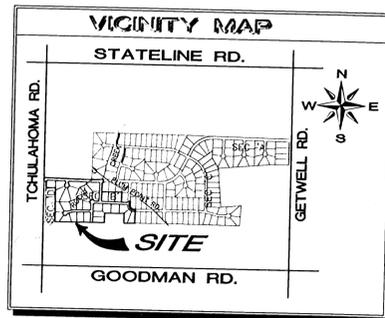


OAK VALLEY AT SHELBURNE ESTATES SECTION 'B'



- NOTES:
- MINIMUM SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
A. 35' FRONT YARD
B. 5' SIDE YARD WITH A TOTAL OF 15'
C. 20' REAR YARD
 - A 10' WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5' WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT AND ALONG ALL REAR LOT LINES UNLESS NOTED OTHERWISE.
 - WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SOUTHAVEN.
 - THIS PROPERTY IS LOCATED IN A IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0041E AND No. 28033C0035E.
 - 1/2" ELEC. CONDUIT PIPE SET ON ALL PROPERTY CORNERS.
 - THERE IS A 25' WIDE GREEN BELT-NO DISTURB EASEMENT ON BOTH SIDES OF THE CENTERLINE OF ROCKY CREEK. NO BUILDING WILL BE ALLOWED IN THIS EASEMENT.
 - LOT B7 WILL NOT HAVE ACCESS TO TCHULAHOMA ROAD. LOT 29, 33, AND 34 WILL NOT HAVE ACCESS TO RASCO ROAD EXTENDED.

THE PLATTED PROPERTY IS SUBJECT TO THESE COVENANTS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DOCUMENT FILED OF RECORD IN BOOK # _____ PAGE # _____ 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 DOCUMENTS.

THIS SUBDIVISION IS CLASSIFIED AS A LOW DENSITY RURAL TYPE DEVELOPMENT WHICH UTILIZES ROAD DITCHES AND NATURAL STREAMS TO CONVEY STORMWATER. IT IS NOT THE INTENT OF THE DEVELOPER TO EVER IMPROVE THESE DITCHES OR STREAMS IN ANY MANNER OTHER THAN WHAT IS REQUIRED BY THE GOVERNING AUTHORITY FOR FINAL SUBDIVISION APPROVAL. NO PRESENT OR FUTURE GOVERNING AUTHORITY IS UNDER ANY OBLIGATION, EITHER WRITTEN OR SPOKEN, TO IMPROVE SAID DITCHES AND STREAMS. PURCHASERS OF THESE LOTS ARE TO MAINTAIN SAID DITCHES AND STREAMS SO AS TO PREVENT EROSION AND TO CONVEY THE STORMWATER IN SUCH A MANNER NOT TO CAUSE A PROBLEM UPSTREAM OR DOWNSTREAM OF THEIR LOT.

DECLARATION OF COVENANTS,
CONDITIONS, & RESTRICTIONS
RECORDED IN WARRANTY DEED
BOOK 435 PAGE 381
DATED 1-6-03
W E Davis, Chancery clerk
By M. Cain, DC

JOINER OF PLAT
RECORDED IN WARRANTY DEED
BOOK 435 PAGE 385
DATED 1-6-03
W E Davis, Chancery clerk
By M. Cain, DC

OWNER'S CERTIFICATE

John M. Rice
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 25th DAY OF December, 2002.

OWNER OR AUTHORIZED REPRESENTATIVE
John M. Rice
owner manager Shelburne Estates, LLC

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 THE 25th DAY OF December, 2002, John M. Rice, WHO WITHIN MY JURISDICTION, THE WITHIN NAMED John M. Rice, WHO WHO ACKNOWLEDGED THAT HE IS OWNER John M. Rice OF Shelburne Estates, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT IN SAID REPRESENTATIVE CAPACITY EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO.

John M. Rice
NOTARY PUBLIC MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES AUG 19 2004
MY COMMISSION EXPIRES _____ NOTARY SERVICE

SOUTHAVEN PLANNING COMMISSION

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

ATTEST:
Mark B... CHAIRMAN
SECRETARY
SOUTHAVEN MAYOR & BOARD OF ALDERMEN
APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMEN ON THIS THE 25th DAY OF December, 2002.

Blonde Bradwood CITY CLERK
Charles G. Davis MAYOR

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:16 O'CLOCK A.M. ON THE 27th DAY OF December, 2002 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 81, PAGE 22-23.

W. E. Davis Chancery Clerk
CHANCERY COURT

CERTIFICATE OF ENGINEER

I HEREBY CERTIFY THAT ALL DIMENSIONS, ANGLES, BEARINGS, AND AREAS SHOWN ON THIS PLAT ARE CORRECT, AND THAT EXTERIOR BOUNDARIES AND INTERNAL LOT DIMENSIONS COMPLY WITH MINIMUM STATE STANDARDS OF APPROACH FOR SURVEYING.

