

8

# Mitchell's Corner



**NOTES:**

1. MINIMUM SETBACKS ARE AS FOLLOWS:
  - A. 40' FRONT YARD
  - B. 15' SIDE YARD
  - C. 30' STREET SIDE YARD
  - D. 30' REAR YARD
2. A 20 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL REAR LOT LINES. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE.
3. WATER WILL BE SUPPLIED BY LEWISBURG WATER ASSOCIATION AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
4. THIS PROPERTY IS NOT LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FIRM MAP NO. 26033C0112 G, DATED JUNE 4, 2007.
5. IRON PINS ARE SET ON ALL PROPERTY CORNERS.
6. INDIVIDUAL OWNERS SHALL BE REQUIRED TO MAINTAIN PROPERTY IN SUCH CONDITION AS TO MINIMIZE OFF-SITE DAMAGE FROM EROSION, SEDIMENT DEPOSITS, AND STORM WATER. THIS REQUIREMENT WILL BE IN EFFECT FROM THE BEGINNING OF SITE PREPARATION AND CONTINUED THROUGHOUT THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
7. INDIVIDUAL OWNERS SHALL BE RESPONSIBLE FOR ANY SUBSEQUENT CHANGES IN THE LAND, INCLUDING, BUT NOT LIMITED TO, ANY SETTLEMENT OF LAND ARISING FROM THE INSTALLATION OF ANY UTILITY AT THE TIME OF INSTALLATION OR AT ANY TIME THEREAFTER.
8. THE MINIMUM HEATED SQUARE FOOTAGE OF HOMES IN THIS NEIGHBORHOOD IS 2,500 SF. ALL HOMES SHALL BE REQUIRED TO HAVE A MINIMUM OF 3/4 BRICK OR STONE EXTERIOR. THE WOOD PRIVACY FENCE INSTALLED BY THE DEVELOPER AROUND THE PERIMETER OF THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. THE STREETScape IS A LANDSCAPE EASEMENT AND IT ALONG WITH THE ENTRANCE FEATURES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE DETENTION AREAS MAY NOT BE ALTERED IN MANNER WITHOUT THE WRITTEN APPROVAL OF THE COUNTY ENGINEER AND THEY SHALL BE ALSO MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. NO BRICK MAILBOXES OR CONCRETE STRUCTURES SHALL BE ERRECTED ON COUNTY ROAD RIGHTS-OF-WAY.
11. THIS SUBDIVISION IS CLASSIFIED AS A LOW DENSITY RURAL TYPE DEVELOPMENT WHICH UTILIZES ROAD DITCHES AND NATURAL STREAMS TO CONVEY STORM WATER. 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 STORM WATER IN SUCH A MANNER NOT TO CAUSE A PROBLEM UPSTREAM OR DOWNSTREAM OF THEIR LOT.

Line #	Length	Direction
L8	90.01	N89° 54' 45.96"W
L9	90.00	S89° 54' 45.96"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	54.98	35.00	90.00	N6° 12' 40"W	49.50
C1	78.54	50.00	90.00	S83° 47' 20"W	70.71
C2	78.54	50.00	90.00	S6° 12' 40"E	70.71
C4	54.98	35.00	90.00	N83° 47' 20"E	49.50
C7	17.28	11.00	90.00	N44° 54' 46"W	15.56
C8	17.28	11.00	90.00	N45° 05' 14"E	15.56
C9	17.28	11.00	90.00	S45° 05' 14"W	15.56
C6	17.28	11.00	90.04	S44° 56' 02"E	15.56

Declaration of Covenants  
Conditions and  
Restrictions recorded  
in Warranty Deed  
Book 634 Page 49  
On this the 2<sup>nd</sup> day  
of May 2010.  
W.E. David Chansey, Clerk  
By: J. Knight DC  
21171a01a

**OWNERS CERTIFICATE**

I, **DAVID L SHORES**, 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 PLAN OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAN. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 4 DAY OF JANUARY 2012.

*David L Shores*  
OWNER OR AUTHORIZED REPRESENTATIVE  
**Mitchell's Corner, LLC**  
NOTARY CERTIFICATE  
STATE OF MISSISSIPPI, COUNTY OF DESOTO  
PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID STATE, ON THE 4 DAY OF JANUARY 2012, WITHIN MY JURISDICTION, THE WITHIN NAMED DAVID L SHORES (NAME), WHO ACKNOWLEDGED THAT HE/SHE IS MANAGING MEMBER (POSITION) OF MITCHELL'S CORNER, LLC (NAME), 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.

