

Book 2017 Page 409  
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Oktibbeha County, MS  
Sharon Livingston, Interim Chancery  
Clerk

**Prepared by:**

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124 E. Main St.  
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MS Bar No. 10453

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**INDEXING INSTRUCTIONS:** 50.79 acres in the SW 1/4 and the SE 1/4 and the NW 1/4 of Section 14, Township 18 North, Range 13 East, Oktibbeha County, Mississippi (also known as Lots 47-66 of Sadie Lane Subdivision, unplatted)

STATE OF MISSISSIPPI  
COUNTY OF OKTIBBEHA

**DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
SADIE LANE SUBDIVISION**

WHEREAS C.C. Construction, LLC, 2576-1 U.S. Hwy 82, Starkville, MS 39759 (662) 312-0074) as owner and developer of the real property described herein on Exhibit A attached hereto and known as "Sadie Lane Subdivision," an unplatted subdivision in Oktibbeha County, Mississippi; and

WHEREAS it is the desire and intention of the undersigned owner and developer to place certain restrictive covenants and building restrictions upon the subdivision, for the purpose of developing said lots into an acceptable and desirable residential subdivision;

NOW, THEREFORE, the owner and developer of the herein described real property, makes the following declaration as to divisions, covenants, restrictions, limitations, conditions,

and uses to which the described real property and improvements, structures and appurtenances, may be put, specifying that this declaration shall constitute covenants and equitable servitudes to run with the land and shall inure to and bind all owners lots within the subdivision, and all subsequent owners of all or any part of that real property and improvements, together with their grantees, successors, heirs, executors, administrators, devisees, or assigns.

A. RESIDENTIAL USE

1. Each lot shall be no less than 1.7 acres in size, and there shall be no more than one residence erected on each lot.

2. This subdivision shall be restricted to private single-family residences only.

3. The term "residential" as used herein shall be held to exclude duplex houses and apartment houses, and to exclude rental property, commercial, and professional uses. Any such excluded usage of the subdivision not otherwise herein authorized, is hereby expressly prohibited.

4. No building materials or temporary building of any kind or character, including, but not limited to trailers, shacks, tents or temporary structures, shall be placed or stored upon the property at any time.

5. No building or structure upon any lot may be permitted to fall into disrepair. Buildings must at all times be kept in good condition, adequately painted or otherwise finished.

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6. No lots or residences in the subdivision shall be used in such a manner that would increase the hazard of fire on any other lot or residence.

**B. BUILDING SIZE AND CONSTRUCTION**

1. Any residence constructed on a lot shall have a minimum main floor heated area of the main structure, exclusive of porches and garages, of not less than 1200 square feet for a one-story residence. In the case of a two-story residence, or a split-level dwelling, the lower or ground floor living level shall be not less than 1000 square feet heated area, exclusive of porches and garages, and the total finished square footage area of the second and/or split level, when added to the minimum 1000 square feet main floor requirement, shall be not less than 1500 square feet.

2. No residence may exceed two stories in height.

3. No building shall be erected on any lot nearer than 75 feet from the front property line or nearer than 40 feet from an adjoining property line.

4. No building or other structure shall be erected, placed, or altered on the above described property except structures constructed of masonry or wood, and the exterior shall be constructed of at least 80% brick, stone, brick veneer or stone veneer construction, but specifically excluding asbestos shingles, concrete blocks, cinder blocks, log, or steel frame

residences or pressed blocks forming the exterior finish of residence construction in the subdivision.

5. If a sewage disposal system is installed on a lot, it shall conform with current state and/or county Health Department regulations and shall be constructed in such a manner as to prevent damage to any adjacent lot. Each homeowner must obtain approval of the Oktibbeha County Health Department before using any sewage system.

6. Any outbuildings or storage buildings shall conform to or match the architecture or style of the residence. Portable storage buildings are not allowed except by the express permission of the Developer or the homeowner association, and if so, must be pre-manufactured.

7. Any construction commenced on any residence shall be substantially completed, including, but not limited to all painting, within twelve (12) months from the date the construction is commenced, except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergencies, or natural calamities.

8. All residences and improvements shall be constructed in compliance with the pertinent zoning and building codes of Oktibbeha County and/or the State of Mississippi, if any, and any and all other governmental entities that have jurisdiction at the time of construction.

9. Any and all fencing shall be constructed of chain link, wooden or vinyl materials. No hog-wire or barbed wire fences are allowed.

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10. Landscaping guidelines will be established by the developer and subsequently, by the home owner's association, to include fines and collection procedures.

11. By the purchase of any lot encumbered by these restrictive covenants, each lot owner agrees to contribute on a pro-rata basis (based upon the total number of lots developed) for the reasonable and necessary maintenance and upkeep of the roadway (Sadie Lane – See Exhibit B) to be constructed within the subdivision area. The roadway maintenance shall be handled through a homeowner's association with annual or monthly assessments being established based upon a majority vote of the property owners. The developer shall be the home owner association until formally releasing all duties to a duly elected home owner association. If enforcement of this provision becomes necessary by the homeowner's association or any member within the subdivision, the non-defaulting party, in addition to all other remedies, shall be entitled to recover from the defaulting party all reasonable and necessary litigation expense including but not limited to attorney's fees and court costs.

