

**CERTIFICATE OF OWNERSHIP & DEDICATION**

We hereby certify that we (Renaissance Development Company, II) are the owners of the property shown and described herein as evidenced in Inst. No. 06007732, Fayette County Register's Office, and that we hereby adopt this plan of subdivision with 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.

RENAISSANCE DEVELOPMENT COMPANY, II  
 1-21-08 Date  
 1-21-08 Date  
 1-21-08 Date

**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 I Land Survey as defined in Title 64, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1/10,000.

WILLIAM S. OLLAR  
 OLLAR SURVEYING COMPANY  
 1-21-08 Date

**CERTIFICATE OF THE FAYETTE COUNTY PROPERTY ASSESSOR:**

I hereby certify that I am a receipt of a copy of this subdivision plot as required by Fayette County Private Acts of 1972, Chapter No. 294.

1-25-2008 Date  
 Fayette County Property Assessor

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plot 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 plot has been approved for recording in the Office of the Fayette County Register.

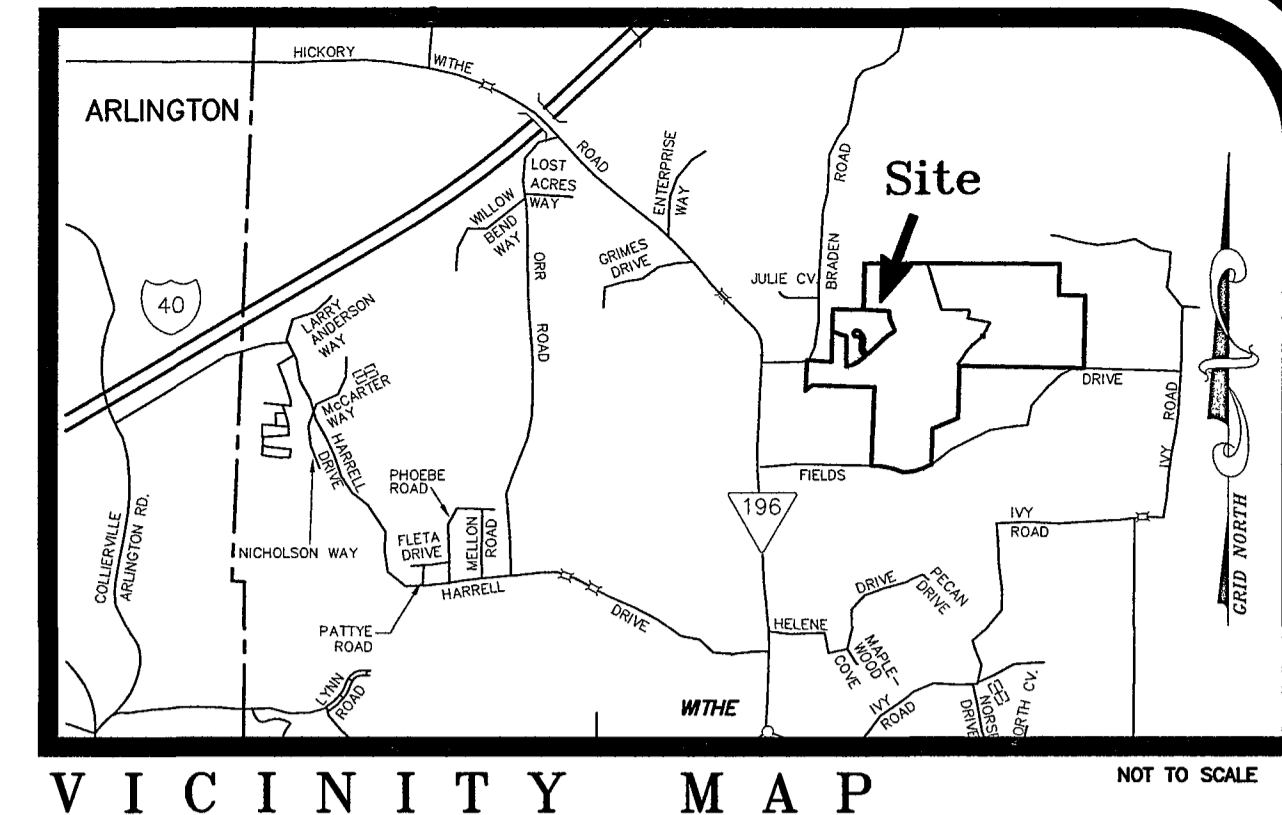
1-21-08 Date  
 Planning Commission

**SUBDIVIDERS WARRANTY**

I hereby warrant that all improvements installed on the site of this subdivision shall be free from any defect of materials or workmanship for a period of one (1) Year following final plot approval.

