



Renaissance Development Company

104 Timber Creek Drive, Ste. 100 - Cordova, TN 38018
ph-901.758.2728 fax-901.758.1235
...another quality Renaissance Development

LOT LINE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BRNG	CHORD
C30	284.32	495.00	303.54	S83°34'44"E	281.15	
C31	184.88	495.00	182.02	S83°34'44"E	184.12	
C32	180.89	495.00	182.57	S80°02'49"E	159.88	
C33	38.58	25.00	83.50	N52°40'10"W	35.41	
C34	260.57	445.00	333.77	S83°38'48"W	258.67	
C35	58.26	495.00	53.45	N53°02'27"E	58.23	
C36	150.88	495.00	172.92	N87°07'45"E	150.39	
C37	108.81	495.00	123.42	N82°09'32"E	108.59	
C38	28.83	30.00	68.93	S81°42'34"E	28.41	
C39	43.87	60.00	41.93	N44°04'19"E	43.88	
C40	84.73	60.00	80.54	S77°46'44"E	77.88	
C41	52.69	60.00	50.07	S12°16'16"E	50.84	
C42	57.33	60.00	54.44	S40°11'09"W	55.17	
C43	21.88	60.00	20.53	S78°00'27"W	21.76	
C44	114.18	445.00	142.09	N81°08'18"E	113.89	
C45	169.85	445.00	212.09	N62°40'09"E	168.82	
C46	85.45	495.00	111.31	S72°32'50"W	85.11	
C47	141.80	495.00	182.48	S71°06'59"W	141.32	
C48	52.58	495.00	63.08	S82°15'57"W	52.55	
C49	38.34	25.00	89.20	N41°14'24"E	34.84	
C50	106.59	410.00	144.39	N10°10'09"E	105.31	
C51	234.87	410.00	325.01	N34°09'23"W	231.77	
C52	323.91	460.00	402.04	N28°18'30"W	317.28	
C53	38.03	25.00	87.09	S81°42'34"E	34.47	
C54	145.02	375.00	221.43	N73°32'21"E	144.81	
C55	182.80	375.00	275.59	N63°31'31"E	180.80	
C56	34.12	495.00	35.98	S83°32'50"W	34.11	
C57	158.83	495.00	184.84	S42°25'46"W	158.29	
C58	124.00	495.00	142.10	S81°30'47"W	123.87	
C59	125.82	495.00	143.29	S75°57'33"W	125.28	
C60	107.89	495.00	122.75	S89°27'44"W	107.48	
C61	180.47	495.00	203.29	N73°32'21"E	178.49	
C62	39.34	445.00	50.21	N85°05'04"E	39.34	
C63	150.71	495.00	192.16	S56°12'12"W	149.89	
C64	82.65	445.00	111.83	S40°32'13"W	82.48	
C65	83.92	425.00	111.07	N40°10'04"E	83.92	
C66	38.48	25.00	83.74	S83°38'48"W	33.33	
C67	21.63	25.00	48.12	S81°29'28"E	20.41	
C68	64.07	50.00	73.93	N49°15'36"E	64.07	
C69	102.45	50.00	123.75	N49°15'36"E	102.45	
C70	68.68	50.00	78.49	S29°31'17"E	64.16	
C71	21.63	25.00	48.12	N34°10'50"W	20.41	
C72	38.48	25.00	83.74	N73°32'21"E	33.33	
C73	184.02	425.00	289.23	N71°37'41"E	182.34	
C74	38.24	25.00	87.38	S40°32'13"W	34.62	
C75	277.33	445.00	394.22	S87°46'36"E	272.87	
C76	404.98	445.00	529.33	S64°42'27"E	391.41	

