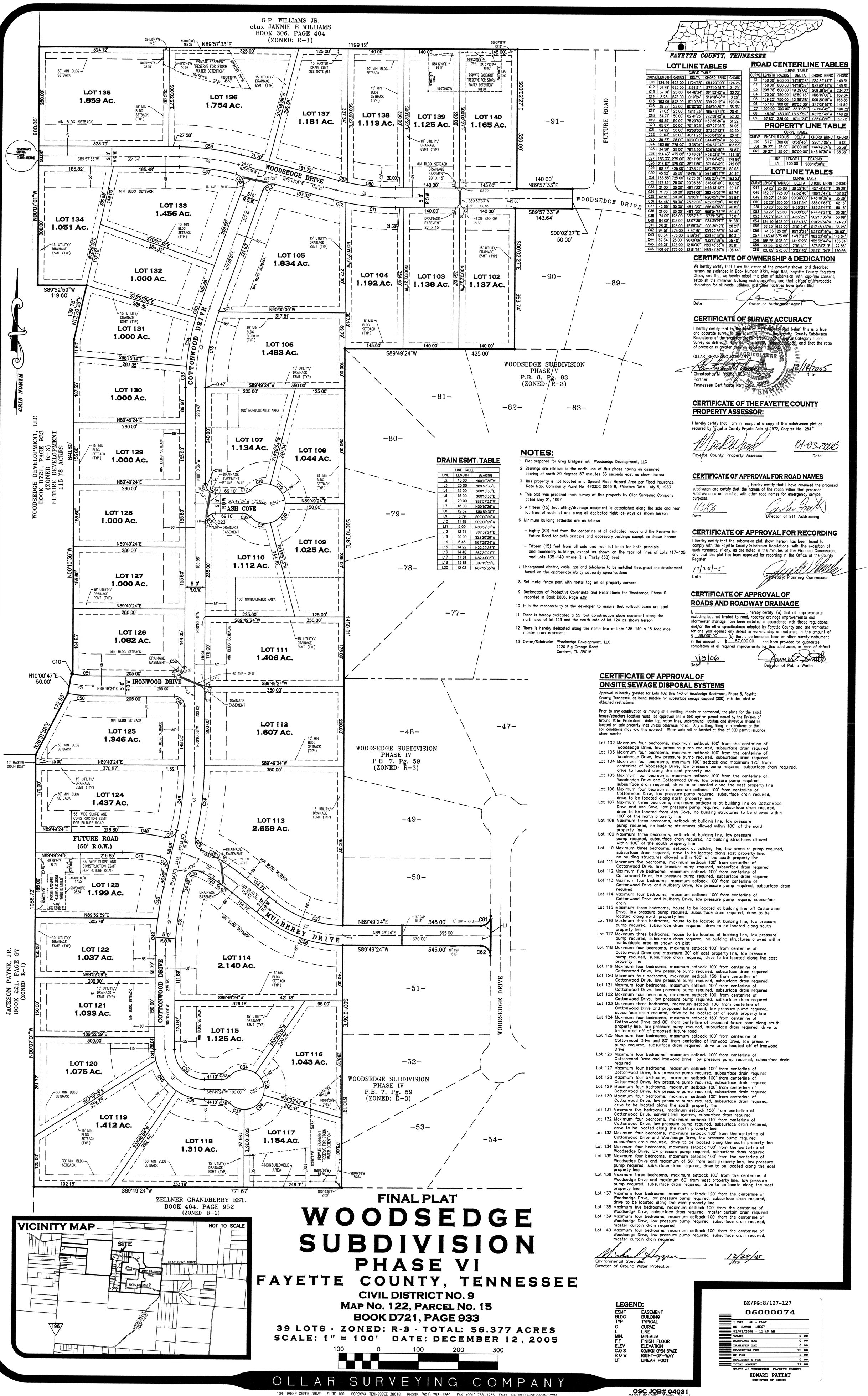

LOT LINE TABLES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C11	124.46'	625.00'	11°24'35"	S84°20'09"E	124.26'
C12	31.79'	625.00'	2°54'51"	S77°10'26"E	31.79'
C13	37.01'	25.00'	84°48'34"	S61°52'42"W	33.72'
C14	3.25'	575.00'	0°19'24"	S19°18'43"W	3.25'
C15	193.96'	575.00'	19°19'38"	S09°29'12"W	193.04'
C16	39.27'	25.00'	90°00'00"	S45°10'36"E	35.36'
C17	21.03'	25.00'	48°11'23"	N65°43'42"E	20.41'
C18	54.71'	50.00'	62°41'23"	S72°58'42"W	52.02'
C19	65.89'	50.00'	75°29'59"	N37°55'36"W	61.22'
C20	65.67'	50.00'	75°15'23"	N37°27'05"E	61.05'
C21	54.92'	50.00'	62°56'00"	S73°27'13"E	52.20'
C22	21.03'	25.00'	48°11'23"	N66°04'55"W	20.41'
C23	39.27'	25.00'	90°00'00"	S44°49'24"W	35.36'
C24	183.96'	775.00'	13°36'01"	N06°37'24"E	183.53'
C25	34.56'	25.00'	79°12'20"	S26°10'45"E	31.87'
C26	114.43'	475.00'	13°48'09"	N58°52'51"W	114.15'
C27	183.33'	275.00'	38°11'50"	S71°04'42"E	179.96'
C28	216.67'	325.00'	38°11'50"	S71°04'42"E	212.68'
C29	80.77'	425.00'	10°53'21"	N57°25'27"W	80.65'
C30	45.52'	25.00'	104°19'15"	S64°58'14"W	39.49'
C31	163.58'	725.00'	12°55'38"	S06°20'48"W	163.23'
C32	117.89'	75.00'	90°03'35"	S45°08'49"E	106.12'
C33	21.03'	25.00'	48°11'23"	N65°43'42"E	20.41'
C34	71.76'	50.00'	82°14'06"	S82°45'03"W	65.76'
