the subdivision shall have one (1) vote per lot for the purpose of changing the covenants. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants, limitations or restrictions herein, it shall be lawful for any person or persons owning lots in the subdivision to prosecute any proceedings at law or inequity against the person or persons violating or attempting to violate any such covenant, limitation or restriction, either to restrain violations or to recover damages. Invalidation of any one of these covenants, limitations or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full effect.

- No lot within the subdivision may be subdivided.
- Site built homes and/or double wide mobile homes may be allowed on other lots, provided, however, each double wide mobile home shall be underpinned with brick.
  - All mobile homes will be new double wide or triple wide and must be manufactured as a unit.
  - Roofs must be pitched on at least a 3/12 covered with material that is residential in appearance including, but not limited to, wood, asphalt, or fiberglass shingles, but excluding corrugated aluminum, corrugated fiberglass, or metal roof.
  - Exterior siding must be residential in appearance, including but not limited to, clapboards, simulated clapboards, such as conventional vinyl or horizontal metal siding, wood shingles, shakes, or similar material, but excluding smooth sided, or corrugated or plastic panels.
  - All double wide or triple wide mobile homes must have a masonry foundation around the entire unit and must be underpinned with brick.
  - All mobile home front porches and steps must be permanent and of a masonry construction.
  - Each double or triple wide mobile home must have front landscaping.
- All homes or mobile homes must be approved by the developer in writing before it is placed on any lot.
- No animals may be raised or kept for commercial purposes, except as stated below. Household pets may be kept, bred or maintained for commercial purposes. All swine are prohibited. Notwithstanding the above, horses and cattle may be raised and kept for commercial purposes provided that no more than two large animals per acre (horses and cattle) are permitted on any lot. Other animals may be permitted at the developer's discretion in writing.
- All dwelling or other structures on lots must be in compliance with the requirements of the DeSoto County Planning Commission.
- No noxious or offensive trade or activity may be carried on upon any lot nor may anything be done thereon which may be or become a nuisance or annoyance to the neighborhood. No business or trade of a commercial nature may be carried on upon any lot.
- Easements for the installation and maintenance of the utilities and drainage areas are reserved as shown on the plat. There is a 50-foot front yard minimum set-back from the road right-of-way on each lot and a 40-foot rear minimum yard setback.
- All water wells and sewer disposal units must be approved by the DeSoto County Health Department and comply with their regulations.
- No unlicensed, abandoned or junked vehicles and/or junked appliances may be kept on any of the lots in the subdivision or within the right-of-way of the roads within the subdivision.
- No structure of a temporary nature such as basements, tents, sheds, garages, barns motor homes or other out buildings shall at any time be used, either temporarily or permanently, as a residence.
- No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- Trash, garbage and other waste or rubbish shall be kept in a sanitary container provided specifically for these purposes. All equipment for the storage and disposal of such materials shall be approved by the County and shall be kept in a clean, sanitary and orderly condition.
- No inoperative unlicensed vehicles or parts of same shall be permitted.
- All driveways installed to the property from the abutting roadway must use a pipe of sufficient size and length to insure proper drainage, if a pipe is needed.
- No structure shall be erected, placed, or structurally altered upon any lot until the building plans, specifications and exterior design and as to topography and finished grade elevation.
- No incomplete or junk type structures shall be permitted on the property, and no camper type trailer, tent or shack may be used either temporarily or permanently as a dwelling.
- Invalidation of any one of these covenants by judgment or court action shall in no wise affect any of the other provisions which shall remain in full force and effect. Failure on the part of the owner of any lot in the subdivision, or any addition thereof, to object to the violation of any provision herein contained, or to institute legal proceedings to enforce any such provision regardless of the duration of such failure, shall not constitute a waiver of or estoppel to assert, any right conferred by these covenants, restrictions, and limitation.
- The covenants, limitation, and restrictions, or any part of them may be amended only by the vote of the owners of 50% of the lots in the subdivision after the developer ceases to own a lot. The developer may upgrade these covenants at any time as long as he owns one lot.

MORTGAGEE'S CERTIFICATE  
 EBI, INC., mortgagee of Lots 1-2 of the hereon shown property hereby adopt this as our plan of subdivision and dedicate the right-of-way of roads to the public use forever and reserve for the public utilities the utility easements shown on the plat. I certify EBI, INC. is mortgagee in fee simple and no taxes have become due and payable. This the 29th day of February, 2000.

