

OWNER'S CERTIFICATE

I, Brian D. Hill, Lifestyle Communities, LLC member
OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE USE OF ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF HERNANDO, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE, THIS THE 25th DAY OF Oct 2021
Brian D. Hill
LIFESTYLE COMMUNITIES, LLC, BRIAN D. HILL, MEMBER

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 25th DAY OF October 2021 WITHIN MY JURISDICTION, THE WITHIN NAMED Brian D. Hill ACKNOWLEDGES THAT HE IS OWNER OF Lifestyle Communities, LLC A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY SO TO DO.

Stacy Rivers
NOTARY PUBLIC
August 22, 2023
MY COMMISSION EXPIRES:

MORTGAGEE'S CERTIFICATE

Bancorp South, Michael P. Camp Senior Vice President MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE USE OF ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF HERNANDO, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE, THIS THE 30 DAY OF April 2021

Michael P. Camp
Senior Vice President
Bancorp South

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 30th DAY OF March 2021 WITHIN MY JURISDICTION, THE WITHIN NAMED Michael P. Camp WHO ACKNOWLEDGED THAT HE/SHE IS Senior Vice President OF Bancorp South AND THAT FOR AND ON BEHALF OF 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.

Elizabeth D.
NOTARY PUBLIC

MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY BY AND FROM DEEDS OF RECORD AND THAT THE PLAT REPRESENTS THE INFORMATION AND THAT IT IS TRUE AND CORRECT.

Joseph F. Lauderdale
JOSEPH F. LAUDERDALE, P.L.S., S.E.

CITY OF HERNANDO CERTIFICATE
HERNANDO PLANNING COMMISSION

ST. IVES SECTION 'B'
APPROVED BY THE HERNANDO, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 14th DAY OF November 2017
Tolbert W. Carter
CHAIRPERSON

HERNANDO MAYOR & BOARD OF ALDERMEN - ST. IVES SECTION 'B'

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF HERNANDO, MISSISSIPPI, ON THIS THE 21st DAY OF November 2017
MINUTE BOOK PAGE
Pam Pyle
City Clerk
Chap John
MAYOR

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 4:17 O'CLOCK P.M. ON THE 10th DAY OF January 2022 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 139 PAGE 21-23
Misty Heffner
Chancery Clerk
of Change, DC.



HERNANDO PLANNING COMMISSION - ST. IVES SECTION 'C'

SECTION "C" APPROVED BY THE HERNANDO, MISSISSIPPI PLANNING COMMISSION ON THIS THE 9th DAY OF January 2018
Tolbert W. Carter
CHAIRPERSON

HERNANDO MAYOR AND BOARD OF ALDERMEN ST. IVES SECTION 'C'

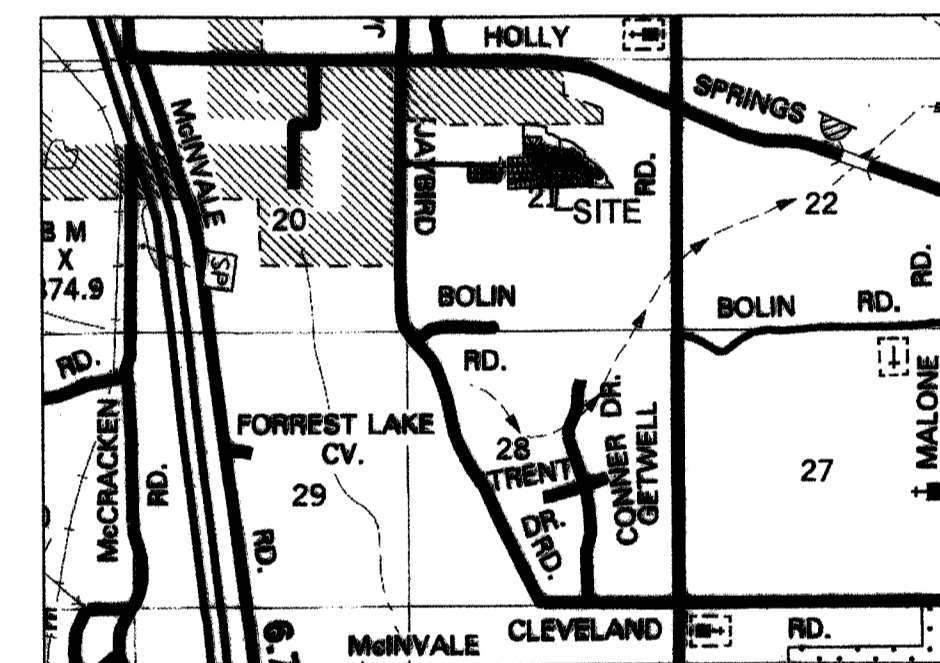
SECTION "C" APPROVED BY THE MAYOR AND BOARD OF ALDERMEN ON THE CITY OF HERNANDO, MISSISSIPPI ON THIS THE 16th DAY OF January 2018
MINUTE BOOK PAGE
Chap John
MAYOR
Pam Pyle
City Clerk



