

GENERAL NOTES:

- MINIMUM SETBACKS ARE AS FOLLOWS:
 FRONT YARD: 50 FEET
 SIDE YARD: 15 FEET
 REAR YARD: 40 FEET
- A 20 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG ALL STREET RIGHTS-OF-WAY. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG REAR PROPERTY LINES AND A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG SIDE PROPERTY LINES. ANY VARIANCES WILL BE OTHERWISE NOTED AND DIMENSIONED.
- THIS PROPERTY IS NOT LOCATED IN A FEMA IDENTIFIED SPECIAL FLOOD HAZARD ACCORDING TO FIRM NO. 28033C0255H, EFFECTIVE MAY, 2014. WITH EXCEPTION OF PART OF LOT 19 AS SHOWN ON PLAT.
- IRON PINS ARE SET ON ALL PROPERTY CORNERS, UNLESS OFFSETS ARE OTHERWISE NOTED AND DIMENSIONED.
- NO BRICK MAILBOXES OR CONCRETE STRUCTURES SHALL BE ERECTED ON COUNTY ROAD RIGHTS-OF-WAY.
- DRAINAGE DITCHES AND DRAINAGE PIPES SHALL NOT BE OBSTRUCTED IN ANY WAY AND MUST BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS FOR THE BENEFIT OF ALL ADJOINING PROPERTY OWNERS.
- ANY NEW FENCES ARE TO BE CONSTRUCTED ON NORTH SIDE OF 10' UE ALONG SOUTH PROPERTY LINE
- WATER BY LEWISBURG WATER SYSTEM, GAS TO BE MADE AVAILABLE FROM THE CITY OF OLIVE BRANCH, SEWER BY INDIVIDUAL LOT OWNER.
- CONCRETE OR BRICK HEADWALLS WILL BE REQUIRED ON ALL DRIVEWAY/CULVERTS PER THE DESIGN AND DIMENSIONS AS PER THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE APPLICABLE TO ALL PROPERTIES WITH THE COMMUNITY. A HOME OWNER,S ASSOCIATION SHALL BE MAINTAINED TO ASSURE THAT ALL SECTIONS OF THE SUBDIVISION ARE COMPLETED TO THE HIGH STANDARDS ANTICIPATED BY THE RESIDENTS OF THE COMMUNITY AND ASSURE THAT ALL FEATURES AND AMENITIES OF THE NEIGHBORHOOD WHICH ARE CONSIDERED TO BE COMMON ASSETS ARE CONTINUOUSLY MAINTAINED IN A QUALITY MANNER.
- FINISH FLOOR ELEVATION OF ALL BUILDINGS ARE SHOWN ON PLAT.
- A PART OF 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.

RESTRICTIVE COVENANTS RECORDED

IN BOOK 938 PAGE 405
 This the 10th day of November, 2020.
 Misty Heffner, Chancery Clerk
 By: Clamys, DC

OWNERS CERTIFICATE

WE, SHORT CREEK INVESTMENT LLC, 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 FOR THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. WE CERTIFY THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 17 DAY OF OCT, 2020.

Robert M. Bailey
 ROBERT M. BAILEY

NOTARY CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ROBERT M. BAILEY, WHO ACKNOWLEDGE THAT HE IS THE Owner OF SHORT CREEK INVESTMENT LLC., A MISSISSIPPI LLC., AND THAT FOR AND ON BEHALF OF THE SAID MISSISSIPPI LLC., AND AS ITS ACT AND DEED, THAT THEY EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSE THEREIN MENTIONED. FIRST BEING DULY QUALIFIED AND ACKNOWLEDGED SO TO DO. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 17th DAY OF October, 2020

11/26/24
 My Commission Expires:

Stacy S. Womble
 Notary Public

MORTGAGEE'S CERTIFICATE

WE, First Security Bank, MORTGAGEE OF THE PROPERTY HEREON ANDERSON LANE SUBDIVISION SECTION A, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT TO DESOTO COUNTY, MISSISSIPPI, FOR PUBLIC USE FOREVER. I CERTIFY THAT WE ARE THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 17th DAY OF October, 2020

Branch Pres
 TITLE

First Security Bank
 FOR MORTGAGEE

NOTARY CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 17th DAY OF October, 2020, WITHIN MY JURISDICTION, THE WITHIN NAMED Lance Pearson WHO ACKNOWLEDGE THAT HE/SHE IS Branch Pres OF First Security Bank AND THAT FOR AND ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, AFTER FIRST HAVING ABOVE AND FOREGOING CERTIFICATE, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION SO TO DO

11/26/24
 My Commission Expires:

Stacy S. Womble
 Notary Public

JOINER OF PLATS
 was recorded the 24th day of November 2020
 in the Warranty Deed Book number 940 page 18-19
 Misty Heffner, Chancery Clerk by BLaine/DC

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT REPRESENTS THAT SURVEY.

