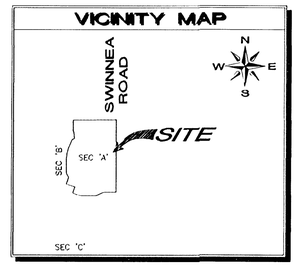
HIGHLAND GROVE SUBDIVISION SECTION 'A'



NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
   LOTS 1–42
   A. 20' FRONT YARD
   B. 3' SIDE YARD
   C. 20' REAR YARD

   A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 3 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE. A 5' UTILITY EASEMENT IS REQUIRED ALONG ALL REAR LOT LINES.

   LOTS 43–97
   A. 30' FRONT YARD
   B. 5' 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.

2. WATER WILL BE PROVIDED BY CITY OF SOUTHAVEN.
   SEWER WILL BE PROVIDED BY CITY OF SOUTHAVEN.

3. THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0075 D, DATED AUGUST 23, 2000.

4. IRON PINS ARE SET ON ALL REAR PROPERTY CORNERS. CHISEL MARKS ARE MADE ON THE CURB AT THE EXTENDED PROPERTY LINE AND ARE FOR REFERENCE ONLY.

5. LOTS 1–11, 61 AND 62 SHALL NOT HAVE ACCESS TO SWINNEA ROAD. LOTS 62–70 SHALL NOT HAVE ACCESS TO NAIL ROAD.

6. LOTS 23, 97A–97F, ARE COMMON AREAS AND LANDSCAPE BUFFERS. THEY ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND NOT HE CITY OF SOUTHAVEN.

Supplement to the Declaration of Covenants, Conditions & Restrictions for Highland Grove, recorded in warranty deed Book 553, Page 119, on this 14th day of March 2007.
W.E. Davis chancery clerk
By Vicky J. Hughes D.C.

Declaration of Covenants Conditions & Restrictions recorded in wt deed BK 504 pg 270.
This the 12th day of July 2005.
W.E. Davis Chancery Clerk
by B Cleveland DC

OWNER'S CERTIFICATE

MJL PROPERTIES LLC A MISSISSIPPI LIMITED LIBILITY COMPANY, 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 18th DAY OF APRIL, 2005

Sidney Lanier Hurdle Jr
OWNER OR AUTHORIZED REPRESENTATIVE
MJL Properties, 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 18th DAY OF APRIL, 2005, WITHIN MY JURISDICTION, THE WITHIN NAMED SIDNEY LANIER HURDLE, JR. WHO ACKNOWLEDGED THAT HE IS Member OF MJL PROPERTIES, 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.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/19/2008

SOUTHAVEN PLANNING COMMISSION

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS THE 23rd DAY OF MAY, 2005.

Jeff D Wheeler
CHAIRMAN

ATTEST:
McBurn
SECRETARY

SOUTHAVEN MAYOR & BOARD OF ALDERMEN

APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMAN ON THIS THE 7th DAY OF June, 2005.

Sandra Smallwood
CITY CLERK

Charles G. Davis
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 3:03 O'CLOCK P M., ON THE 14th DAY OF June, 2005 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 93 PAGE 6

W.E. Davis, Chy. Clk.
CHANCERY COURT By D Hackney DC

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 ACCURACY FOR SURVEYING.

BEN W. SMITH – MS REG. NO. 9309 4/18/05

MORTGAGEE'S CERTIFICATE

BANCORP SOUTH 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 20th DAY OF APRIL, 2005

PRESIDENT
TITLE

SIGNATURE OF MORTGAGEE
BANCORP SOUTH

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 20th DAY OF APRIL, 2005, WITHIN MY JURISDICTION, THE WITHIN NAMED MICHAEL B. CAMP WHO ACKNOWLEDGED THAT HE/SHE IS PRESIDENT OF BANCORPSOUTH, 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.