GENERAL NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT YARD - 30' FT. FROM FACE OF CURB
REAR YARD - 30 FT.
SIDE YARD - 5 FT.
2. 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG ALL STREET RIGHTS-OF-WAY. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG SIDE PROPERTY LINES AND REAR PROPERTY LINES. ANY SPECIAL EASEMENTS WILL BE OTHERWISE NOTED.
3. WATER SERVICE IS MADE AVAILABLE BY CITY OF HERNANDO, MISSISSIPPI. SEWER SERVICE IS MADE AVAILABLE BY THE CITY OF HERNANDO.
4. THIS PROPERTY DOES NOT FALL WITHIN ANY IDENTIFIED HAZARD AREA ACCORDING TO FIRM NO. 28033C0240H, EFFECTIVE MAY 5, 2014.
5. ALL LOT OWNERS SHALL AUTOMATICALLY BE MEMBERS OF THE HOMEOWNERS' ASSOCIATION AND ARE SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DOCUMENTS FILED OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, IN BOOK 555 ON PAGE 617.
6. REFERENCED FROM ST. IVES NEIGHBORHOOD PLAT, AS SAME IS RECORDED IN THE OFFICE OF THE CHANCERY CLERK IN PLAT BOOK 103 ON PAGE 20.

VICINITY MAP
NOT TO SCALE



**SECTION B + C
SAINT IVES NEIGHBORHOOD**

SECTION 21; TOWNSHIP 3 SOUTH; RANGE 7 WEST
CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI

DECEMBER 1, 2020
ZONED: PUD
TOTAL AREA: 26.04 AC
TOTAL LOTS: 57
TOTAL COS: 4
TOTAL: 61
DEVELOPER:
LIFESTYLE COMMUNITIES
1074 THOUSAND OAKS DRIVE
HERNANDO, MISSISSIPPI 38632