PROPERTY LINE TABLES

LINE	LENGTH	BEARING
L4	5.00	S83°24'49"E
L5	30.00	S83°24'49"E
L6	112.00	S83°24'49"E
L7	30.00	S83°24'49"E
L8	5.00	S83°24'49"E
L9	6.11	N11°49'02"E
L10	30.00	S82°31'21"E
L11	30.00	S89°39'57"E
L12	4.40	N58°34'44"W
L13	18.87	N11°49'02"E
L14	72.92	N07°02'25"W
L15	22.98	S85°39'51"E
L16	75.88	N95°14'49"W
L17	58.00	N26°32'17"E
L18	58.00	N26°32'17"E
L19	2.39	S89°13'17"W
L20	46.52	N58°34'44"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BRNG	CHORD
C12	17.41	50.00	19.56	S73°23'16"E	17.32	
C13	17.41	50.00	19.56	N73°23'16"W	17.32	
C14	38.27	25.00	90.00	N71°35'11"E	38.36	
C15	39.27	25.00	90.00	N18°34'21"E	39.36	
C16	17.41	50.00	19.56	S53°28'22"E	17.32	
C17	17.41	50.00	19.56	N53°28'22"W	17.32	
C18	38.26	25.00	89.54	N18°34'21"E	38.36	
C19	101.53	495.00	114.50	S46°09'27"E	101.53	
C20	38.10	25.00	89.36	N78°57'09"E	35.23	
C23	110.83	518.43	113.25	S30°56'46"W	110.83	
C24	38.80	25.00	89.54	N18°34'21"E	38.92	
C25	17.41	50.00	19.56	S46°09'27"E	17.32	
C26	17.41	50.00	19.56	N46°09'27"E	17.32	
C27	70.25	125.00	321.59	N74°40'44"W	69.33	
C28	53.72	495.00	70.80	N52°02'50"E	53.72	
C29	54.96	518.43	53.25	S30°56'46"W	54.96	
C30	55.87	518.43	53.91	S31°14'58"W	55.87	

ROAD CENTERLINE TABLES

LINE	LENGTH	BEARING
L1	8.00	N02°55'42"W
L2	37.53	S89°27'22"W
L3	102.47	S89°27'22"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BRNG	CHORD
C1	84.30	150.00	371.59	N74°44'14"W	83.19	
C2	701.24	450.00	85.29	S48°02'10"E	637.98	
C3	18.40	470.00	221.98	S04°06'40"E	18.40	
C4	353.07	430.00	46.30	N68°05'54"E	343.46	
C5	221.14	430.00	32.92	N88°26'18"E	224.10	
C6	122.86	400.00	17.35	N43°22'17"E	122.38	
C7	672.76	470.00	82.05	S75°34'46"W	618.78	
C8	275.07	470.00	33.32	S88°34'46"W	272.02	
C9	300.07	470.00	36.34	N07°01'37"E	294.93	
C10	151.81	35.00	248.40	S55°52'55"E	57.80	
C11	89.50	75.00	68.40	S54°07'05"W	84.81	

NOTES:

1. Plat prepared for Renaissance Development Company III.
2. Bearings are relative to the south line of this property having an assumed bearing of north 89 degrees 51 minutes 41 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 0080 B, Effective Date: July 5, 1982.
4. Set metal fence post with metal tag on all property corners.
5. This plat was prepared from survey of this property by Olar Surveying Company dated January 28, 2005.
6. 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.
7. 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
8. Electric, gas, cable and telephone to be installed throughout the development based on the appropriate utility authority specifications.
9. Declaration of Protective Covenants and Restrictions for Aston Park, Phase I recorded in Book B, Effective Date: July 5, 1982.
10. The cove land is to be maintained by the owners of Lots 6-10.
11. It is the responsibility of the developer to ensure that railroad taxes are paid.
12. Owner/Subdivider: Renaissance Development Company III, 104 Timber Creek Drive, Suite 100 Cordova, TN 38018

CERTIFICATE OF OWNERSHIP & DEDICATION

I hereby certify that we are the owners of the property shown and described hereon as evidenced in Book Number D765, Page 206, Fayette County Register's Office, and that we hereby adopt this plan of subdivision with our true consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all roads, utilities, and other facilities have been filed.

7-27-05
Date
1/27/05
Date
7-27-05
Date

Douglas C. Swink
William S. Oke
Dionne Culver

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

7/25/05
Date
Christopher M. Young, P.E., D.C.S.
Partner
Tennessee Certificate No. 2262

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 1976 Chapter No. 284.

8-15-005
Date
Mark R. Oak
Fayette County Property Assessor

CERTIFICATE OF APPROVAL FOR ROAD NAMES

I, Carol Ann Harris, 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 purposes.

8/15/05
Date
Carol Ann Harris
Director of 911 Addressing

BARRY L. HARRIS
AND WIFE
ROSNEEL M. HARRIS
BK. 314, PG. 116
(ZONED: R-3)

