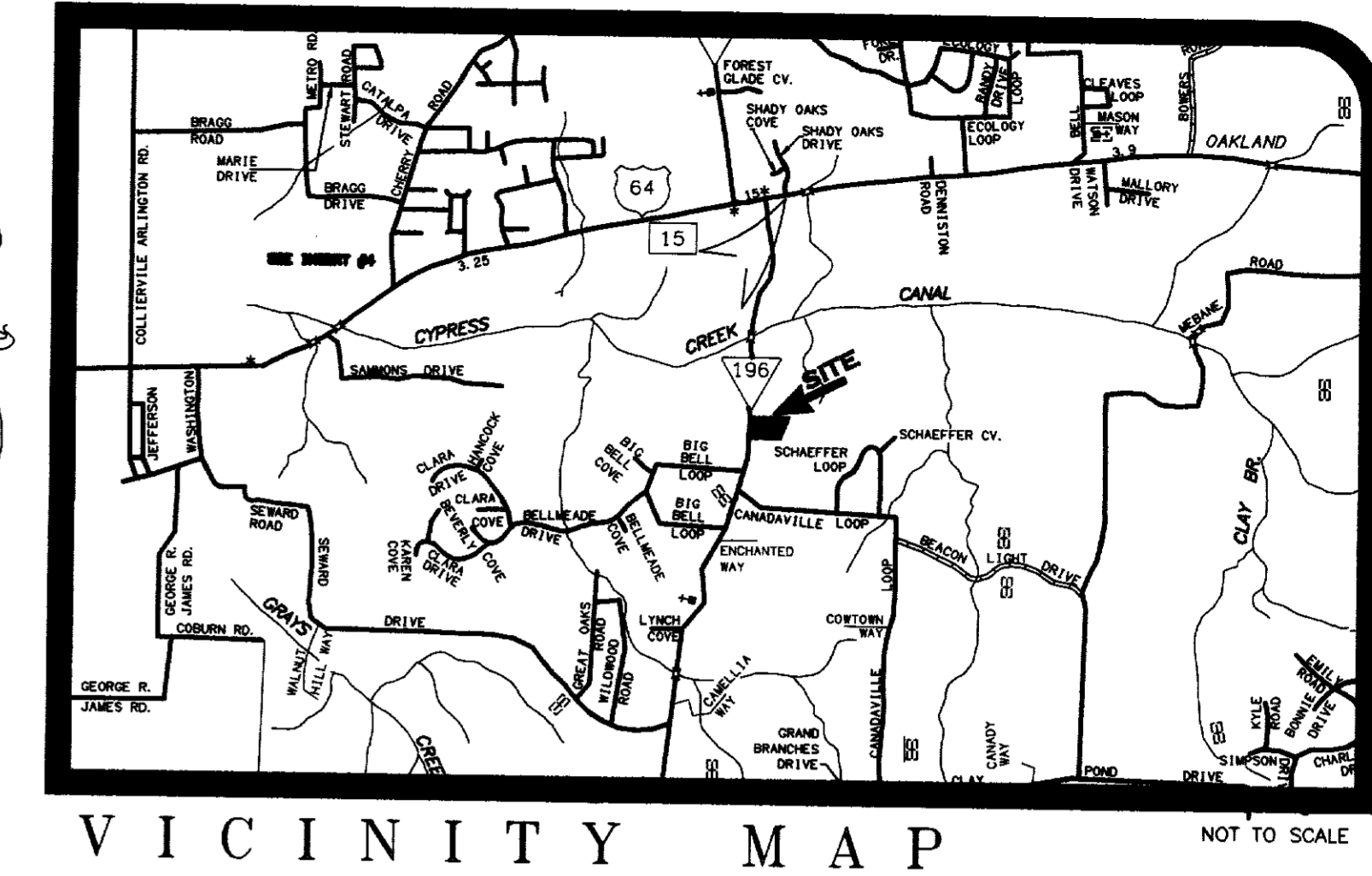
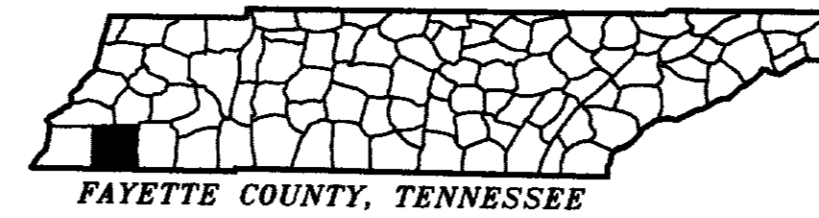


NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C25	14° 08' 47"	N 87° 29' 36" E	124.08	1000.00	246.90	246.27
C26	07° 13' 03"	S 89° 02' 32" E	37.84	600.00	75.58	75.53

NUMBER	DIRECTION	DISTANCE
L12	N 80° 25' 12" E	104.79
L13	S 85° 28' 01" E	146.93
L14	N 87° 20' 56" E	306.75
L15	N 02° 39' 04" W	404.08
L16	N 02° 39' 04" W	75.00
L17	N 87° 20' 56" E	81.05



ALBERT WAYNE THOMAS
BOOK 470, PAGE 225
ZONE R-3

WAYNE THOMAS
BOOK 175, PAGE 98
ZONE R-3

STATE HWY. NO. 196
G.C. ANDERSON
BOOK 394, PAGE 488
ZONE R-3
CHULAHOMA ROAD

DR. NICHOLAS W. HOWARD
BOOK 374, PAGE 631
ZONE R-3

WILLIAM E. DELANCELOTTI
BOOK 348, PAGE 575
ZONE R-3
LOT 15
BEACON LIGHT SUBDIVISION
PLAT BOOK 5, PAGE 80

STEWART W. WAUGH
BOOK 534, PAGE 429
ZONE R-3

CERTIFICATE OF APPROVAL OF ONSITE SEWAGE DISPOSAL SYSTEMS:
Approval is hereby granted for Lots 1 thru 22 of Canterbury Estates Subdivision, 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 of the soil conditions may void this approval. Water wells will be located out of SSD permit issuance where needed.

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, with the exception of variances, if any, as noted hereon and 2) that to my best knowledge all required monuments, roads, signs, sanitary sewer and water lines, and drainage improvements, and erosion control measures have been installed to the approved design specifications; and 3) that a survey in his one (1) year term of office, as provided by the subdivision to secure the accuracy of the plat, and 4) that a completion survey for final road surfacing and for such other final site improvements deferred by the Planning Commission, has been provided by the subdivider for final road surfacing and for such other final site improvements deferred by the Planning Commission, if any, as noted hereon; and 5) that this plan of subdivision is approved by the Fayette County Planning Commission for recording in the office of the Fayette County Register.