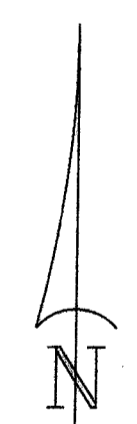
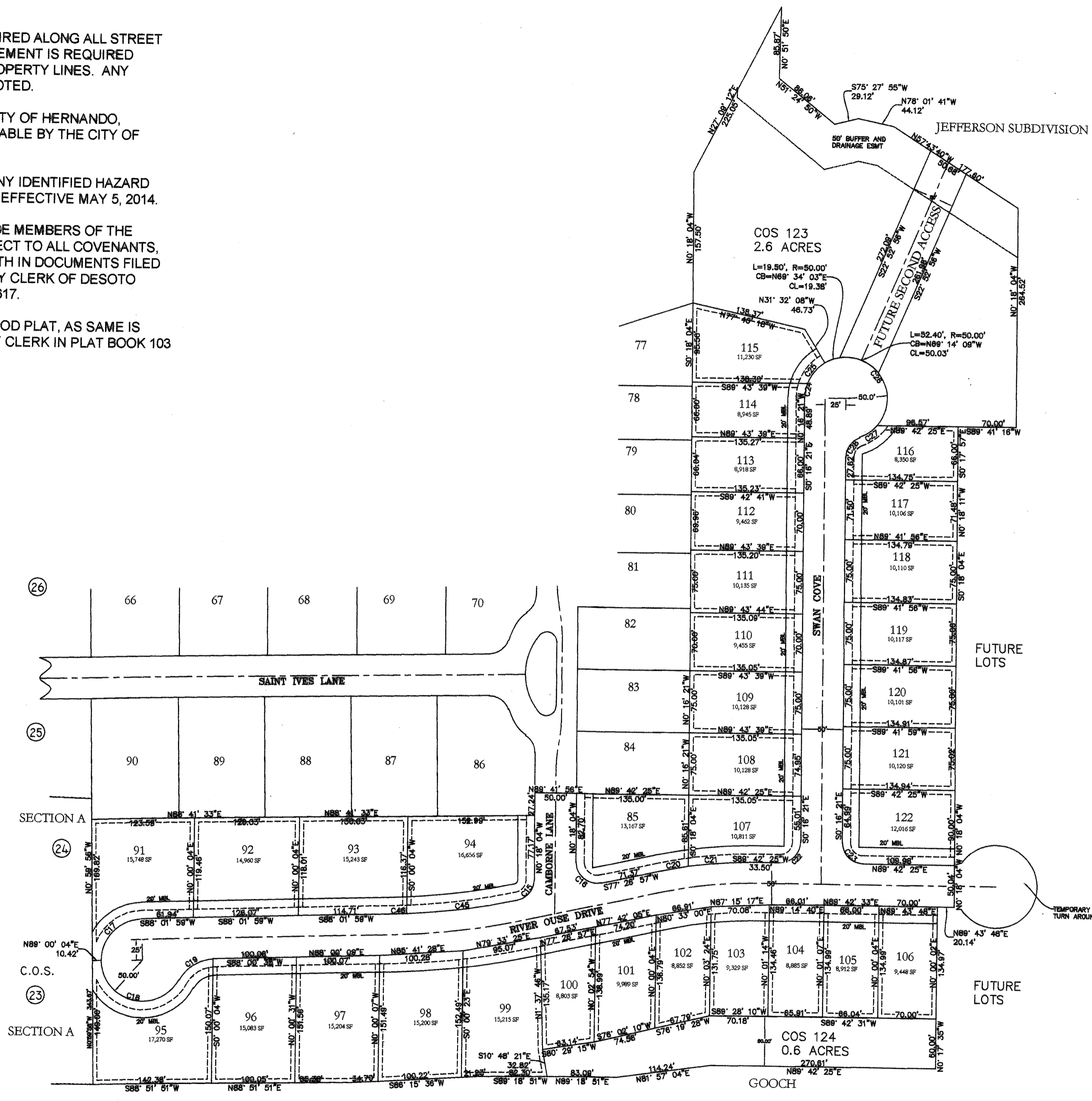
JOE F. LAUDERDALE P.E.L.S.
231 WEST CENTER STREET
HERNANDO, MISSISSIPPI 38632
PHONE 901-494-2484
MS.NO. 2214

Saint Ives Neighborhood Covenants Section B & C were recorded in Warranty Book 985 Pages 334-341 on January 19, 2022 by Misty Heffner Chancery Clerk by KMccoy DC

