

DESCRIPTION OF LOT 1

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 WEST; THENCE 500'00"00" ALONG THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF AIRWAYS BOULEVARD (106 FOOT RIGHT-OF-WAY), A DISTANCE OF 701.04 FEET TO A POINT; THENCE S89°59'17" E A DISTANCE OF 53.0 FEET TO THE NORTHWEST CORNER OF LOT 2 AND THE EAST LINE OF SAID AIRWAYS BOULEVARD; THENCE CONTINUING S89°59'17" E ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF THE CITY OF SOUTHAVEN PROPERTY (BOOK 167, PAGE 213) A DISTANCE OF 225.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°59'17" E ALONG THE SOUTH LINE OF SAID CITY OF SOUTHAVEN PROPERTY A DISTANCE OF 136.0 FEET TO A POINT ON THE WEST LINE OF SAID CITY OF SOUTHAVEN PROPERTY; THENCE S00°00'00" W ALONG SAID WEST LINE A DISTANCE OF 210.13 FEET TO A POINT; THENCE N89°59'17" W ALONG THE SAID CITY OF SOUTHAVEN PROPERTY A DISTANCE OF 136.0 FEET TO A POINT; THENCE N00°00'00" E A DISTANCE OF 210.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 28,578 SQUARE FEET OR 0.656 ACRES MORE OR LESS.

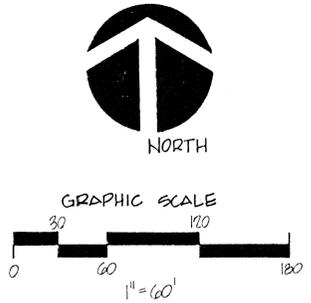
DESCRIPTION OF LOT 2

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 WEST; THENCE 500'00'00" ALONG THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF AIRWAYS BOULEVARD (106 FOOT R.O.W.), A DISTANCE OF 701.04 FEET TO A POINT; THENCE S89°59'17" E A DISTANCE OF 53.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°59'17" E ALONG THE SOUTH LINE OF THE CITY OF SOUTHAVEN PROPERTY (BOOK 167, PAGE 213) A DISTANCE OF 225.95 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 OF THE LEBONHEUR AMBULATORY SUBDIVISION; THENCE S00°00'00" W ALONG THE WEST LINE OF SAID LOT 1 OF SAID SUBDIVISION, A DISTANCE OF 210.13 FEET TO A POINT; THENCE S89°59'17" E ALONG THE SOUTH LINE OF SAID LOT 1 OF SAID SUBDIVISION, A DISTANCE OF 136.0 FEET TO A POINT; THENCE S00°00'00" W ALONG THE WEST LINE OF SAID CITY OF SOUTHAVEN PROPERTY AS RECORDED IN BOOK 167, PAGE 213 AT SAID REGISTER'S OFFICE; THENCE S00°00'00" W ALONG THE WEST LINE OF THE CITY OF SOUTHAVEN PROPERTY, A DISTANCE OF 227.16 FEET TO A POINT IN THE NORTH LINE OF THE PHILLIP FREEBURG PROPERTY AS RECORDED IN BOOK 197, PAGE 43 AT SAID REGISTER'S OFFICE; THENCE N89°55'42" W ALONG SAID NORTH LINE A DISTANCE OF 164.13 FEET TO A FOUND IRON PIN; THENCE S00°03'18" W ALONG THE WEST LINE OF SAID PHILLIP FREEBURG PROPERTY A DISTANCE OF 446.61 FEET TO A POINT; THENCE N89°41'07" W A DISTANCE OF 197.39 FEET TO A POINT IN THE EAST LINE OF SAID AIRWAYS BOULEVARD; THENCE N00°00'00" E ALONG SAID EAST LINE A DISTANCE OF 882.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 217,797 SQUARE FEET OR 5.00 ACRES.

DESCRIPTION OF EASEMENT FOR PERMANENT RIGHT OF INGRESS & EGRESS TO LOT 1

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 WEST; THENCE S00°00'00" W ALONG THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF AIRWAYS BOULEVARD (106 FOOT RIGHT-OF-WAY), A DISTANCE OF 701.04 FEET TO A POINT; THENCE S89°59'17" E A DISTANCE OF 53.0 FEET TO THE NORTHWEST CORNER OF LOT 2 AND THE EAST LINE OF SAID AIRWAYS BOULEVARD; THENCE S00°00'00" W ALONG THE EAST LINE OF SAID AIRWAYS BOULEVARD A DISTANCE OF 25.0 FEET TO THE POINT OF BEGINNING; THENCE S89°59'17" E, 25.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 225.95 FEET TO A POINT, SAID POINT BEING ON THE WEST LINE OF LOT 1. AS DESCRIBED ABOVE; THENCE S00°00'00" W ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 24.0 FEET TO A POINT; THENCE N89°59'17" W A DISTANCE OF 225.95 FEET TO A POINT ON THE EAST LINE OF SAID AIRWAYS BOULEVARD; THENCE N00°00'00" E ALONG SAID EAST LINE A DISTANCE OF 24.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,423 SQUARE FEET OR 0.125 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE CENTERLINE OF AIRWAYS BOULEVARD IS DUE NORTH.



