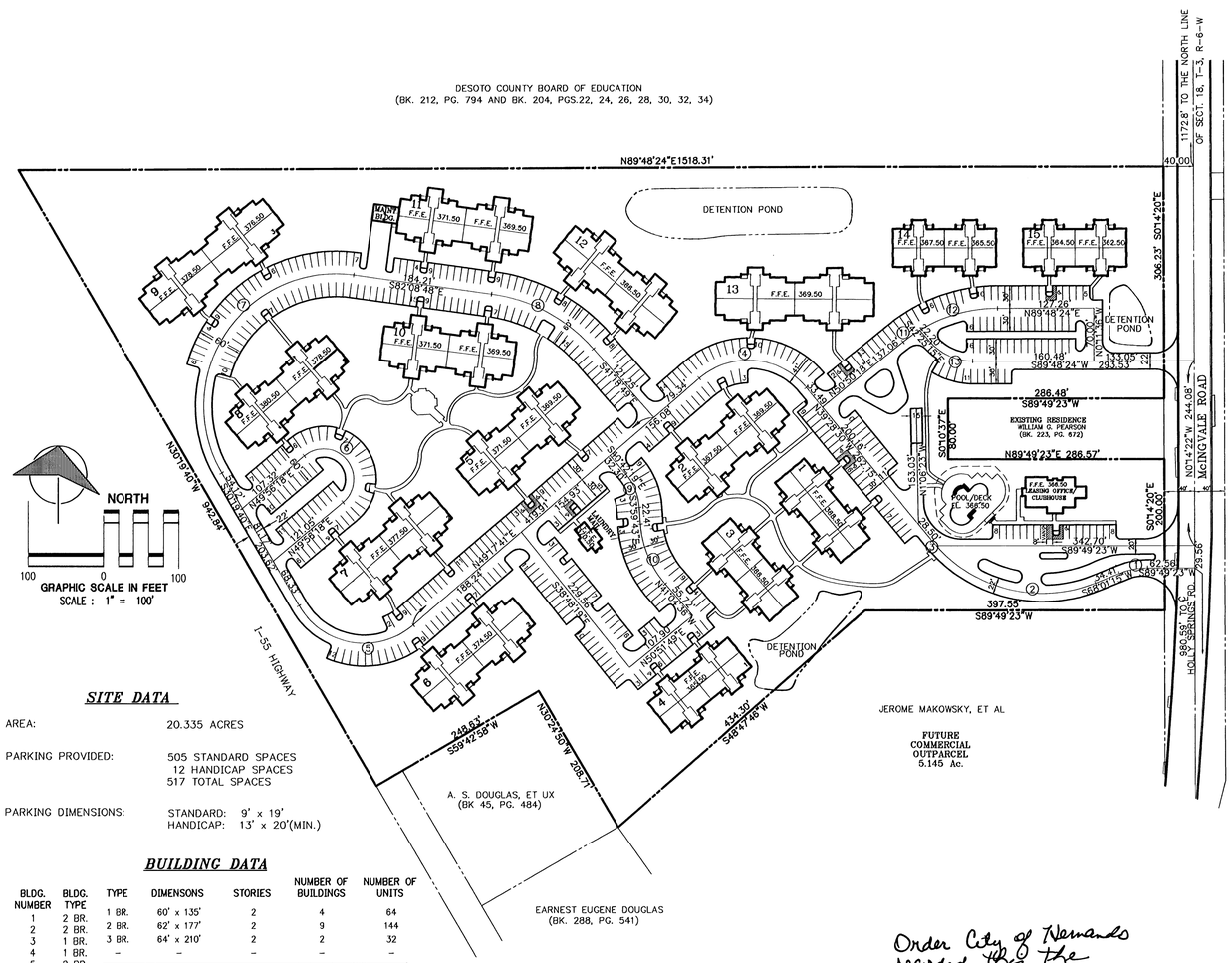
28



SITE DATA

AREA: 20.335 ACRES

PARKING PROVIDED: 505 STANDARD SPACES
12 HANDICAP SPACES
517 TOTAL SPACES

PARKING DIMENSIONS: STANDARD: 9' x 19'
HANDICAP: 13' x 20'(MIN.)

