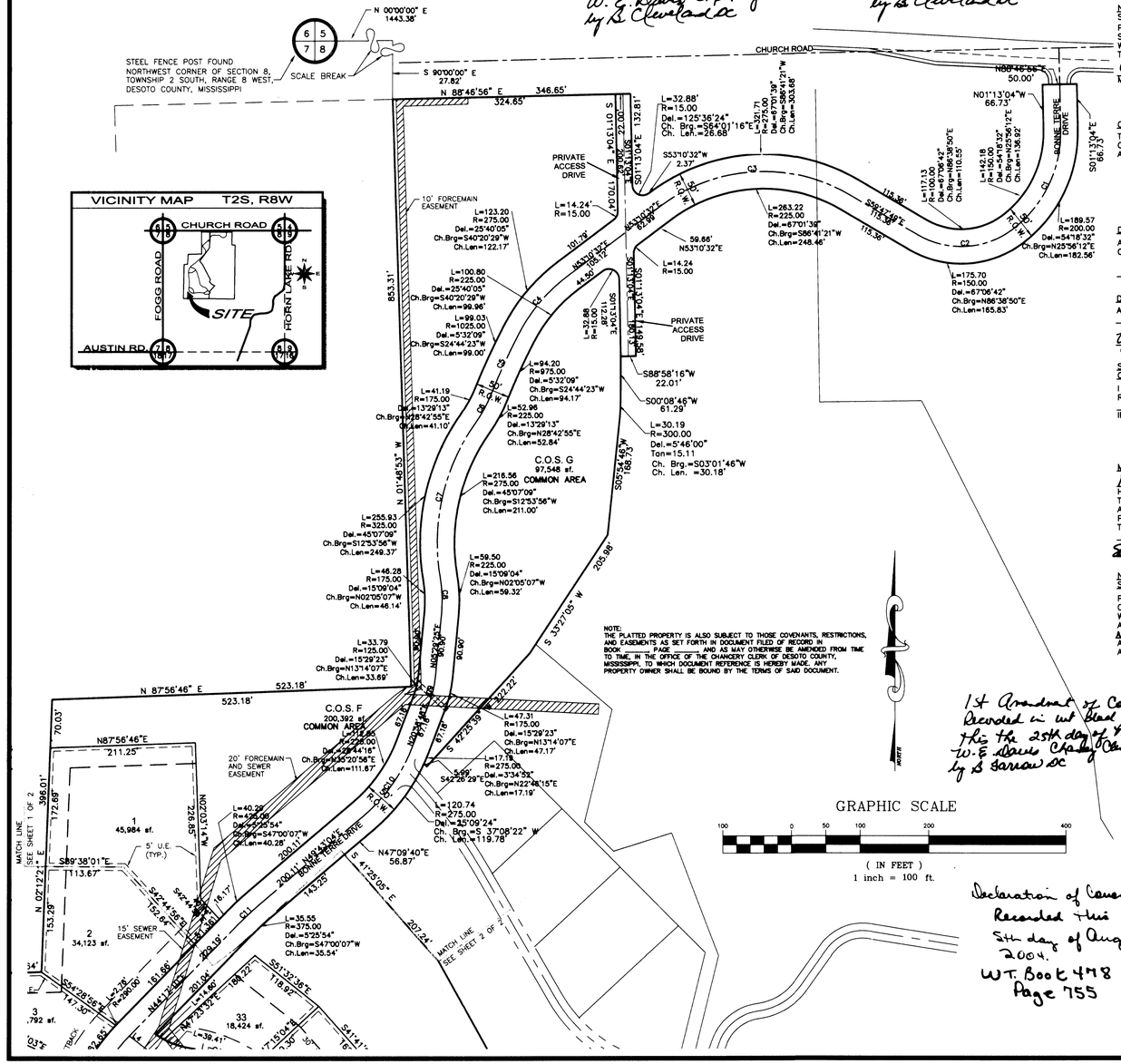
47

Joinder
Recorded in wt deed
BK 489 Pg 131
This the 20th day of Dec., 2004.
W. E. Davis Chancery Clerk
by B Cleveland DC

Joinder
Recorded in wt deed
BK 489 Pg 132
This the 20th day of Dec., 2004.
W. E. Davis Chancery Clerk
by B Cleveland DC



NOTE:
THE PLATTED PROPERTY IS ALSO SUBJECT TO THOSE COVENANTS, RESTRICTIONS, AND EASEMENTS AS SET FORTH IN DOCUMENT FILED OF 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.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