ROBERT M. BAILEY, President  
 EBI, INC.

NOTARY'S CERTIFICATE  
 State of Mississippi  
 County of DeSoto

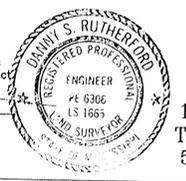
Personally appeared before me the undersigned authority in and for said county and state on the 29th day of February, 2000, within my jurisdiction the within named ROBERT M. BAILEY, who acknowledged he is President of EBI, INC., a Mississippi corporation, and that for and on behalf of said corporation he executed the above and foregoing instrument after having been duly authorized by said corporation so to do.

NOTARY PUBLIC  
 My commission expires: 10/1/2002

SURVEYOR'S CERTIFICATE

This is to certify that I have drawn the plat from a survey by myself and from deeds of record and the plat represents the information and it is true and correct.

DANNY S. RUTHERFORD, S.E.L.S.



OWNER'S CERTIFICATE

EBI, INC., owner of the property shown hereon hereby adopt this as our plan of subdivision and dedicate the right-of-way of roads to the public use forever and reserve for the public utilities the utility easements shown on the plat. I certify EBI, INC. is owner in fee simple and no taxes have become due and payable. This the 29th day of February, 2000.

ROBERT M. BAILEY, President  
 EBI, INC.

NOTARY'S CERTIFICATE  
 State of Mississippi  
 County of DeSoto

Personally appeared before me the undersigned authority in and for said county and state on the 29th day of February, 2000, within my jurisdiction the within named ROBERT M. BAILEY, who acknowledged he is President of EBI, INC., a Mississippi corporation, and that for and on behalf of said corporation he executed the above and foregoing instrument after having been duly authorized by said corporation so to do.

NOTARY PUBLIC  
 My commission expires: 10/1/2002

MORTGAGEE'S CERTIFICATE

FIRST SECURITY BANK, mortgagee of the hereon shown property hereby adopt this as our plan of subdivision and dedicate the right-of-way of roads to the public use forever and reserve for the public utilities the utility easements shown on the plat. I certify FIRST SECURITY BANK is mortgagee in fee simple and no taxes have become due and payable. This the 29th day of February, 2000.

R.P. DORR, JR. Senior Vice President Branch President  
 FIRST SECURITY BANK

NOTARY'S CERTIFICATE  
 State of Mississippi  
 County of DeSoto

Personally appeared before me the undersigned authority in and for said county and state on the 29th day of February, 2000, within my jurisdiction the within named R.P. DORR, JR., who acknowledged he is Senior Vice President of FIRST SECURITY BANK, a Mississippi corporation, and that for and on behalf of said corporation he executed the above and foregoing instrument after having been duly authorized by said corporation so to do.

NOTARY PUBLIC  
 My commission expires: 10/1/2002

OWNERS CERTIFICATE

We, RAY W. BROWN and KATHY M. BROWN, owners of Lots 1-2, adopt this as our plan of subdivision and dedicate the right-of-way of roads to the public use forever and reserve for the public utilities the utility easements shown on the plat. We certify we are owners in fee simple and no taxes have become due and payable. This the 29th day of February, 2000.

RAY W. BROWN, Owner  
 KATHY M. BROWN, Owner

NOTARY CERTIFICATE  
 STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

This day personally appeared before me the undersigned authority at law in and for said county and state, RAY W. BROWN and KATHY M. BROWN, who acknowledged that they signed and delivered the foregoing plat for the purpose therein stated. Given under my hand and official seal of office this the 29th day of February, 2000.

NOTARY PUBLIC  
 My commission expires: 10/1/2002

Approved by the DESOTO COUNTY PLANNING COMMISSION on the 29th day of December, 2000-1999

CHAIRMAN

ATTEST

Approved by the DESOTO COUNTY BOARD OF SUPERVISORS on the 29th day of December, 2000-1999

