Final Plat of
Area 5 Section A
Snowden Grove P.U.D.

34 Lots 14.43 Acres± Zoned P.U.D.

Developer: LH DEVELOPERS LLC
8770 NORTH CREEK BLVD.
SOUTHAVEN, MS 38671

LOCATED IN SECTION 3 TOWNSHIP
2 SOUTH RANGE 7 WEST
CITY OF SOUTHAVEN
DeSOTO COUNTY, MISSISSIPPI

OWNER'S CERTIFICATE

I, LANIER HURDLE, MEMBER OF LH DEVELOPERS LLC A LIMITED LIABILITY CORPORATION, OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHTS-OF-WAY FOR THE ROADS AS SHOWN HEREON TO THE PUBLIC USE FOREVER, AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 27th DAY OF Sept, 2005

SIGNATURE OF OWNER OR REPRESENTATIVE
LH Developers LLC

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI; COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE ON THIS THE 27th DAY OF Sept 2005, WITHIN MY JURISDICTION, THE WITHIN NAMES LANIER HURDLE, WHO ACKNOWLEDGE THAT (HE) (SHE) IS Member OF LH Developers, LLC A Mississippi Limited Liability CORPORATION, AND THAT FOR AN ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED (HE) (SHE) EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO BY SAID CORPORATION SO TO ACT.

NOTARY PUBLIC Katherine Turner
MY COMMISSION EXPIRES March 26, 2009

KATHERINE R. TURNER NOTARY PUBLIC MARSHALL COUNTY, MS

MORTGAGEE'S CERTIFICATE

BANKPLUS, MORTGAGEE OF THE PROPERTY 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 AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 29th DAY OF Sept 2005

Senior Vice President
TITLE

SIGNATURE OF MORTGAGEE
Bank Plus

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI; COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE ON THIS THE 29th DAY OF Sep Pember 2005, WITHIN MY JURISDICTION, THE WITHIN NAMES Kenneth O Vise, III, WHO ACKNOWLEDGE THAT (HE) (SHE) IS Senior V. President OF BankPlus A Mississippi CORPORATION, AND THAT FOR AN ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED (HE) (SHE) EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO BY SAID CORPORATION SO TO ACT.

NOTARY PUBLIC Katherine Turner
MY COMMISSION EXPIRES March 26, 2009

KATHERINE R. TURNER NOTARY PUBLIC MARSHALL COUNTY, MS

CITY OF SOUTHAVEN PLANNING COMMISSION

APPROVED BY THE CITY OF SOUTHAVEN PLANNING COMMISSION ON THIS THE 27th DAY OF JUNE 2005

ATTEST
SECRETARY

CHAIRPERSON

CITY OF SOUTHAVEN
MAYOR AND BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN THIS THE 5th DAY OF JULY 2005

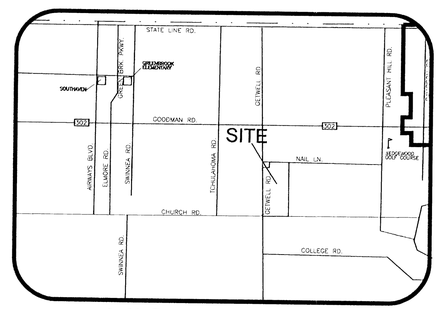
Glenda Smallwood
CITY CLERK

MAYOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:55 O'CLOCK P M ON THE 12th DAY OF October 2005 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 95 PAGES 1

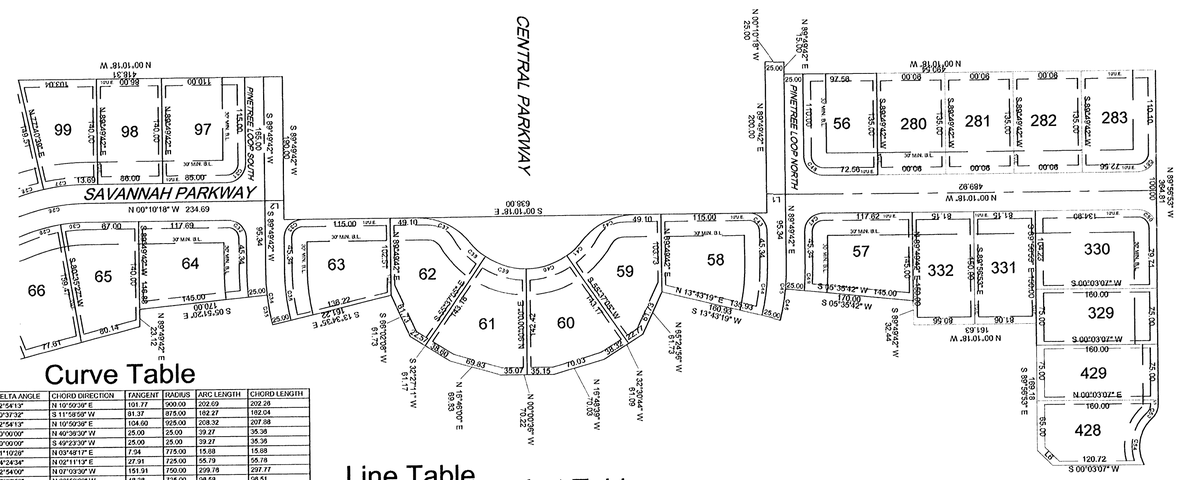
CHANCERY COURT CLERK W. E. Davis, Chy. Clk.
by D. Stanberry, DC