1st Amendment to Declaration of Covenants, Conditions, & Restrictions  
 ASSIGNMENT OF THIS INSTRUMENT RECORDED IN  
*Warrant deed* BOOK  
 NO. *434* PAGE *187*  
 THIS THE *16* DAY OF *June*, *1991*  
*W. B. Sweeney*  
 CHANCERY CLERK

Declaration of Covenants, Conditions  
 ASSIGNMENT OF THIS INSTRUMENT RECORDED IN  
*Warrant deed* BOOK  
 NO. *235* PAGE *279*  
 THIS THE *20* DAY OF *May*, *1991*  
*W. B. Sweeney*  
 CHANCERY CLERK  
*12-16-02*

**REAVES & SWEENEY**  
 INCORPORATED  
 Engineering Planning & Landscape Architecture  
 SUITE 400 5118 PARK AVENUE  
 LITTLE ROCK, MISSISSIPPI 39207

**ZONED P.U.D.**  
**LeBONHEUR AMBULATORY SUBDIVISION,**  
**FIRST REVISION**  
**SECTION 30, TOWNSHIP 1 S, RANGE 7 W**  
**SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI**  
**FEBRUARY 11, 1991 SHEET 1 OF 2**

NOTES

1. PROPOSED LAND USE SHALL INCLUDE ANY USES PERMITTED IN C-2 DISTRICTS, PLUS CONDITIONAL USE #9 HOSPITALS, CLINICS, AND EMERGENCY MEDICAL FACILITIES.
2. PROPOSED PRIMARY CIRCULATION PATTERNS, PARKS AND PLAYGROUNDS (COMMON AREAS), BUILDING UNITS AND PHASES OF CONSTRUCTION ARE AS SHOWN ON THE PRELIMINARY SITE PLAN OF THE LEBONHEUR CHILDREN'S MEDICAL CENTER, DESOTO PUD APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMAN JANUARY 15, 1991.
3. THE PROPOSED COMMON AREAS ARE ALL OPEN AREAS EXCLUDING THE BUILDING AREAS, AND ARE TO BE MAINTAINED BY THE PUD ASSOCIATION AS A WHOLE. INDIVIDUAL LAND OWNERSHIP FOR BUILDING CONSTRUCTION WILL BE BASED ON THE FOOTPRINT OF EACH BUILDING. COMMON AREAS WILL BE AMENDED AS BUILDING PHASES ACCRUE.
4. THE PROPOSED REZONING OF THIS PROPERTY TO A COMMERCIAL PUD DISTRICT REFLECTS THE PRESENT LAND USE PATTERNS ALONG AIRWAYS BOULEVARD. PROPERTIES LOCATED TO THE NORTH AND SOUTH OF THE PROPOSED PUD DISTRICT AS WELL AS NORTHERN PORTION OF THIS PUD DISTRICT HAVE A COMMERCIAL ZONING. THE REZONING OF THIS PROPERTY TO A PUD DISTRICT WILL STRENGTHEN THE LAND USE PATTERN OF THE AREA.
5. THE FENCE REQUIREMENT SHALL BE WAIVED UNTIL SUCH TIME THE SURROUNDING PROPERTY IS DEVELOPED RESIDENTIAL.
6. THE 5 FOOT UTILITY EASEMENT ALONG THE SOUTH LINE OF LOT 2 AS RECORDED IN PLAT BOOK 34, PAGE 48 IS ABANDONED WITH THE RECORDING OF THIS PLAT.

CERTIFICATE OF SURVEY

I hereby certify that this is a Class "A" survey and the ratio of precision of the unadjusted survey is greater than 1:15,000 as shown hereon; that this survey has been made using the latest recorded deeds and other information; that this plat represents that information and that it is correct to the best of my knowledge and belief.



Richard F. Phillips  
 RICHARD F. PHILLIPS  
 MISSISSIPPI NO: 1733 2/11/91

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THE 25<sup>TH</sup> DAY OF FEBRUARY, 1991.