PRESIDENT

CLERK OF THE BOARD

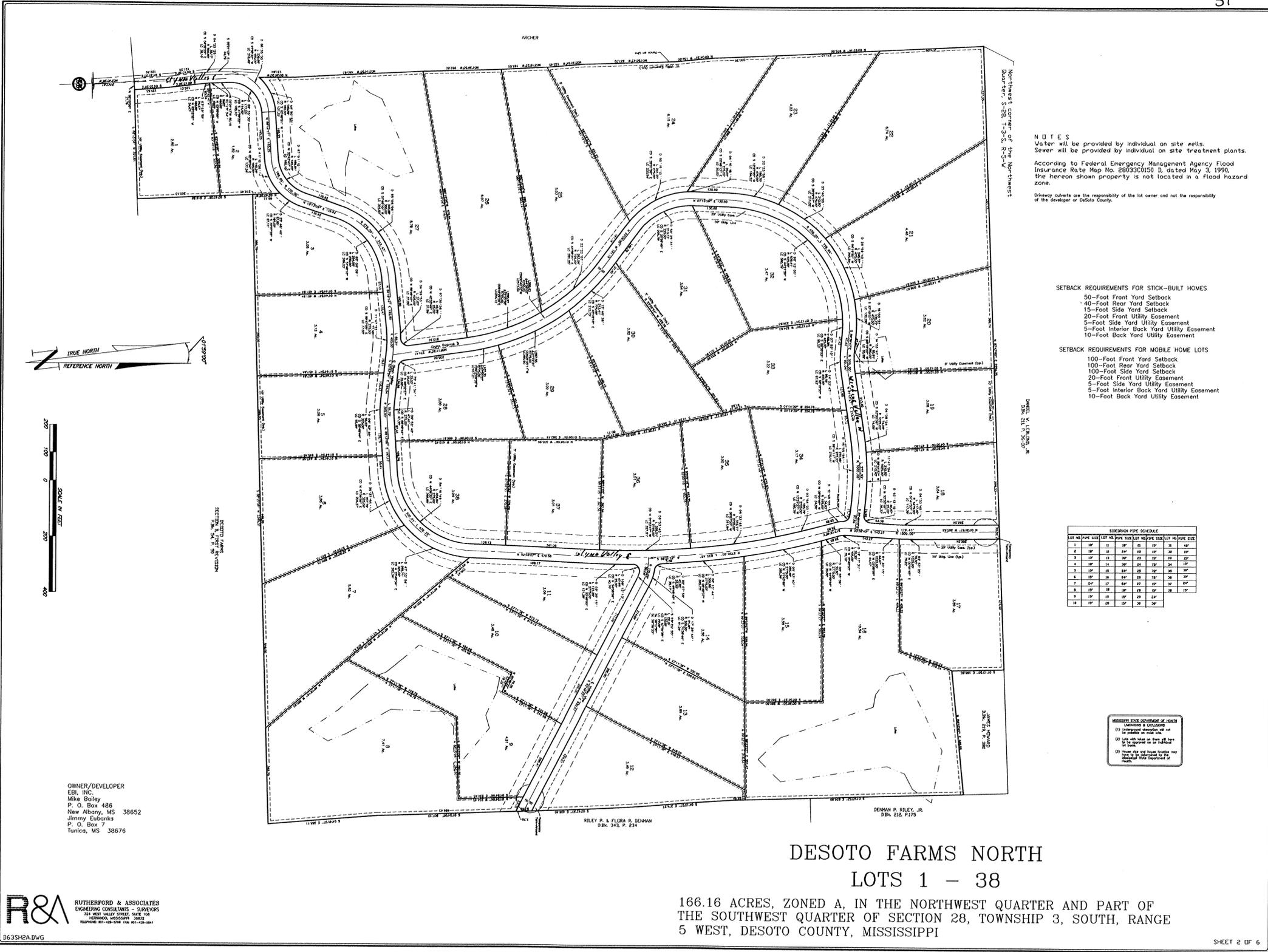
STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record by my office at 11:20 o'clock P.M. on the 17th day of March, 2000 and was duly recorded in Plat Book 70 on Page 30.

W. E. Davis, Chancery Clerk  
 CHANCERY COURT CLERK

DESOTO FARMS NORTH  
 LOTS 1 - 38

166.16 ACRES. ZONED A, IN THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI



**NOTES**  
 Water will be provided by individual on site wells.  
 Sewer will be provided by individual on site treatment plants.  
 According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28033C0150 D, dated May 3, 1990, the hereon shown property is not located in a Flood hazard zone.  
 Driveway culverts are the responsibility of the lot owner and not the responsibility of the Developer or DeSoto County.