1st Amendment of Covenant
Recorded in wt Deed Bk 730 pg 457
This the 25th day of April, 2014
W. E. Davis Chancery Clerk
by B Barrow DC

Declaration of Covenants
Recorded this the
5th day of August,
2004.
W.T. Book 478
Page 755

OWNER'S CERTIFICATE
I, PAUL T RYAN Lakes of Bonne Terre, LLC, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS SHOWN ON THE PLAT EXCEPT FOR THE SEWER EASEMENTS WHICH ARE DEDICATED TO NORTH MISSISSIPPI UTILITY COMPANY 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 11th DAY OF June 2004.

Paul T Ryan
OWNER OR AUTHORIZED REPRESENTATIVE
Lakes of Bonne Terre, 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 11th DAY OF June 2004 WITHIN MY JURISDICTION, THE WITHIN NAMED Paul T Ryan WHO ACKNOWLEDGED THAT HE ~~EXECUTED THE ABOVE AND FOREGOING INSTRUMENT~~ October 11, 2005 is the authorized representative to execute the foregoing instrument for Lakes of Bonne Terre, LLC after being ~~the~~ duly authorized by said corporation.
MY COMMISSION EXPIRES: ____ NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
SHELBY CO., TN

CERTIFICATE OF SURVEY
THIS IS TO CERTIFY THAT I HAVE DRAWN THE PLAT FROM A SURVEY BY AND FROM DEEDS OF RECORD AND THAT THE PLAT REPRESENTS THE INFORMATION AND THAT IS TRUE AND CORRECT.

CHARLES W. ARNEY – MS NO. 4114

CHARLES W. ARNEY III
4114
STATE OF MISSISSIPPI
SURVEYOR

DESOTO COUNTY PLANNING COMMISSION
APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THIS THE 27 DAY OF April, 2004.
SECRETARY ____ CHAIRPERSON

DESOTO COUNTY BOARD OF SUPERVISORS
APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, THIS THE 7th DAY OF June, 2004.
W. E. Davis Chancery Clerk ____ PRESIDENT
CLERK FOR THE BOARD
by B Cleveland DC

STATE OF MISSISSIPPI
COUNTY OF DESOTO
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK A.M., ON THE 23 DAY OF June, 2004 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 27, PAGE 47-48.

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

MORTGAGEE'S CERTIFICATE
National Bank of Commerce 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 11th DAY OF June, 2004.

Senior Vice President — Ken Harvey, SVP
TITLE — SIGNATURE OF MORTGAGEE, National Bank of Commerce

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 11th DAY OF June, 2004, WITHIN MY JURISDICTION, THE WITHIN NAMED Ken Harvey, WHO ACKNOWLEDGED THAT HE/SHE IS Senior Vice President OF National Bank of Commerce, 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.
MY COMMISSION EXPIRES: October 11, 2005 ____ NOTARY PUBLIC

SHIRLEY A. SANTICH
NOTARY PUBLIC AT LARGE
SHELBY CO., TN

FINAL PLAT
SECTION "A"
BONNE TERRE SUBDIVISON

SECTION 8, TOWNSHIP2 S, RANGE 8 W
DESOTO COUNTY, MISSISSIPPI
SCALE: 1" = 100'
JUNE, 2003

ZONING: PUD
AREA: ±41.02 AC.
TOTAL LOTS 42

DEVELOPER
THE LAKES AT BONNE TERRE, LLC
P.O. BOX 38409
GERMANTOWN, TN 38183-0409

FISHER & ARNOLD, INC.
3205 Players Club Parkway • Memphis, Tennessee 38125-8645
901-748-1811 • Fax: 901-748-3115 • Web: www.fisherarnold.com
Architects • Engineers • Environmental Consultants • Interior Designers • Landscape Architects • Planners • Surveyors

