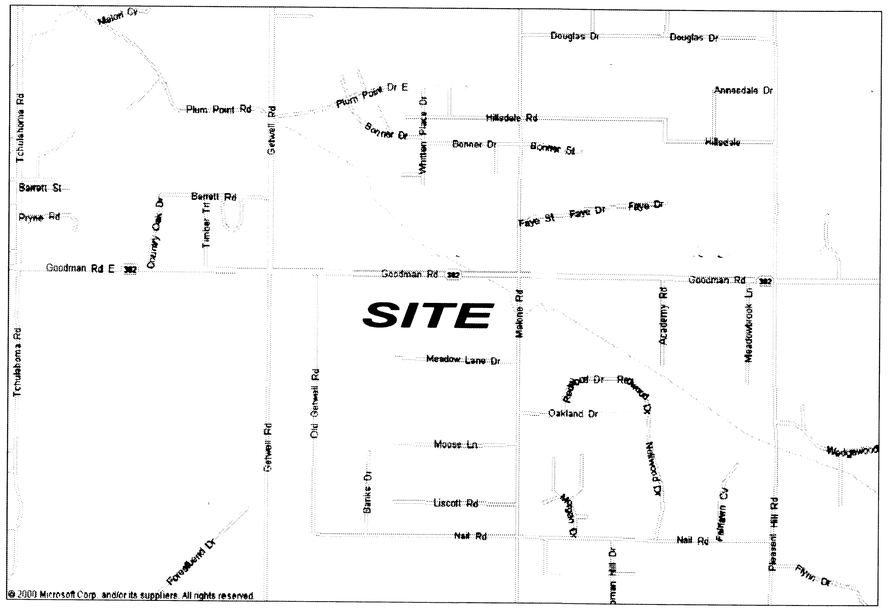
VICINITY MAP



N
W E
S

NOTES:
1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 50' FRONT YARD
   B. 10' SIDE YARD
   C. 30' REAR YARD
2. A 20 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE AND A 10 FEET WIDE UTILITY EASEMENT FOR ALL REAR LOT LINES. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE.
3. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SOUTHAVEN.
4. THIS PROPERTY IS LOCATED IN A HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0045 E, DATED JUNE, 1997.
5. IRON PINS ARE SET ON THE REAR PROPERTY CORNERS. CHISEL MARKS ARE MADE ON THE CURB AT THE EXTENDED PROPERTY LINE AND ARE FOR REFERENCE ONLY.
6. LOTS 61—A DRAINAGE EASEMENT MAY BE PLACED ON THIS LOT AND SHALL BE [illegible] TO THE CONVEYANCE OF THIS LOT THERETO.

Restrictive Covenants
Recorded in WT Book 497
Page 646.
This the 22nd day of April, 2005.
W. E. Davis, Chy. Clk.
by: P. Hankey, DC

OWNER'S CERTIFICATE

I, Kreuner Development Co Inc. Kim Kreuner, OWNER OR AUTHORIZED REPRESENTATIVE OF THE 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 THE BONDS HAVE BECOME DUE AND PAYABLE. THIS THE 22 DAY OF April, 2005.

Kim Kreuner
OWNER OR AUTHORIZED REPRESENTATIVE
Kreuner Development Co. INC

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 22 DAY OF April, 2005, WITHIN MY JURISDICTION, THE WITHIN NAMED Kim Kreuner WHO ACKNOWLEDGED THAT HE/SHE IS President OF Kreuner Development Co. INC, A MISSISSIPPI LIMITED LIABILITY COMPANY, DO THIS FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FORESOING WARRANTY DEED, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY SO TO DO.

Sheila A. Seals
NOTARY PUBLIC
7/27/2007
MY COMMISSION EXPIRES

SHEILA A. SEALS NOTARY SEAL DESOTO COUNTY, MS

SOUTHAVEN PLANNING COMMISSION

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS THE 22 DAY OF April, 2005.

ATTEST: CHAIRMAN
SECRETARY

SOUTHAVEN MAYOR & BOARD OF ALDERMEN

APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMAN ON THIS THE 22 DAY OF April, 2005.

Sherry Smallwood
CITY CLERK
MAYOR

SOUTHAVEN, MISSISSIPPI APRIL 26, 2005

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE ON THE [illegible] DAY OF [illegible] 20[illegible] AT [illegible] O'CLOCK [illegible] M. AND WAS DULY RECORDED IN PLAT BOOK [illegible] ON THE PROPER PAGES THEREOF.

WITNESS MY SIGNATURE AND SEAL OF OFFICE THIS THE [illegible] DAY OF [illegible] 20[illegible]
CHANCERY COURT CLERK

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION FROM INFORMATION FOUND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FOUND ON A GROUND SURVEY BY ME.

BRYAN CARRAWAY 2-5-05
SURVEYOR
PE 12622
PLS 17591

MORTGAGEE'S CERTIFICATE

Regions, 1st UP 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 THE BONDS HAVE BECOME DUE AND PAYABLE. THIS THE 1st DAY OF May, 2005.

TITLE
MORTGAGEE OR AUTHORIZED REPRESENTATIVE
BancorpSouth

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 1st DAY OF May, 2005, WITHIN MY JURISDICTION, THE WITHIN NAMED [illegible] WHO ACKNOWLEDGED THAT HE/SHE IS [illegible] OF BANCORPSOUTH AND THAT FOR AND ON BEHALF OF THE SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FORESOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED, BY SAID BANK SO TO DO.