**SETBACK REQUIREMENTS FOR STICK-BUILT HOMES**  
 50-Foot Front Yard Setback  
 40-Foot Rear Yard Setback  
 15-Foot Side Yard Setback  
 20-Foot Front Utility Easement  
 5-Foot Side Yard Utility Easement  
 5-Foot Interior Back Yard Utility Easement  
 10-Foot Back Yard Utility Easement

**SETBACK REQUIREMENTS FOR MOBILE HOME LOTS**  
 100-Foot Front Yard Setback  
 100-Foot Rear Yard Setback  
 100-Foot Side Yard Setback  
 20-Foot Front Utility Easement  
 5-Foot Side Yard Utility Easement  
 5-Foot Interior Back Yard Utility Easement  
 10-Foot Back Yard Utility Easement

**SEWERMAN PIPE SCHEDULE**

LOT NO.	PIPE SIZE						
1	18"	13	18"	25	18"	37	18"
2	18"	14	18"	26	18"	38	18"
3	18"	15	18"	27	18"	39	18"
4	18"	16	18"	28	18"	40	18"
5	18"	17	18"	29	18"	41	18"
6	18"	18	18"	30	18"	42	18"
7	18"	19	18"	31	18"	43	18"
8	18"	20	18"	32	18"	44	18"
9	18"	21	18"	33	18"	45	18"
10	18"	22	18"	34	18"	46	18"
11	18"	23	18"	35	18"	47	18"
12	18"	24	18"	36	18"	48	18"

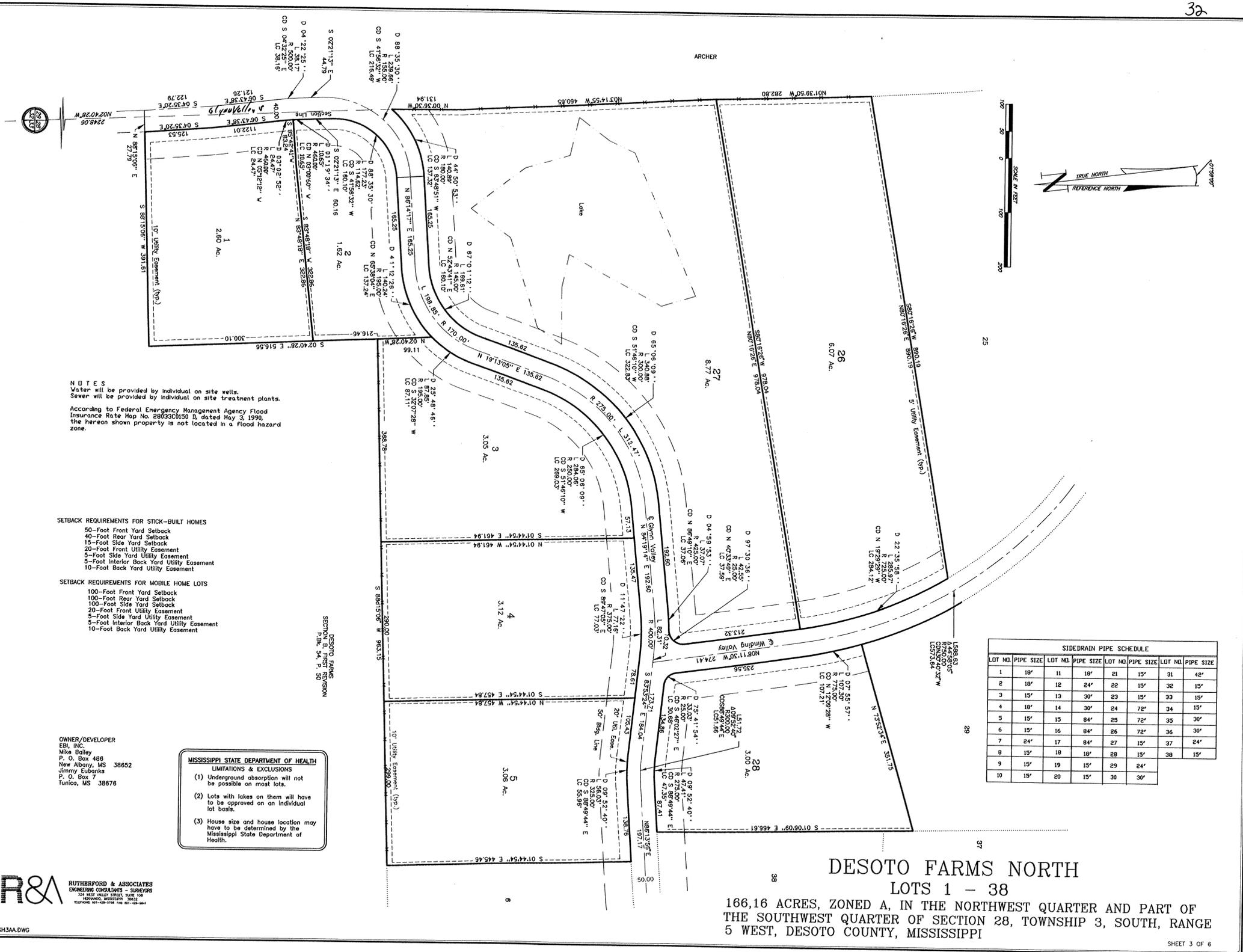
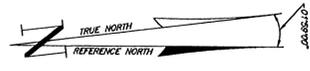
**MISSISSIPPI STATE DEPARTMENT OF HEALTH**  
 LAMINATION & EXPOSURE  
 (1) Unapproved materials shall not be used in the construction of the sewer system.  
 (2) All pipe shall be installed in accordance with the approved plans.  
 (3) All pipe shall be installed in accordance with the approved plans.  
 (4) All pipe shall be installed in accordance with the approved plans.