- LOT 1**
Maximum setback 80 feet from centerline of subdivision road. Lift pump is required. Subsurface drainage is required. Maximum 3 bedrooms.
- LOT 2**
From East property line. Locate drive on East property line. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 3**
Maximum setback 80 feet from centerline of subdivision road. Maximum setback 30 feet from East property line. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 4**
Maximum setback 80 feet from centerline of subdivision road. Lift pump may be required. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 5**
Maximum setback 80 feet from centerline of subdivision road. Lift pump required. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 6**
Maximum setback 80 feet from centerline of subdivision road. Maximum setback 30 feet from East property line. Locate drive on East property line. Lift pump required. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 7**
Maximum setback 80 feet from centerline of subdivision road. Maximum setback 30 feet from East property line. Locate drive on East property line. Lift pump may be required. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 8**
Maximum setback 80 feet from centerline of subdivision road. Maximum setback 30 feet from East property line. Locate drive on East property line. Subsurface drainage is required. Maximum 3 bedrooms.
- LOT 9**
Maximum setback 80 feet from centerline of subdivision road. Maximum setback 30 feet from East property line. Locate drive on East property line. Subsurface drainage is required. Maximum 3 bedrooms.
- LOT 10**
Maximum setback 80 feet from centerline of subdivision road. Lift pump required. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 11**
Maximum setback shall be at the County building setback line. Lift pump is required. Subsurface drainage is required. Maximum 3 bedrooms.
- LOT 12**
Maximum setback shall be at the County building setback line. Locate driveway on the East property line. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 13**
Maximum setback shall be at the County building setback line. Maximum setback 30 feet off North property line. Locate drive on North property line. Lift pump may be required. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 14**
Maximum setback 80 feet from centerline of each road. Locate drive off of Kent Cove. Lift pump may be required. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 15**
Maximum setback 80 feet from centerline of subdivision road. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 16**
Maximum setback 80 feet from centerline of subdivision road. Maximum setback 30 feet from East property line. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 17**
Maximum setback 80 feet from centerline of subdivision road. Maximum setback 30 feet from East property line. Locate drive on East property line. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 18**
Maximum setback is at the County setback line from Highway 196. Lift pump may be required. Subsurface drainage is required. Maximum 4 bedrooms.
- LOT 19**
Location of dwelling is to be approved prior to construction. Lot is approved for 4 bedrooms.
- LOT 20**
This lot exceeds 5.0 acres and is therefore exempt from individual evaluation. However, due to limited areas of suitable soil, the location of the dwelling shall be approved prior to construction.
- LOT 21**
This lot exceeds 5.0 acres and is therefore exempt from individual evaluation. However, due to limited areas of suitable soil, the location of the dwelling shall be approved prior to construction.
- LOT 22**
This lot exceeds 5.0 acres and is therefore exempt from individual evaluation. However, due to limited areas of suitable soil, the location of the dwelling shall be approved prior to construction.

OWNER'S CERTIFICATE (LOTS 1 THRU 18)
I hereby certify that I am the owner of this subdivision site, and I herewith establish assessments as specified hereon and dedicate all rights-of-way, utilities and other facilities delineated hereon for public use unless noted otherwise.
Renaissance Investment Company 10/3/00 Date

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, otherwise.
Renaissance Investment Company 10/3/00 Date

OWNER'S CERTIFICATE (LOTS 20 THRU 22)
I hereby certify that I am the owner of this subdivision site, and I herewith establish assessments as specified hereon and dedicate all rights-of-way, utilities and other facilities delineated hereon for public use unless noted otherwise.
Lance Huff 10/3/00 Date

- NOTES:**
- Plat prepared for Renaissance Investment Company and Lance Huff.
 - Bearings are relative to a north line of Canterbury Estates Subdivision, having an assumed bearing of north 87 degrees 14 minutes 00 seconds east, as shown hereon.
 - Owner: Property is in the name of Renaissance Investment Company per Book 545, Page 556. Address: 104 Timber Creek Dr., Suite 100, Cordova, TN, 38018. Access for Lots 1 and 18 along State Hwy. 196 is provided.
 - There is hereby dedicated to Fayette County, a 30' right-of-way east of the centerline of existing pavement on State Hwy. No. 196 as shown hereon.
 - Set metal fence post with metal top or set caution picker spindle on all property corners.
 - This plat was prepared from survey of this property by Gllor Surveying Company dated December 16, 1999.
 - A fifteen (15) foot utility easement is established along the side and rear lot lines of each lot and along the dedicated right-of-way of Canterbury Lane, Kent Lane and State Hwy. No. 196.
 - The drive access for Lots 1 and 18 shall be from Canterbury Lane. Access for Lots 1 and 18 along State Hwy. 196 is provided.
 - Minimum building setbacks are as follows:
- Eighty (80) feet from the centerline of Canterbury Lane, Kent Lane and the Dedication for Future Roads for both principle and accessory buildings.
- One hundred (100) feet from the centerline of State Hwy. No. 196, for both principle and accessory buildings.
- Fifteen (15) feet from all side and rear lot lines for both principle and accessory buildings.
 - There is hereby dedicated a 55 foot slope easement along the east side of lot 8 and the west side of lot 20 as shown hereon.