Sheila A. Seals
NOTARY PUBLIC
7/27/2007
MY COMMISSION EXPIRES

SEALS NOTARY DESOTO MS

FINAL PLAT OF
SECTION A
GARDENS
AT SNOWDEN GROVE
SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, DESOTO CO., MS
SCALE: 1" = 100'
MARCH, 2005

ZONING: PUD
TOTAL AREA: 29.53 AC
TOTAL LOTS: 44

DEVELOPER
KREUNEN DEVELOPMENT CO., INC.
P.O. BOX 38
OLIVE BRANCH, MISSISSIPPI 38654

RUSSELL & COMPANY
ENGINEERS SURVEYORS
6760 GOODMAN ROAD
OLIVE BRANCH, MS 38654
662-890-5577 FAX 662-890-5579

NOTES:
1. MINIMUM SETBACKS ARE AS FOLLOWS:
   A. 50' FRONT YARD
   B. 10' SIDE YARD
   C. 20' REAR YARD

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6. LOTS 61-A THRUOUGH 68-A ARE CONSIDERED NON-BUILDABLE LOTS AND SHALL BE BOUND FOREVER TO THE CORRESPONDING ADJACENT LOT THERETO.

CURVE TABLE

CURVE	LENGTH	RADIUS	CB	CHORD DIST	DELTA
C1	39.25	25.00	N45°12'07"W	35.34	89°57'26"
C2	39.27	25.00	S86°28'54"E	35.36	90°00'00"
C3	39.27	25.00	N03°31'06"E	35.36	90°00'00"
C4	21.03	25.00	S24°15'38"E	20.41	48°11'23"
C5	21.03	25.00	N23°55'45"E	20.41	48°11'23"

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

FINAL PLAT OF
SECTION A GARDENS AT SNOWDEN GROVE

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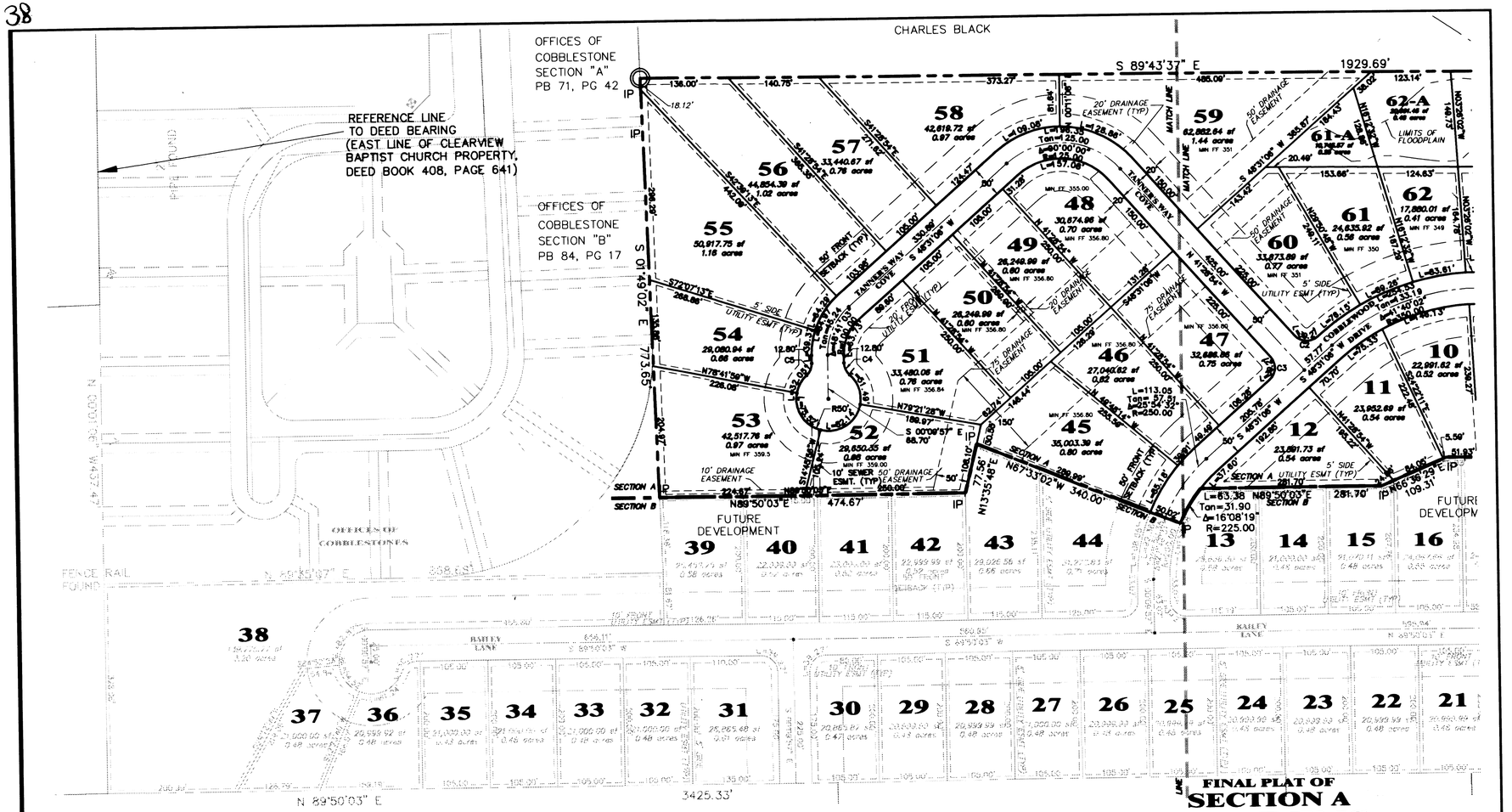
38



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