VICINITY MAP

11-16-05
Declaration of Covenants Conditions and Restrictions Recorded in wit deed Bk 513 pg 311 This the 1st day of Nov 2005 W. E. Davis Chancery Clerk by S Cleveland DC

JONES-DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS / LAND SURVEYORS
8849 HAMILTON ROAD
SOUTHAVEN, MISSISSIPPI 38671
(662) 342-7273 FAX (662) 342-5356
www.jones-davis.com



Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	12°54'13"	N 19°50'39" E	101.77	900.00	202.69	202.28
C2	10°37'32"	S 11°58'58" W	81.37	875.00	162.27	162.04
C3	12°54'13"	N 10°50'39" E	104.60	925.00	208.32	207.98
C4	90°00'00"	N 40°39'39" W	25.00	25.00	39.27	35.36
C5	90°00'00"	S 49°23'30" W	25.00	25.00	39.27	35.36
C6	01°10'28"	N 03°48'17" E	7.94	775.00	15.88	15.88
C7	04°24'34"	N 02°11'13" E	27.91	725.00	55.79	55.78
C8	22°54'00"	N 07°03'36" W	151.91	750.00	299.78	297.77
C9	07°37'59"	N 03°50'03" W	48.38	725.00	96.58	96.51
C10	06°49'42"	N 11°16'53" W	42.83	725.00	85.56	85.51
C11	05°47'59"	N 11°58'26" W	39.28	775.00	78.45	78.41
C12	05°49'25"	S 06°16'14" E	39.31	775.00	78.55	78.51
C13	06°29'06"	S 00°01'25" E	43.91	775.00	87.72	87.67
C14	09°26'06"	N 29°50'39" E	24.75	25.00	39.02	35.18
C15	94°05'46"	N 61°27'37" W	26.85	25.00	41.06	36.60
C16	12°18'47"	N 69°43'05" E	56.83	525.00	112.82	112.61
C17	14°50'33"	S 78°54'46" W	71.64	550.00	142.48	142.08
C18	11°46'24"	N 79°57'18" E	59.29	575.00	118.15	117.95
C19	09°28'44"	S 79°13'52" W	49.74	600.00	99.28	99.15
C21	15°03'20"	S 79°01'19" W	72.68	550.00	144.52	144.11
C22	92°34'22"	N 25°12'18" E	28.15	25.00	40.39	36.14
C23	84°51'02"	S 63°30'23" E	22.85	25.00	37.02	33.73
C25	05°34'36"	N 83°45'32" E	28.01	575.00	56.97	56.94
C26	20°54'36"	S 19°31'35" E	46.13	250.00	91.24	90.73
C27	12°09'04"	S 09°14'59" E	29.27	275.00	58.32	58.21
C28	08°46'31"	S 16°42'07" E	21.08	275.00	42.04	42.00
C29	11°46'19"	S 15°14'43" E	23.00	225.00	45.84	45.78
C30	09°14'10"	S 04°42'28" E	18.18	225.00	36.28	36.24
C31	90°00'00"	N 45°10'18" W	25.00	25.00	39.27	35.36
C32	90°00'00"	S 44°49'42" W	25.00	25.00	39.27	35.36
C33	90°00'00"	S 45°10'18" E	25.00	25.00	39.27	35.36
C34	13°24'17"	N 83°07'34" E	35.25	300.00	70.19	70.03
C35	07°43'15"	N 09°10'00" E	20.24	300.00	40.43	40.40
C36	12°24'17"	N 83°07'34" E	32.32	275.00	64.34	64.19
C37	51°33'55"	S 25°38'46" W	43.47	90.00	81.00	78.29
C38	17°00'53"	N 42°53'16" E	14.21	95.00	28.21	28.10
C39	34°22'55"	N 17°11'22" E	29.39	95.00	57.01	56.16
C40	34°22'55"	N 17°11'22" W	29.39	95.00	57.01	56.16
C41	17°21'18"	N 43°03'34" W	14.50	95.00	28.78	28.67
C42	51°33'55"	S 25°57'15" E	43.47	90.00	81.00	78.29
C43	90°00'00"	S 44°49'42" W	25.00	25.00	39.27	35.36
C44	13°53'37"	N 83°13'30" W	33.51	275.00	66.68	66.52
C45	13°53'37"	N 83°13'30" W	36.55	300.00	72.75	72.57
C46	09°07'37"	N 80°20'30" W	21.31	300.00	42.55	42.52
C47	90°00'00"	S 45°10'18" E	25.00	25.00	39.27	35.36
C48	90°00'00"	N 44°49'42" E	25.00	25.00	39.27	35.36
C49	05°46'00"	N 87°11'18" W	16.37	325.00	32.71	32.70
C50	90°13'24"	S 44°56'25" W	25.10	25.00	39.37	35.42
C51	89°46'36"	N 45°03'35" W	24.90	25.00	39.17	35.29
C52	82°16'41"	N 05°31'55" E	17.40	875.00	34.79	34.79
C53	48°11'23"	N 66°53'12" W	11.18	25.00	21.03	20.41
C54	75°52'34"	N 79°41'42" W	38.98	50.00	68.21	61.48