GENERAL NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT YARD - 30' FT. FROM FACE OF CURB
REAR YARD - 30 FT.
SIDE YARD - 5 FT.
2. 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG ALL STREET RIGHTS-OF-WAY. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG SIDE PROPERTY LINES AND REAR PROPERTY LINES. ANY SPECIAL EASEMENTS WILL BE OTHERWISE NOTED.
3. WATER SERVICE IS MADE AVAILABLE BY CITY OF HERNANDO, MISSISSIPPI. SEWER SERVICE IS MADE AVAILABLE BY THE CITY OF HERNANDO.
4. THIS PROPERTY DOES NOT FALL WITHIN ANY IDENTIFIED HAZARD AREA ACCORDING TO FIRM NO. 28033C0240H, EFFECTIVE MAY 5, 2014.
5. ALL LOT OWNERS SHALL AUTOMATICALLY BE MEMBERS OF THE HOMEOWNERS' ASSOCIATION AND ARE SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DOCUMENTS FILED OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, IN BOOK 555 ON PAGE 617.
6. REFERENCED FROM ST. IVES NEIGHBORHOOD PLAT, AS SAME IS RECORDED IN THE OFFICE OF THE CHANCERY CLERK IN PLAT BOOK 103 ON PAGE 20.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	141.02	50.00	161.80	S40° 48' 28"E	98.71
C27	26.41	49.99	30.27	N55° 07' 25"E	26.11
C28	30.77	25.00	70.53	N34° 59' 30"E	28.87
C29	39.27	25.00	90.01	N44° 42' 10"E	35.36
C30	39.68	25.00	90.94	S45° 46' 11"E	35.64
C31	78.71	50.69	88.98	S44° 11' 28"W	71.04
C32	73.42	50.78	82.85	N31° 19' 13"E	67.19
C33	13.45	25.00	30.82	N48° 21' 26"E	13.29
C34	14.51	24.95	33.31	N16° 19' 24"E	14.30
C35	38.24	25.00	87.63	S43° 22' 47"W	34.62
C36	40.36	25.00	92.50	S46° 33' 13"E	36.12
C37	40.36	25.00	92.50	S46° 33' 13"E	36.12
C38	37.34	25.00	85.57	N42° 28' 57"E	33.96
C39	25.68	49.90	28.49	N14° 28' 46"E	25.40
C40	32.08	50.00	36.76	S47° 32' 21"W	31.53
C41	160.84	50.00	184.31	N21° 55' 34"W	99.93
C42	11.16	25.00	25.57	S57° 26' 37"W	11.06
C43	19.62	25.00	44.96	N22° 10' 45"E	19.12
C44	30.74	288.99	6.09	N88° 18' 47"E	30.72
C45	135.12	825.00	9.38	N82° 16' 24"E	134.96
C46	15.37	825.00	1.07	S87° 29' 57"W	15.37
C201	16.63	150.00	6.35	S89° 37' 46"E	16.62



(IN FEET)
1 inch = 100 ft.

**SECTION B&C
SAINT IVES NEIGHBORHOOD**

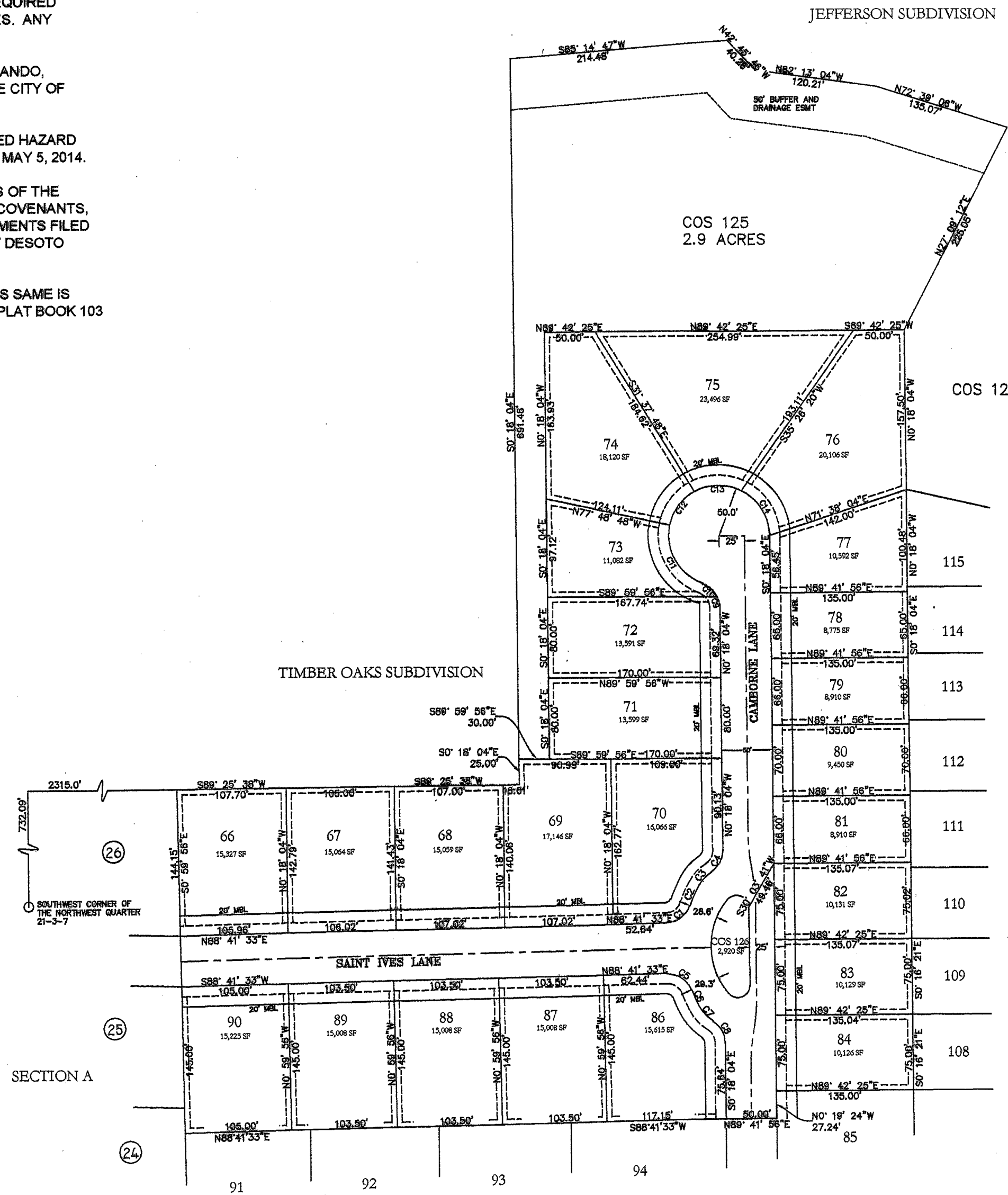
SECTION 21; TOWNSHIP 3 SOUTH; RANGE 7 WEST
CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI

