5 5

JEFFERSON ESTATES PLANNED DEVELOPMENT

SECTION "A"

73 LOTS 35.10 ACRES± ZONED P.U.D.

LOCATED IN THE NW 1/4 OF SECTION 21, TOWNSHIP
3 SOUTH, RANGE 7 WEST
DeSOTO COUNTY, MISSISSIPPI

OWNER'S CERTIFICATE

I, Richard B. Burrus III, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER FOR JEFFERSON GROUP, LLC OWNER OF THE PROPERTY HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHTS OF WAYS 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 OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 9th DAY OF May, 2007.

Richard B. Burrus III
OWNER OR AUTHORIZED REPRESENTATIVE
JEFFERSON GROUP, 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 THE 9th DAY OF May, 2007, WITHIN MY JURISDICTION, THE WITHIN NAMED Richard B. Burrus III, WHO ACKNOWLEDGED THAT HE/SHE IS President OF Jefferson Group, LLC A LIMITED LIABILITY CORPORATION AND THAT FOR AND ON BEHALF OF THE SAID LLC, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AUTHORIZED BY SAID LLC SO TO DO.

Lisa Davis
NOTARY PUBLIC

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN 3, 2009
BONDED THRU STEGALL NOTARY SERVICE
MY COMMISSION EXPIRES

MORTGAGEE'S CERTIFICATE

First Security Bank, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHTS OF WAYS 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 9th DAY OF May, 2007.

Hernando Branch
TITLE: First Security Bank
BANK

O. E. Rose Jr.
SIGNATURE OF MORTGAGEE

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 9th DAY OF May, 2007, WITHIN MY JURISDICTION, THE WITHIN NAMED O.E. Rose Jr., WHO ACKNOWLEDGED THAT (HE) (SHE) IS Branch President OF First Security Bank, AND THAT FOR AN ON BEHALF OF THE SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.

Lisa Davis
NOTARY PUBLIC

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN 3, 2009
BONDED THRU STEGALL NOTARY SERVICE
MY COMMISSION EXPIRES

CITY OF HERNANDO CERTIFICATE
HERNANDO PLANNING COMMISSION

APPROVED BY THE CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 10 DAY OF April, 2007.

Marie Lewis
SECRETARY

Randy Cobb
ATTEST: CHAIRMAN

HERNANDO MAYOR AND BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 10 DAY OF April, 2007.

Jannett Kelley
CITY CLERK

Joe Ladinski PRO TEM
ATTEST: MAYOR

CITY CLERK CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

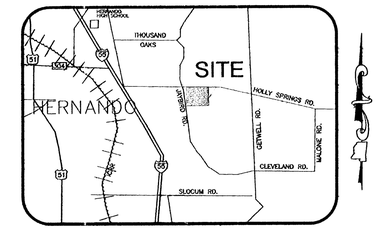
I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 1:30 O'CLOCK P M., ON THE 30 DAY OF May, 2007 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 5, PAGE _____.

Jannett Kelley
CITY CLERK

CHANCERY CLERK'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 2:30 O'CLOCK P M., ON THE 30th DAY OF May, 2007 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 104, PAGE 57.

W. E. Davis Chancery Clerk
CHANCERY COURT CLERK by D.C.



VICINITY MAP
N.T.S.

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL ON THE GROUND SURVEY BY AND FROM DEEDS OF RECORD MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, ACCORDING TO FEMA MAP NO.28033C0120 D, DATED 3 MAY 1990. THIS AREA IS NOT LOCATED IN AN IDENTIFIED FLOOD HAZARD ZONE.

DATE: 5/2/07

ROBERT G. JONES, MS PLS 2614

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN _____ PAGE ____, THIS THE _____ DAY OF _____, _____.