**OWNER/DEVELOPER**  
 EBI, INC.  
 Mike Bailey  
 P. O. Box 486  
 New Albany, MS 38652  
 Jimmy Eubanks  
 P. O. Box 7  
 Tunica, MS 38676

**R&A** RUTHERFORD & ASSOCIATES  
 ENGINEERING CONSULTANTS - SURVEYORS  
 124 WEST WALLEY STREET, SUITE 108  
 MEMPHIS, MISSISSIPPI 38102  
 TELEPHONE: 901-525-1000 FAX: 901-525-1001

**DESOTO FARMS NORTH**  
**LOTS 1 - 38**

166.16 ACRES, ZONED A, IN THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI



**NOTES**  
 Water will be provided by individual on site wells.  
 Sewer will be provided by individual on site treatment plants.  
 According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28033C0150 B, dated May 3, 1990, the hereon shown property is not located in a Flood hazard zone.

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**SETBACK REQUIREMENTS FOR MOBILE HOME LOTS**  
 100-Foot Front Yard Setback  
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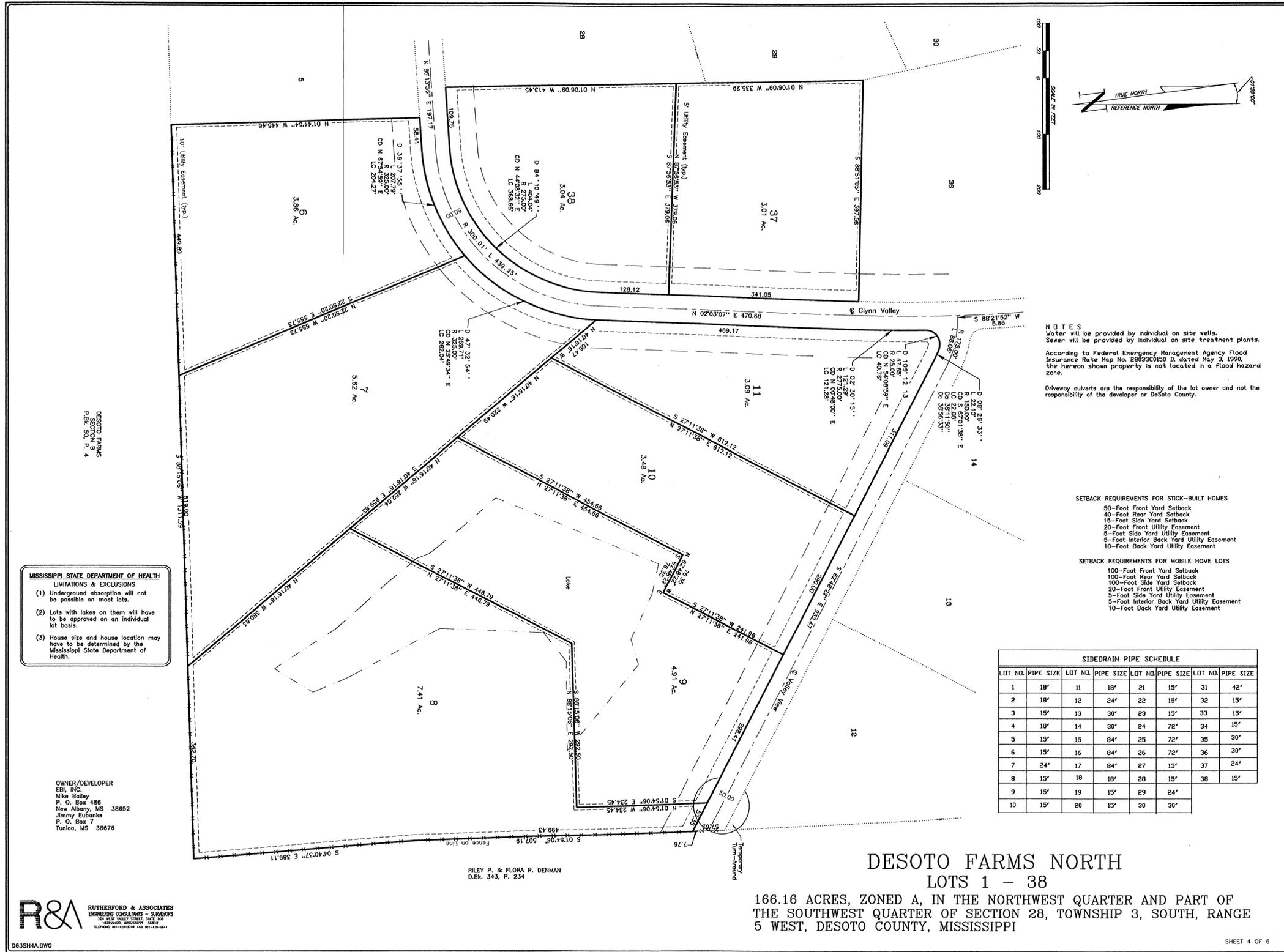
**OWNER/DEVELOPER**  
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 Mike Bailey  
 P. O. Box 486  
 New Albany, MS 38652  
 Jimmy Eubanks  
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 Tunica, MS 38878