Ben W. Smith
BEN W. SMITH
M.S. NO. 1988

MORTGAGEE'S CERTIFICATE

Trustmark National Bank 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 25th DAY OF December, 2002.

Debra... Vice President
Debra... SIGNATURE OF MORTGAGEE
Trustmark National Bank

NOTARY'S CERTIFICATE

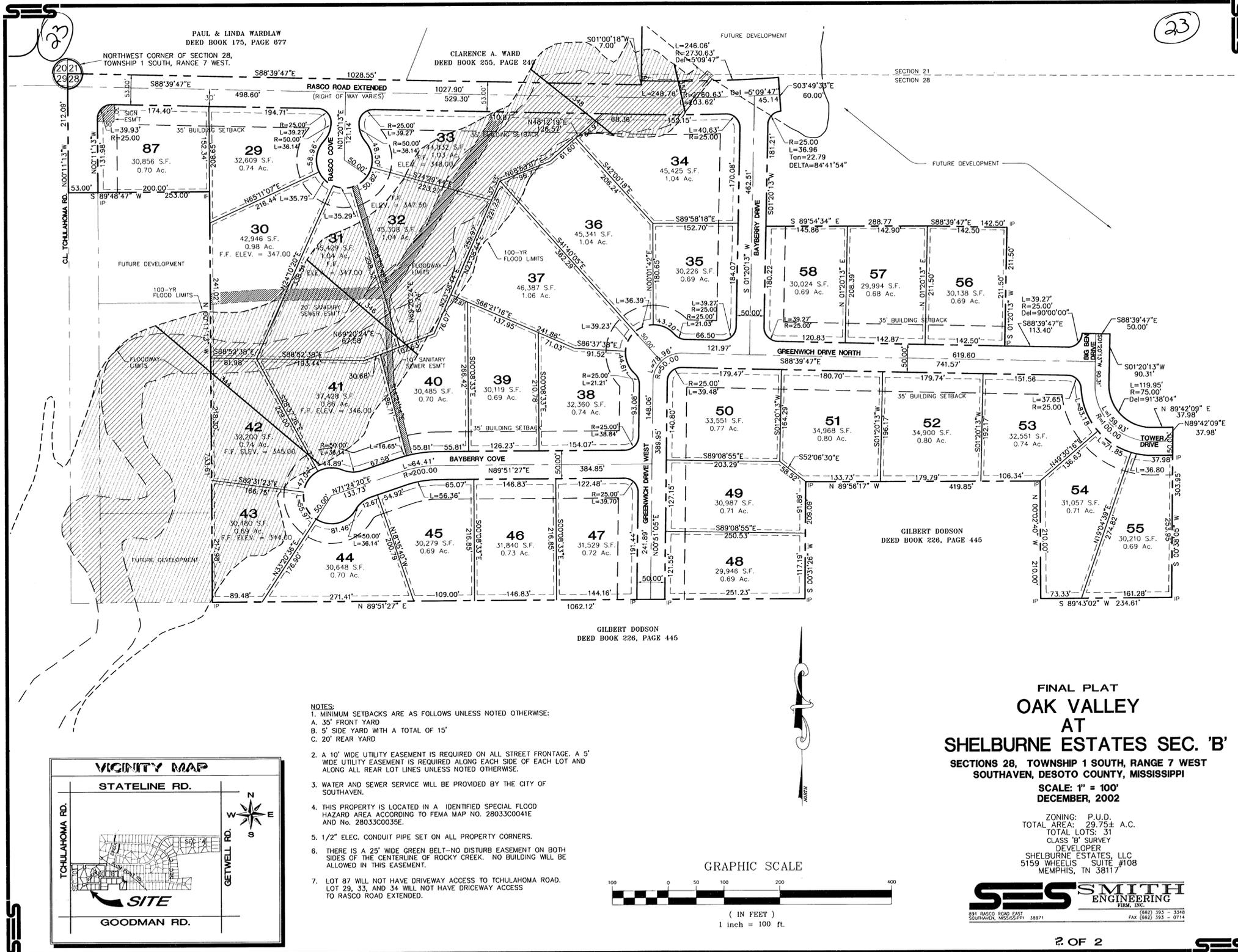
STATE OF MISSISSIPPI, COUNTY OF DESOTO
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 25th DAY OF December, 2002, Debra... WHO WITHIN MY JURISDICTION, THE WITHIN NAMED Debra... WHO WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.

