

NANCY RUSSELL CARDAMONE
INST. NO. 10000535
(ZONED: R-1)

LINE TABLE

LINE	LENGTH	BEARING
L1	42.14	N61°34'51"E
L2	12.86	N61°34'51"E
L3	61.15	N03°11'41"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C1	60.67	40.00	86°54'16"	N46°38'49"E	55.02
C2	42.51	200.00	12°10'38"	S09°17'00"E	42.43
C3	42.51	200.00	12°10'38"	N09°17'00"E	42.43
C4	34.39	25.00	78°48'47"	N36°12'42"E	31.74
C5	245.79	175.00	80°28'20"	S35°22'56"E	226.08
C6	116.04	175.00	37°58'32"	S23°50'59"E	113.93
C7	133.50	175.00	43°42'28"	S64°42'00"E	130.28
C8	102.91	175.00	33°41'31"	N76°36'01"W	101.43
C9	35.81	25.00	82°04'32"	N79°12'29"E	32.83
C10	274.40	450.00	34°56'15"	N20°42'05"E	270.17
C11	230.05	500.00	26°21'41"	N16°24'48"E	228.02
C12	74.84	500.00	8°34'34"	N33°52'55"E	74.77
C13	25.36	450.00	3°13'43"	S36°33'21"W	25.35
C14	249.34	450.00	31°44'49"	S19°04'05"W	246.16
C15	42.51	200.00	12°10'38"	S02°53'38"E	42.43
C16	42.51	200.00	12°10'38"	N02°53'38"W	42.43
C17	64.99	40.00	93°05'44"	S43°21'11"E	58.08

CERTIFICATE OF SURVEY ACCURACY:

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey to the specifications of the Fayette County Subdivision Regulations of the property shown hereon; that this is a Category II Land Survey as defined in Title 62, Chapter 19, Tennessee Code, and that the ratio of precision is greater than 1:10,000.

CERTIFICATE OF OWNERSHIP & DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon recorded as Inst. No. 10005297, Fayette County Registers Office, and I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all roads, utilities, and other facilities have been filed.

7-21-11 Date
RDC Ainsley
Douglas C. Swink
Managing General Partner

CERTIFICATE OF JOINDER & CONSENT TO DEDICATION

The undersigned here certifies that (he, she, they, it) is/are the holder of a mortgage, lien or other encumbrance upon the above described property and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof and agrees that its mortgage, lien and other encumbrance which is recorded in Deed of Trust Inst. No. 10005298, Registers Office, Fayette County, Tennessee, shall be subordinated to the above dedication.