CERTIFICATE OF APPROVAL OF ROADS AND ROADWAY DRAINAGE

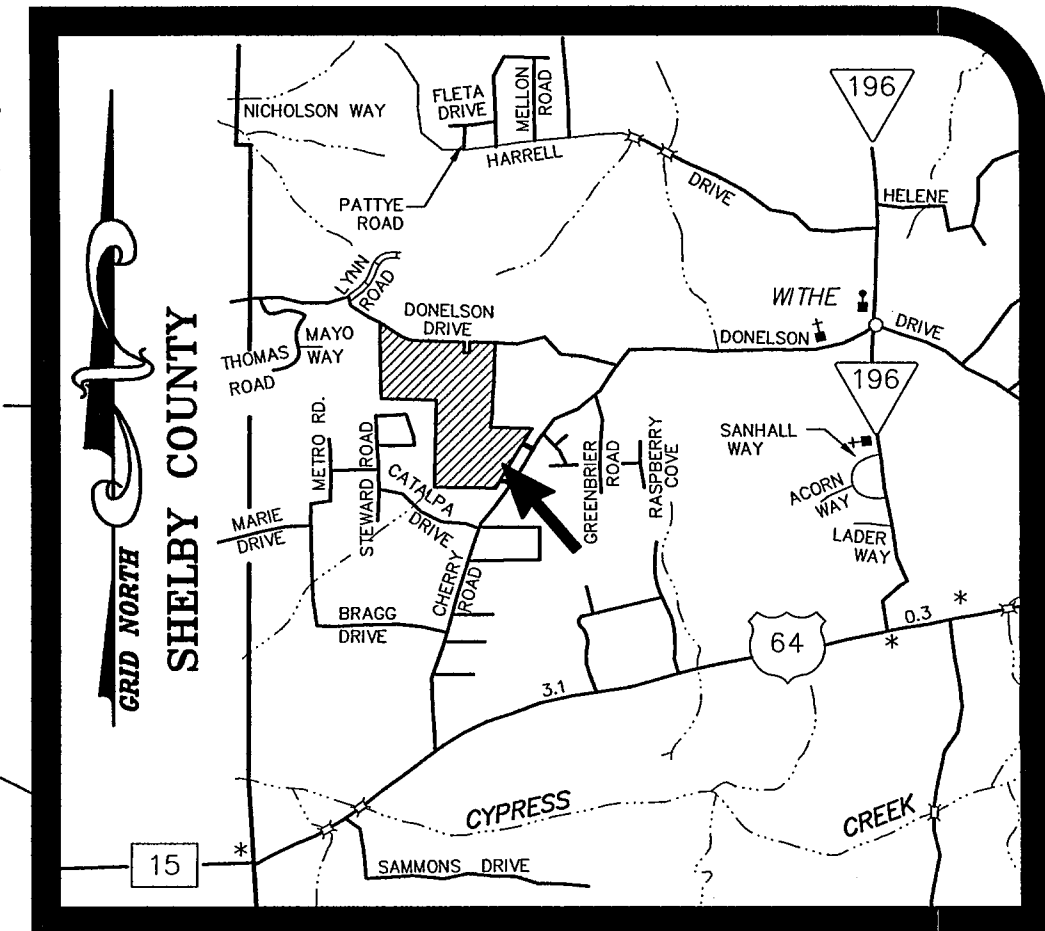
I, James S. Smith, hereby certify, that all of improvements, including but not limited to road, roadway drainage improvements and stormwater drainage have been installed in accordance with these regulations and/or the other specifications adopted by Fayette County and are warranted for one year against any defect in workmanship or materials in the amount of \$ 25,000.00. (b) that a performance bond or other surety instrument in the amount of \$ 25,000.00 has been provided to guarantee completion of all required improvements for this subdivision, in case of default.

8/15/05
Date
James S. Smith
Director of Public Works

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 variance, 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.

8/15/05
Date
Christopher M. Young
County Planning Commission



VICINITY MAP
NOT TO SCALE

ON-SITE SEWAGE DISPOSAL SYSTEMS

Approval is hereby granted for Lots 1 thru 31 of Aston Park, Phase I, 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 top, water lines, underground utilities and driveways should be located on site property lines unless otherwise noted. Any cutting, filling or alterations to the soil conditions may void this approval. Water wells will be located at time of SSD permit issuance where needed.