SCALE 1"=100'
DECEMBER 1, 2021
ZONED: PUD
TOTAL AREA: 26.04 AC
TOTAL LOTS: 57
TOTAL COS: 4
TOTAL: 61
DEVELOPER:
LIFESTYLE COMMUNITIES
1074 THOUSAND OAKS DRIVE
HERNANDO, MISSISSIPPI 38632

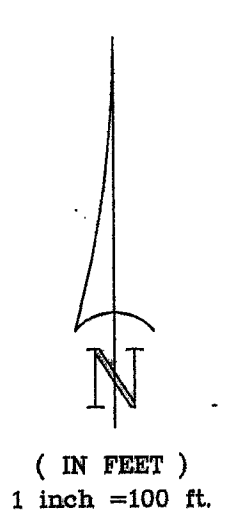
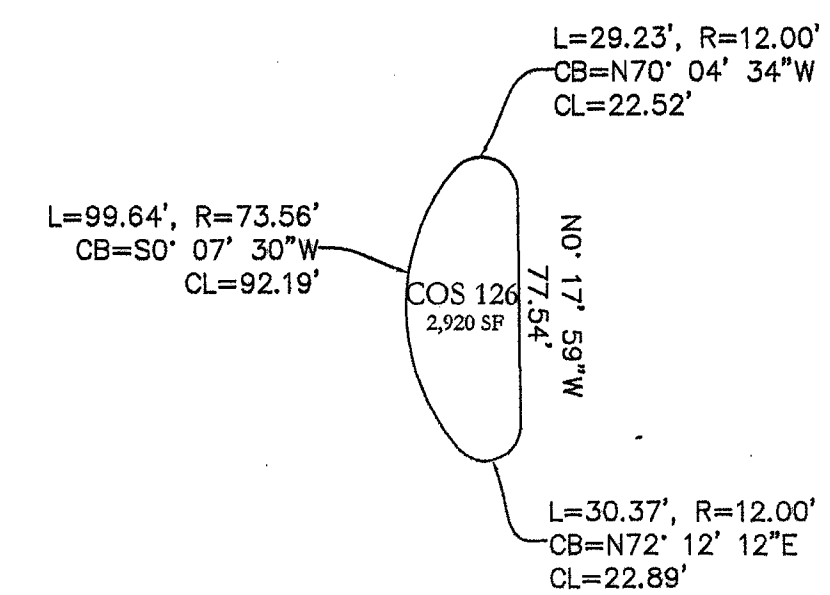
JOE F. LAUDERDALE P.E.L.S.
231 WEST CENTER STREET
HERNANDO, MISSISSIPPI 38632
PHONE 901-494-2484
MS.NO. 2214