C. MISCELLANEOUS

1. No trash, garbage, ashes, refuse, junk, or other waste shall be thrown or dumped on any vacant lot in the subdivision.

2. No trash garbage, ashes, refuse, junk, vehicles in disrepair, underbrush, or other unsightly growths or objects shall be maintained or allowed on any lot. All fences and residences

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shall be kept in a reasonable state of repair. All residences, garages, and accessory buildings shall be painted or stained, from time to time, so as to maintain a reasonable state of repair.

3. No activity may be carried on or allowed to exist upon any lot that may be obnoxious, detrimental, or offensive to any other lot or to the occupants of any lot.

4. No tent, mobile home, trailer of any kind, shack, or similar structure, shall be kept on any lot, either temporarily or permanently.

5. No semi-truck, bus, or horse trailer shall be kept, placed, maintained on a lot unless it is kept within a garage or fully enclosed space, except for temporary storage for a period not to exceed thirty (30) consecutive days in duration, with such temporary occurrences not to exist more than two (2) times in any one calendar year.

6. No semi-truck, bus, camper, or boat shall be constructed, reconstructed or repaired on any lot, unless it is an emergency repair.

7. No motor vehicle(s) shall be constructed, reconstructed or repaired on any lot, other than in a garage.

8. Absolutely no discharge of firearms shall be allowed on the property.

9. No junk of any kind or character, or any accessories, parts or objects used with cars, boats, buses, trucks, trailers, house trailers, or the like, shall be kept on any lot other than in the garage.

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10. Any building or other improvement on the land that is destroyed partially or totally by fire, storm, or any other means, shall be repaired or demolished within a reasonable period of time, and the land shall be restored to an orderly and attractive condition.

11. There is hereby and specifically reserved for the use of the owners, their successors, and/or assigns. a permanent and perpetual easement for installation, use and maintenance of utilities along the boundaries of the said property; the location and width of which to be determined by the utility provider. It is permissible to have a wood-burning fireplace.

12. There will be no swine, goats, chickens, roosters, horses, or exotic animals. There will be no animals allowed that may be deemed a threat to others, such as attack dogs, etc.

13. All animals and fowl are prohibited except household pets. All dogs and other household pets maintained on the premises shall be prevented from trespassing onto adjacent property if said trespassing causes material damage to another's property or prevents in any way a property owner being able to utilize or dispose of his property in any manner he desires. Further, dogs maintained on the premises shall be restrained and prevented from barking, if said barking becomes an annoyance to other property owners.

#### D. VIOLATION

If any lot owner shall infringe or attempt to infringe, or fail to perform any of the covenants, conditions, or restrictions contained herein, or to the use and improvement of same, it

shall be lawful for any other lot owner(s) to prosecute any proceedings at law or inequity against the person or persons infringing or attempting to infringe, or omitting to perform such covenants, conditions, or restrictions, and either to prevent him or her or them from doing so, or to recover damages or other dues for the infringements or omissions.

E. DURATION AND MODIFICATION

The invalidity, violation, abandonment, or waiver of any one or more of or any part of these reservations, restrictions, or provisions hereof, either as to all or any lot or residence, shall not affect or impair such reservations, restrictions, or other provisions hereof as to the remaining lots and/or residences, and shall not affect or impair the remaining reservations, restrictions, or other provisions hereof or parts thereof as to the subdivision.

These restrictions shall remain in force and effect and run with the land and be binding upon all parties and persons until January 1, 2027, and shall be automatically extended for successive ten (10) year periods, provided that these restrictions may be terminated on January 1, 2027, or on the commencement of any successive ten-year period, by filing for record in the office of the Chancery Clerk of Oktibbeha County, Mississippi, a written statement of election to terminate these restrictions, executed and acknowledged by seventy-five percent (75%) of the owners of the lots in the subdivision.



These restrictions may be modified as to the whole subdivision or any part of it with the written consent of the owners of seventy-five percent (75%) of the in the entire subdivision, or by C.C. Construction, LLC unilaterally under its sole discretion. No such modification shall be effective until the modification is executed, acknowledged, and recorded in the office of the Chancery Clerk of Oktibbeha County, Mississippi.

IN WITNESS WHEREOF, the undersigned have executed this Declaration of Covenants, Conditions, and Restrictions on this, the 5<sup>th</sup> day of January 2017.

C. C. CONSTRUCTION, LLC

By:

  
BOBBY ATKINSON, Manager

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

Personally appeared before me, the undersigned authority in and for said county and state, within my jurisdiction, the within named BOBBY ATKINSON, who acknowledged that he is the Manger of C.C. Construction, LLC, a Mississippi limited liability company, and that for and on behalf of the said company, and as its act and deed he executed the above and foregoing *Deed of Trust* after first having been duly authorized by said company so to do.