NOTARY PUBLIC
10-4-05
MY COMMISSION EXPIRES:

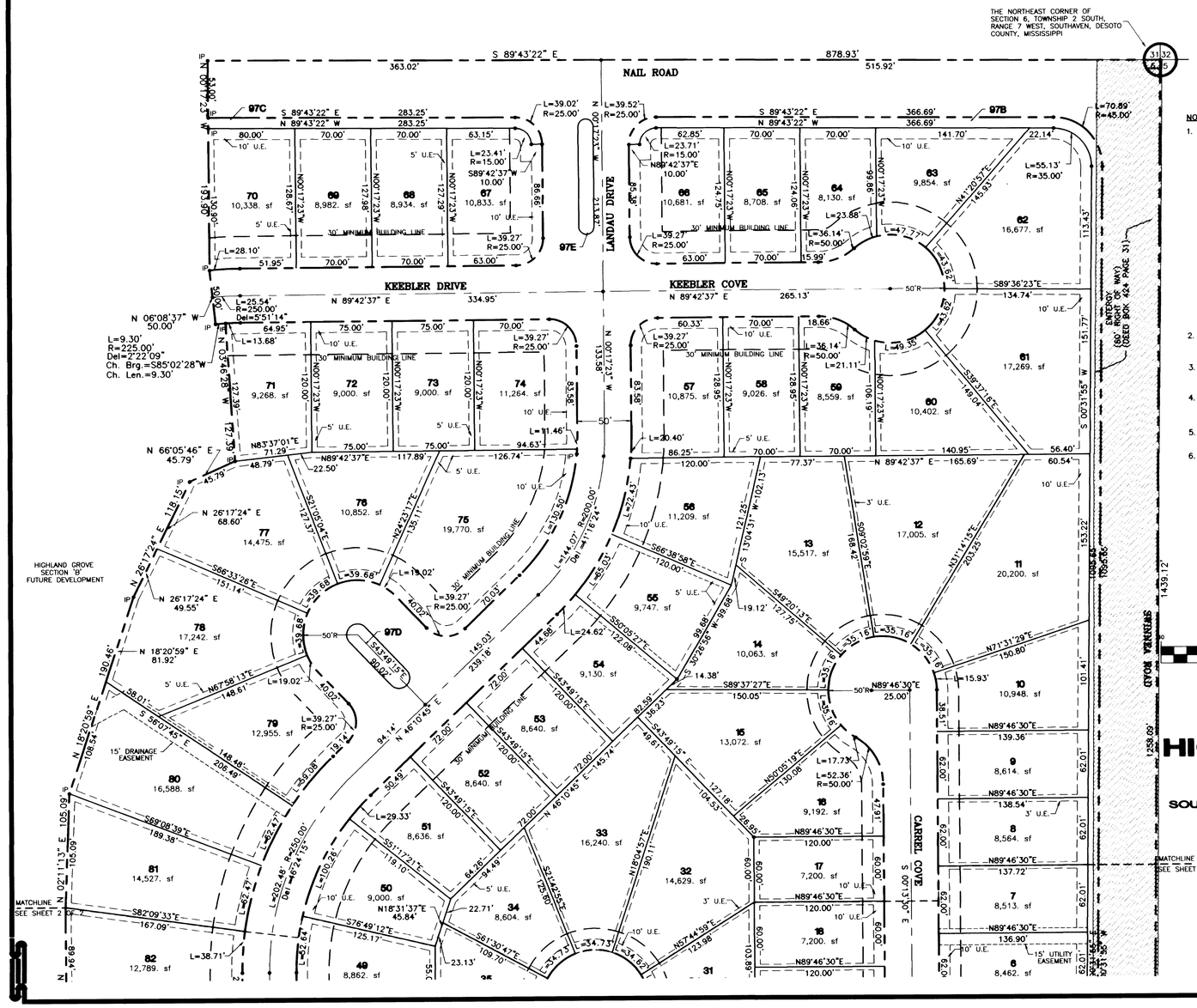
SECTION "A"
HIGHLAND GROVE SUBDIVISION

SECTION 6, T-2-S, R-7-W
SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI
SCALE: 1" = 60'
APRIL, 2005

ZONING: PUD
TOTAL AREA: 31.94 ACRES
TOTAL LOTS: 96 RESIDENTIAL LOTS\7 COMMON AREA

DEVELOPER
MJO PROPERTIES, LLC
8770 NORTH CREEK BLVD.
SOUTHAVEN, MS 38671

SMITH ENGINEERING FIRM, INC.
831 RAGGO ROAD EAST
SOUTHAVEN, MISSISSIPPI 38671
(662) 393 – 3248
FAX (662) 393 – 0774



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GRAPHIC SCALE

30 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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MATCHLINE SEE SHEET 2 OF 2