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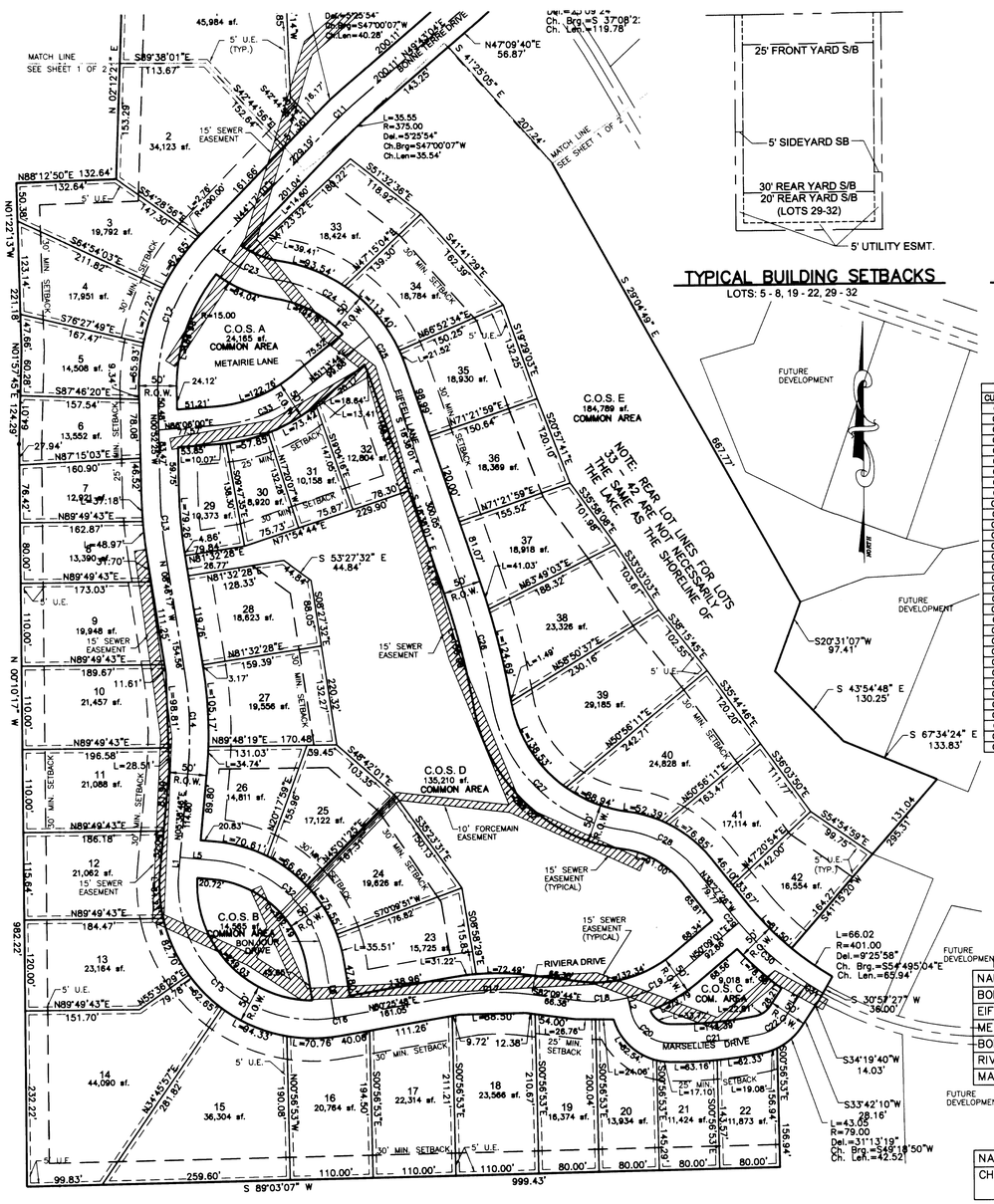