WITNESS my hand and official seal this the 5<sup>th</sup> day of January 2016.

Abbey Ferguson  
Notary Public

My Commission Expires:  
March 10, 2020



**EXHIBIT A**

All of Lots 47-66 of Sadie Lane Subdivision, and unplatted subdivision, further described as follows:

Commencing at the concrete monument found at the Northeast corner of Section 14, Township 18 North, Range 13 East, Oktibbeha County, Mississippi; thence run South 55 degrees 03 minutes 07 seconds West for a distance of 2782.68 feet to a 1/2" rebar found at the intersection of the South line of Old Highway 12 and the East line of Tyler Road; thence run along the South line of Old Highway 12 South 66 degrees 54 minutes 02 seconds West for a distance of 391.58 feet to a 1/2" rebar found, said rebar being also the true Point of Beginning for the herein described tract.

Thence run South 00 degrees 04 minutes 14 seconds West for a distance of 2373.14 feet to a 1/2" rebar found; thence run South 89 degrees 55 minutes 46 seconds East for a distance of 1320.00 feet to a 1/2" rebar found; thence run South 00 degrees 04 minutes 14 seconds West for a distance of 580.80 feet to a 1/2" rebar found; thence run North 89 degrees 55 minutes 46 seconds West for a distance of 2080.00 feet to a 1/2" rebar set; thence run North 00 degrees 04 minutes 14 seconds East for a distance of 2625.51 feet to a 1/2" rebar set on the South right-of-way of Old Highway 12; thence run along said South right-of-way, along a curve to the right with an arc length of 246.43 feet, a radius of 11469.16 feet, a chord bearing of North 66 degrees 13 minutes 24 seconds East and a chord length of 246.42 feet to a set 1/2" rebar; thence run along said South right-of-way, North 66 degrees 54 minutes 02 seconds East for a distance of 581.52 feet to the true Point of Beginning.

Containing 66.29 acres, more or less, and being located in the Southwest, the Southeast, and the Northwest Quarters of Section 14, Township 18 North, Range 13 East, Oktibbeha County, Mississippi.

**LESS AND EXCEPT THE FOLLOWING EIGHT TRACTS:**

**TRACT I:**

A LEGAL DESCRIPTION OF **LOT 39**, WEST UNION SUBDIVISION (UNPLATTED), CONTAINING 2.00 ACRES, MORE OR LESS, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI.

COMMENCING AT THE CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI; THENCE SOUTH 55°03'07" WEST FOR A DISTANCE OF 2,782.68 FEET TO A 1/2" REBAR, FOUND AT THE INTERSECTION OF THE SOUTH LINE OF OLD HIGHWAY 12 AND THE EAST LINE OF TYLER ROAD, BEING ALSO THE NORTHWEST CORNER OF LOT 9; THENCE ALONG THE SOUTH LINE OF OLD HIGHWAY 12 SOUTH 66°54'02" WEST FOR A DISTANCE OF 65.26 FEET TO A 1/2" REBAR FOUND, SAID REBAR BEING LOCATED AT THE NORTHEAST CORNER OF LOT 1 AND ON THE WEST LINE OF TYLER ROAD; THENCE ALONG THE WEST LINE OF TYLER ROAD SOUTH 00°04'14" WEST FOR A DISTANCE OF 2501.53 FEET TO A 1/2" REBAR, FOUND AT THE SOUTHEAST CORNER OF LOT 35 OF SAID SUBDIVISION; SAID REBAR BEING ALSO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT.

THENCE CONTINUE ALONG THE WEST LINE OF TYLER ROAD AND THE EXTENSION THEREOF SOUTH 00°04'14" WEST FOR A DISTANCE OF 290.40 FEET TO A 1/2" REBAR, SET; THENCE NORTH 89°55'46" WEST FOR A DISTANCE OF 300.00 FEET TO A 1/2" REBAR, SET; THENCE NORTH 00°04'14" EAST FOR A DISTANCE OF 290.40 FEET TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER OF LOT 35; THENCE SOUTH 89°55'46" EAST FOR A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING.

TRACT II:

A legal description of **Lot 40**, West Union Subdivision, formally known as Atkinson Place Subdivision, (not recorded), containing 87,120 square feet or 2.00 acres, more or less, tract of land being located in the Southeast Quarter of Section 14, Township 18 North, Range 13 East, Oktibbeha County, Mississippi.

