

*Coleburn
Subdivision*

ALSO SUBJECT TO THE LAND USE REGULATIONS OF PANOLA COUNTY, MISSISSIPPI.

THE AFORE DESCRIBED REAL ESTATE IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS:

1. NO RESIDENCE SHALL BE CONSTRUCTED OR PLACED ON THE ABOVE PROPERTY, WHICH SHALL HAVE LESS THAN ONE THOUSAND SEVEN HUNDRED FIFTY (1750) SQUARE FEET OF HEATED AREA IN ONE STORY RESIDENCE OR 900 SQUARE FEET OF HEATED AREA IN THE BOTTOM FLOOR LEVEL IN SPLIT LEVEL OR TWO STORY RESIDENCES, WITH AN OVERALL MINIMUM OF 1750 FEET OF HEATED AREA. THE CONSTRUCTION OF ALL IMPROVEMENTS IS TO COMPLY AND BE IN ACCORDANCE WITH MINIMUM PROPERTY REQUIREMENTS OF THE FEDERAL HOUSING ADMINISTRATION AND /OR VETERANS ADMINISTRATION, SO LONG AS SAID AGENCIES SHALL BE IN EXISTENCE OR IN OPERATION. GRANTOR RESERVES RIGHT TO PRIOR INSPECTION OF PROPOSED HOUSE PLANS.
2. IT IS SPECIFICALLY UNDERSTOOD THAT THE RESPECTIVE LOTS HEREIN DESCRIBED MAY BE SOLD INDIVIDUALLY BUT NOT SUBDIVIDED INTO SMALL LOTS, HOWEVER MORE THAN ONE LOT MAY BE USED AS A HOUSE SITE.
3. THE ABOVE DESCRIBED PROPERTY SHALL BE USED FOR SINGLE RESIDENTIAL PURPOSES ONLY AND USES NORMALLY ASSOCIATED WITH RESIDENTIAL USE.
4. NO COMMERCIAL BUILDING NOR ANY OBNOXIOUS ACTIVITY SHALL BE CARRIED ON NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE TO THE NEIGHBORHOOD.
5. NO HOUSE TRAILERS OR MODULAR CONSTRUCTED RESIDENCES WILL BE CONSTRUCTED ON THE PROPERTY.

6. THAT ALL DWELLING HOUSES SHALL BE OF NEW CONSTRUCTION AND THAT NO EXISTING DWELLING HOUSES SHALL BE PLACED ON SAID PROPERTY.
7. SEWAGE DISPOSAL SYSTEMS WILL BE THE RESPONSIBILITY OF THE GRANTEES AND THEIR SUCCESSORS, THE SAME TO BE CONSTRUCTED IN SUCH A MANNER SO AS NOT TO OFFEND ANY ADJOINING LANDOWNERS. SEWAGE DISPOSAL SYSTEMS AND WARRANTIES IN CONNECTION THEREWITH ARE SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE.
8. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 50 FEET TO THE FRONT LOT LINE OR NEARER THAN 20 FEET TO THE SIDE LOT LINE, OR NEARER THAN 25 FEET TO THE REAR LOT LINE. ON CORNER LOTS THE SETBACK ALONG STREETS SHALL BE 30 FEET FROM THE RIGHT OF WAY LINE, AND THE SETBACK ON ALL OTHER SIDES SHALL BE 20 FEET.
9. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS FOLLOWS: EASEMENT WIDTHS SHALL BE 15 FEET LONG FRONT AND REAR LOT LINES AND 10 FEET SIDE LOT LINES, AND ON CORNER LOTS, EASEMENT WIDTHS SHALL BE 15 FEET.
10. NO ANIMALS EXCEPT DOMESTICATED HOUSEHOLD PETS SHALL BE ALLOWED.
11. THESE COVENANTS SHALL REMAIN IN EXISTENCE UNTIL JANUARY 1, 2015 AT WHICH TIME THEY SHALL AUTOMATICALLY RENEW FOR SECESSIVE TEN (10) YEAR PERIODS UNLESS CHANGED BY A MAJORITY OF THE OWNERS OF THE 70 ACRE TRACT. THESE COVENANTS MAY BE AMENDED UPON AN AFFIRMATIVE VOTE OF A MAJORITY OF THE OWNERS OF THE 70 ACRE TRACT DESCRIBED IN DEED BOOK B-9 AT PAGE 289.

Taxes accruing on the hereinabove described real estate shall be pro rated as of the date of the deed.

TRACT 1:

A part of the East half of Section 18, Township 9 South, Range 6 West, Panola County, Mississippi, containing 2.0 acres, more or less, and being more specifically described as follows:

Beginning at a point that is 1389.34 feet North of and 822.69 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 18, running North 1°05' West for a distance of 228.2 feet, thence West for a distance of 379.4 feet to the East line of a Gravel Road, thence South 0°18' West along said East line for a distance of 228.2 feet, thence East for a distance of 384.3 feet to the point of beginning, containing 2.0 acres, more or less, and being Lot 17 of the proposed Coleburn Subdivision.