*Mitchell T. Dancy*  
NOTARY PUBLIC  
DESOTO COUNTY PLANNING COMMISSION  
APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THIS THE 29<sup>th</sup> DAY OF September 2011.  
*Rethman Hefley* CHAIRPERSON  
*John Relution* SECRETARY

DESOTO COUNTY BOARD OF SUPERVISORS  
APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, THIS THE 27<sup>th</sup> DAY OF September 2011.  
*W.E. David Chansey, Clerk* PRESIDENT  
*J. Knight DC* CHIEF CLERK

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 8:15 O'CLOCK P.M. ON THE 17 DAY OF February 2012 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 111.  
*W.E. David Chansey, Clerk*  
CHIEF CLERK  
12-11-11

**MORTGAGEE'S CERTIFICATE - POWELL PROPERTIES, LLC.**

**Powell Properties, LLC.** MORTGAGEE OF THE PROPERTY HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAN OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAN. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 5<sup>th</sup> DAY OF JANUARY 2012.  
*Managing Member* TITLE  
*AID* SIGNATURE OF MORTGAGEE  
**Powell Properties, LLC.**

NOTARY CERTIFICATE  
STATE OF MISSISSIPPI, COUNTY OF DESOTO  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS THE 5<sup>th</sup> DAY OF JANUARY 2012, WITHIN MY JURISDICTION, THE WITHIN NAMED BICK POWELL (NAME), WHO ACKNOWLEDGED THAT HE/SHE IS MANAGING MEMBER (POSITION) OF POWELL PROPERTIES, LLC. (NAME), 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.  
*Mitchell T. Dancy*  
NOTARY PUBLIC

**MORTGAGEE'S CERTIFICATE - MAGNA BANK, FKA 1ST TRUST BANK FOR SAVINGS**

**Frank Stallworth/Magna Bank** MORTGAGEE OF THE PROPERTY HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAN OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAN. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 4<sup>th</sup> DAY OF JANUARY 2012.  
*Exec. Vice President Frank Stallworth* TITLE  
*Frank Stallworth* SIGNATURE OF MORTGAGEE  
**Magna Bank**