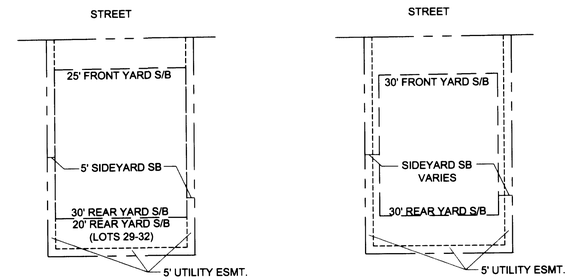

TYPICAL BUILDING SETBACKS

LOTS: 5 - 8, 19 - 22, 29 - 32

TYPICAL BUILDING SETBACKS

LOTS:1 - 4, 9 - 18,23 - 28, 33 - 42

5' SIDEYARD S/B LOTS: 1-5, 9-18 AND 23-28
10' SIDEYARD S/B LOTS: 33-42

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. DIR.	CHD. LEN.
C1	165.88	175.00	54°16'32"	89.76	N25°56'12"E	159.74
C2	146.42	125.00	67°06'42"	82.91	N66°38'50"E	138.19
C3	292.46	250.00	67°01'39"	165.56	S66°41'21"W	276.07
C4	112.00	250.00	25°40'06"	56.95	S40°20'29"W	111.06
C5	96.62	1000.00	5°32'09"	48.35	S24°44'23"W	96.58
C6	47.08	200.00	13°29'13"	23.65	N28°42'55"E	46.97
C7	236.24	300.00	45°07'09"	124.63	S12°53'56"W	230.19
C8	52.89	200.00	15°09'04"	26.60	N02°05'07"W	52.73
C9	40.40	150.00	15°25'53"	20.32	N13°12'22"E	40.28
C10	125.39	250.00	28°44'16"	64.04	N35°20'56"E	124.08
C11	37.92	400.00	5°25'54"	18.97	S47°00'07"W	37.91
C12	208.87	265.00	45°09'35"	110.20	S21°42'22"W	203.50
C13	82.71	800.00	5°55'52"	41.42	S04°48'21"E	82.64
C14	133.82	531.00	14°25'03"	67.16	N01°33'46"W	133.26
C15	325.65	179.00	104°14'10"	230.09	S48°28'19"E	282.56
C16	3.11	179.00	0°59'48"	1.56	N80°54'42"E	
C17	96.10	316.00	17°25'28"	48.42	S89°27'32"W	95.73
C18	66.77	184.00	20°47'34"	33.76	N87°26'29"E	66.41
C19	86.37	184.00	26°53'41"	44.00	N63°35'51"E	85.58
C20	71.51	54.00	75°52'10"	42.09	S50°34'42"E	66.39
C21	119.94	540.04	12°43'31"	60.22	N85°07'27"E	119.70
C22	42.47	54.00	45°03'31"	22.40	N56°13'56"E	41.38
C23	71.24	141.00	28°56'56"	36.40	S66°47'32"E	70.49
C24	148.38	184.00	46°12'13"	78.49	N58°09'53"W	144.39
C25	52.76	184.00	16°25'46"	26.56	N28°50'54"W	52.58
C26	161.86	1049.00	8°50'26"	81.09	N14°12'46"W	161.70
C27	260.59	206.00	72°28'45"	150.99	S46°01'56"E	243.56
C28	110.12	144.00	43°48'55"	57.91	N60°21'53"W	107.46
C29	10.44	426.00	1°24'15"	5.22	S39°09'33"E	10.44
C30	121.73	426.00	16°22'18"	61.28	S48°02'50"E	121.31
C31	24.54	426.00	3°18'04"	12.28	S57°53'01"E	24.54
C32	215.32	164.00	75°13'25"	126.35	N46°44'32"W	200.18
C33	138.77	207.00	38°24'37"	72.11	N66°53'42"E	136.19

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.23	N05°38'46"E
L2	18.67	S12°38'37"E
L3	52.49	N33°42'10"E
L4	34.07	N52°19'04"W
L5	45.83	S84°21'14"E
L6	72.98	S09°07'49"E

PRIVATE STREET DIMENSIONS		
NAME	R.O.W.	PVMT.
BONNE TERRE DR.	50'	22'
EIFFELL LN.	50'	22'
METARIE LN.	50'	22'
BON JOUR DR.	50'	22'
RIVIERA DR.	50'	22'
MARSELLIES DRIVE	50'	22'

PUBLIC STREET DIMENSIONS		
NAME	R.O.W.	PVMT.
CHURCH ROAD	VARIES	VARIES 24'- 36'

NOTES:

1. BUILDING SETTBACK & EASEMENTS

   FRONT:
   30' MINIMUM BUILDING LINE
   25' MINIMUM BUILDING LINE (LOTS 5-8, 19-22, 29-32)
   UTILITY EASEMENT AS SHOWN

   REAR YARD:
   30' MINIMUM REAR YARD
   20' MINIMUM REAR YARD (LOTS 29-32)
   5' UTILITY EASEMENT (UNLESS OTHERWISE NOTED)

