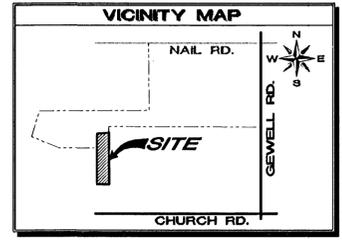
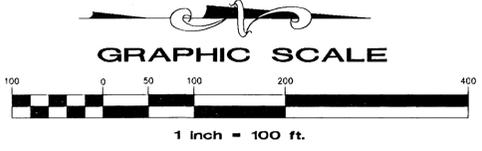


LINE	LENGTH	BEARING
L1	15.92'	N02°55'52"W

CURVE	LENGTH	RADIUS
C1	39.41'	25.00'
C2	39.13'	25.00'
C3	36.14'	50.00'
C4	60.88'	50.00'
C5	54.00'	50.00'
C6	45.25'	50.00'
C7	69.43'	50.00'
C8	36.14'	50.00'

**NOTE:**  
ONLY LOTS 83, AND 102 WERE REVISED  
DUE TO THE RELOCATION OF CENTRAL PARKWAY



- NOTES:**
- MINIMUM SETBACKS ARE AS FOLLOWS:  
A. 30' FRONT YARD  
B. MIN. 5' AND SUM OF 15' SIDE YARD  
C. 20' REAR YARD
  - A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES.
  - WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SOUTHAVEN.
  - THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0043 E, DATED JUNE 19, 1997.
  - IRON PINS ARE SET ON ALL PROPERTY CORNERS. CHISEL MARKS ARE MADE ON THE CURB AT THE EXTENDED PROPERTY LINE AND ARE FOR REFERENCE ONLY.
  - REFERENCE LINE TO NORTH PROPERTY LINE OF DESOTO COUNTY BOARD OF EDUCATION, D.B. 324, PG. 432.

**CERTIFICATE OF ENGINEER**  
THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION FROM A SURVEY AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME OR UNDER MY DIRECT SUPERVISION.

*Ben M. Smith*  
ENGINEER  
NO. 19097

THE PLATTED PROPERTY IS SUBJECT TO THOSE COVENANTS, RESTRICTIONS, AND EASEMENTS AS SET FORTH IN DOCUMENT FILED FOR RECORD IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND AS MAY OTHERWISE BE AMENDED FROM TIME TO TIME, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, TO WHICH DOCUMENT REFERENCE IS HEREBY MADE. ANY PROPERTY OWNER SHALL BE BOUND BY THE TERMS OF SAID DOCUMENT.

**MORTGAGEE'S CERTIFICATE**  
I, *Chambless Builders, Inc.*, MORTGAGEE OF THE PROPERTY HEREON, 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 24th DAY OF January, 2002.

*Pees Chambless Builders, Inc.*  
TITLE SIGNATURE OF MORTGAGEE

**NOTARY PUBLIC**  
STATE OF MISSISSIPPI, COUNTY OF DESOTO  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 24th DAY OF January, 2002, Pees Chambless Builders, Inc. WHO WITHIN MY JURISDICTION, THE WITHIN NAMED Pees Chambless Builders, Inc. WHO ACKNOWLEDGED THAT HE/SHE IS Pees Chambless Builders, Inc. AND THAT FOR AND ON BEHALF OF THE SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.

*Manne J. Ross*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5/24/03

**OWNER'S CERTIFICATE**  
I, Jon A. Reeves, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHTS-OF-WAY FOR THE ROADS AS SHOWN HEREON 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 24th DAY OF January, 2002.

*Jon A. Reeves*  
SIGNATURE OF OWNER OR REPRESENTATIVE

**NOTARY PUBLIC**  
STATE OF MISSISSIPPI, COUNTY OF DESOTO  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED Jon A. Reeves WHO ACKNOWLEDGED THAT HE/SHE IS Jon A. Reeves AND THAT FOR AND ON BEHALF OF SAID CORPORATION, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION SO TO DO, GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 24th DAY OF January, 2002.

*Manne J. Ross*  
NOTARY PUBLIC

**SOUTHAVEN PLANNING COMMISSION**  
APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS THE 25th DAY OF May, 2002.

*Dale Rice*  
CHAIRMAN OF PLANNING COMMISSION

*Manne J. Ross*  
SECRETARY OF THE PLANNING COMMISSION

**SOUTHAVEN MAYOR & BOARD OF ALDERMEN**  
APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF SOUTHAVEN ON THIS THE 24th DAY OF Jan, 2002.

*Charles G. Davis*  
CHARLE G. DAVIS, MAYOR OF SOUTHAVEN

**STATE OF MISSISSIPPI**  
COUNTY OF DESOTO  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 11:40 O'CLOCK P. M., ON THE 24th DAY OF January, 2002 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 18, PAGE 84.

*W.E. Davis*  
W.E. DAVIS, CHANCERY CLERK  
By: *M. Huffer* D.C.