C35	62.91'	50.00'	72°05'11"	N20°05'18"W	58.84'
C36	64.46'	50.00'	73°52'06"	N52°53'20"E	60.09'
C37	42.05'	50.00'	48°11'23"	S66°04'55"E	40.82'
C38	21.03'	25.00'	48°11'23"	N66°04'55"W	20.41'
C39	74.09'	125.00'	33°57'31"	S73°11'51"E	73.01'
C40	94.08'	125.00'	43°07'30"	S34°39'21"E	91.88'
C41	28.31'	125.00'	12°58'34"	S06°36'19"E	28.25'
C42	94.51'	775.00'	6°59'15"	S03°22'36"W	94.46'
C43	80.34'	775.00'	5°56'24"	S09°50'25"W	80.31'
C44	39.34'	25.00'	90°09'06"	N32°15'56"W	35.40'
C45	95.21'	425.00'	12°50'07"	N83°45'33"W	95.01'
C46	106.66'	475.00'	12°51'56"	N83°44'39"W	106.44'

ROAD CENTERLINE TABLES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C1	150.00'	600.00'	14°19'26"	S82°52'44"E	149.61'
C2	150.00'	600.00'	14°19'26"	N82°52'44"W	149.61'
C3	205.78'	600.00'	19°39'02"	S09°38'54"W	204.77'
C4	170.00'	750.00'	12°59'13"	N06°19'00"E	169.64'
C5	169.22'	750.00'	12°55'38"	S06°20'48"W	168.86'
C6	157.18'	100.00'	90°03'35"	S45°08'49"E	141.50'
C7	200.00'	300.00'	38°11'50"	S71°04'42"E	196.32'
C8	148.96'	450.00'	18°57'59"	N61°27'46"W	148.28'
C9	57.80'	325.00'	10°11'24"	S85°04'55"E	57.72'

PROPERTY LINE TABLE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C10	3.12'	300.00'	0°35'45"	S80°17'05"E	3.12'
C61	39.27'	25.00'	90°00'00"	N44°49'24"E	35.36'
C62	39.27'	25.00'	90°00'00"	N45°10'36"W	35.36'