CHANCERY CLERK

DEVELOPER:
JEFFERSON GROUP, L.L.C.
P.O. BOX 889
HERNANDO, MISSISSIPPI
PH: 662-349-0902

JONES-DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS / LAND SURVEYORS
8649 HAMILTON ROAD
SOUTHAVEN, MISSISSIPPI 38671
(662)342-7273 FAX (662)342-5358

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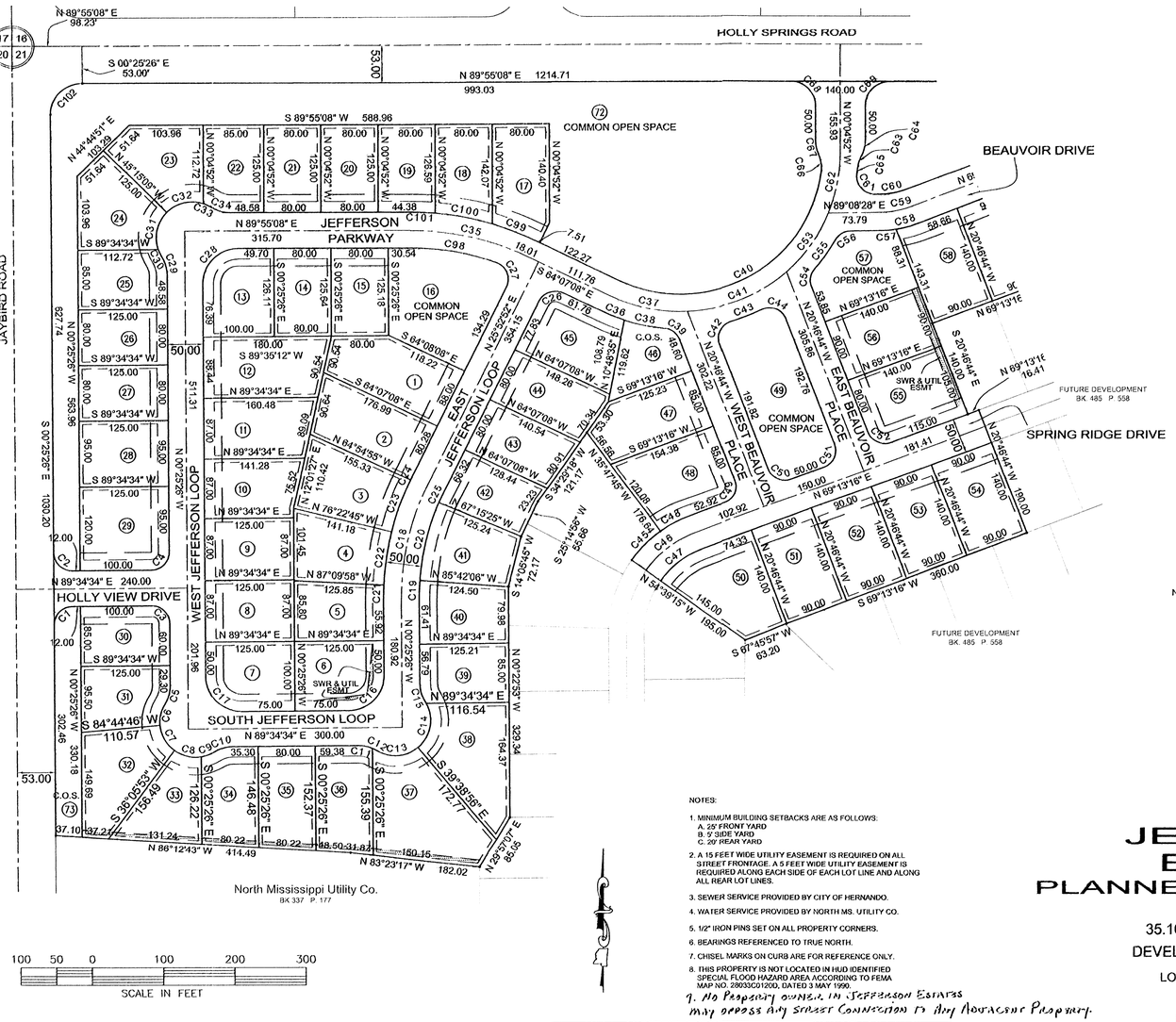


LOT	SQUARE FT	ACRES
1	15099.41	0.35
2	14452.19	0.33
3	13859.01	0.32
4	11569.13	0.27
5	10286.67	0.24
6	11963.50	0.27
7	11963.50	0.27
8	10875.00	0.25
9	10875.00	0.25
10	11475.26	0.26
11	13126.69	0.30
12	15054.08	0.35
13	12095.50	0.28
14	10069.86	0.23
15	10032.73	0.23
16	21756.57	0.50
17	12343.98	0.28
18	10633.43	0.24
19	10018.85	0.23
20	10000.00	0.23
21	10000.00	0.23
22	10459.17	0.24
23	12352.24	0.28
24	12352.24	0.28
25	10459.17	0.24
26	10000.00	0.23
27	10000.00	0.23
28	11875.00	0.27
29	14865.87	0.34
30	10490.87	0.24
31	10828.01	0.25
32	14160.78	0.33
33	10959.40	0.25
34	11205.80	0.26
35	11954.25	0.27
36	12420.45	0.29