Line Table

NO.	BEARING	LENGTH
L1	N 00°10'18" W	25.00
L2	N 00°10'18" W	25.00
L3	N 71°02'36" E	31.91
L4	S 71°02'36" W	56.99
L5	S 49°50'03" E	5.87
L6	S 45°03'07" W	28.28

Lot Table

NAME	SQUARE FEET	ACRES
52	17497.8588	0.4017
53	14011.9615	0.3217
54	12123.1341	0.2783
55	13547.1033	0.3110
56	13035.9060	0.2993
57	15823.3248	0.3587
58	16827.9482	0.3817
59	14005.8944	0.3215
60	14339.0878	0.3292
61	14339.8762	0.3292
62	13861.5836	0.3182
63	16387.7786	0.3762
64	15548.1083	0.3569
65	13694.3937	0.3144
66	14683.0576	0.3371
67	16336.3173	0.3750
68	14722.8510	0.3380
69	12241.6093	0.2810
70	13176.6969	0.3025
97	15265.8752	0.3505
98	12040.0000	0.2764
99	12438.3592	0.2855
100	13718.7013	0.3149
101	19354.1458	0.4443
280	12150.0000	0.2789
281	12150.0000	0.2789
282	12150.0000	0.2789
283	13059.5231	0.2998
329	12000.0000	0.2755
330	16578.6087	0.3806
331	12165.9864	0.2793
332	12128.5213	0.2784
428	12074.0100	0.2770
429	12000.0000	0.2755

NOTES:

1. COORDINATES AND BEARINGS ARE BASED ON MISSISSIPPI STATE PLANE GRID NORTH (NAD 83).
2. FIELD SURVEY DATE: OCTOBER 7 - 22 2003.
3. THIS IS A CLASS "B" SURVEY.
4. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS OF RECORD AS SHOWN.
5. ALL DEED BOOK REFERENCES PERTAIN TO CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.
6. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM AND GPS EQUIPMENT.
7. PROPERTY IS ZONED P.U.D.
8. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED BY DEED DESCRIPTION.
9. THIS PROPERTY IS NOT WITHIN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ACCORDING TO FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBERS 28033C0045 F DATED AUGUST 23, 2000.
10. UTILITIES SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS THAT WERE APPARENT. THERE MAY BE OTHER UTILITIES THAT EXISTENCE OF WHICH ARE UNKOWN TO THIS SURVEYOR.
11. IRON PINS ARE SET AT EACH LOT CORNER.
12. UTILIY EASEMENTS: AS SHOWN ON PLAT.
13. BUILDING LINES:
FRONT 30' MINIMUM BUILDING LINE
REAR 25' MINIMUM BUILDING LINE
SIDE YARD 15' TOTAL
IN ALL AREAS REGARDLESS OF THE TOTAL SIDE YARD REQUIREMENT, NO SIDE YARD SHALL BE LESS THAN 5 FEET. ALSO IN ALL AREAS THERE SHALL BE SUFFICIENT DRIVE-WAY AREA TO ALLOW A CAR TO PARK IN FRONT OF THE HOUSE ON THE DRIVE-WAY WITHOU ENCROACHING INTO THE SIDEWALK AREA.
14. WATER SERVICE WILL BE PROVIDED BY THE CITY OF SOUTHAVEN.
15. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SOUTHAVEN.