Joseph F. Lauderdale L.S.
 JOSEPH F. LAUDERDALE L.S.

DeSOTO COUNTY PLANNING COMMISSION

APPROVED BY THE DeSOTO COUNTY PLANNING COMMISSION ON THIS THE 14th DAY OF October, 2020.

Joan Ketchum SECRETARY
Blaine E. Loring CHAIRPERSON

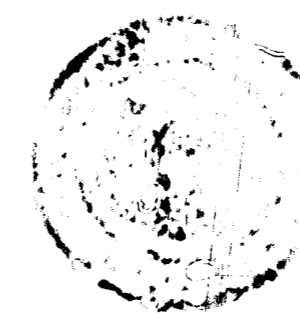
DeSOTO COUNTY BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF DeSOTO COUNTY, MISSISSIPPI, ON THE 14th DAY OF October, 2020.

Misty Heffner CHANCERY CLERK
 CLERK FOR THE BOARD
By: Clamys, DC PRESIDENT

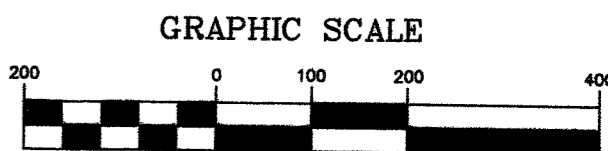
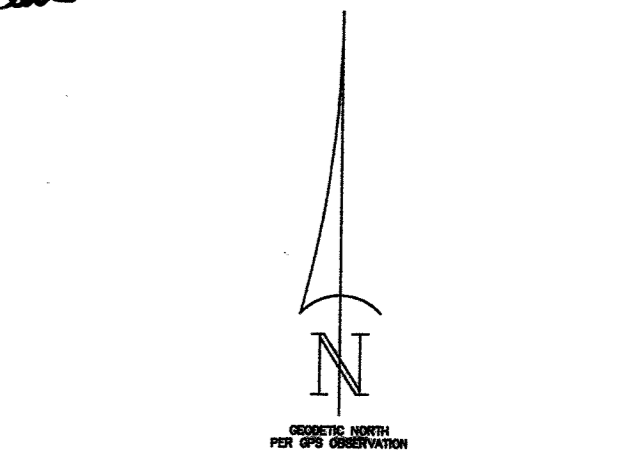
STATE OF MISSISSIPPI, COUNTY OF DeSOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:01 O'CLOCK A.M. ON THE 10th DAY OF November, 2020, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK 134 PAGE 4



Misty Heffner Chancery Clerk
 CHANCERY CLERK
 By: Clamys, DC

LOT NO.	PIPE SIZE
14	15"
15	15"
16	DRY
17	15"
18	18"
19	15"
20	30"
21	24"
22	18"
23	18"
24	15"



(IN FEET)
 1 inch = 200 ft.

**FINAL PLAT
 ANDERSON LANE
 SUBDIVISION
 SECTION B**

SECTION 4; TOWNSHIP 3 SOUTH; RANGE 6 WEST
 DESOTO COUNTY, MISSISSIPPI
 SCALE 1"=200'
 AUGUST, 2020
 ZONING: R-30
 TOTAL AREA: 23.6 AC
 TOTAL LOTS: 11

DEVELOPER:
 SHORT CREEK INVESTMENT LLC.
 498 W. BANKHEAD ST.
 NEW ALBANY, MS 38652

PLAT PREPARED BY:
 J. F. LAUDERDALE L.S.
 231 WEST CENTER STREET
 HERNANDO, MS. 38632
 CLASS C SURVEY
 PHONE (901) 494-2484
 MS. L.S. # 2214