LINE	LENGTH	BEARING
L1	100.00	S00°10'36"E

LOT LINE TABLES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C47	39.26'	25.00'	89°59'10"	N57°41'45"E	35.35'
C48	162.97'	725.00'	12°52'46"	N06°15'47"E	162.63'
C49	39.27'	25.00'	90°00'00"	N45°10'36"W	35.36'
C50	62.25'	350.00'	10°11'24"	S85°04'55"E	62.16'
C51	50.23'	300.00'	9°35'39"	S85°22'47"E	50.18'
C52	39.27'	25.00'	90°00'00"	N44°49'24"E	35.36'
C53	53.70'	625.00'	4°55'22"	S02°17'05"W	53.68'
C54	124.40'	625.00'	11°24'16"	S10°26'54"W	124.20'
C55	36.25'	625.00'	3°19'24"	S17°48'43"W	36.25'
C56	41.55'	25.00'	95°13'29"	N28°08'19"W	36.93'
C57	143.41'	575.00'	14°17'23"	N82°53'45"W	143.04'
C58	156.25'	625.00'	14°19'26"	N82°52'44"W	155.84'
C59	22.86'	575.00'	2°16'41"	S76°51'21"E	22.86'
C60	120.89'	575.00'	12°02'45"	S84°01'04"E	120.66'

DRAIN ESMT. TABLE

LINE TABLE		
LINE	LENGTH	BEARING
L2	15.00	N00°10'36"W
L3	20.00	N89.57'33"E
L4	15.00	S00°10'36"E
L5	15.00	S00°10'36"E
L6	20.00	S89°57'33"W
L7	15.00	N00°10'36"W
L8	12.52	S80.59'31"E
L9	5.79	S09°00'29"W
L10	11.48	S09°00'29"W
L11	5.00	N80°59'31"W
L12	13.74	S67.39'24"E
L13	20.00	S22.20'36"W
L14	5.45	N67°39'24"W
L15	14.22	N22.20'36"E
L16	14.48	S67.39'24"E
L17	17.61	N82.44'05"E
L18	13.81	S07°15'55"E
L20	12.03	N07°15'55"W

NOTES:

1 Plat prepared for Greg Bridgers with Woodsedge Development, LLC

2 Bearings are relative to the north line of this phase having an assumed bearing of north 89 degrees 57 minutes 33 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 470352 0095 B, Effective Date July 5, 1983

4 This plat was prepared from survey of this property by Ollar Surveying Company dated May 21, 1997

5 A fifteen (15) foot utility/drainage easement is established along the side and rear lot lines of each lot and along all dedicated right-of-ways as shown hereon

6 Minimum building setbacks are as follows

- Eighty (80) feet from the centerline of all dedicated roads and the Reserve for Future Road 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 on the rear lot lines of Lots 117-125 and Lots 135-140 where it is Thirty (30) feet

7 Underground electric, cable, gas and telephone to be installed throughout the development based on the appropriate utility authority specifications

8 Set metal fence post with metal tag on all property corners

9 Declaration of Protective Covenants and Restrictions for Woodsedge, Phase 6 recorded in Book D806, Page 939

10 It is the responsibility of the developer to assure that rollback taxes are paid

11 There is hereby dedicated a 55 foot construction slope easement along the north side of lot 123 and the south side of lot 124 as shown hereon

12 There is hereby dedicated along the north line of Lots 136-140 a 15 foot wide master drain easement

13 Owner/Subdivider Woodsedge Development, LLC
1220 Big Orange Road
Cordova, TN 38018

CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that I am the owner of the property shown and described hereon as evidenced in Book Number D721, Page 933, Fayette County Registers 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

Date

Owner or Authorized Agent

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 62, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1 10,000