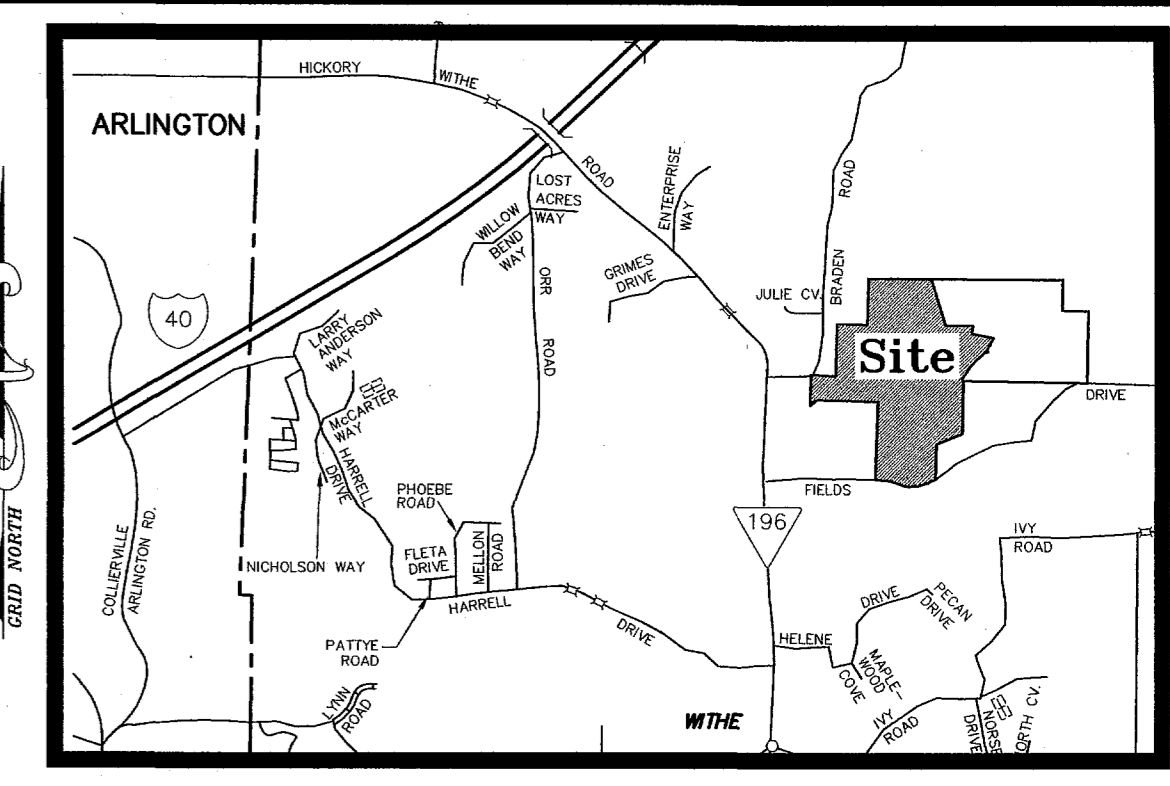
8-11-11 Date
SIGNED BY AGENT
Douglas C. Swink
Bancorpsouth Bank

NOTES:

- 1. Plat prepared for RDC Ainsley.
- 2. Bearings are relative to the west line of this property having an assumed bearing of north 03 degrees 53 minutes 01 seconds east as shown hereon.
- 3. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Community Panel No. 470332 0165 C. Community Panel No. 4704700165C - Effective Date: November 5, 2008.
- 4. Set metal l-post with metal tag on all property corners.
- 5. A fifteen (15) foot utility easement is established along the front, side and rear lot lines of each lot.
- 6. Minimum building setbacks are as follows:
 - Eighty (80) feet from the centerline of all interior dedicated roads for both principle and accessory buildings except as shown hereon.
 - Fifteen (15) feet from all side and rear lot lines for both principle and accessory buildings except as shown hereon.
- 7. Underground electric service is provided by Chickasaw Electric Cooperative and is located on the east and west side of Amherst Drive and on the west side of Astor Court. Ex. 3" gas line runs along the west side of Amherst Drive and Astor Court. Gas service provided by Somerville Gas. Gas line sizes and specs should be verified. Telephone to be installed based on the appropriate utility authority specifications.
- 8. The Charter of Ainsley Manor Home Owner's Association, Inc. is recorded in Inst. No. 07008455, R.O.F.C.
- 9. Common Open Space (C.O.S.) 'A' & 'B' is owned and maintained by the Ainsley Manor Home Owner's Association, Inc. recorded in Inst. No. 07008455, R.O.F.C.
- 10. It is the responsibility of the developer to assure that railroad taxes are paid.
- 11. All lot owners are members of the Ainsley Manor Home Owner's Association, Inc. and bound by the Covenants and Restrictions and Bylaws of the Association.
- 12. Owner/Subdivider: RDC Ainsley
3157 Highway 64, Suite 200
Eads, TN 38028
- 13. Plat Prepared By: Benchmark-Ollar Surveying LLC.
3157 Highway 64, Suite 250
901-465-5555
Eads, TN 38028

FINAL PLAT RE-SUBDIVISION OF LOTS 1, 2, 3 AND 45 RECORDED IN P.B. 9, PG. 74 AND LOTS 4, 5, 44, AND 46 RECORDED IN P.B. 9, PG. 60

Ainsley Manor Phase I CIVIL DISTRICT NO. 7 MAP No. 63, PARCEL No. 16.17 INST. NO. 06007732, R.O.F.C. 9 LOTS - ZONED: R-3 TOTAL: 50.054 ACRES SCALE: 1" = 100' DATE: JULY 11, 2011



VICINITY MAP

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown hereon has been found to comply with the Fayette County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission; and that this plan has been approved for recording in the Office of the Fayette County Register.