LOT	SQUARE FT	ACRES
37	20516.10	0.47
38	16792.87	0.39
39	10561.23	0.24
40	10652.91	0.24
41	11699.73	0.27
42	10310.83	0.24
43	10759.17	0.25
44	11704.94	0.27
45	13712.85	0.31
46	8233.46	0.19
47	13302.17	0.31
48	15318.70	0.35
49	23656.67	0.54
50	15001.00	0.34
51	12600.00	0.29
52	12600.00	0.29
53	12600.00	0.29
54	12600.00	0.29
55	14585.87	0.33
56	12600.00	0.29
57	13226.70	0.30
58	12634.43	0.29
59	12600.00	0.29
60	12627.54	0.29
61	12954.74	0.30
62	12600.00	0.29
63	12600.00	0.29
64	12600.00	0.29
65	13316.70	0.31
66	14498.83	0.33
67	15712.78	0.36
68	15083.83	0.35
69	14858.28	0.34
70	12600.00	0.29
71	146146.11	3.36
72	169845.44	3.90
73	12032.23	0.28

SEE SHEET 3 FOR CURVE TABLE

NOTE: THIS PLAT REPRESENTS SECTION "A" OF JEFFERSON ESTATES. THERE WILL BE ADDITIONAL DEVELOPMENT OF LOTS ADJACENT TO SECTION "A". THE ROAD SYSTEM WILL BE EXTENDED AND THE EXISTING STREETS WILL BE CONNECTED TO ALL ADJOINING PROPERTIES THAT ARE ADJACENT TO JEFFERSON ESTATES.

Declaration of Covenants Conditions & Restrictions Recorded in bk 557 pg 177 This the 30th day of May, 2007 W. E. Davis Chancery Clerk by B Cleveland DC

NOTES:

1. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
   A. 25' FRONT YARD
   B. 5' SIDE YARD
   C. 30' REAR YARD
2. A 15 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES.
3. SEWER SERVICE PROVIDED BY CITY OF HERNANDO.
4. WATER SERVICE PROVIDED BY NORTH MS. UTILITY CO.
5. 1/2" IRON PINS SET ON ALL PROPERTY CORNERS.
6. BEARINGS REFERENCED TO TRUE NORTH.
7. CHISEL MARKS ON CURB ARE FOR REFERENCE ONLY.
8. THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C01200, DATED 3 MAY 1990.