PRIVATE DRAINAGE EASEMENT NOTE:
The owner/farmer of lots containing private drainage easements shall be responsible for routine maintenance of the ditch including but not limited to mowing, maintaining the flow carrying capacity, stability and control of erosion. Said private drainage easements are non-divisible areas.
PRIVATE DRAINAGE EASEMENT (STORM WATER DETENTION) NOTE:
The area denoted by Reserved for Storm Water Detention shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention system located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner. Such maintenance shall be performed as to ensure that the system operates in accordance with the approved plan located in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; mowing; outlet cleaning; and repair of drainage structures.

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 1992, Chapter No. 284.
Mark A. Wood 10/6/00 Date
Fayette County Property Assessor

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 Subdivision Regulations and Planning Staff.
Douglas C. Swink 10/6/00 Date
FAYETTE COUNTY EDWARD PATTAT REGISTER

LEGEND:
CL CENTERLINE
ELEV. ELEVATION
F.F. FINISHED FLOOR
MIN. MINIMUM
BLDG. BUILDING
OHL OVERHEAD LINE
PP POWER POLE
S/B SETBACK
U/S UNDERGROUND
STREET NAME SIGN
TRAFFIC SIGN

RECORDING STAMP
RECEIVED FOR RECORD THE 06 DAY OF OCTOBER 2000 AT 12:45 PM. (REDN 13123)
Recorded in official records Book 7 pages 97-97
State Tax \$.00 Deeds Fee \$.00
Recording \$ 27.00 Total \$ 27.00
Register of Deeds EDWARD PATTAT
Deputy Register JUDY

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90° 00' 00"	S 35° 25' 12" W	25.00	25.00	39.27	35.36
C2	90° 00' 00"	S 54° 34' 48" E	25.00	25.00	39.27	35.36
C3	06° 05' 25"	S 83° 27' 55" W	54.53	1025.00	108.95	108.90
C4	09° 10' 33"	S 85° 00' 29" W	78.24	975.00	156.15	155.98
C5	08° 03' 22"	N 89° 27' 42" E	72.18	1025.00	144.12	144.00
C6	04° 58' 14"	N 87° 55' 08" E	42.32	875.00	84.58	84.56
C7	06° 09' 40"	S 89° 34' 13" E	30.95	575.00	61.83	61.80
C8	07° 13' 03"	S 89° 02' 32" E	39.42	625.00	78.73	78.68
C9	01° 03' 22"	S 85° 57' 42" E	5.30	575.00	10.60	10.60
C10	90° 00' 00"	N 47° 39' 04" W	25.00	25.00	39.27	35.36
C11	90° 00' 00"	S 42° 20' 56" W	25.00	25.00	39.27	35.36
C12	48° 11' 23"	N 21° 26' 38" E	11.18	25.00	21.03	20.41
C13	108° 11' 23"	N 08° 33' 22" W	69.06	50.00	94.41	81.00
C14	60° 00' 00"	S 87° 20' 56" W	28.87	50.00	52.36	50.00
C15	108° 11' 23"	S 03° 15' 15" W	69.06	50.00	94.41	81.00
C16	48° 11' 23"	S 26° 44' 45" E	11.18	25.00	21.03	20.41
C18	68° 40' 35"	N 58° 18' 46" W	34.16	50.00	59.93	56.41
C20	80° 26' 05"	N 64° 11' 32" E	50.74	60.00	84.23	77.46
C21	47° 44' 47"	N 51° 43' 02" E	26.55	50.00	50.00	48.57
C22	47° 44' 47"	N 03° 58' 15" E	26.55	50.00	50.00	48.57
C23	47° 44' 47"	N 43° 46' 32" W	26.55	50.00	50.00	48.57
C24	25° 00' 08"	N 80° 08' 59" W	13.30	60.00	26.18	25.98

