



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.

- NOTES:
1. MINIMUM SETBACKS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED)  
A. 40' FRONT YARD  
B. 15' SIDE YARD  
C. 30' REAR YARD
  2. A 20' WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5' WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE AND REAR LOT LINE. A 10' UTILITY EASEMENT IS REQUIRED ALONG THE REAR OF EACH EXTERIOR LOT LINE.
  3. WATER SERVICE WILL BE PROVIDED BY THE CITY OF SOUTHAVEN. SEWER SERVICE WILL BE PROVIDED BY GETWELL ROAD UTILITY COMPANY.
  4. THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0043 E.
  5. 1/2" ELECTRICAL CONDUIT PIPE IS SET ON ALL PROPERTY CORNERS.
  6. NO BRICK MAILBOXES OR CONCRETE STRUCTURES SHALL BE LOCATED ON ANY CITY ROAD RIGHT OF WAY.
  7. LOTS 1 THRU 5 WILL NOT HAVE DRIVEWAY ACCESS TO CHURCH ROAD.
  8. DRAINAGE DITCHES SHALL NOT BE OBSTRUCTED IN ANY WAY AND MUST BE MAINTAINED BY INDIVIDUAL LOT OWNERS FOR THE BENEFIT OF ALL ADJOINING PROPERTY OWNERS.

**OWNER'S CERTIFICATE**  
**BRN, LLC**, A MISSISSIPPI LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY, HEREBY ADOPTS 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 14 DAY OF September, 2005  
*William C. O*  
 OWNER AUTHORIZED REPRESENTATIVE

**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 14 DAY OF September, 2005 WITHIN MY JURISDICTION, THE WITHIN NAMED William C. O WHO ACKNOWLEDGED THAT HE IS Chief William C. O OF BRN, 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.  
 MISSISSIPPI STATEWIDE NOTARY PUBLIC Alma K. Kato NOTARY PUBLIC  
 MISSISSIPPI COMMUNITY BANK SERVICE

**MORTGAGEE'S CERTIFICATE**  
**Community Bank, N.A.** MORTGAGEE OF THE PROPERTY HEREBY ADOPTS THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE 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 14 DAY OF September, 2005  
*Adam P. Prater*  
 Executive Vice Pres. Community Bank, N.A.  
 TITLE SIGNATURE OF MORTGAGEE

**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 14 DAY OF September, 2005 WITHIN MY JURISDICTION, THE WITHIN NAMED Adam P. Prater WHO ACKNOWLEDGED THAT HE IS Executive Vice President Community Bank, N.A. AND THAT FOR AND ON BEHALF OF 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 TO DO SO.  
 MISSISSIPPI STATEWIDE NOTARY PUBLIC Alma K. Kato NOTARY PUBLIC  
 MISSISSIPPI COMMUNITY BANK SERVICE

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS 14 DAY OF September, 2005  
*Bill Bean* CHAIRMAN  
 SECRETARY  
 SOUTHAVEN MAYOR & BOARD OF ALDERMEN  
 APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMEN THIS THE 14 DAY OF September, 2005  
*Charles Smallwood* CHARLES SMALLWOOD CITY CLERK

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS RECORDED IN MY OFFICE AT 1:00 O'CLOCK P.M. OF THE 14 DAY OF September, 2005 AND WAS IMMEDIATELY ENTERED AND DULY RECORDED IN PLAT BOOK 94 PAGE 25  
 STATE OF MISSISSIPPI  
 CHANCERY CLERK Benjamin W. Smith

**CERTIFICATE OF ENGINEER**  
 I HEREBY CERTIFY THAT ALL DIMENSIONS, ANGLES, BEARINGS, AND AREAS SHOWN ON THIS PLAT ARE CORRECT, AND THAT EXTERIOR SIGHTING BEARS ARE CORRECT, AND THAT ALL DIMENSIONS COMPLY WITH MINIMUM STATE STANDARDS FOR SURVEYING.  
 BEN W. SMITH  
 ENGINEER

# NELSON ESTATES

SECTION 9, TOWNSHIP 2 SOUTH, RANGE 7 WEST  
 SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI

SCALE: 1" = 100'  
 SEPTEMBER, 2005

ZONING: R-30  
 TOTAL AREA: 18.33 Ac.  
 TOTAL LOTS: 19 LOTS

DEVELOPER  
 BUN, LLC  
 3889 ROBERTSON ROAD  
 NESBIT, MISSISSIPPI 38651