9. No Property owner in Jefferson Estates may oppose any street connection to any adjacent property.

FINAL PLAT OF

JEFFERSON ESTATES

PLANNED DEVELOPMENT

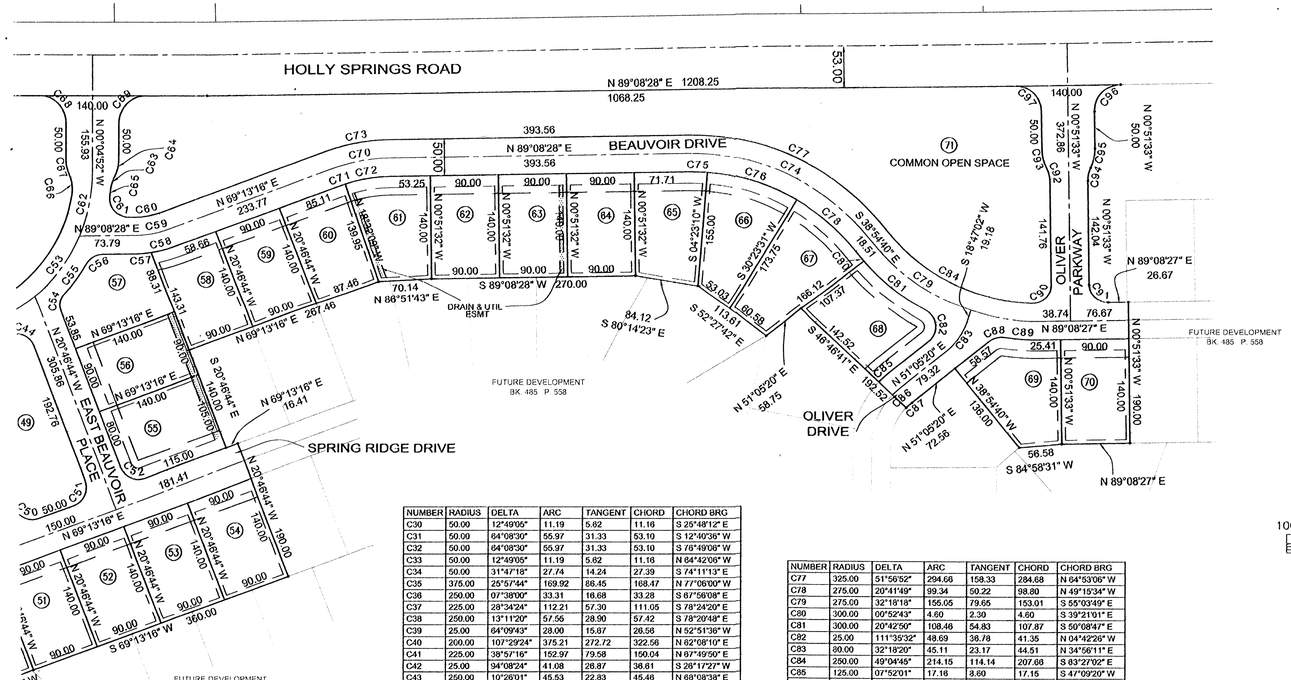
SECTION "A"

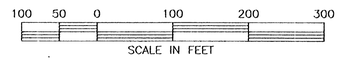
35.10 AC± 73 LOTS ZONED P.U.D.

DEVELOPER: JEFFERSON GROUP, LLC

LOCATED IN SECTION 21 TOWNSHIP
3 SOUTH RANGE 7 WEST
CITY OF HERNANDO
DeSOTO COUNTY, MISSISSIPPI

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





NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG
C30	50.00	12°49'05"	11.19	5.62	11.16	S 25°48'12" E
C31	50.00	84°08'30"	55.97	31.33	53.10	S 12°46'36" W
C32	50.00	84°08'30"	55.97	31.33	53.10	S 76°49'06" W
C33	50.00	12°49'05"	11.19	5.62	11.16	N 84°42'06" W
C34	50.00	31°47'18"	27.74	14.24	27.39	S 74°11'13" E
C35	375.00	25°57'44"	169.92	86.45	168.47	N 77°06'00" W
C36	250.00	07°38'00"	33.31	16.68	33.28	S 87°59'08" E
C37	225.00	28°34'24"	112.21	57.30	111.05	S 78°24'20" E
C38	250.00	13°11'20"	57.56	28.90	57.42	S 78°20'48" E
C39	25.00	64°09'43"	28.00	15.87	26.56	N 52°51'36" W
C40	200.00	107°29'24"	375.21	272.72	322.56	N 62°08'10" E
C41	225.00	38°57'16"	152.97	79.58	150.04	N 87°49'50" E
C42	25.00	94°08'24"	41.08	26.87	36.61	S 28°17'27" W
C43	250.00	10°26'01"	45.53	22.83	45.46	N 68°08'38" E
C44	25.00	98°17'38"	42.02	27.91	37.24	N 68°56'33" W
C45	175.00	18°51'30"	57.60	29.06	57.34	S 44°46'30" W
C46	150.00	33°52'31"	88.69	45.68	87.40	S 52°17'00" W
C47	125.00	33°52'31"	73.90	38.07	72.83	S 52°17'00" W
C48	175.00	15°01'01"	45.87	23.07	45.74	S 61°42'45" W
C49	25.00	90°00'00"	39.27	25.00	35.36	N 24°13'16" E
C50	25.00	90°00'00"	39.27	25.00	35.36	S 65°46'44" E
C51	25.00	90°00'00"	39.27	25.00	35.36	N 24°13'16" E
C52	25.00	90°00'00"	39.27	25.00	35.36	S 65°46'44" E
C53	225.00	26°07'13"	102.57	52.19	101.69	N 35°17'35" E
C54	25.00	81°46'13"	28.95	14.95	25.66	S 10°05'52" W
C55	250.00	11°39'14"	50.85	25.51	50.76	N 35°08'52" E
C56	25.00	59°49'13"	26.10	14.38	24.93	S 59°13'51" W
C57	150.00	07°51'35"	20.58	10.30	20.56	N 85°12'40" E
C58	150.00	12°03'37"	31.57	15.85	31.52	N 75°15'04" E
C59	125.00	19°55'12"	43.46	21.95	43.24	N 79°10'52" E
C60	100.00	19°55'12"	34.77	17.56	34.59	N 79°10'52" E
C61	25.00	97°59'40"	42.76	28.78	37.73	S 41°51'42" E
C62	225.00	22°18'51"	87.63	44.38	87.07	N 11°04'33" E
C63	50.00	22°08'02"	19.32	9.78	19.20	S 16°24'09" W
C64	50.00	27°33'02"	24.04	12.28	23.81	N 13°41'39" E
C65	250.00	01°48'00"	7.85	3.93	7.85	N 06°14'08" E
C66	50.00	32°04'17"	27.99	14.37	27.62	N 07°38'40" W
C67	50.00	23°35'57"	20.59	10.45	20.45	S 11°52'50" E
C68	35.00	90°00'00"	54.98	35.00	49.50	N 45°04'52" W
C69	35.00	90°00'00"	54.98	35.00	49.50	S 44°55'08" W
C70	225.00	19°55'12"	78.23	39.51	77.83	S 79°10'52" W
C71	200.00	02°14'36"	7.83	3.92	7.83	S 70°20'33" W
C72	200.00	17°40'36"	61.70	31.10	61.48	S 80°18'10" W
C73	250.00	19°55'12"	86.92	43.90	86.48	S 79°10'52" W
C74	300.00	51°56'52"	272.00	146.15	262.78	N 64°53'06" W
C75	275.00	05°14'43"	25.18	12.60	25.17	N 88°14'11" W
C76	275.00	28°00'21"	124.82	63.50	123.75	N 72°36'39" W