OLLAR SURVEYING COMPANY

Christopher M Young, RLS #2262
Partner
Tennessee Certificate No 2262

12/14/2005
Date

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

01-03-2006
Date

CERTIFICATE OF APPROVAL FOR ROAD NAMES

I, _____, hereby certify that I have reviewed the proposed subdivision and certify that the names of the roads within this proposed subdivision do not conflict with other road names for emergency service purposes

1/3/06
Date

Director of 911 Addressing

CERTIFICATE OF APPROVAL FOR RECORDING

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

12/28/05
Date

Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF ROADS AND ROADWAY DRAINAGE

I, _____, hereby certify (a) that all improvements, including but not limited to road, roadway drainage improvements and stormwater drainage have been installed in accordance with these regulations and/or the other specifications adopted by Fayette County and are warranted for one year against any defect in workmanship or materials in the amount of $ 39,000 00 (b) that a performance bond or other surety instrument in the amount of $ 57,000 00 has been provided to guarantee completion of all required improvements for this subdivision, in case of default

1/3/06
Date

Director of Public Works

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

Approval is hereby granted for Lots 102 thru 140 of Woodsedge Subdivision, Phase 6, Fayette County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions

Prior to any construction or moving of a dwelling, mobile or permanent, the plans for the exact house/structure location must be approved and a SSD system permit issued by the Division of Ground Water Protection Water tap, water lines, underground utilities and driveways should be located on side property lines unless otherwise noted Any cutting, filling or alterations or the soil conditions may void this approval Water wells will be located at time of SSD permit issuance where needed

Lot 102 Maximum four bedrooms, maximum setback 100' from the centerline of Woodsedge Drive, low pressure pump required, subsurface drain required
Lot 103 Maximum four bedrooms, maximum setback 100' from the centerline of Woodsedge Drive, low pressure pump required, subsurface drain required
Lot 104 Maximum four bedrooms, minimum 100' setback and maximum 120' from centerline of Woodsedge Drive, low pressure pump required, subsurface drain required, drive to located along the east property line
Lot 105 Maximum four bedrooms, maximum setback 100' from the centerline of Woodsedge Drive and Cottonwood Drive, low pressure pump required, subsurface drain required, drive to be located along the east property line
Lot 106 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required, drive to be located along north property line
Lot 107 Maximum three bedrooms, maximum setback is at building line on Cottonwood Drive and Ash Cove, low pressure pump required, subsurface drain required, drive to be located from Ash Cove, no building structures to be allowed within 100' of the north property line
Lot 108 Maximum three bedrooms, setback at building line, low pressure pump required, no building structures allowed within 100' of the north property line
Lot 109 Maximum three bedrooms, setback at building line, low pressure pump required, subsurface drain required, no building structures allowed within 100' of the south property line
Lot 110 Maximum three bedrooms, setback at building line, low pressure pump required, subsurface drain required, drive to be located along east property line, no building structures allowed within 100' of the south property line
Lot 111 Maximum five bedrooms, maximum setback 100' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required
Lot 112 Maximum five bedrooms, maximum setback 100' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required
Lot 113 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive and Mulberry Drive, low pressure pump required, subsurface drain required
Lot 114 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive and Mulberry Drive, low pressure pump require, subsurface drain
Lot 115 Maximum three bedrooms, house to be located at building line off Cottonwood Drive, low pressure pump required, subsurface drain required, drive to be located along north property line
Lot 116 Maximum three bedrooms, house to be located at building line, low pressure pump required, subsurface drain required, drive to be located along south property line
Lot 117 Maximum three bedrooms, house to be located at building line, low pressure pump required, subsurface drain required, no building structures allowed within nonbuildable area as shown on plat
Lot 118 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive and maximum 30' off east property line, low pressure pump required, subsurface drain required, drive to be located along the east property line
Lot 119 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required
Lot 120 Maximum four bedrooms, maximum setback 150' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required
Lot 121 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required
Lot 122 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required
Lot 123 Maximum three bedrooms, maximum setback 100' from centerline of Cottonwood Drive and proposed future road, low pressure pump required, subsurface drain required, drive to be located off of south property line
Lot 124 Maximum four bedrooms, maximum setback 150' from centerline of Cottonwood Drive and 80' from centerline of proposed future road along south property line, low pressure pump required, subsurface drain required, drive to be located off of proposed future road
Lot 125 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive and 80' from centerline of Ironwood Drive, low pressure pump required, subsurface drain required, drive to be located off of Ironwood Drive
Lot 126 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive and Ironwood Drive, low pressure pump required, subsurface drain required
Lot 127 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required
Lot 128 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required
Lot 129 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required
Lot 130 Maximum four bedrooms, maximum setback 100' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required, drive to be located along the south property line
Lot 131 Maximum five bedrooms, maximum setback 100' from centerline of Cottonwood Drive, conventional system, subsurface drain required
Lot 132 Maximum four bedrooms, maximum setback 110' from centerline of Cottonwood Drive, low pressure pump required, subsurface drain required, drive to be located along the north property line
Lot 133 Maximum four bedrooms, maximum setback 100' from the centerline of Cottonwood Drive and Woodsedge Drive, low pressure pump required, subsurface drain required, drive to be located along the south property line
Lot 134 Maximum four bedrooms, maximum setback 100' from the centerline of Woodsedge Drive, low pressure pump required, subsurface drain required
Lot 135 Maximum four bedrooms, maximum setback 100' from the centerline of Woodsedge Drive and maximum of 50' from east property line, low pressure pump required, subsurface drain required, drive to be located along the east property line
Lot 136 Maximum three bedrooms, maximum setback 100' from the centerline of Woodsedge Drive and maximum 50' from west property line, low pressure pump required, subsurface drain required, drive to be locate along the west property line
Lot 137 Maximum four bedrooms, maximum setback 120' from the centerline of Woodsedge Drive, low pressure pump required, subsurface drain required, drive to be located along the west property line
Lot 138 Maximum five bedrooms, maximum setback 100' from the centerline of Woodsedge Drive, subsurface drain required, master curtain drain required
Lot 139 Maximum four bedrooms, maximum setback 100' from the centerline of Woodsedge Drive, low pressure pump required, subsurface drain required, master curtain drain required
Lot 140 Maximum four bedrooms, maximum setback 100' from the centerline of Woodsedge Drive, low pressure pump required, subsurface drain required, master curtain drain required

