

PROPERTY LINE DATA

Table with columns: LINE, LENGTH, BEARING. Rows 1-14.

LOT LINE DATA

Table with columns: LINE, LENGTH, BEARING. Rows 1-14.

LOT LINE DATA

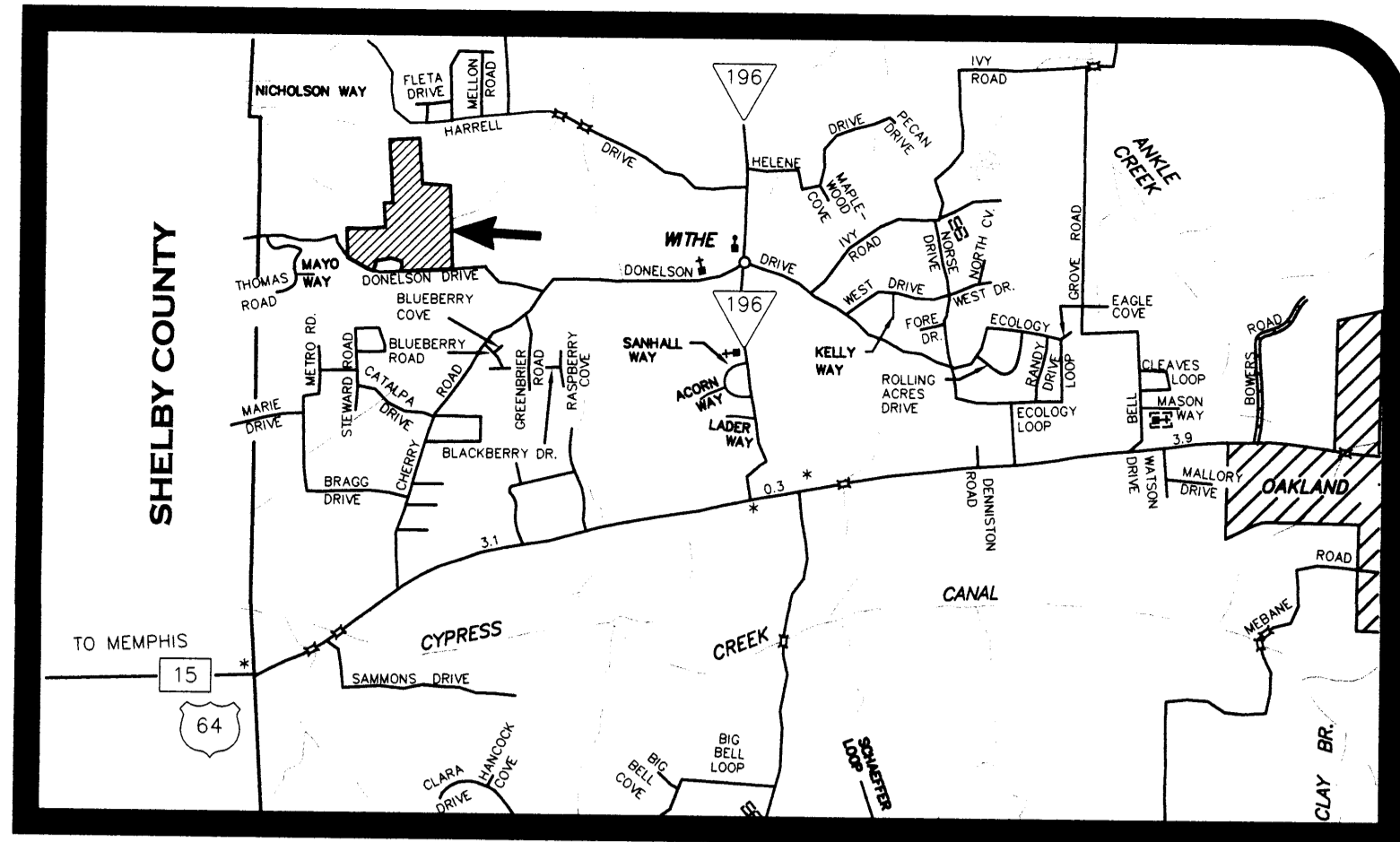
Table with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD BRNG. Rows C17-C62.

ROAD CENTERLINE DATA

Table with columns: LINE, LENGTH, BEARING. Rows 1-14.

CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD BRNG. Rows C1-C3.



VICINITY MAP

NOT TO SCALE

(TRACT 1) MARTIN L. BOGGAN AND WIFE PEGGY L. BOGGAN BK. 198, PG. 262 ZONED: R-1

FEDERAL HOME LOAN MORTGAGE CORPORATION BK. 577, PG. 311 ZONED: R-1



CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

Approval is hereby granted for... Lot #1 through Lot #23. Includes details on septic system requirements and exemptions.