10-24-2011 Date
Douglas C. Swink
Secretary, Fayette County Regional Planning Commission

CERTIFICATE OF THE FAYETTE COUNTY PROPERTY ASSESSOR:

I hereby certify that I am in receipt of a copy of this subdivision plat as required by Fayette County Private Acts of 1972, Chapter No. 284.

10-03-2011 Date
Mark W. Moore
Fayette County Property Assessor

CERTIFICATE OF COMMON AREAS DEDICATION

I (we) in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Ainsley Manor for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision and are governed by the provisions recorded at Instrument No. 07010433, R.O.F.C., which are hereby incorporated and made a part of this plat.

7-21-11 Date
RDC Ainsley
Douglas C. Swink
Managing General Partner

CERTIFICATE OF APPROVAL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS:

APPROVAL IS HERBY GRANTED FOR LOTS 1, 2, 3, 4, 44, 44A, 45, 45A AND 46 DEFINED AS RE-SUBDIVISION OF LOTS 1, 2, 3 AND 45 AND LOTS 4, 5, 44 AND 46, AINSLEY MANOR SUBDIVISION PHASE I - LOCATED ON FIELDS DRIVE IN FAYETTE COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION, WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

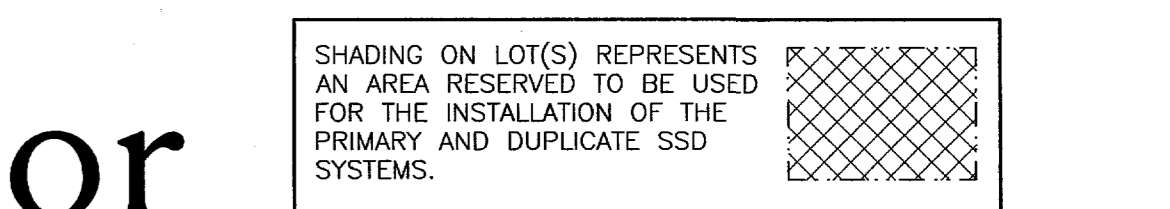
Des Smith
Environmental Specialist
Division of Ground Water Protection
7-21-11 Date

LOTS 1, 44A & 45 ARE APPROVED FOR A 5 BEDROOM SUBSURFACE DRIP DISPOSAL SYSTEM. DRIP DISPOSAL SYSTEMS NECESSITATE THE INSTALLATION OR CONSTRUCTION OF AN APPROPRIATE TREATMENT MECHANISM. SUBSURFACE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT ISSUANCE IS CONTINGENT ON RECORDING A DEED RESTRICTION AND ESTABLISHING/MAINTAINING AN OPERATION AND MAINTENANCE CONTRACT WITH A STATE-APPROVED PRODUCT MANUFACTURER/MAINTENANCE PROVIDER.

LOT 2 IS APPROVED FOR THE INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE A MAXIMUM OF 4 BEDROOMS.

LOTS 3 & 4 IS APPROVED FOR THE INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE A MAXIMUM OF 5 BEDROOMS.

LOTS 44, 45A & 46 ARE APPROVED FOR A 4 BEDROOM SUBSURFACE DRIP DISPOSAL SYSTEM. DRIP DISPOSAL SYSTEMS NECESSITATE THE INSTALLATION OR CONSTRUCTION OF AN APPROPRIATE TREATMENT MECHANISM. SUBSURFACE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT ISSUANCE IS CONTINGENT ON RECORDING A DEED RESTRICTION AND ESTABLISHING/MAINTAINING AN OPERATION AND MAINTENANCE CONTRACT WITH A STATE-APPROVED PRODUCT MANUFACTURER/MAINTENANCE PROVIDER.



BK/PG: 9/164-164
11005061

ITEM	AMOUNT
TPS AL TRC	0.00
ED BATCH: 54179	0.00
10/03/2011 - 11:05 AM	0.00
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTRARS FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, FAYETTE COUNTY
EDWARD PATTAT
REGISTER OF DEEDS