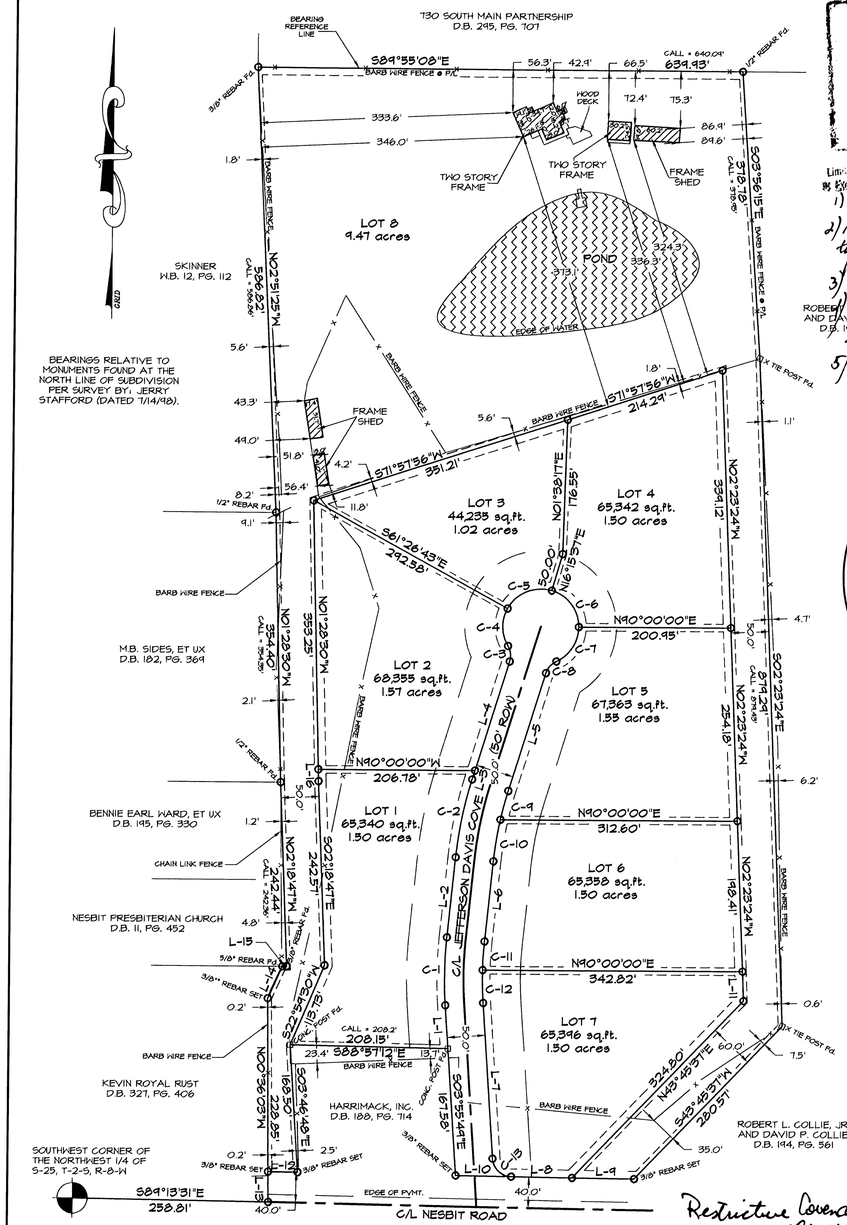
3

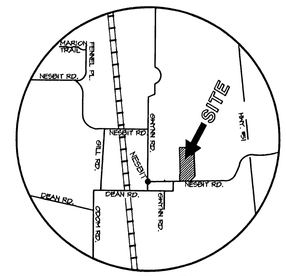
OLD SOUTH SUBDIVISION

8 LOTS
LOCATED IN THE NW QUARTER OF:
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 8 WEST,
HERNANDO, DESOTO COUNTY, MISSISSIPPI
ZONING: AR
DEED BOOK 336, PAGE 645
TOTAL AREA
20.57 acres

APPROVED
with Health
Feb 30. 1999
DESOTO COUNTY
HEALTH DEPARTMENT

Limitations
Exclusions
1) Limit of 1000 gal/day domestic waste only.
2) Not approved for use of food handling type est.
3) Extensive grading will void this approval
4) Any change not to Health H.D. Legal
5) Lot #3 Must have legal easement from lot #8 for drainage of effluent waste water lots





VICINITY MAP
(NOT TO SCALE)

NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 50' FRONT YARD
   B. 15' INTERIOR SIDE YARD
   C. 50' REAR YARD
2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE AND ALONG ALL REAR LOT LINES. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL SIDE LOT LINES.
3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP #28033C0105 D DATED: MAY 3, 1990.
4. 3/8" REBAR SET AT ALL PROPERTY CORNERS NOT SHOWN AS FOUND.