Subject to the Restrictive Covenants Recorded in the Batesville Office of the Chancery Clerk of Panola County Book in M-10 at Page 127.

TRACT 2:

A part of the East half of Section 18, Township 9 South, Range 6 West, Panola County, Mississippi, containing 2.0 acres, more or less, and being more specifically described as follows:

Beginning at a point that is 1389.34 feet North of and 822.69 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 18, running West for a distance of 384.3 feet to the East line of a Gravel Road, thence along said East line as follows: South 0°18' West for a distance of 23.2 feet, thence South 14°36' West for a distance of 20.1 feet, thence South 25°32' West for a distance of 106.3 feet, to the East line of Mt. Olivet Road, thence South 31°28' East along said East line for a distance of 118.4 feet, thence East for a distance of 393.6 feet, thence North 1°05' West for a distance of 214.3 feet to the point of beginning, containing 2.0 acres, more or less, and being Lot 18 of the proposed Coleburn Subdivision.

Subject to the Restrictive Covenants Recorded in the Batesville Office of the Chancery Clerk of Panola County in Book J-10 at Page 725.

This conveyance is subject to easements and rights of way for roads, streets, sidewalks, public utilities, and drainage, and is further subject to zoning ordinances of Panola County, Mississippi.

MLS #: L128764A (Active) List Price: \$16,000**122 Coleburn Drive BATESVILLE, MS 38606****LOT TYPE:** Single Family
APX ACREAGE: 2**AREA:** Southwest
COMMUNITY: BATESVILLE
SUBDIVISION: OTHER
COUNTY: PANOLA
SCHOOL DISTRICT: SOUTH PANOLA**PARCEL #:** 0044.11**DEEDBKPG:** 2008/3030**PPIN #:** 174**LOT #:** 17**LEGAL:** E1/2, S18, T9S, R6W**COUNTY TAXES:** 333**CITY TAXES:** 0**TAX EXEMPTION:** WITHOUT H/S**LOT SIZE:****ROAD FRONTAGE:** yes**ZONING:** SUBDIVISION COVENANT**RESTRICTIVE COVENANTS:** Y**WATERFRONT:** No**IMPROVEMENTS:** Level**DEED RESTRICTIONS:****OTHER BUILDINGS:****EASEMENTS:****FEATURES:** Cable TV Nearby, Electric Nearby, Natural Gas
Nearby, Phone at Property**WATER:** City**SEWER:** Septic**ELECTRIC SUPPLIER:** TVEPA**STREET CONSTRUCTION:** Asphalt**REMARKS:** REDUCED! Quiet neighborhood with country feel, just minutes from Batesville or Oxford! Dozer work done and ready to build. Minimum house sq footage 1750. There are 2 additional acres next to this lot can be purchased giving you 4 total acres on the corner of this wonderful subdivision. Only minutes from Oxford, Batesville, Sardis Lake or Enid Lake.**DIRECTIONS:** From Batesville, travel approx 2-3 miles to Mt. Olivet Road. Turn right onto Mt. Olivet and Coleburn Drive will be on your left approximately 3-4 miles. Turn onto Coleburn Drive and the Lot is on your immediate right. From Oxford, travel approx 15-20 miles to Good Hope Road turn left onto Good Hope and travel a little distance and Coleburn Drive will be on the right.

Information Herein Deemed Reliable but Not Guaranteed
All Measurements are Approximate.

MLS #: L128765A (Active) List Price: \$16,000**138 Coleburn Drive BATESVILLE, MS 38606****LOT TYPE:** Single Family
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Nearby, Phone at Property**WATER:** City**SEWER:** Septic**ELECTRIC SUPPLIER:** TVEPA**STREET CONSTRUCTION:** Asphalt

REMARKS: Reduced! Quiet neighborhood with country feel, only minutes from Batesville and Oxford. This is the perfect spot for your dream home. Minimum house size 1750 sq ft. This lot has been leveled ready to build, it would require very little. This is a corner lot in a wonderful subdivision, it has another 2 acre lot joining it which can be purchased for a total of 4 beautiful secluded acres. Convenient to Oxford, Batesville, Sardis Lake and Enid Lake!

DIRECTIONS: From Batesville, travel highway 6 east to Mt Olivet Road. Turn right onto Mt. Olivet and travel approx 2-3 miles, Coleburn Drive will be on the left. As you turn onto Coleburn Dr. the lots on on the immediate right. From Oxford, travel highway 6 west to Good Hope Road, turn left onto Good Hope and travel and short distance, Coleburn Dr will be on the right.

Information Herein Deemed Reliable but Not Guaranteed
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