NUMBER	DIRECTION	DISTANCE
L1	S 04° 20' 02" E	25.00
L2	S 80° 25' 12" W	30.00
L3	N 09° 34' 48" W	50.00
L4	N 09° 34' 48" W	50.00
L5	S 80° 25' 12" W	30.00
L6	S 80° 25' 12" W	49.79
L7	S 80° 25' 12" W	49.79
L8	N 85° 26' 01" W	16.08
L9	N 87° 20' 56" E	24.60
L10	N 02° 39' 04" W	75.18
L11	S 02° 39' 04" W	75.18
L18	N 87° 20' 56" E	31.05

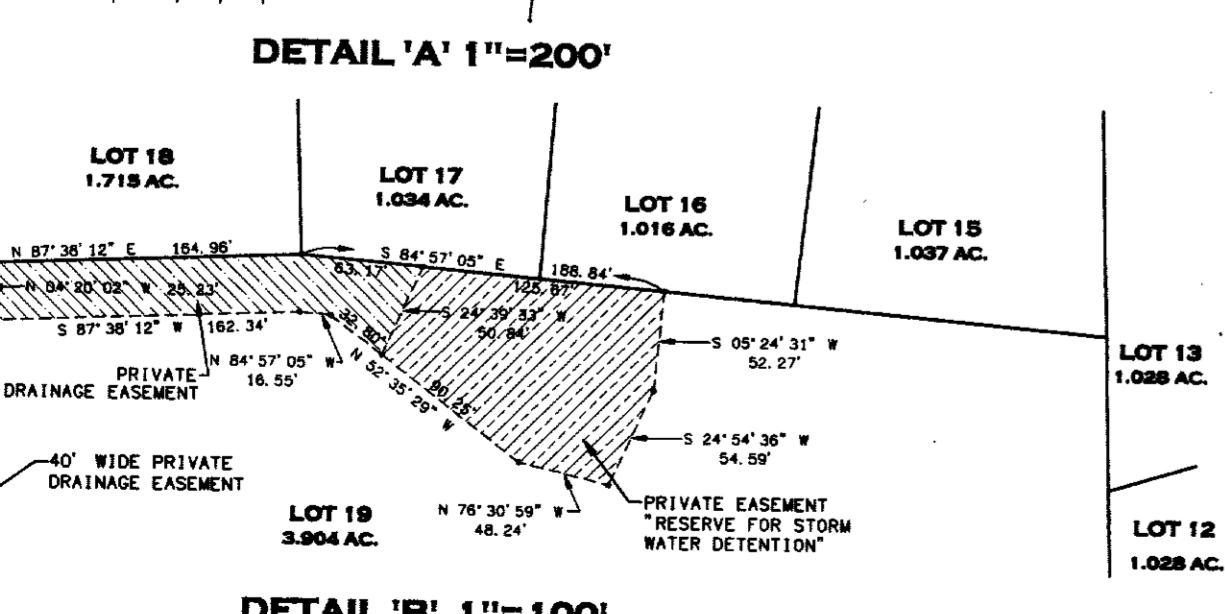
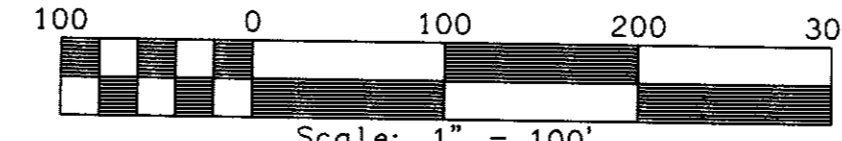
FINAL PLAN

CANTERBURY ESTATES

FAYETTE COUNTY, TENNESSEE

CIVIL DISTRICT NO. 7

22 LOTS - ZONED: R-3 - TOTAL: 44.584 ACRES
SCALE: 1" = 100' DATE: JUNE 6, 2000



PLAT BK 7
97

OLLAR SURVEYING COMPANY