- Lot 1 Maximum four bedrooms; maximum setback 100' from centerline of Aston Park Drive; low pressure pump required; subsurface drain required.
- Lot 2 Maximum four bedrooms; maximum setback 150' from centerline of Aston Park Drive; low pressure pump required; subsurface drain required.
- Lot 3 Maximum four bedrooms; maximum setback 100' from centerline of Aston Park Drive and Aston Brook Cove; low pressure pump required; subsurface drain required; drive and utilities to enter on east side of house.
- Lot 4 Maximum four bedrooms; maximum setback 100' from centerline of Aston Brook Cove; low pressure pump required; subsurface drain required.
- Lot 5 Maximum four bedrooms; maximum setback 100' from centerline of Aston Brook Cove; low pressure pump required; subsurface drain required.
- Lot 6 Maximum four bedrooms; maximum setback at building line and maximum 40' off east property line; low pressure pump required; subsurface drain required; drive and utilities to be located along east property line.
- Lot 7 Maximum four bedrooms; maximum setback at building line; low pressure pump required; subsurface drain required to master curtain drain; drive and utilities to be located along east property line.
- Lot 8 Maximum five bedrooms; maximum setback at building line; low pressure pump required; subsurface drain required to master curtain drain.
- Lot 9 Maximum five bedrooms; maximum setback at building line; low pressure pump required; subsurface drain required to master curtain drain.
- Lot 10 Maximum five bedrooms; maximum setback at building line; low pressure pump required; subsurface drain required.
- Lot 11 Maximum five bedrooms; maximum setback 100' from centerline of Aston Brook Cove; low pressure pump required; subsurface drain required to master curtain drain.
- Lot 12 Maximum five bedrooms; maximum setback 100' from centerline of Aston Brook Cove; low pressure pump required; subsurface drain required.
- Lot 13 Maximum five bedrooms; maximum setback 100' from centerline of Aston Brook Cove; low pressure pump required; subsurface drain required.
- Lot 14 Maximum five bedrooms; maximum setback 100' from centerline of Aston Brook Cove; low pressure pump required; subsurface drain required.
- Lot 15 Maximum five bedrooms; maximum setback 100' from centerline of Aston Brook Cove; low pressure pump required; subsurface drain required.
- Lot 16 Maximum four bedrooms; maximum setback 80' from centerline of Aston Brook Cove and Aston Park Drive; low pressure pump required; subsurface drain required.
- Lot 17 Maximum four bedrooms; maximum setback at building line; low pressure pump required; subsurface drain required.
- Lot 18 Maximum four bedrooms; minimum building line setback 100' from centerline of Aston Hall Drive; maximum setback at building line; low pressure pump required; subsurface drain required; disposal field to be located in sewer easement area behind lot.
- Lot 19 Maximum four bedrooms; maximum setback at building line; low pressure pump required; subsurface drain required.
- Lot 20 Maximum four bedrooms; maximum setback at building line; low pressure pump required; subsurface drain required; disposal field to be located in sewer easement area behind lot.
- Lot 21 Maximum four bedrooms; maximum setback at building line; low pressure pump required; subsurface drain required.
- Lot 22 Maximum four bedrooms; maximum setback 100' from centerline of Aston Hall Drive; low pressure pump required; subsurface drain required.
- Lot 23 Maximum five bedrooms; maximum setback 100' from centerline of Aston Hall Drive; low pressure pump required; subsurface drain required.
- Lot 24 Maximum four bedrooms; maximum setback 100' from centerline of Aston Hall Drive; low pressure pump required; subsurface drain required.
- Lot 25 Maximum five bedrooms; maximum setback 150' from centerline of Aston Hall Drive; low pressure pump required; subsurface drain required.
- Lot 26 Maximum four bedrooms; maximum setback at building line; low pressure pump required; subsurface drain required.
- Lot 27 Maximum four bedrooms; maximum setback 100' from centerline of Aston Hall Drive; low pressure pump required; subsurface drain required.
- Lot 28 Maximum four bedrooms; maximum setback 100' from centerline of Aston Hall Drive; low pressure pump required; subsurface drain required; drive and utilities to be located along south property line.
- Lot 29 Maximum four bedrooms; maximum setback at building line; low pressure pump required; subsurface drain required; drive and utilities to be located along southwest property line.
- Lot 30 Maximum four bedrooms; maximum setback at building line for both Aston Hall Drive and Coventry Cove; low pressure pump required; subsurface drain required; drive and utilities to be located off Aston Hill Drive.
- Lot 31 Maximum four bedrooms; maximum setback 100' from centerline of Aston Park Drive; low pressure pump required; subsurface drain required; drive and utilities to be located along east property line.

Michael Stepper
Environmental Specialist
Director of Ground Water Protection
8/9/05
Date

FINAL PLAT Aston Park Phase I

CIVIL DISTRICT NO. 7
MAP NO. 83, PARCEL NO. 22
BK D765, PG 206 - BK D786, PG 265 - BK. D786, PG 825
31 LOTS - ZONED: R-3 TOTAL: 51.854 ACRES
SCALE: 1" = 100' DATE: JULY 25, 2005

BK/PG: 8/97-97 05007244	
1	PLAT - PLAN
2	BOOK - 15749
3	ADDITIONS - 03/19 PM
4	VALUES
5	PERMITS TAX
6	RECORDING TAX
7	RECORDING FEE
8	OF FEE
9	REGISTER'S FEE
10	TOTAL AMOUNT