2. 1/2" ELEC. CONDUIT PIPE SET ON ALL PROPERTY CORNERS.
3. WATER TO BE PROVIDED BY DAYS WATER ASSOCIATION
4. SEWER BY NORTH MISSISSIPPI UTILITY COMANY.
5. THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP No. 28033C0040 E, DATED JUNE 19, 1997.
6. THE STREETS SHOWN ARE PRIVATE STREETS WHICH WILL BE DEDICATED TO THE BONNE TERRE PROPERTY OWNER ASSOCIATION AT THE TIME SPECIFIED IN THE DOCUMENT FORMING AND GOVERING THE PROPERTY OWNERS ASSOCIATION.
7. ALL LOT OWNERS WILL BE MEMBERS OF THE BONNE TERRE PROPERTY OWNERS ASSOCIATION AND WILL BE SUBJECT TO THE DOCUMENTS GOVERING THE PROPERTY OWNERS ASSOCIATION
8. LOTS C.O.S. A THRU C.O.S. G ARE COMMON AREA AND BILL BE OWNED AND MAINTAINED BY THE BONNE TERRE PROPERTY OWNERS ASSOCIATION.
9. REAR LOT LINES FOR LOTS 33 – 42 ARE NOT NECESSARILY THE SAME AS THE SHORELINE OF THE LAKE.
10. ALL STREETS, ROADS, STREETLIGHTS, ENTRANCE GATES, STRUCTURES, WALLS, AND FENCES, LOCATED WITHIN THIS SUBDIVISION ARE PRIVATE. THE HOMEOWNERS ASSOCIATION, AS OWNER OF THE STREETS AND APPURTENANCES, AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS DESOTO COUNTY OR ANY FUTURE MUNICIPAL GOVERNING AUTHORITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS, AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY DAMAGE OR LOSS AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATSOEVER KIND OF CHARACTER, WHETHER REAL OR ASSERTED, ARISING OUT OF OR IN CONNECTION WITH, DIRECTLY OR INDIRECTLY: A) THE REASONABLE USE OF PRIVATE STREETS, EMERGENCY ACCESS, UTILITY EASEMENTS, ENTRANCE GATE OR STRUCTURE BY DESOTO COUNTY OR ANY FUTURE MUNICIPAL AUTHORITY, ITS OFFICERS, AGENTS, LICENSES, SERVANTS, AND EMPLOYEES; B) THE CONDITION OF THE PRIVATE STREETS, PRIVATE STREET LIGHTS, PRIVATE ENTRANCE GATES, STRUCTURES, PRIVATE WALLS, OR FENCES, PRIVATE PEDESTRIAN ACCESS, PRIVATE STORM DRAINS, AND EMERGENCY ACCESS; OR C) AND USE OF THE SUBDIVISION WITH PRIVATE STREETS BY DESOTO COUNTY, OR ANY FUTURE MUNICIPAL GOVERNING AUTHORITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS, AND EMPLOYEES FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL FUNCTION OR SERVICE, WHETHER OR NOT CAUSED IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OF OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, OR INVITEES OF THE COUNTY OR ANY FUTURE GOVERNING AUTHORITY.
11. STREETS AND ROADS WITHIN THIS SUBDIVISON ARE PRIVATE AND MUST REMAIN IN OWNERSHIP OF THE HOMEOWNERS ASSOCIATION UNLESS 100% OF ALL HOMEOWNERS ASSOCIATION MEMBERSHIP WITHIN SAID SUBDIVISON PETITION THE GOVERNING AUTHORITY. HOWEVER, THE COUNTY, NOR ANY FUTURE GOVERNING AUTHORITY SHALL BE OBLIGATED TO CONVERT SAID PRIVATE STREETS TO PUBLIC STREETS. IF THE COUNTY OF ANY FUTURE GOVERNING AUTHORITY CHOOSES TO ACCEPT STREETS, THEY MUST MEET STANDARD ROAD CONSTRUCTION AND RIGHT OF WAY OF THE EXISTING GOVERNING AUTHORITY

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.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

FINAL PLAT

SECTION "A" BONNE TERRE SUBDIVISON

SECTION 8, TOWNSHIP2 S, RANGE 8 W
DESOTO COUNTY, MISSISSIPPI

SCALE: 1" = 100'
JUNE, 2003

ZONING: PUD
AREA: ±41.02 AC.
TOTAL LOTS 42

DEVELOPER
THE LAKES AT BONNE TERRE, LLC
P.O. BOX 38409
GERMANTOWN, TN 38183-0409

FISHER & ARNOLD, INC.
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Architects • Engineers • Environmental Consultants • Interior Designers • Landscape Architects • Planners • Surveyors