Environmental Specialist
Director of Ground Water Protection

12/28/05
Date

FINAL PLAT
WOODSEDGE SUBDIVISION
PHASE VI
FAYETTE COUNTY, TENNESSEE
CIVIL DISTRICT NO. 9
MAP No. 122, PARCEL No. 15
BOOK D721, PAGE 933
39 LOTS - ZONED: R-3 - TOTAL: 56.377 ACRES
SCALE: 1" = 100' DATE: DECEMBER 12, 2005

100 0 100 200 300

LEGEND:

ESMT	EASEMENT
BLDG	BUILDING
TYP	TYPICAL
C	CURVE
L	LINE
MIN.	MINIMUM
F.F	FINISH FLOOR
ELEV	ELEVATION
C.O.S	COMMON OPEN SPACE
R.O.W	RIGHT-OF-WAY
LF	LINEAR FOOT

BK/PG:8/127-127
06000074

1 PGS AL - PLAT	
ED BATCH 18567	
01/03/2006 - 11 45 AM	
VALUE	0 00
MORTGAGE TAX	0 00
TRANSFER TAX	0 00
RECORDING FEE	15 00
DP FEE	2 00
REGISTER S FEE	0 00
TOTAL AMOUNT	17 00

STATE of TENNESSEE FAYETTE COUNTY
EDWARD PATTAT
REGISTER OF DEEDS

OLLAR SURVEYING COMPANY

104 TIMBER CREEK DRIVE SUITE 100 CORDOVA TENNESSEE 38018 PHONE (901) 758-1260 FAX (901) 758-1235 EMail MAIL@OLLARSURVEYING.COM

OSC JOB# 04031
04031_F01.DWG DRAWN BY JJ