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG
C77	325.00	51°56'52"	294.66	158.33	284.68	N 64°53'06" W
C78	275.00	20°41'49"	99.34	50.22	98.80	N 49°15'34" W
C79	275.00	32°18'18"	155.05	79.65	153.01	S 55°03'49" E
C80	300.00	00°52'43"	4.60	2.30	4.60	S 39°21'01" E
C81	300.00	20°42'50"	108.46	54.83	107.87	S 50°08'47" E
C82	25.00	111°35'32"	48.69	36.78	41.35	N 04°42'26" W
C83	80.00	32°18'20"	45.11	23.17	44.51	N 34°56'11" E
C84	250.00	49°04'45"	214.15	114.14	207.68	S 63°27'02" E
C85	125.00	07°52'01"	17.16	8.60	17.15	S 47°09'20" W
C86	100.00	07°52'01"	13.73	6.88	13.72	S 47°09'20" W
C87	75.00	07°52'01"	10.30	5.16	10.29	S 47°09'20" W
C88	25.00	47°29'32"	20.72	11.00	20.13	S 74°50'06" W
C89	300.00	09°26'25"	49.43	24.77	49.37	S 86°08'20" E
C90	25.00	92°52'09"	40.52	26.28	36.23	N 45°34'31" E
C91	25.00	90°00'00"	39.27	25.00	35.36	S 45°51'33" E
C92	40.00	25°50'31"	18.04	9.18	17.89	N 13°46'48" W
C93	60.00	25°50'31"	27.06	13.76	26.83	S 13°46'48" E
C94	40.00	25°50'31"	18.04	9.18	17.89	S 12°03'43" W
C95	60.00	25°50'31"	27.06	13.76	26.83	N 12°03'43" E
C96	35.00	90°00'01"	54.98	35.00	49.50	S 44°08'27" W
C97	35.00	89°59'59"	54.98	35.00	49.50	N 45°51'33" W
C98	350.00	20°18'49"	124.09	62.70	123.44	N 79°55'27" W
C99	400.00	09°09'42"	63.96	32.05	63.89	N 68°41'59" W
C100	400.00	11°41'32"	81.63	40.96	81.48	N 79°07'35" W
C101	400.00	05°06'31"	35.66	17.84	35.65	N 87°31'37" W
C102	45.00	90°20'34"	70.96	45.27	63.83	N 44°44'51" E