GENERAL NOTES:

1. **MINIMUM SETBACKS ARE AS FOLLOWS:**
 FRONT YARD - 30' FT. FROM FACE OF CURB
 REAR YARD - 30 FT.
 SIDE YARD - 5 FT.
2. 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG ALL STREET RIGHTS-OF-WAY. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG SIDE PROPERTY LINES AND REAR PROPERTY LINES. ANY SPECIAL EASEMENTS WILL BE OTHERWISE NOTED.
3. WATER SERVICE IS MADE AVAILABLE BY CITY OF HERNANDO, MISSISSIPPI. SEWER SERVICE IS MADE AVAILABLE BY THE CITY OF HERNANDO.
4. THIS PROPERTY DOES NOT FALL WITHIN ANY IDENTIFIED HAZARD AREA ACCORDING TO FIRM NO. 28033C0240H, EFFECTIVE MAY 5, 2014.
5. ALL LOT OWNERS SHALL AUTOMATICALLY BE MEMBERS OF THE HOMEOWNERS' ASSOCIATION AND ARE SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DOCUMENTS FILED OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, IN BOOK 555 ON PAGE 617.
6. REFERENCED FROM ST. IVES NEIGHBORHOOD PLAT, AS SAME IS RECORDED IN THE OFFICE OF THE CHANCERY CLERK IN PLAT BOOK 103 ON PAGE 20.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.53	25.00	69.97	N53° 42' 22"E	28.67
C2	20.41	125.00	9.35	N23° 23' 48"E	20.38
C3	20.12	40.00	28.83	N42° 29' 10"E	19.91
C4	24.96	25.00	57.20	N28° 17' 56"E	23.93
C5	31.02	25.00	71.08	S55° 45' 58"E	29.06
C6	17.12	125.00	7.85	S24° 08' 53"E	17.11
C7	20.85	40.00	29.87	S43° 00' 25"E	20.62
C8	25.15	25.00	57.64	S29° 07' 18"E	24.10
C9	11.02	25.05	25.20	N12° 09' 03"W	10.93
C10	20.10	25.00	46.06	N47° 47' 51"W	19.56
C11	72.45	50.00	83.02	N29° 19' 18"W	66.27
C12	42.62	50.00	48.84	S36° 36' 23"W	41.34
C13	48.03	50.00	55.04	S88° 32' 43"W	46.20
C14	55.53	50.00	63.63	S32° 07' 06"E	52.72
C15	33.98	25.00	77.88	N38° 38' 25"E	31.43
C16	44.61	25.00	102.25	N51° 25' 34"W	38.93
C17	77.69	50.00	89.03	S43° 31' 02"W	70.11
C18	131.74	50.00	150.97	S76° 28' 58"E	96.81
C19	50.34	50.00	57.69	N56° 52' 36"E	48.24
C20	35.53	525.00	3.88	S79° 23' 16"W	35.52
C21	76.79	525.00	8.38	S85° 31' 00"W	76.72
C22	39.26	25.00	89.98	S44° 43' 02"W	35.35
C23	39.28	25.00	90.02	S45° 16' 58"E	35.36
C24	17.45	50.19	19.92	N9° 41' 22"E	17.37
C25	33.74	50.00	38.66	N39° 03' 46"E	33.10



**SECTION B&C
 SAINT IVES NEIGHBORHOOD**
 SECTION 21; TOWNSHIP 3 SOUTH; RANGE 7 WEST
 CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI

SCALE 1"=100'
 DECEMBER 1, 2021
 ZONED: PUD
 TOTAL AREA: 26.04 AC
 TOTAL LOTS: 57
 TOTAL COS: 4
 TOTAL: 61
 DEVELOPER:
 LIFESTYLE COMMUNITIES
 1074 THOUSAND OAKS DRIVE
 HERNANDO, MISSISSIPPI 38632
 JOE F. LAUDERDALE P.E.L.S.
 231 WEST CENTER STREET
 HERNANDO, MISSISSIPPI 38632
 PHONE 901-494-2484
 MS.NO. 2214