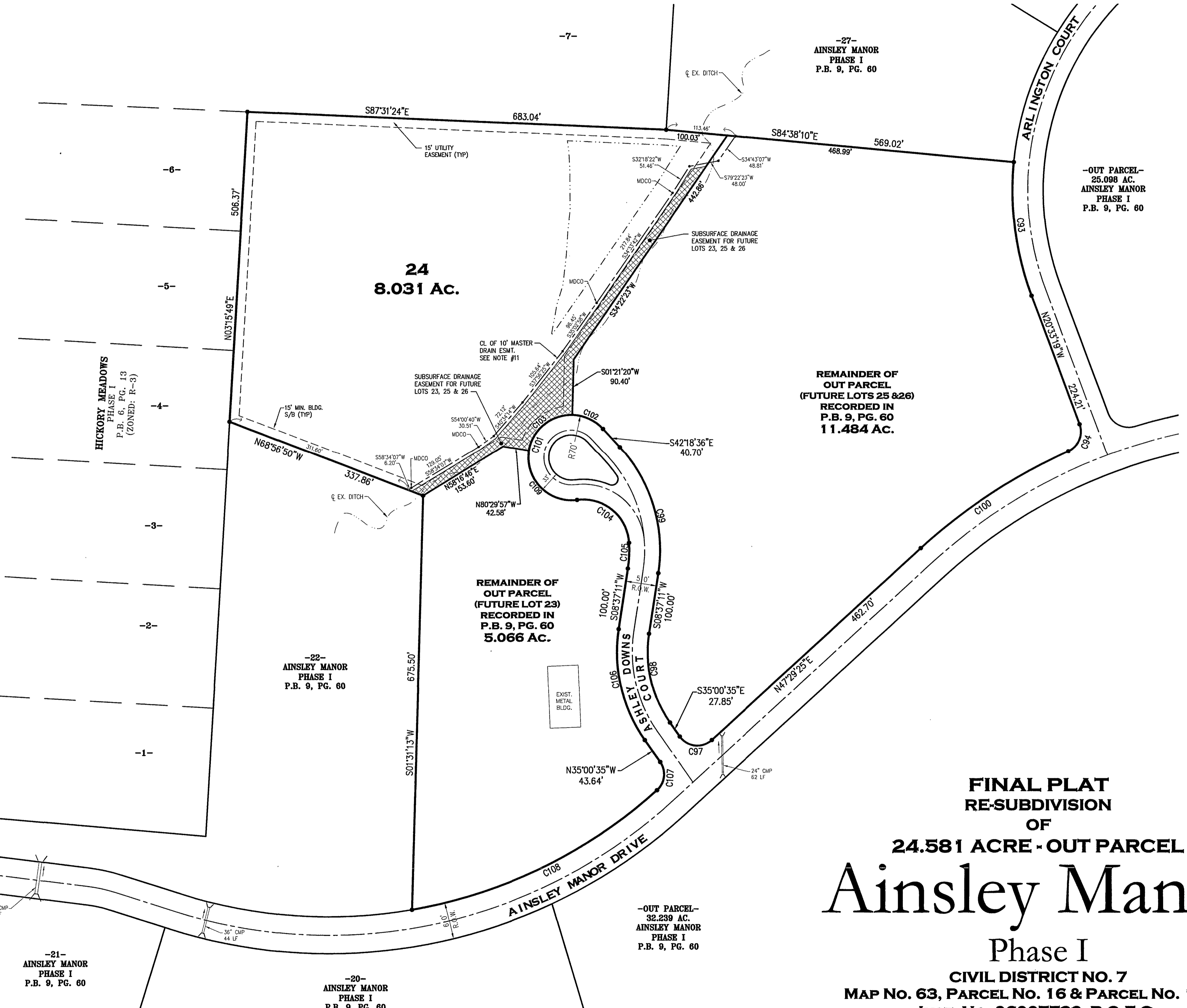
1-21-08 Date  
 Subdivider or Authorized Agent

CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C83	490.00	221.86	295.01°	S07°28'45"E	219.78
C84	35.00	52.74	82°02'20"	N02°36'51"E	47.85
C87	35.00	59.56	97°30'00"	S83°45'35"E	52.63
C88	200.00	152.30	43°37'46"	S13°11'42"E	148.64
C89	250.00	222.22	50°55'46"	N16°50'43"W	214.98
C100	605.00	288.97	181°74'14"	S88°38'15"W	287.74
C101	70.00	287.40	235°14'34"	S20°04'05"W	124.04
C102	70.00	56.61	46°20'03"	N65°28'38"W	55.08
C103	70.00	100.00	81°51'17"	S52°25'42"W	91.71
C104	75.00	123.18	84°38'00"	N65°30'06"W	109.79
C105	200.00	42.13	12°04'12"	N02°35'04"E	42.05
C106	250.00	180.37	43°37'46"	S13°11'42"E	185.80
C107	35.00	50.57	82°47'04"	N09°22'56"E	46.28
C108	285.00	449.91	37°23'31"	N63°35'14"E	443.91
C109	70.00	130.79	107°03'14"	S44°01'34"E	112.58



**NOTES:**

- Plot prepared for Renaissance Development Company, II.
- Bearings are relative to the north line of this property having an assumed bearing of south 87 degrees 31 minutes 24 seconds east as shown hereon.
- This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Community Panel No. 470352 0020 B, Community Panel No. 470352 0085 B - Effective Date: July 5, 1983.
- Set metal fence post with metal tag on all property corners.
- This plot was prepared from survey of this property by Ollar Surveying Company dated March 09, 2006.
- A fifteen (15) foot utility easement is established along the side and rear lot lines of each lot and along all dedicated right-of-ways as shown hereon.
- 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.
- There is 3-phase overhead electric in Braden Road and Fields Road. 2-phase U/G and 3-phase U/G has been installed in Ainsley Manor Drive, Amberst Drive and Anniston Court per plans. 1-phase U/G has been installed throughout the remainder of the development per plans. Sizes and specs should be verified with the appropriate utility authority.
- Gas has been installed in Fields Drive per plans. 3" gas has been installed throughout the development with 3/4" gas service installed to each lot per plans. Gas line sizes and specs should be verified with the appropriate utility authority. Telephone to be installed based on the appropriate utility authority specifications.
- The Charter of Ainsley Manor Home Owner's Association, Inc. is recorded in Inst. No. 07008455, R.O.F.C.
- It is the responsibility of the developer to assure that rollback taxes are paid.
- There is hereby established along the south and east line of Lot 24 a 10 foot wide master drain easement, as shown hereon.
- 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.
- Owner/Subdivider: Renaissance Development Company, II  
 3157 Highway 64, Suite 200  
 Eads, TN 38028
- All Lots/Out Parcels within Ainsley Manor, Phase I are zoned R-3.



**FINAL PLAT RE-SUBDIVISION OF 24.581 ACRE - OUT PARCEL**

**Ainsley Manor Phase I**

CIVIL DISTRICT NO. 7  
 MAP No. 63, PARCEL No. 16 & PARCEL No. 16.03  
 INST. No. 06007732, R.O.F.C.  
 1 LOT - ZONED: R-3 TOTAL: 8.031 ACRES  
 SCALE: 1" = 100' DATE: JANUARY 22, 2008

SHADING ON LOT(S) REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND DUPLICATE SSD SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC., OR USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL SYSTEMS IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

Environmental Specialist  
 Division of Ground Water Protection  
 Date

**Renaissance Development Company**  
 3157 U.S. Hwy. No. 64, Suite 200 - Eads, Tennessee 38028  
 ph-901.758.2728 fax-901.466.4104  
 www.renaissancecrealty.net  
 ...another quality Renaissance Development

BK/Pg: 9/71-71  
**08000584**

1 PGS: AL - PLAT	
OFFICE: BARCO: 33325	
2/15/2008 - 11:10 AM	
VALUE:	0.00
NETSTATE TAX:	0.00
TRANSFER TAX:	0.00
RECORDING FEE:	15.00
OP FEE:	2.00
REGISTER'S FEE:	2.00
TOTAL AMOUNT:	17.00

STATE OF TENNESSEE, FAYETTE COUNTY  
 EDWARD PATTAT  
 REGISTER OF DEEDS