BUILDING DATA

BLDG. NUMBER	BLDG. TYPE	TYPE	DIMENSONS	STORIES	NUMBER OF BUILDINGS	NUMBER OF UNITS
1	2 BR.	1 BR.	60' x 135'	2	4	64
2	2 BR.	2 BR.	62' x 177'	2	9	144
3	1 BR.	3 BR.	64' x 210'	2	2	32
4	1 BR.	–	–	–	–	–
5	2 BR.	TOTAL			15	240
6	2 BR.					
7	2 BR.					
8	2 BR.					
9	3 BR.					
10	2 BR.					
11	2 BR.					
12	2 BR.					
13	3 BR.					
14	1 BR.					
15	1 BR.					

℄ CURVE DATA

No	RAD	ARC	TAN	CHORD	DELTA
1	100.00'	38.05'	19.26'	37.82' S78°55'19"W	21°48'08"
2	189.00'	230.89'	132.33'	216.80' N76°58'53"W	69°59'43"
3	189.00'	8.28'	4.14'	8.27' N40°43'46"W	2°30'32"
4	100.00'	159.23'	102.17'	142.93' N85°05'25"W	91°13'49"
5	100.00'	175.19'	119.98'	153.63' S80°31'00"E	100°22'40"
6	40.00'	125.66'	80.00'	S40°03'42"E	180°00'00"
7	175.00'	336.52'	250.75'	287.01' S24°45'39"W	110°10'38"
8	220.00'	156.79'	81.89'	153.49' S61°43'48"E	40°49'59"
9	75.00'	48.05'	24.88'	47.24' S22°21'01"E	36°42'36"
10	135.00'	87.37'	45.28'	85.85' S22°32'09"E	37°04'52"
11	200.00'	27.04'	13.54'	27.02' N54°42'40"E	7°44'44"
12	200.00'	108.99'	55.88'	107.64' N74°11'43"E	31°13'22"
13	75.00'	62.53'	33.21'	60.74' N66°18'25"W	47°46'21"

VICINITY MAP

Owners Certificate

We, MRB-Hernando, L.P. owner of the property shown hereon, 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 to the public use forever and reserve for the public utilities the utility easements shown on the plat. I hereby certify that we are the owners in fee simple of the property and that no taxes have become due and payable. This the 28th day of February, 2000.

Signature VP - JAN REALTY, INC. G.P. of MRB-HERNANDO L.P.

Notary's Certificate

State of Tennessee, County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared MICHAEL GASENBERG with whom I am personally acquainted, and who upon (his/her) oath acknowledged (himself/herself) to be VICE PRESIDENT of the JAN REALTY, INC. G.P. OF MRB-HERNANDO the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office, this 28th day of February 2000.

Notary Public Kay Cullen
My Commision Expires 9-19-2001

Certificate of Survey

This is to certify that I have surveyed the subdivision shown hereon, and that the plat of same accurately shows the survey and is true and correct.

Signature

Approved by the City of Hernando, Mississippi, Planning Commission on the 11 Day of 01, 2000.

Attest: Margaret L. Williams — Andrew McCle, Vice Chairman

Approved by the Mayor and Board of Alderman on the 15 Day of 02, 2000.

Edward W. Hale, Mayor — Jarnett Riley, City Clerk

CITY OF HERNANDO, COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 8:00 o'clock A M., on the 3rd day of March, 2000 and was immediately entered upon the proper index and duly recorded in plat book number ____, page ____.

Jarnett Riley
City Clerk

STATE OF MISSISSIPPI, COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 11:050 clock A M., on the 14th day of March, 2000 and was immediately entered upon the proper index and duly recorded in plat book number 10, page 28.

W. E. Davis, Chancery Clerk
Chancery Court Clerk by: D. Stanley

Order City of Hernando recorded this the 14 March, 2000 Recorded in warranty deed Book 369 page 171 W. E. Davis Chancery Clerk by B Cleveland

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN OR IN ANY IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SHOWN ON FLOODWAY BOUNDARY MAP, COMMUNITY-PANEL NO. 28033C-0120D, DATED MAY 3, 1990.

THE MAGNOLIAS AT HERNANDO

1 LOT – 20.335 ACRES
McINGVALE ROAD AT I-55
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3, RANGE 7 WEST
HERNANDO, DESOTO COUNTY, MISSISSIPPI
OWNER/DEVELOPER: MAKOWSKY AND RINGEL, INC.
FEBRUARY, 2000

REAVES SWEENEY MARCOM
INCORPORATED
PLANNING • ENGINEERING
LANDSCAPE ARCHITECTURE
5118 PARK AVENUE SUITE 400
MEMPHIS, TENNESSEE 38117
901-761-2016/FAX: 901-763-2547

C:\Projects\97770\PHASE-1\Plat 2.dwg Fri Feb 25 15:21:04 2000 CHRISBRSN