**DESOTO CENTRAL, SECTION 'B' RESTRICTIVE COVENANTS**

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AS RESIDENTIAL LOTS AND NO STRUCTURE SHALL BE ERRECTED ON ANY LOT OTHER THAN ONE SINGLE FAMILY RESIDENCE AND GARAGE AND NOT MORE THAN ONE DETACHED STORAGE BUILDING. NO RECREATIONAL VEHICLE, BOAT NOR CAMPING TRAILER SHALL BE PARKED OR STORED ON ANY LOT UNLESS IT IS IN A GARAGE OR IN THE REAR YARD CLOSED BY A FENCE OR SITE PROOF FENCE.
- BUILDING LINE SETBACKS SHALL BE LEFT TO THE DISCRETION OF THE BUILDING INSPECTOR AND THE INTERPRETATION OF THE ZONING ORDINANCE, BUT IN NO CASE SHALL THE FRONT SETBACK BE LESS THAN 30 FEET. HOWEVER SIDE SETBACK ON CORNER LOTS SHALL BE 20 FEET.
- NO OBNOXIOUS OF OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED UPON ANY LOT, NOR SHALL ANYTHING BE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- VEGETABLE GARDENING SHALL BE ALLOWED ONLY TO THE REAR OF THE HOME. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, KEPT OR BRED ON ANY LOT, EXCEPT DOGS, CATS AND OTHER HOUSEHOLD PETS WHICH MAY BE KEPT PROVIDED THEY ARE NOT KEPT OF BRED FOR ANY COMMERCIAL PURPOSES. NO COMMERCIAL BREEDING IS ALLOWED.
- ALL DWELLINGS SHALL CONTAIN A MINIMUM OF 1,700 SQUARE FEET OF FINISHED LIVABLE HEATED LIVING AREA. NO BUILDINGS SHALL BE MORE THAN TWO STORIES IN HEIGHT, BUT THE FLOOR SPACE OF THE SECOND STORY MAY BE INCLUDED IN COMPUTING THE MINIMUM SQUARE FOOTAGE OF LIVING AREA WHICH IS ALLOWABLE AS LONG AS AT LEAST 900 SQUARE FEET IS IN THE FIRST FLOOR.
- NOR STRUCTURE OF A TEMPORARY CHARACTER SUCH AS A TRAILER, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY. CONSTRUCTION OF NEW BUILDINGS ONLY SHALL BE PERMITTED, IT IS BEING THE INTENT OF THIS COVENANT TO PROHIBIT THE MOVING OF ANY EXISTING BUILDING ONTO A LOT AND REMODELING OR CONVERTING SAME INTO A DWELLING UNIT. NO OUT BUILDING WILL BE ALLOWED UNLESS IN A FENCED YARD.
- THE DEVELOPER RESERVES TO ITSELF THE RIGHT TO IMPOSE ADDITIONAL AND SEPARATE RESTRICTIONS ON ANY LOT HEREAFTER SOLD IN THIS SUBDIVISION; SAID RESTRICTIONS NEED NOT BE UNIFORM, AND MAY DIFFER AS TO DIFFERENT LOTS.
- NO MOTOR VEHICLE OR ANY OTHER VEHICLE, INCLUDING A BOAT, MOTOR, BOAT TRAILER, LAWN MOWER, TRACTOR OR SIMILAR VEHICLE MAY BE STORED ON ANY LOT FOR THE PURPOSE OF REPAIR OF SAME, AND NO A-FRAME OR MOTOR MOUNT MAY BE PLACED ON ANY LOT. NO DISABLED AUTO OR ANY TYPE VEHICLE, MAY BE STORED ON ANY LOT. NO REPAIR OR AUTOMOBILES OR ANY OTHER VEHICLES ON PROPERTY, INCLUDING THOSE ENUMERATED ON ANY OF THE RESTRICTIONS, SHALL TAKE PLACE ON ANY LOT WHERE SUCH REPAIRS CONSTITUTE OR ARE DONE FOR A COMMERCIAL PURPOSE.
- THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED. AFTER THAT TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS HEREIN BEFORE THEY EXPIRE, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING LOTS IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT OR RESTRICTION AND EITHER TO PREVENT HIM OR THEM FROM DOING SO OR TO RECOVER DAMAGES FOR SUCH VIOLATIONS.
- INVALIDATION OF ANYONE OF THE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- CONSTRUCTION OF ANY DWELLING SHALL BE COMPLETED WITHIN TWELVE (12) MONTHS FROM THE COMMENCEMENT OF CONSTRUCTION
- NO BUILDING SHALL BE ERRECTED ON ANY LOT IN THE SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN, SHOWING THE LOCATION OF SUCH BUILDING, HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY AND HARMONY WITH EXISTING STRUCTURES IN THE SUBDIVISION AND AS TO LOCATION OF THE BUILDINGS WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION BY THE DEVELOPER, OR DULY APPOINTED REPRESENTATIVE OF SAID COMPANY, IN THE EVENT THAT SAID COMPANY OR ITS REPRESENTATIVE FAIL TO APPROVE OR DISAPPROVE SUCH DESIGN AND LOCATION WITHIN A PERIOD OF THIRTY (30) DAYS AFTER SAID PLANS AND SPECIFICATION HAVE BEEN SUBMITTED TO THEM, OR IF NO LITIGATION TO ENJOIN THE ERECTION OF SUCH BUILDING OR THE MAKING OF SUCH ALTERATIONS HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, SUCH APPROVAL WILL NOT BE REQUIRED, AND THIS COVENANT SHALL BE DEEMED FULLY COMPLIED WITH, NEITHER THE MEMBERS OF THE COMPANY NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.
- ALL HOMES SHALL HAVE AN ATTACHED DOUBLE GARAGE WITH DOORS. NO CARPORTS SHALL BE PERMITTED.

**FINAL PLAT  
FIRST REVISION TO SECTION 'B'  
DEERCHASE  
SUBDIVISION**

SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 WEST  
DESOTO COUNTY, SOUTHAVEN, MS  
SCALE: 1" = 100'  
JANUARY, 2002

ZONING: PUD  
TOTAL AREA: 9.73 Ac  
TOTAL LOTS: 20  
CLASS "B" SURVEY  
DEVELOPER  
REEVES WILLIAMS  
8727 NORTHWEST DRIVE  
SOUTHAVEN, MS 38671