Commencing at the concrete monument found at the Northeast corner of Section 14, Township 18 North, Range 13 East, Oktibbeha County, Mississippi; thence South 55 degrees 03 minutes 07 seconds West for a distance of 2,782.68 feet to a half inch rebar, found at the intersection of the South line of Old Highway 12 and the East line of Tyler Road, being also the Northwest corner of Lot 9; thence along the East line of Tyler Road South 00 degrees 04 minutes 14 seconds West for a distance of 2527.22 feet to a half inch rebar, found at the Southwest corner of Lot 36 of said subdivision, said rebar being also the true Point of Beginning for the herein described tract; thence continue along the East line of Tyler Road and the extension thereof South 00 degrees 04 minutes 14 seconds West for a distance of 290.40 feet to a half inch rebar, set; thence South 89 degrees 55 minutes 46 seconds East for a distance of 300.00 feet to a half inch rebar, set; thence

North 00 degrees 04 minutes 14 seconds East for a distance of 290.40 feet to a half inch rebar, found at the Southeast corner of Lot 36; thence along the South line of Lot 36 North 89 degrees 55 minutes 46 seconds West for a distance of 300.00 feet to the true Point of Beginning and containing 87,120 square feet or 2.00 acres, more or less, being subject to all codes, regulations and restrictions, easements, and rights of way of record.

TRACT III:

A LEGAL DESCRIPTION OF **LOT 41**, WEST UNION SUBDIVISION (UNPLATTED), CONTAINING 1.75 ACRES, MORE OR LESS, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI.

COMMENCING AT THE CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI; THENCE SOUTH 48°18'31" WEST FOR A DISTANCE OF 1,768.54 FEET TO A 1/2" IRON REBAR FOUND ON THE SOUTH RIGHT OF WAY OF OLD HIGHWAY 12; THENCE CONTINUE ALONG SAID RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8687.29 FEET, A CHORD BEARING OF SOUTH 65°49'38" WEST, A CHORD DISTANCE OF 394.82 FEET AND AN ARC LENGTH OF 394.85 FEET TO A 1/2" IRON REBAR FOUND; THENCE SOUTH 00°04'14" WEST FOR A DISTANCE OF 2857.50 FEET TO A 1/2" REBAR SET ON THE WEST RIGHT OF WAY OF WEST UNION ROAD, SAID REBAR BEING ALSO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT.

THENCE CONTINUE ALONG SAID RIGHT OF WAY SOUTH 00°04'14" WEST FOR A DISTANCE OF 253.50 FEET TO A 1/2" REBAR SET; THENCE NORTH 89°55'46" WEST FOR A DISTANCE OF 300.00 FEET TO A 1/2" REBAR SET; THENCE NORTH 00°04'14" EAST FOR A DISTANCE OF 253.50 FEET TO A 1/2" REBAR SET; THENCE SOUTH 89°55'46" EAST FOR A DISTANCE OF 300.00 FEET TO A POINT TO THE TRUE POINT OF BEGINNING.

TRACT IV:

A legal description of **Lot 42**, West Union Subdivision, formally known as Atkinson Place Subdivision, (not recorded), containing 87,120 square feet or 2.00 acres, more or less, tract of land being located in the Southeast Quarter of Section 14, Township 18 North, Range 13 East, Oktibbeha County, Mississippi.

Commencing at the concrete monument found at the Northeast corner of Section 14, Township 18 North, Range 13 East, Oktibbeha County, Mississippi; thence South 48 degrees 18 minutes 31 seconds West for

a distance of 1,768.54 feet to a half inch iron rebar found on the South right of way of Old Highway 12; thence South 00 degrees 04 minutes 14 seconds West for a distance of 2946.11 feet to a half inch rebar found, said rebar being also the true Point of Beginning for the herein described tract; thence continue along said line South 00 degrees 04 minutes 14 seconds West for a distance of 290.40 feet to a half inch rebar set; thence North 89 degrees 55 minutes 46 seconds West for a distance of 300.00 feet to a half inch rebar set on the East right of way of West Union Road; thence along said right of way North 00 degrees 04 minutes 14 seconds East for a distance of 290.40 feet to a half inch rebar found; thence South 89 degrees 55 minutes 46 seconds East for a distance of 300.00 feet to a point to the true Point of Beginning and containing 87,120 square feet or 2.00 acres, more or less, being subject to all codes, regulations and restrictions, easements, and rights of way of record.

**TRACT V:**

A legal description of **Lot 43**, West Union Subdivision, formally known as Atkinson Place Subdivision, (not recorded), containing 87,120 square feet or 2.00 acres, more or less, tract of land being located in the Southeast Quarter of Section 14, Township 18 North, Range 13 East, Oktibbeha County, Mississippi.