**MISSISSIPPI STATE DEPARTMENT OF HEALTH**  
 LIMITATIONS & EXCLUSIONS  
 (1) Underground absorption will not be possible on most lots.  
 (2) Lots with lakes on them will have to be approved on an individual lot basis.  
 (3) House size and house location may have to be determined by the Mississippi State Department of Health.

SIDEDRAIN PIPE SCHEDULE							
LOT NO.	PIPE SIZE	LOT NO.	PIPE SIZE	LOT NO.	PIPE SIZE	LOT NO.	PIPE SIZE
1	18"	11	18"	21	15"	31	42"
2	18"	12	24"	22	15"	32	15"
3	15"	13	30"	23	15"	33	15"
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**R&A**  
 RUTHERFORD & ASSOCIATES  
 ENGINEERING CONSULTANTS - SURVEYORS  
 14 WEST HALEY STREET, SUITE 108  
 MEMPHIS, MISSISSIPPI 38103  
 (662) 546-0000 FAX (662) 546-0044

**DESOTO FARMS NORTH**  
**LOTS 1 - 38**  
 166.16 ACRES, ZONED A, IN THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI



**NOTES**  
 Water will be provided by individual on site wells.  
 Sewer will be provided by individual on site treatment plants.  
 According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28053C0150 B dated May 3, 1999 the hereon shown property is not located in a flood hazard zone.  
 Driveway culverts are the responsibility of the lot owner and not the responsibility of the developer or DeSoto County.