SEE SHEET 2 FOR LOT TABLE

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG
C1	25.00	90°00'00"	39.27	25.00	35.36	S 44°34'34" W
C2	25.00	90°00'00"	39.27	25.00	35.36	S 45°25'26" E
C3	25.00	90°00'00"	39.27	25.00	35.36	N 45°25'26" W
C4	25.00	90°00'00"	39.27	25.00	35.36	N 44°34'34" E
C5	50.00	31°47'18"	27.74	14.24	27.39	N 15°28'13" E
C6	50.00	36°37'09"	31.98	16.54	31.41	S 13°03'19" W
C7	50.00	48°38'53"	42.45	22.60	41.19	S 29°34'41" E
C8	50.00	45°43'44"	39.91	21.08	38.86	S 76°45'59" E
C9	50.00	22°35'34"	19.72	9.99	19.59	N 69°04'22" E
C10	50.00	31°47'59"	27.75	14.24	27.40	S 73°40'35" W
C11	50.00	24°21'31"	21.28	10.79	21.10	N 78°14'41" W
C12	50.00	07°23'31"	6.45	3.23	6.45	N 62°22'10" W
C13	50.00	70°58'32"	61.94	35.65	58.05	N 85°50'20" E
C14	50.00	80°04'47"	69.88	42.01	64.33	N 10°18'41" E
C15	50.00	31°47'18"	27.74	14.24	27.39	S 18°19'05" E
C16	50.00	90°00'00"	78.54	50.00	70.71	N 44°34'34" E
C17	50.00	90°00'00"	78.54	50.00	70.71	S 45°25'26" E
C18	375.00	26°18'18"	172.17	87.63	170.68	S 12°43'43" W
C19	350.00	04°43'20"	28.85	14.43	28.84	S 01°58'14" W
C20	350.00	18°26'41"	112.67	56.83	112.19	S 13°31'14" W
C21	400.00	03°15'28"	22.74	11.37	22.74	S 01°12'18" W
C22	400.00	10°47'13"	75.31	37.77	75.20	S 08°13'38" W
C23	400.00	11°27'50"	80.03	40.15	79.90	S 19°21'10" W
C24	400.00	00°47'47"	5.56	2.78	5.56	S 25°28'59" W
C25	350.00	03°08'17"	19.17	9.59	19.17	S 24°18'43" W
C26	25.00	90°00'00"	39.27	25.00	35.36	S 70°52'52" W
C27	25.00	95°38'55"	41.73	27.59	37.05	N 21°59'35" W
C28	50.00	90°20'34"	78.84	50.30	70.92	S 44°44'51" W
C29	50.00	31°47'18"	27.74	14.24	27.39	N 16°19'05" W

NOTE: THIS PLAT REPRESENTS SECTION "A" OF JEFFERSON ESTATES. THERE WILL BE ADDITIONAL DEVELOPMENT OF LOTS ADJACENT TO SECTION "A". THE ROAD SYSTEM WILL BE EXTENDED AND THE EXISTING STREETS WILL BE CONNECTED TO ALL ADJOINING PROPERTIES THAT ARE ADJACENT TO JEFFERSON ESTATES.

NOTES:

1. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
   A. 25' FRONT YARD
   B. 5' SIDE YARD
   C. 20' REAR YARD
2. A 15 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES.
3. SEWER SERVICE PROVIDED BY CITY OF HERNANDO.
4. WATER SERVICE PROVIDED BY NORTH MS. UTILITY CO.
5. 1/2" IRON PINS SET ON ALL PROPERTY CORNERS.
6. BEARINGS REFERENCED TO TRUE NORTH.
7. CHISEL MARKS ON CURB ARE FOR REFERENCE ONLY.
8. THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0120D, DATED 3 MAY 1990.

FINAL PLAT OF

JEFFERSON ESTATES

PLANNED DEVELOPMENT

SECTION "A"

35.10 AC± 73 LOTS ZONED P.U.D.

DEVELOPER: JEFFERSON GROUP, LLC

LOCATED IN SECTION 21 TOWNSHIP
3 SOUTH RANGE 7 WEST
CITY OF HERNANDO
DeSOTO COUNTY, MISSISSIPPI

JONES-DAVIS & ASSOCIATES, INC.
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