SUBDIVIDER'S 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 plat approval.

RENAISSANCE DEVELOPMENT COMPANY

Douglas C. Swink, William S. Ollar. Includes signatures and dates.

CERTIFICATE OF THE FAYETTE COUNTY PROPERTY ASSESSOR:

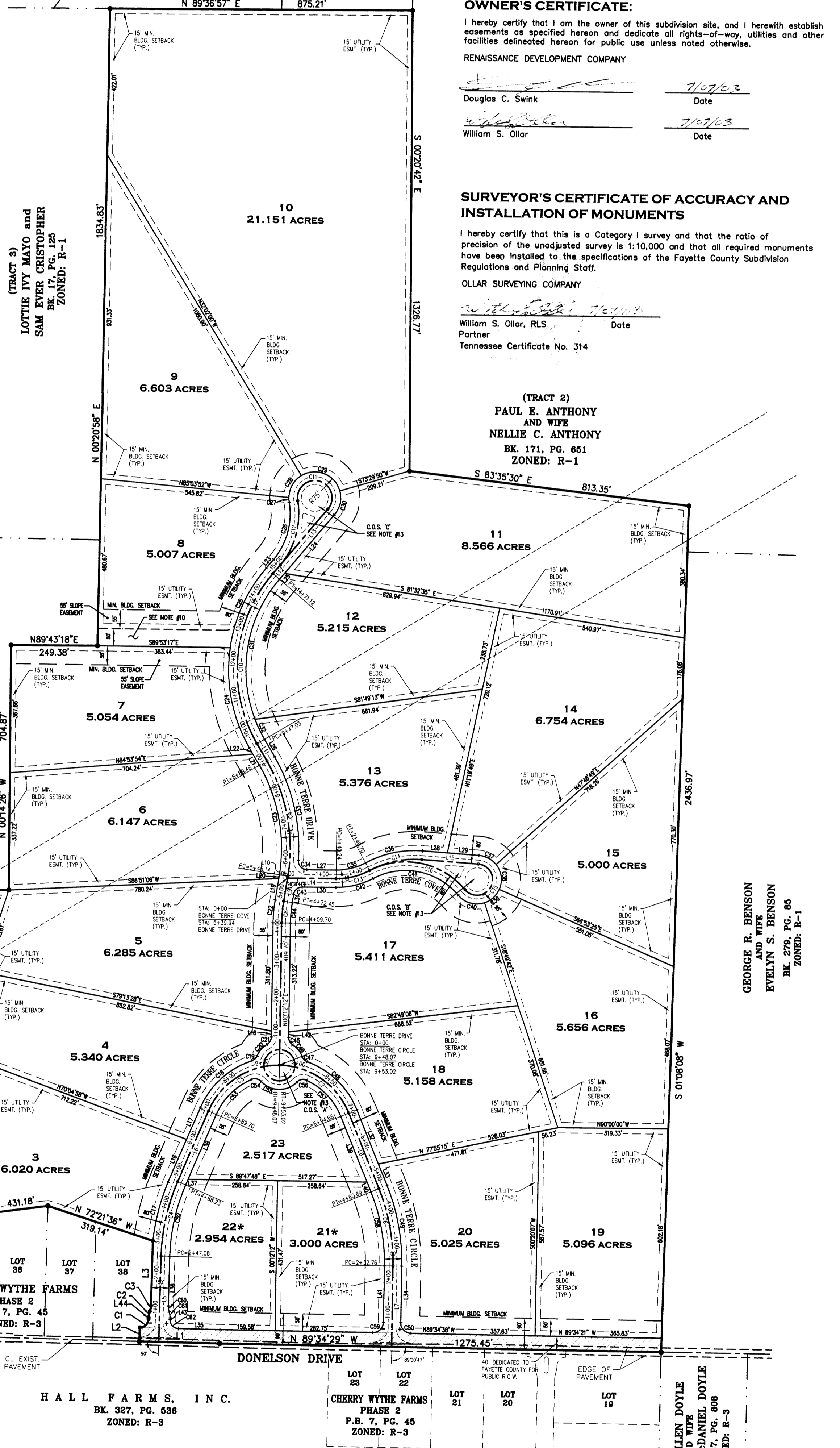
I hereby certify that I am in receipt of a copy of this subdivision plat as required by Fayette County Private Acts of 1972, Chapter No. 284.

Fayette County Property Assessor. Includes signature and date.