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT G. JONES
REGISTERED SURVEYOR
No. 1503
STATE OF MISSISSIPPI

ROBERT G. JONES R.P.L.S. #1503

Final Plat of
Area 5 Section A
Snowden Grove P.U.D.

34 Lots 14.43 Acres± Zoned P.U.D.

Developer: LH DEVELOPERS LLC
8770 NORTH CREEK BLVD.
SOUTHAVEN, MS 38671

LOCATED IN SECTION 3 TOWNSHIP
2 SOUTH RANGE 7 WEST
CITY OF SOUTHAVEN
DeSOTO COUNTY, MISSISSIPPI

100 0 100 200 300

Scale: 1" = 100'

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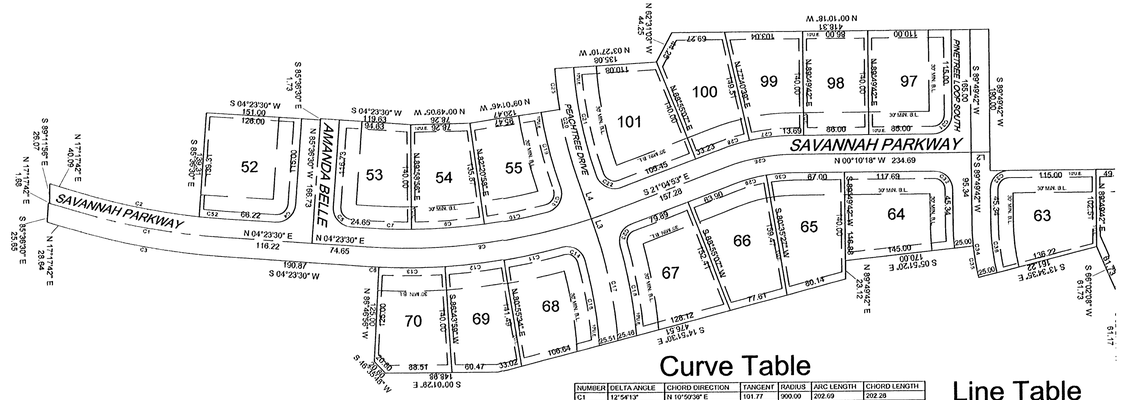

Lot Table

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56	13035.9060	0.2993
57	15623.3248	0.3587
58	16927.9482	0.3817
59	14005.8944	0.3215
60	14339.0878	0.3292
61	14339.6762	0.3292
62	13861.8836	0.3182
63	16387.7786	0.3762
64	15548.1083	0.3569
65	13694.3937	0.3144
66	14683.0576	0.3371
67	16339.3173	0.3750
68	14722.9510	0.3380
69	12241.6093	0.2810
70	13178.0969	0.3025
97	15265.8752	0.3505
98	12040.0000	0.2764
99	12438.3502	0.2855
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330	16578.6087	0.3806
331	12165.9804	0.2793
332	12128.5213	0.2784
428	12074.9100	0.2770
429	12000.0000	0.2755

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ROBERT G. JONES REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
ROBERT G. JONES MS# 5-2012
STATE OF MISSISSIPPI

Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	12°54'13"	N 10°50'39" E	101.77	900.00	202.69	202.28
C2	10°37'32"	S 11°58'59" W	81.37	875.00	162.27	162.04
C3	12°54'13"	N 10°50'39" E	104.00	925.00	208.32	207.89
C4	90°00'00"	N 40°36'30" W	25.00	25.00	39.27	35.36
C5	90°00'00"	S 49°23'30" W	25.00	25.00	39.27	35.36
C6	01°10'26"	N 03°48'13" E	7.34	775.00	15.88	15.88
C7	04°24'34"	N 02°11'13" E	27.91	725.00	55.79	55.78
C8	22°54'00"	N 07°03'30" W	151.91	750.00	299.78	297.77
C9	07°37'08"	N 03°50'03" W	48.36	725.00	96.58	96.51
C10	06°45'42"	N 11°01'53" W	42.83	725.00	85.56	85.51
C11	05°47'59"	N 11°58'26" W	39.28	775.00	78.45	78.41
C12	06°48'23"	S 06°10'14" E	39.31	775.00	78.55	78.51
C13	06°29'06"	S 00°01'29" E	43.91	775.00	87.72	87.67
C14	89°29'08"	N 29°50'38" E	24.75	25.00	39.02	35.18
C15	94°09'46"	N 61°27'31" W	28.65	25.00	41.06	36.50
C16	12°19'47"	N 80°43'06" E	56.83	525.00	112.92	112.61
C17	14°59'33"	S 78°54'46" W	71.64	550.00	142.48	142.08
C18	11°46'24"	N 79°57'18" E	59.29	575.00	118.15	117.95
C19	09°28'44"	S 76°13'52" W	49.74	600.00	99.28	99.15
C21	15°03'20"	S 79°01'10" W	72.68	550.00	144.52	144.11
C22	92°34'22"	N 25°12'18" E	28.15	25.00	40.39	36.14
C23	84°51'02"	S 63°30'23" E	22.65	25.00	37.02	33.73
C25	05°34'38"	N 83°49'32" E	28.01	575.00	55.97	55.94
C26	20°54'35"	S 10°37'35" E	48.13	250.00	91.24	90.73
C27	12°09'04"	S 06°14'50" E	29.27	275.00	58.32	58.21
C28	08°46'31"	S 16°42'07" E	21.06	275.00	42.04	42.00
C29	11°40'19"	S 15°14'43" E	23.00	225.00	45.84	45.76
C30	09°14'10"	S 04°47'20" E	18.18	225.00	36.28	36.24
C31	90°00'00"	N 45°10'19" W	25.00	25.00	39.27	35.36
C32	90°00'00"	S 44°49'42" W	25.00	25.00	39.27	35.36
C33	90°00'00"	S 45°10'19" E	25.00	25.00	39.27	35.36
C34	13°24'17"	N 83°07'34" E	35.25	300.00	70.19	70.03
C35	07°43'15"	N 80°17'03" E	20.24	300.00	40.43	40.40
C36	13°24'17"	N 83°07'34" E	32.32	275.00	64.34	64.19
C37	51°33'55"	S 25°36'40" W	43.47	90.00	81.00	78.29
C38	17°09'43"	N 42°53'10" E	14.21	95.00	28.21	28.10
C39	34°22'55"	N 17°11'27" E	29.39	95.00	57.01	56.16
C40	34°22'55"	N 17°11'27" W	29.39	95.00	57.01	56.16
C41	17°21'18"	N 43°03'34" W	14.50	95.00	28.78	28.67
C42	51°33'55"	S 25°57'15" E	43.47	90.00	81.00	78.29
C43	90°00'00"	S 44°49'42" W	25.00	25.00	39.27	35.36
C44	13°53'37"	N 83°13'30" W	33.51	275.00	66.68	66.52
C45	13°53'36"	N 83°13'30" W	38.55	300.00	72.75	72.57
C46	09°07'37"	N 89°20'30" W	21.31	300.00	42.55	42.52
C47	90°00'00"	S 45°10'19" E	25.00	25.00	39.27	35.36
C48	90°00'00"	N 44°49'42" E	25.00	25.00	39.27	35.36
C49	05°46'00"	N 87°17'18" W	18.37	325.00	32.71	32.70
C50	90°13'24"	S 44°56'25" W	25.10	25.00	39.37	35.42
C51	89°46'36"	N 45°03'35" W	24.90	25.00	39.17	35.29
C52	02°16'41"	N 05°31'50" E	17.40	875.00	34.79	34.79
C53	48°11'23"	N 65°51'12" W	11.18	25.00	21.03	20.41
C54	175°52'24"	N 79°41'42" W	38.08	50.00	68.21	61.88

Line Table

NO.	BEARING	LENGTH
L1	N 00°10'18" W	25.00
L2	N 00°10'18" W	25.00
L3	N 71°29'30" E	21.81
L4	S 71°29'30" W	58.89
L5	S 89°58'57" E	5.37
L6	S 45°03'07" W	28.28

Final Plat of
Area 5 Section A
Snowden Grove P.U.D.

34 Lots 14.43 Acres± Zoned P.U.D.

Developer: LH DEVELOPERS LLC
8770 NORTH CREEK BLVD.
SOUTHAVEN, MS 38671

LOCATED IN SECTION 3 TOWNSHIP
2 SOUTH RANGE 7 WEST
CITY OF SOUTHAVEN
DeSOTO COUNTY, MISSISSIPPI

100 0 100 200 300

Scale: 1" = 100'

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