Commencing at the concrete monument found at the Northeast corner of Section 14, Township 18 North, Range 13 East, Oktibbeha County, Mississippi; thence South 48 degrees 18 minutes 31 seconds West for a distance of 1,768.54 feet to a half inch iron rebar found on the South right of way of Old Highway 12; thence South 00 degrees 04 minutes 14 seconds West for a distance of 3236.51 feet to a half inch rebar found, said rebar being also the true Point of Beginning for the herein described tract; thence continue along said line South 00 degrees 04 minutes 14 seconds West for a distance of 290.40 feet to a half inch rebar found; thence North 89 degrees 55 minutes 46 seconds West for a distance of 300.00 feet to a half inch rebar set on the East right of way of West Union Road; thence along said right of way North 00 degrees 04 minutes 14 seconds East for a distance of 290.40 feet to a half inch rebar found; thence South 89 degrees 55 minutes 46 seconds East for a distance of 300.00 feet to a point to the true Point of Beginning and containing 87,120 square feet or 2.00 acres, more or less, being subject to all codes, regulations and restrictions, easements, and rights of way of record.

**TRACT VI**

A legal description of **Lot 44**, West Union Subdivision, formally known as Atkinson Place Subdivision, (not recorded), containing 76,140 square feet or 1.75 acres, more or less, tract of land being located in the Southeast Quarter of Section 14, Township 18 North, Range 13 East, Oktibbeha County, Mississippi.

COMMENCING AT THE CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI;

THENCE SOUTH 48°18'31" WEST FOR A DISTANCE OF 1,768.54 FEET TO A 1/2" IRON REBAR FOUND ON THE SOUTH RIGHT OF WAY OF OLD HIGHWAY 12; THENCE CONTINUE ALONG SAID RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8687.29 FEET, A CHORD BEARING OF SOUTH 65°49'38" WEST, A CHORD DISTANCE OF 394.82 FEET AND AN ARC LENGTH OF 394.85 FEET TO A 1/2" IRON REBAR FOUND; THENCE SOUTH 00°04'14" WEST FOR A DISTANCE OF 3111.00 FEET TO A 1/2" REBAR SET ON THE WEST RIGHT OF WAY OF WEST UNION ROAD, SAID REBAR BEING ALSO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE CONTINUE ALONG SAID RIGHT OF WAY SOUTH 00°04'14" WEST FOR A DISTANCE OF 253.80 FEET TO A 1/2" REBAR SET; THENCE NORTH 89°55'46" WEST FOR A DISTANCE OF 300.00 FEET TO A 1/2" REBAR SET; THENCE NORTH 00°04'14" EAST FOR A DISTANCE OF 253.80 FEET TO A 1/2" REBAR SET; THENCE SOUTH 89°55'46" EAST FOR A DISTANCE OF 300.00 FEET TO A POINT TO THE TRUE POINT OF BEGINNING AND CONTAINING 76,140 SQUARE FEET OR 1.75 ACRES, MORE OR LESS, BEING SUBJECT TO ALL CODES, REGULATIONS AND RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD.

TRACT VII:

A LEGAL DESCRIPTION OF **LOT 45**, WEST UNION SUBDIVISION (UNPLATTED), CONTAINING 2.00 ACRES, MORE OR LESS, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI.

COMMENCING AT THE CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI; THENCE SOUTH 55°03'07" WEST FOR A DISTANCE OF 2,782.68 FEET TO A 1/2" REBAR, FOUND AT THE INTERSECTION OF THE SOUTH LINE OF OLD HIGHWAY 12 AND THE EAST LINE OF TYLER ROAD, BEING ALSO THE NORTHWEST CORNER OF LOT 9; THENCE ALONG THE EAST LINE OF TYLER ROAD SOUTH 00°04'14" WEST FOR A DISTANCE OF 2817.62 FEET TO A 1/2" REBAR, FOUND AT THE SOUTHWEST CORNER OF LOT 40 OF SAID SUBDIVISION, SAID REBAR BEING ALSO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT.

THENCE CONTINUE ALONG THE EAST LINE OF TYLER ROAD AND THE EXTENSION THEREOF SOUTH 00°04'14" WEST FOR A DISTANCE OF 290.40 FEET TO A 1/2" REBAR, SET; THENCE SOUTH 89°55'46" EAST FOR A DISTANCE OF 300.00 FEET TO A 1/2" REBAR, SET; THENCE NORTH 00°04'14" EAST FOR A DISTANCE OF 290.40 FEET TO A 1/2" REBAR, FOUND AT THE SOUTHEAST CORNER OF LOT 40; THENCE ALONG THE SOUTH LINE OF LOT 40

NORTH 89°55'46" WEST FOR A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING.