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L-1	57.42'	S03°59'44"E
L-2	106.18'	S05°48'21"W
L-3	12.36'	N17°53'41"E
L-4	150.18'	N17°53'41"E
L-5	162.55'	N17°53'41"E
L-6	106.18'	S05°48'21"W
L-7	209.09'	S03°59'44"E
L-8	80.09'	N84°13'31"W
L-9	82.02'	N84°13'31"W
L-10	73.20'	N84°13'31"W
L-11	38.41'	N02°23'24"W
L-12	38.14'	N84°13'31"W
L-13	40.00'	N00°36'03"W
L-14	49.93'	N24°25'24"E
L-15	5.64'	N88°56'23"E
L-16	15.65'	N01°28'30"W

PROPERTY LINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
C-1	84.21'	525.00'	9°44'10"	44.71	84.11'	S00°56'19"W
C-2	109.00'	525.00'	11°27'33"	52.66	104.85'	S11°32'08"W
C-3	21.03'	25.00'	48°17'23"	11.18	20.41'	N26°41'41"W
C-4	51.81'	50.00'	59°28'46"	28.51	49.51'	N21°11'08"E
C-5	67.81'	50.00'	77°42'18"	40.26	62.73'	S61°24'21"W
C-6	64.35'	50.00'	73°44'23"	37.50	60.00'	N86°53'12"W
C-7	57.12'	50.00'	65°21'11"	32.13	54.06'	N24°43'34"E
C-8	21.03'	25.00'	48°11'23"	11.18	20.41'	S41°21'36"W
C-9	34.26'	475.00'	4°44'10"	17.64	34.25'	S14°53'48"W
C-10	55.74'	475.00'	6°43'23"	27.90	55.70'	S04°10'03"W
C-11	37.64'	475.00'	4°32'41"	18.83	37.63'	S03°13'53"W
C-12	49.09'	475.00'	5°17'24"	21.53	49.07'	S01°20'07"E
C-13	31.22'	25.00'	85°11'42"	23.03	33.81'	S46°34'40"E

OWNER'S CERTIFICATE

Kevin Rust OWNER OF THE PROPERTY HEREON, 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 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 27th DAY OF August 19 99

SIGNATURE OF OWNER

NOTARY'S CERTIFICATE

STATE OF Mississippi COUNTY OF DeSoto

THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, Kevin Rust WHO ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 27th DAY OF August 19 99

MY COMMISSION EXPIRES: Rebecca C. Dinkins (Mrs)
NOTARY PUBLIC

MY COMMISSION EXPIRES:
JULY 21, 2000

MORTGAGEE'S CERTIFICATE VP- BANCORPSOUTH

WE, THE UNDERSIGNED, Wade Hawkins MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF DEVELOPMENT AND DEDICATE THE STREET, RIGHT-OF-WAYS, EASEMENT AND RIGHTS OF ACCESS AS SHOWN TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEE DULY AUTHORIZED SO TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

MORTGAGEE Wade Hawkins DATE 8/26/99
VP- BANCORPSOUTH

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORESAID Wade Hawkins AS VP Trust Officer OF Bancorpsouth WHO ACKNOWLEDGED THAT FOR AND ON BEHALF OF SAID CORPORATION, AS [illegible] 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 26th DAY OF August 1999.

Rebecca C. Dinkins (Mrs)
NOTARY PUBLIC

MY COMMISSION EXPIRES:
JULY 21, 2000
MY COMMISSION EXPIRES

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A CLASS ___ SURVEY AND THAT THIS PLAT IS TRUE & CORRECT.

DANNY METTS P.L.S. # 2527

STATE OF MISSISSIPPI, COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 8:00 O'CLOCK A.M., ON THE 28th DAY OF August 19 99 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK NUMBER ___ PAGE ___

HERNANDO CITY CLERK

APPROVED BY THE CITY OF HERNANDO PLANNING COMMISSION ON THE 14th DAY OF September 19 99

Thurston B. Williams
Secretary

PLANNING COMMISSION OFFICE
Chairman

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI ON THE 21st DAY OF September 19 99

Garrett Kelley
City Clerk

Edward B. Hale
MAYOR

STATE OF MISSISSIPPI, COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:50 O'CLOCK A.M., ON THE 25 DAY OF APRIL 2000 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK NUMBER 71 PAGE 3

W. E. Davis Chancery Clerk by B Cleveland
CHANCERY COURT CLERK

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CLIENT: KEVIN RUST
DATE OF SURVEY: 4/22/99
CLASS OF SURVEY: 'B'
SURVEY BY: DANNY METTS
P.L.S. #2527

METTS SURVEYING
4425 BETHEL RD.
OLIVE BRANCH, MS. 38654
PH. 601-895-9020

Restrictive Covenants recorded this the 27 April 2000 in Book Book 371 page 204
W. E. Davis Chancery Clerk by B Cleveland DC