CERTIFICATE OF APPROVAL OF THE FAYETTE COUNTY REGIONAL PLANNING COMMISSION:

I hereby certify: 1) that the design of this subdivision conforms to the subdivision regulations of Fayette County, Tennessee... 2) that to my best knowledge all required monuments, roads, signs, control measures have been installed to the approved design specifications; and 3) that a surety in the amount of \$ 33,000.00 has been provided by the subdivider to secure his one (1) year warranty against any defect of materials or workmanship in the amount of \$ 46,000.00, payable upon demand to the Fayette County Regional Planning Commission...

Fayette County Regional Planning Commission. Includes signature and date.



OWNER'S CERTIFICATE:

I hereby certify that I am the owner of this subdivision site, and I herewith establish easements as specified hereon and dedicate all rights-of-way, utilities and other facilities delineated hereon for public use unless noted otherwise.

RENAISSANCE DEVELOPMENT COMPANY

Douglas C. Swink, William S. Ollar. Includes signatures and dates.

SURVEYOR'S CERTIFICATE OF ACCURACY AND INSTALLATION OF MONUMENTS

I hereby certify that this is a Category 1 survey and that the ratio of precision of the unadjusted survey is 1:10,000 and that all required monuments have been installed to the specifications of the Fayette County Subdivision Regulations and Planning Staff.

OLLAR SURVEYING COMPANY

William S. Ollar, RLS. Partner. Tennessee Certificate No. 314. Includes signature and date.

(TRACT 2) PAUL E. ANTHONY AND WIFE NELLIE C. ANTHONY BK. 171, PG. 661 ZONED: R-1

GEORGE R. BENSON AND WIFE EVELYN S. BENSON BK. 279, PG. 85 ZONED: R-1

MARK ALLEN DOYLE SHEREE MC DANIEL DOYLE BK. 397, PG. 808 ZONED: R-3

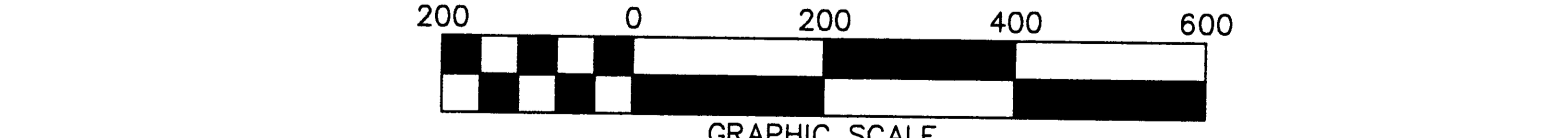
McCLELLAN McVEY AND SCARLETHA McVEY MONTAGUE BK. 600, PG. 892 ZONED: R-1

LEGEND: EASEMENT, BLDG., TYP., CURVE, LINE, MIN., STREET NAME SIGN, RIGHT-OF-WAY, PROP. DRAINAGE PIPE.

- NOTES: 1. Plat prepared for Renaissance Development Company. 2. Bearings are relative to the east line of this property... 3. Property is in the name of Renaissance Development Company... 4. Set metal fence post with metal tag on all property corners... 5. This plat was prepared from survey of this property by Ollar Surveying Company dated May 10, 1998... 6. There is hereby dedicated to Fayette County, a 40 foot right-of-way north of the centerline of Donelson Drive as shown hereon... 7. A fifteen (15) foot utility easement is hereby established along the side and rear lot lines of each lot and along all dedicated right-of-ways as shown hereon... 8. Minimum building setbacks are as follows: - Eighty (80) feet from the centerline of all 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... 9. Electric, cable and telephone to be installed throughout the development based on the appropriate utility authority specifications... 10. There is hereby dedicated a 50' wide "Future Road" Easement to Fayette County along the south line of Lot 8 as shown hereon... 11. There is hereby dedicated a 55 foot construction slope easement along the north side of lot 7 and the north side of said 50' wide "Future Road"... 12. Declaration of Protective Covenants and Restrictions for Bonne Terre Subdivision recorded in Book D680, Page 900... 13. Common Open Space (C.O.S.) 'A', 'B' and 'C' shall be maintained by the Bonne Terre Property Owners Association... 14. Owner: Renaissance Development Co. Agent: Ollar Surveying Company 104 Timber Creek Drive, Suite 100 Cordova, TN 38018

Bonne Terre SUBDIVISION FAYETTE COUNTY, TENNESSEE CIVIL DISTRICT NO. 7

23 LOTS - ZONED: R-3 - TOTAL: 155.693 ACRES SCALE: 1" = 200' DATE: JULY 7, 2003



OLLAR SURVEYING COMPANY

Table with columns: ITEM, AMOUNT. Includes fees for recording, taxes, and other charges.