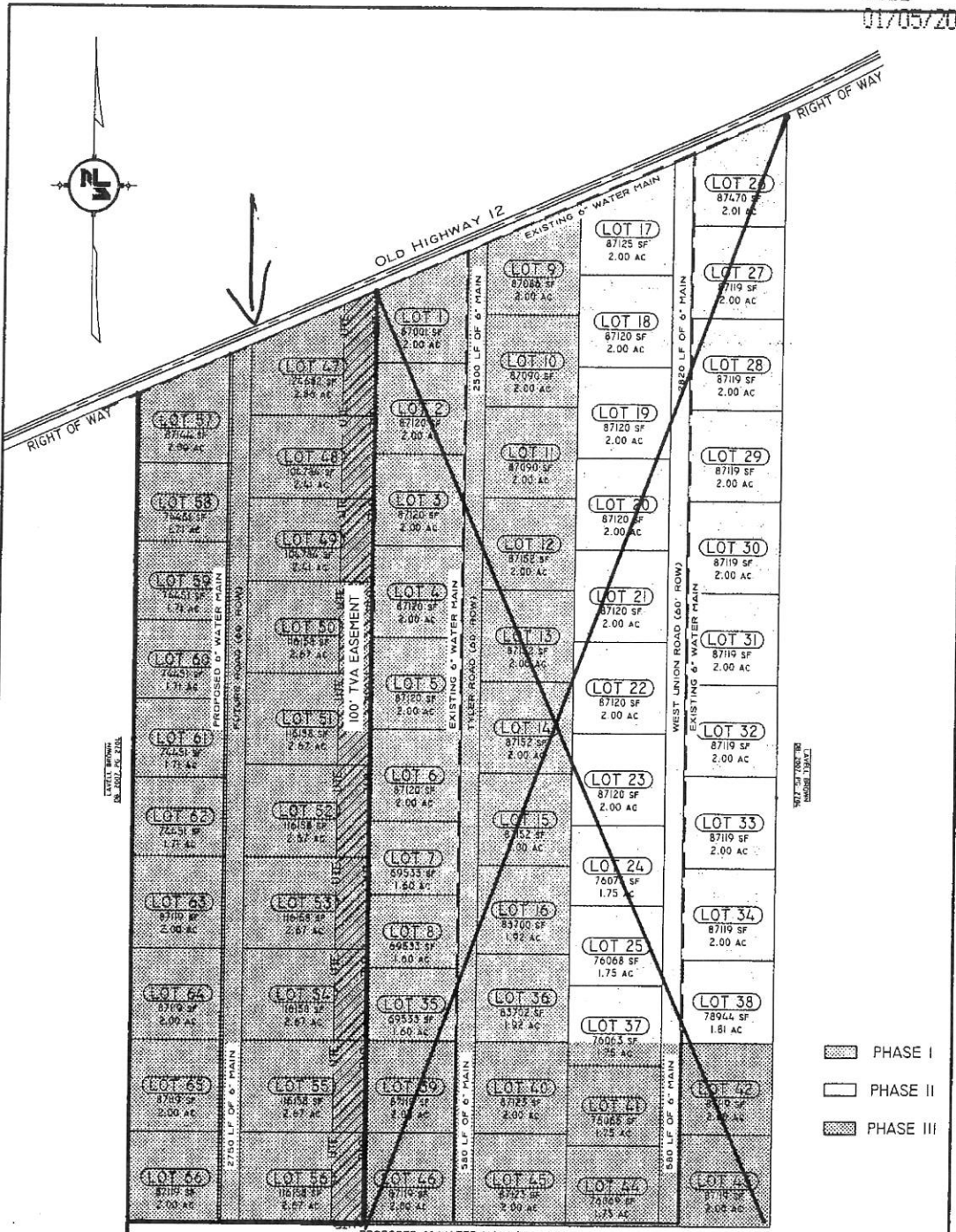
TRACT VIII:




A LEGAL DESCRIPTION OF LOT 46, WEST UNION SUBDIVISION (UNPLATTED), CONTAINING 2.00 ACRES, MORE OR LESS, AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI.

COMMENCING AT THE CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI; THENCE SOUTH 55°03'07" WEST FOR A DISTANCE OF 2,782.68 FEET TO A 1/2" REBAR, FOUND AT THE INTERSECTION OF THE SOUTH LINE OF OLD HIGHWAY 12 AND THE EAST LINE OF TYLER ROAD, BEING ALSO THE NORTHWEST CORNER OF LOT 9; THENCE ALONG THE SOUTH LINE OF OLD HIGHWAY 12 SOUTH 66°54'02" WEST FOR A DISTANCE OF 65.26 FEET TO A 1/2" REBAR FOUND, SAID REBAR BEING LOCATED AT THE NORTHEAST CORNER OF LOT 1 AND ON THE WEST LINE OF TYLER ROAD; THENCE ALONG THE WEST LINE OF TYLER ROAD SOUTH 00°04'14" WEST FOR A DISTANCE OF 2791.93 FEET TO A 1/2" REBAR, FOUND AT THE SOUTHEAST CORNER OF LOT 39 OF SAID SUBDIVISION; SAID REBAR BEING ALSO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT.

THENCE CONTINUE ALONG THE WEST LINE OF TYLER ROAD AND THE EXTENSION THEREOF SOUTH 00°04'14" WEST FOR A DISTANCE OF 290.40 FEET TO A 1/2" REBAR, SET; THENCE NORTH 89°55'46" WEST FOR A DISTANCE OF 300.00 FEET TO A 1/2" REBAR, SET; THENCE NORTH 00°04'14" EAST FOR A DISTANCE OF 290.40 FEET TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER OF LOT 35; THENCE SOUTH 89°55'46" EAST FOR A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING.