Jo Ann Haynes
JO ANN HAYNES
MY COMM. EXPIRES 8/10/2005
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

FINAL PLAT
OAK VALLEY
AT
SHELBURNE ESTATES SEC. 'B'
SECTIONS 28, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI
SCALE: 1" = 100'
DECEMBER, 2002

ZONING: P.U.D.
TOTAL AREA: 29.75± A.C.
TOTAL LOTS: 31
CLASS 'B' SURVEY
DEVELOPER
SHELBURNE ESTATES, LLC
5159 WHEELIS SUITE #108
MEMPHIS, TN 38117

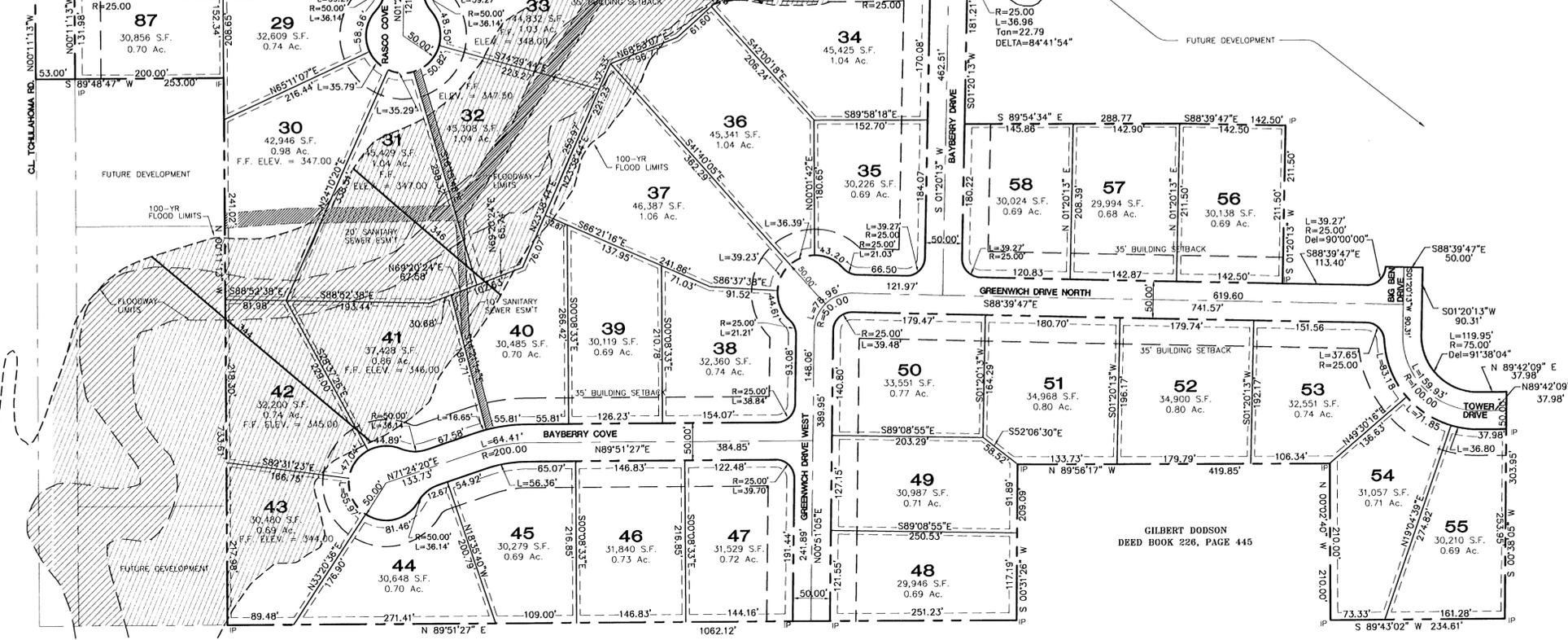




PAUL & LINDA WARDLAW
DEED BOOK 175, PAGE 677

CLARENCE A. WARD
DEED BOOK 255, PAGE 244

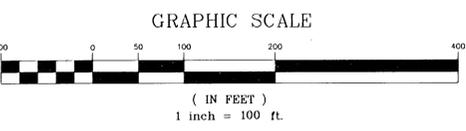
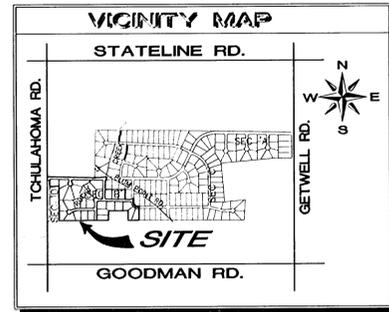
SECTION 21
SECTION 28



GILBERT DODSON
DEED BOOK 228, PAGE 445

GILBERT DODSON
DEED BOOK 228, PAGE 445

- NOTES:
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FINAL PLAT
OAK VALLEY
AT
SHELBURNE ESTATES SEC. 'B'

SECTIONS 28, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

SCALE: 1" = 100'
DECEMBER, 2002

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