E. Daniel Humble Secretary  
Robert G. ... Chairman

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF SOUTHAVEN, MISSISSIPPI, ON THE 15<sup>TH</sup> DAY OF JANUARY, 1991.

Maxlene Sprinkle City Clerk  
J. B. Cates Mayor

STATE OF MISSISSIPPI, COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 10:30 o'clock A.M., on the 16<sup>th</sup> day of April, 1991 and was immediately entered upon the proper index and duly recorded in plat book number 38, page 3-4.

W. E. Davis  
 Chancery Court Clerk  
Ray S. Taylor, D.C.

OWNER'S CERTIFICATE

Le Bonheur Children's Medical Center, Inc., by and through its duly authorized officer, hereby adopts this as its plan of subdivision of property and hereby dedicates the utility easements shown hereon to public use forever. WITNESS THE SIGNATURE of the duly authorized officer of the Corporation, this the 26<sup>th</sup> day of March, 1991.

LE BONHEUR CHILDREN'S MEDICAL CENTER, INC.

BY: Ray G. Mann

OWNER'S CERTIFICATE

Larry Dormis and Jerry L. Johnston, by and through its duly authorized officer, hereby adopts this as its plan of subdivision of property and hereby dedicates the utility easements shown hereon to public use forever. WITNESS THE SIGNATURE of the duly authorized officer of the Corporation, this the 26<sup>th</sup> day of March, 1991.

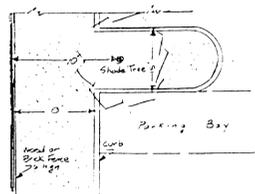
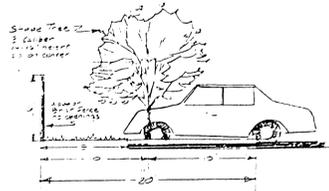
BY: Larry Dormis  
Jerry Johnston

OWNER'S CERTIFICATE

William D. Dooley and David R. Libby, by and through its duly authorized officer, hereby adopts this as its plan of subdivision of property and hereby dedicates the utility easements shown hereon to public use forever. WITNESS THE SIGNATURE of the duly authorized officer of the Corporation, this the 26 day of March, 1991.

BY: William D. Dooley  
David R. Libby

PLATE B  
 PLANTING STRIP BETWEEN COMMERCIAL, INDUSTRIAL OR MULTIPLE FAMILY RESIDENTIAL AND SINGLE FAMILY RESIDENTIAL



**REAVES & SWEENEY**  
 INCORPORATED  
 Engineering Planning & Landscape Architecture  
 SUITE 400 318 PARK AVENUE  
 MEMPHIS, TENNESSEE 38117  
 901-781-2016

NOTARY'S CERTIFICATE

State of Mississippi, County of Desoto

PERSONALLY appeared before me, the undersigned authority of law in and for the State and County aforesaid, the within named Garry A. Moness, who acknowledged as Vice President, for and on behalf and by authority of Le Bonheur Children's Medical Center, he/she signed and delivered the above and foregoing instrument therein mentioned and for the purposes therein expressed. Given under my hand and seal of office, this the 26<sup>th</sup> day of March, 1991.

My Commission expires: October 6, 1994  
Sandra K. Nichols  
 Notary Public

NOTARY'S CERTIFICATE

State of Mississippi, County of Desoto

PERSONALLY appeared before me, the undersigned authority of law in and for the State and County aforesaid, the within named Larry Dormis and Jerry L. Johnston, who acknowledged as they, for and on behalf and by authority of Larry Dormis and Jerry Johnston, he/she signed and delivered the above and foregoing instrument therein mentioned and for the purposes therein expressed. Given under my hand and seal of office, this the 26<sup>th</sup> day of March, 1991.

My Commission expires: October 6, 1994  
Sandra K. Nichols  
 Notary Public

NOTARY'S CERTIFICATE

State of Mississippi, County of Desoto

PERSONALLY appeared before me, the undersigned authority of law in and for the State and County aforesaid, the within named William D. Dooley and David R. Libby, who acknowledged as they, for and on behalf and by authority of William Dooley and David Libby, he/she signed and delivered the above and foregoing instrument therein mentioned and for the purposes therein expressed. Given under my hand and seal of office, this the 26<sup>th</sup> day of March, 1991.

My Commission expires: October 6, 1994  
Sandra K. Nichols  
 Notary Public

**ZONED P.U.D.**  
 LeBONHEUR AMBULATORY SUBDIVISION,  
 FIRST REVISION  
 SECTION 30, TOWNSHIP 1 S, RANGE 7 W  
 SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI  
 FEBRUARY 11, 1991  
 SHEET 2 OF 2