-  PHASE I
-  PHASE II
-  PHASE III

LAVELL BROWN  
DB 1201 PG 4706

Phase 3 Water Layout Exhibit  
Atkinson Subdivision  
Section 14, Township 10 N, Range 13 E  
Oktibbeha County, Mississippi


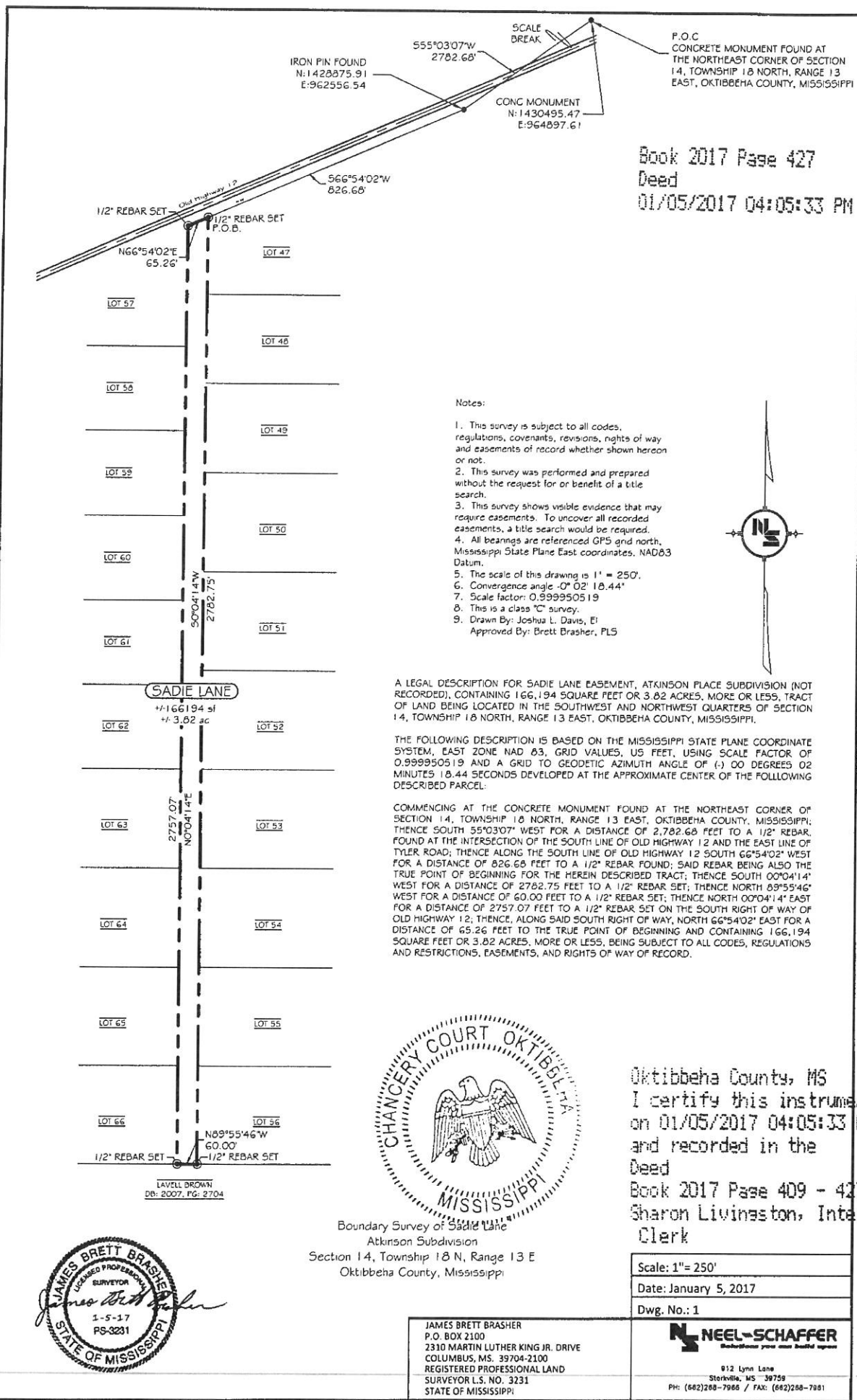
Scale: 1"=300'
Date: SEPT, 2016
Dwg. No.: 1
 <b>NEEL-SCHAFER</b> Solutions you can build upon
612 Lyon Lane Starovo, MS 38759 PH: (662)268-7988 / FAX: (662)268-7981

EXHIBIT B  
SADIE LANE

A LEGAL DESCRIPTION FOR SADIE LANE EASEMENT, SADIE LANE SUBDIVISION (UNPLATTED), CONTAINING 3.82 ACRES, MORE OR LESS, AND BEING LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI.