**SETBACK REQUIREMENTS FOR STICK-BUILT HOMES**  
 50-Foot Front Yard Setback  
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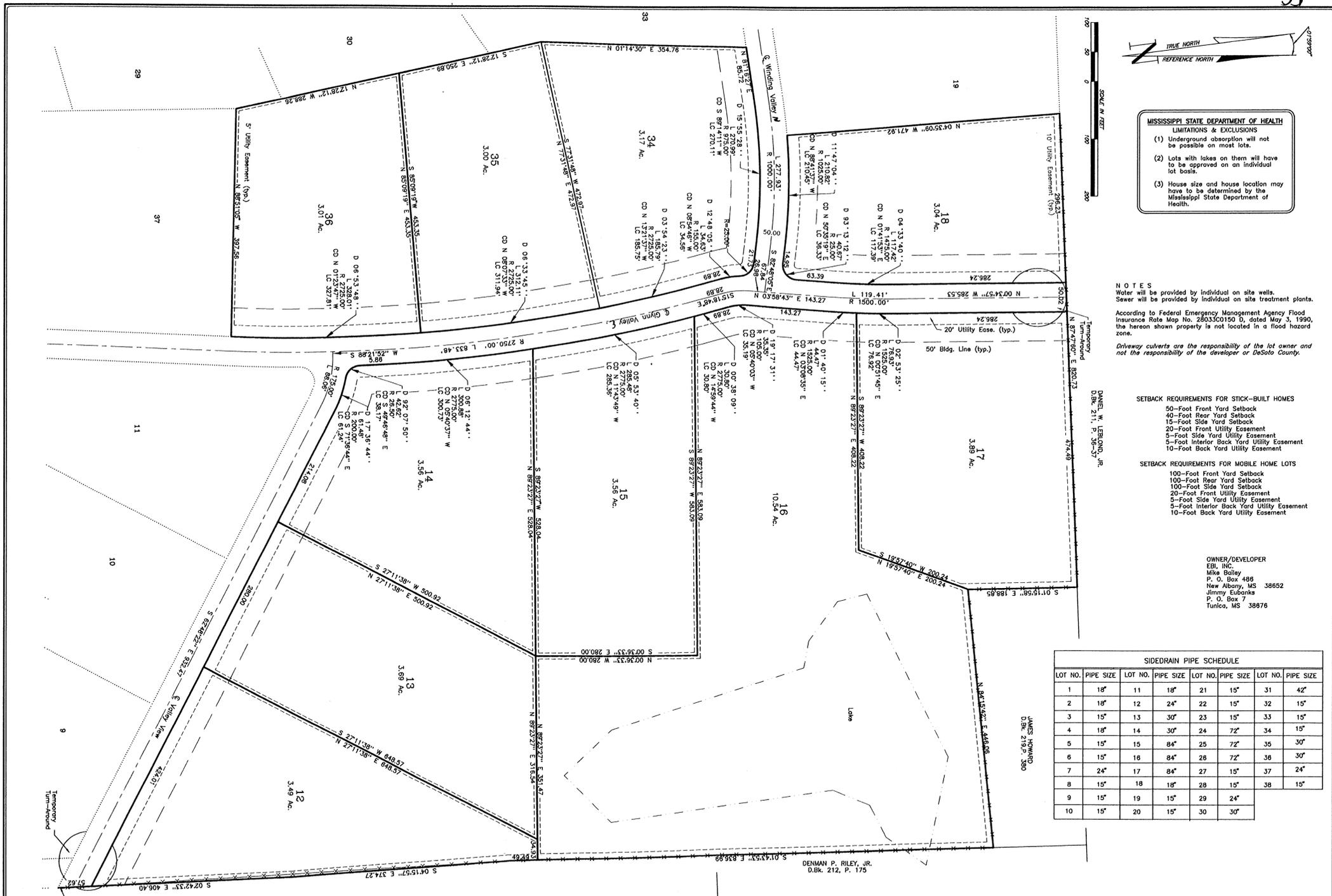
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 MEMPHIS, MISSISSIPPI 38102  
 TELEPHONE 901-526-1144 FAX 901-526-1841

RILEY P. & FLORA R. DENMAN  
 D.B.K. 343, P. 234

**DESOTO FARMS NORTH**  
**LOTS 1 - 38**  
 166.16 ACRES, ZONED A, IN THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI



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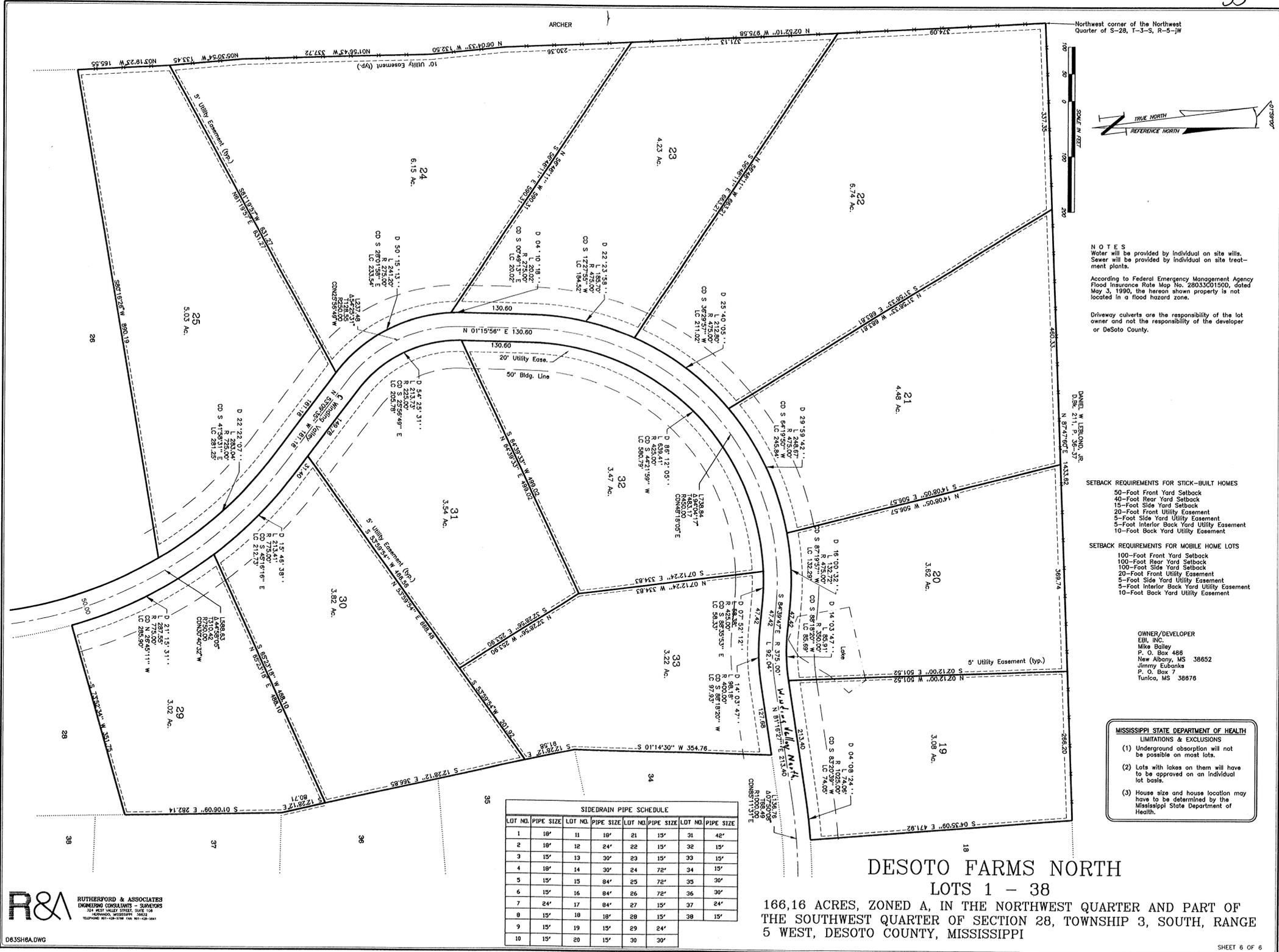
**R&A**  
 RUTHERFORD & ASSOCIATES  
 ENGINEERING CONSULTANTS - SURVEYORS  
 354 WEST VALLEY STREET, SUITE 108  
 MEMPHIS, MISSISSIPPI 38102  
 TELEPHONE 901-525-5700 FAX 901-525-5641

RILEY P. & FLORA R. DENMAN  
 D.B.K. 343, P. 234

DENMAN P. RILEY, JR.  
 D.B.K. 212, P. 175

JAMES HOWARD  
 D.B.K. 215 P. 380

DANIEL W. LEBRONO, JR.  
 D.B.K. 211, P. 36-37



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**MISSISSIPPI STATE DEPARTMENT OF HEALTH**  
**LIMITATIONS & EXCLUSIONS**  
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 (2) Lots with lakes on them will have to be approved on an individual lot basis.  
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4	18"	14	30"	24	72"	34	15"
5	15"	15	84"	25	72"	35	30"
6	15"	16	84"	26	72"	36	30"
7	24"	17	84"	27	15"	37	24"
8	15"	18	18"	28	15"	38	15"
9	15"	19	15"	29	15"	39	24"
10	15"	20	15"	30	30"	40	30"

**DESOTO FARMS NORTH**  
**LOTS 1 - 38**  
 166.16 ACRES, ZONED A, IN THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3, SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI

**R&A**  
**RUTHERFORD & ASSOCIATES**  
 ENGINEERING CONSULTANTS - SURVEYORS  
 214 WEST WALLEY STREET, SUITE 106  
 MEMPHIS, MISSISSIPPI 38103  
 (901) 522-8888 FAX (901) 522-8841

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