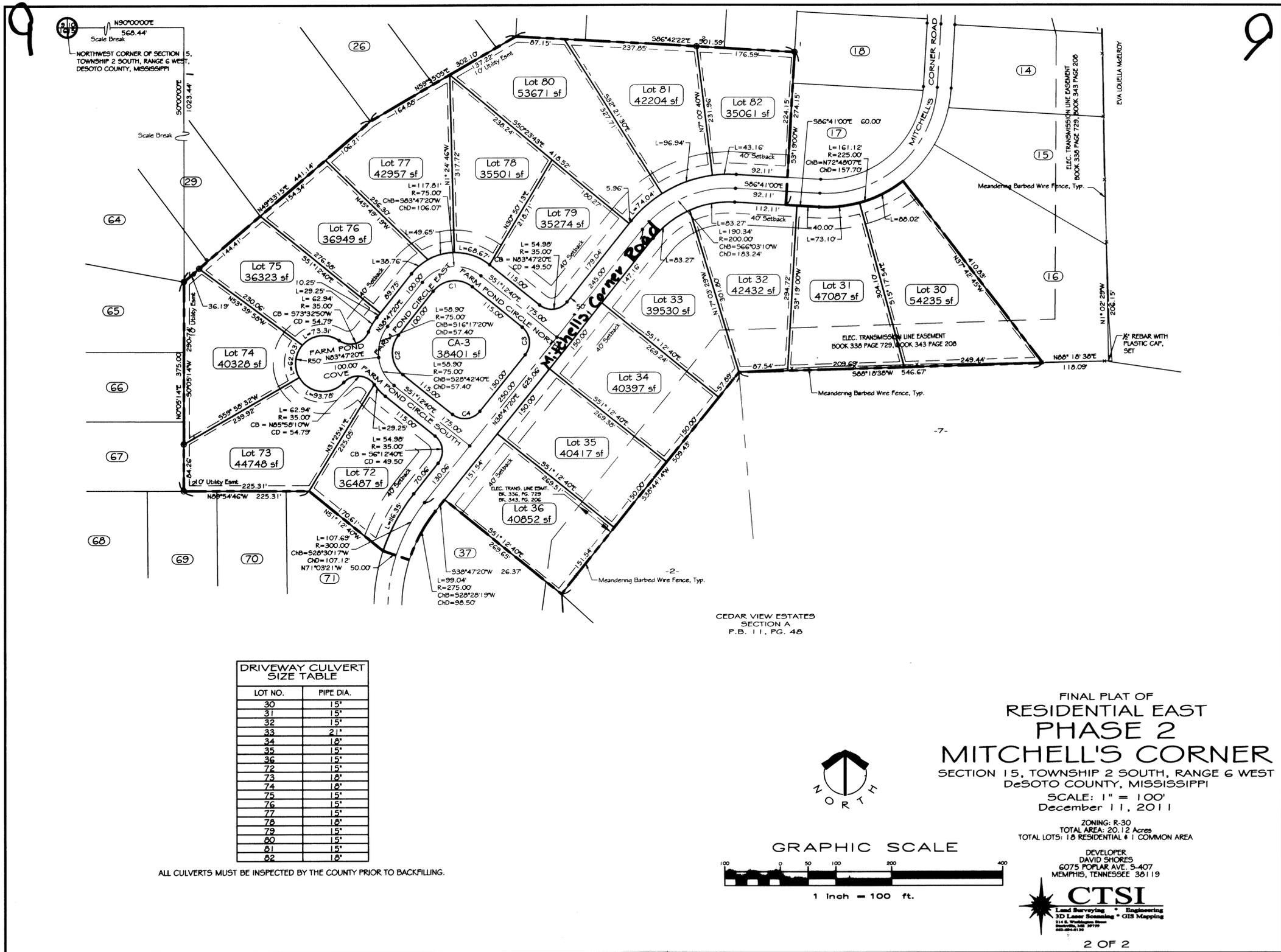
NOTARY CERTIFICATE  
STATE OF MISSISSIPPI, COUNTY OF DESOTO  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS THE 4<sup>th</sup> DAY OF JANUARY 2012, WITHIN MY JURISDICTION, THE WITHIN NAMED FRANK STALLWORTH (NAME), WHO ACKNOWLEDGED THAT HE/SHE IS EXEC. VICE PRESIDENT (POSITION) OF MAGNA BANK (NAME), 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.  
*Corina Jennings*  
NOTARY PUBLIC  
9-24-13  
MY COMMISSION EXPIRES

FINAL PLAT OF  
RESIDENTIAL EAST  
PHASE 2  
MITCHELL'S CORNER  
SECTION 15, TOWNSHIP 2 SOUTH, RANGE 6 WEST  
DESOTO COUNTY, MISSISSIPPI  
SCALE: 1" = 100'  
December 11, 2011

ZONING: R-30  
TOTAL AREA: 20.12 Acres  
TOTAL LOTS: 18 RESIDENTIAL + 1 COMMON AREA

DEVELOPER  
DAVID SHORES  
6075 POPLAR AVE. S-407  
MEMPHIS, TENNESSEE 38119  
**CTSI**  
Land Surveying • Engineering  
3D Laser Scanning • GIS Mapping  
214 S. Main Street  
Memphis, TN 38103  
901-525-3779

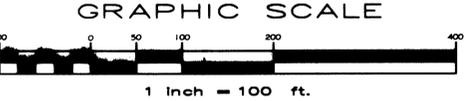
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CEDAR VIEW ESTATES  
SECTION A  
P.B. 111, PG. 48

DRIVEWAY CULVERT SIZE TABLE	
LOT NO.	PIPE DIA.
30	15"
31	15"
32	15"
33	21"
34	18"
35	15"
36	15"
72	15"
73	18"
74	18"
75	15"
76	15"
77	15"
78	18"
79	15"
80	15"
81	15"
82	18"

ALL CULVERTS MUST BE INSPECTED BY THE COUNTY PRIOR TO BACKFILLING.



FINAL PLAT OF  
RESIDENTIAL EAST  
PHASE 2  
MITCHELL'S CORNER  
SECTION 15, TOWNSHIP 2 SOUTH, RANGE 6 WEST  
DE SOTO COUNTY, MISSISSIPPI  
SCALE: 1" = 100'  
December 11, 2011

ZONING: R-30  
TOTAL AREA: 20.12 Acres  
TOTAL LOTS: 18 RESIDENTIAL + 1 COMMON AREA

DEVELOPER  
DAVID SHORES  
6075 POPLAR AVE. 5-407  
MEMPHIS, TENNESSEE 38119



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