COMMENCING AT THE CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI; THENCE SOUTH 55°03'07" WEST FOR A DISTANCE OF 2,782.68 FEET TO A 1/2" REBAR, FOUND AT THE INTERSECTION OF THE SOUTH LINE OF OLD HIGHWAY 12 AND THE EAST LINE OF TYLER ROAD; THENCE ALONG THE SOUTH LINE OF OLD HIGHWAY 12 SOUTH 66°54'02" WEST FOR A DISTANCE OF 826.68 FEET TO A 1/2" REBAR FOUND; SAID REBAR BEING ALSO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 00°04'14" WEST FOR A DISTANCE OF 2782.75 FEET TO A 1/2" REBAR SET; THENCE NORTH 89°55'46" WEST FOR A DISTANCE OF 60.00 FEET TO A 1/2" REBAR SET; THENCE NORTH 00°04'14" EAST FOR A DISTANCE OF 2757.07 FEET TO A 1/2" REBAR SET ON THE SOUTH RIGHT OF WAY OF OLD HIGHWAY 12; THENCE, ALONG SAID SOUTH RIGHT OF WAY, NORTH 66°54'02" EAST FOR A DISTANCE OF 65.26 FEET TO THE TRUE POINT OF BEGINNING.



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 01/05/2017 04:05:33 PM

Notes:

1. This survey is subject to all codes, regulations, covenants, revisions, rights of way and easements of record whether shown hereon or not.
2. This survey was performed and prepared without the request for or benefit of a title search.
3. This survey shows visible evidence that may require easements. To uncover all recorded easements, a title search would be required.
4. All bearings are referenced GPS grid north, Mississippi State Plane East coordinates, NAD83 Datum.
5. The scale of this drawing is 1" = 250'.
6. Convergence angle -0° 02' 18.44"
7. Scale factor: 0.999950519
8. This is a class "C" survey.
9. Drawn By: Joshua L. Davis, EI  
 Approved By: Brett Brasher, PLS

A LEGAL DESCRIPTION FOR SADIE LANE EASEMENT, ATKINSON PLACE SUBDIVISION (NOT RECORDED), CONTAINING 166,194 SQUARE FEET OR 3.82 ACRES, MORE OR LESS, TRACT OF LAND BEING LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI.

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83, GRID VALUES, US FEET, USING SCALE FACTOR OF 0.999950519 AND A GRID TO GEODETIC AZIMUTH ANGLE OF (-) 00 DEGREES 02 MINUTES 18.44 SECONDS DEVELOPED AT THE APPROXIMATE CENTER OF THE FOLLOWING DESCRIBED PARCEL.

COMMENCING AT THE CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 13 EAST, OKTIBBEHA COUNTY, MISSISSIPPI, THENCE SOUTH 55°03'07" WEST FOR A DISTANCE OF 2,782.68 FEET TO A 1/2" REBAR FOUND AT THE INTERSECTION OF THE SOUTH LINE OF OLD HIGHWAY 12 AND THE EAST LINE OF TYLER ROAD; THENCE ALONG THE SOUTH LINE OF OLD HIGHWAY 12 SOUTH 66°54'02" WEST FOR A DISTANCE OF 826.68 FEET TO A 1/2" REBAR FOUND; SAID REBAR BEING ALSO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE SOUTH 00°04'14" WEST FOR A DISTANCE OF 2782.75 FEET TO A 1/2" REBAR SET; THENCE NORTH 09°55'46" WEST FOR A DISTANCE OF 60.00 FEET TO A 1/2" REBAR SET; THENCE NORTH 00°04'14" EAST FOR A DISTANCE OF 2757.07 FEET TO A 1/2" REBAR SET ON THE SOUTH RIGHT OF WAY OF OLD HIGHWAY 12; THENCE, ALONG SAID SOUTH RIGHT OF WAY, NORTH 66°54'02" EAST FOR A DISTANCE OF 65.26 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 166,194 SQUARE FEET OR 3.82 ACRES, MORE OR LESS, BEING SUBJECT TO ALL CODES, REGULATIONS AND RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD.



Boundary Survey of Sadie Lane  
 Atkinson Subdivision  
 Section 14, Township 18 N, Range 13 E  
 Oktibbeha County, Mississippi

Oktibbeha County, MS  
 I certify this instrument was filed  
 on 01/05/2017 04:05:33 PM  
 and recorded in the  
 Deed  
 Book 2017 Page 409 - 427  
 Sharon Livingston, Interim Chancery  
 Clerk

Scale: 1" = 250'
Date: January 5, 2017
Dwg. No.: 1



JAMES BRETT BRASHER  
 P.O. BOX 2100  
 2310 MARTIN LUTHER KING JR. DRIVE  
 COLUMBUS, MS. 39704-2100  
 REGISTERED PROFESSIONAL LAND  
 SURVEYOR L.S. NO. 3231  
 STATE OF MISSISSIPPI

**NEEL-SCHAFFER**  
 912 Lynn Lane  
 Starkville, MS 39759  
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