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SOUTHAVEN, MS 38671

SMITH ENGINEERING PLLC
891 INGOO ROAD EAST
SOUTHAVEN, MISSISSIPPI 38671
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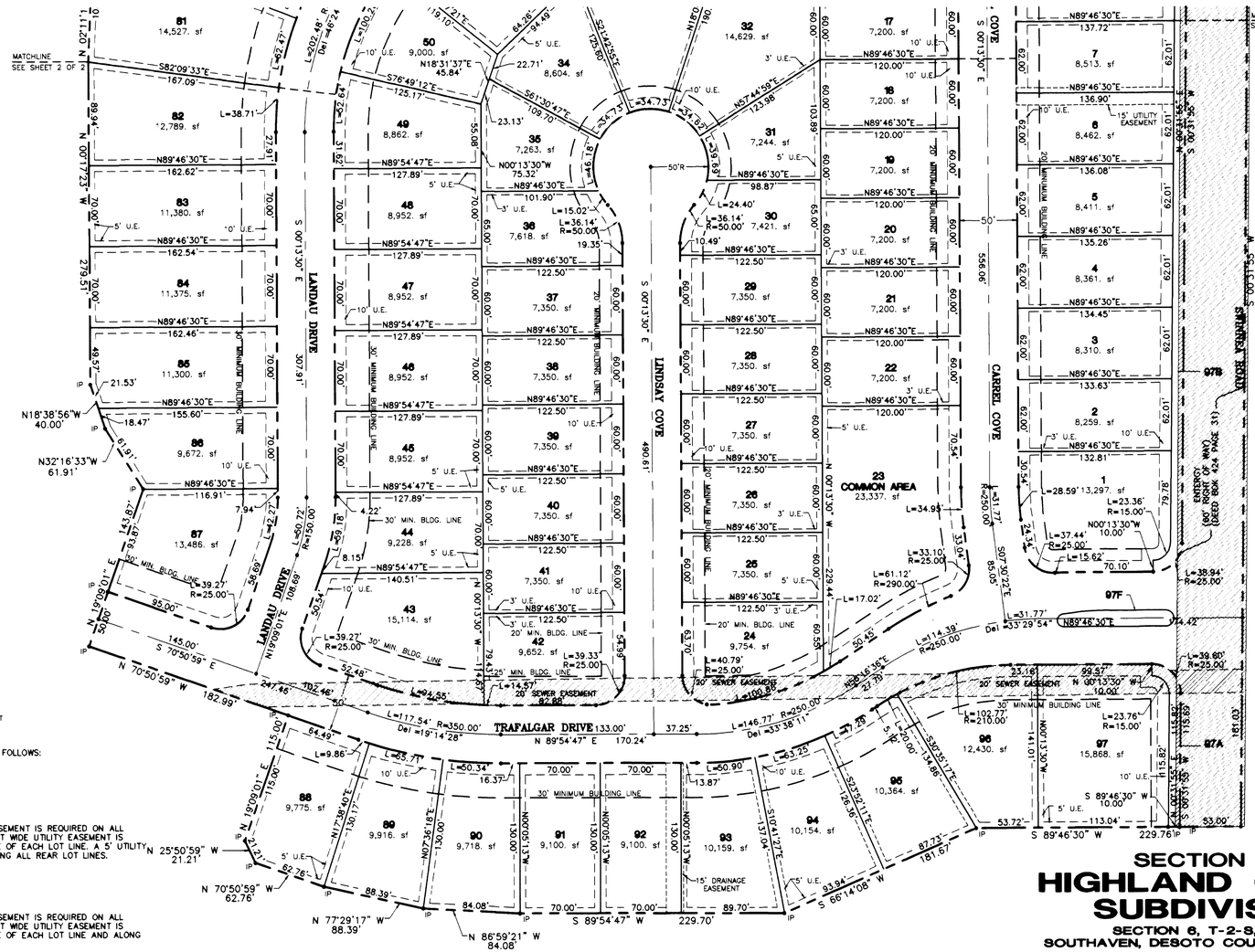

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