

- GENERAL NOTES:**
- COMMON OPEN SPACES AND DETENTION PONDS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND DEEDED TO THE HOMEOWNERS' ASSOCIATION AT THE TIME OF DEVELOPMENT.
  - TEMPORARY BENCHMARK (T.B.M.): TOP OF SEWER MANHOLE LOCATED 120' FROM CL OF CARLY DRIVE AS SHOWN HEREON. ELEVATION ON (T.B.M.) WAS DERIVED FROM GPS OBSERVATION UTILIZING TDOT REFERENCE STATION #45. ELEV: 273.76
  - ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE OWNER.
  - ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA AND CITY REGULATIONS. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
  - A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE AND ZONE X (SHADED) WHICH ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C0215G, COMMUNITY PANEL NO. 470402 0215 G, EFFECTIVE DATE: FEBRUARY 6, 2013. THE LIMITS OF ZONE AE & FLOODWAY SHOWN HEREON WERE SCALED ONTO THIS PLAT FROM FLOOD INSURANCE RATE MAP, MAP NO. 47157C0215G, COMMUNITY PANEL NO. 470402 0215 G, EFFECTIVE DATE: FEBRUARY 6, 2013.
  - THERE SHALL BE A NINE AND A HALF (9.5) FOOT UTILITY EASEMENT AROUND THE FRONT AND A FIVE (5) FOOT UTILITY EASEMENT AROUND THE SIDES, AND REAR OF ALL LOTS.
  - COMMON OPENS SPACES 7 AND 9 SHALL BE DESIGNATED AS TREE SAVE AREAS.
  - LOTS DIRECTLY ADJACENT TO COMMON OPEN SPACE 9 SHALL BE REQUIRED A CONSISTENT FENCE TREATMENT ALONG THE SOUTH PROPERTY LINES.
  - ALL LOTS SHALL COMPLY WITH CITY OF LAKELAND TREE MANAGEMENT ORDINANCE.
  - ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN THE SHELBY COUNTY REGISTER'S OFFICE UNDER INSTRUMENT NUMBER **1807887**.
  - THE CITY OF LAKELAND SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING DRAINAGE, WATER, AND SEWER SYSTEMS WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE GROUND CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT CAUSED DIRECTLY BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEM.
  - THE SIXTEEN (16') FOOT WIDE TRAIL EASEMENT SHOWN HEREON DIFFERS IN LOCATION FROM THE SIXTEEN (16') FOOT WIDE TRAIL EASEMENT RECORDED IN PLAT BOOK 239, PAGE 2. THE LOCATION OF SAID SIXTEEN (16') FOOT WIDE TRAIL EASEMENT AS SHOWN HEREON SUPERSEDES THE LOCATION AS SHOWN IN SAID PLAT BOOK 239, PAGE 2.
  - COMMON OPEN SPACES AND DETENTION AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND DEEDED TO THE HOMEOWNERS' ASSOCIATION AT THE TIME OF DEVELOPMENT.
  - THE TREE PRESERVATION AREA (C.O.S. 9) SHALL NOT BE USED AS A BUILDING SITE AND IS INTENDED TO REMAIN IN ITS NATURAL STATE. NO TREES CAN BE REMOVED UNLESS THEY ARE DEAD AND POSE A THREAT TO THE SAFETY AND HEALTH OF THE ADJACENT LOT OWNERS/ADJACENT ROADWAYS. MAINTENANCE IN THIS AREA SHALL INCLUDE, BUT NOT BE LIMITED TO MOWING, REMOVAL OF FALLEN LIMBS/TREES AND PLANTING OF NEW TREES IN ORDER TO PROVIDE GREATER SCREENING.

- STREET TREE NOTES:**
- EACH LOT SHALL HAVE ONE (1) TREE (2"-2.5" CALIPER MINIMUM) FOR EVERY FORTY (40) FEET OF STREET FRONTAGE WITH A MINIMUM OF ONE (1) STREET TREE PER STREET FRONTAGE.
  - STREET TREE SPACING MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAYS, UTILITIES, ETC. SO LONG AS THE MINIMUM SPACING REQUIREMENT IS MET.
  - STREET TREES SHALL BE MEDIUM OR LARGE OVERSTORY TREES IN ACCORDANCE WITH THE CITY OF LAKELAND TREE SPECIES SELECTION LIST.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	31.00	N88°26'10"E
L2	33.24	N59°49'54"E
L4	18.76	N39°16'12"E
L5	10.79	S56°59'32"E
L6	53.96	N88°08'01"E
L7	26.50	S01°51'59"E
L8	9.26	S88°08'01"W
L9	44.70	S88°08'01"W
L10	10.65	N56°59'32"W
L11	39.68	S01°39'55"E
L12	44.63	S23°27'16"E
L13	9.50	N66°32'44"E
L14	4.63	S23°27'16"E
L15	9.50	N66°32'44"E
L16	4.63	S23°27'16"E
L17	45.61	N39°16'12"E
L18	39.70	S01°39'55"E
L19	56.41	N56°59'32"W
L20	53.96	N88°08'01"E
L21	29.11	N43°08'01"E
L22	45.61	N39°16'12"E
L23	39.73	S01°39'55"E

**CURVE TABLE**

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BRNG
C1	202.35'	26.72'	007°33'53"	26.70'	S75°41'53"E
C2	34.50'	46.83'	077°46'47"	43.32'	S40°35'23"E
C3	34.50'	46.89'	077°51'55"	43.36'	N37°12'27"E
C4	202.35'	41.12'	011°38'40"	41.05'	N70°19'21"E
C5	40.00'	62.83'	090°00'00"	56.57'	S68°27'16"E
C6	469.50'	98.09'	011°58'12"	97.91'	S17°28'10"E
C7	469.50'	70.40'	008°35'27"	70.33'	N07°11'21"W
C8	469.50'	8.42'	001°01'39"	8.42'	N02°22'48"W
C9	234.50'	3.23'	000°47'18"	3.23'	N01°28'20"W
C10	234.50'	71.20'	017°23'44"	70.92'	N07°37'11"E
C11	234.50'	93.94'	022°57'09"	93.31'	N27°47'37"E
C12	34.50'	50.42'	083°44'17"	46.05'	N81°08'20"E
C13	90.50'	42.48'	026°53'48"	42.09'	S70°26'26"E
C14	90.50'	12.60'	007°58'39"	12.59'	S87°52'39"E
C15	59.50'	93.46'	090°00'00"	84.15'	S46°51'59"E
C16	35.00'	23.62'	038°40'21"	23.18'	S17°28'12"W
C17	35.00'	5.50'	009°00'09"	5.49'	S41°18'27"W
C18	40.00'	47.68'	068°17'47"	44.91'	S11°39'38"W
C19	40.00'	29.39'	042°05'36"	28.73'	S43°32'03"E
C20	40.00'	30.08'	043°05'30"	29.38'	S86°07'36"E
C21	40.00'	30.14'	043°10'40"	29.44'	N50°44'19"E
C22	40.00'	45.98'	065°51'51"	43.49'	N03°46'56"W
C23	40.00'	8.96'	012°49'38"	8.94'	N43°07'41"W
C24	35.00'	29.12'	047°40'31"	28.29'	N25°42'14"W
C25	90.50'	12.94'	008°11'31"	12.93'	N05°57'45"W
C26	34.50'	20.41'	033°53'54"	20.12'	N06°53'27"E

**CURVE TABLE**

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BRNG
C27	34.50'	13.47'	022°22'13"	13.38'	N35°01'30"E
C28	40.50'	46.68'	066°02'24"	44.14'	N13°11'25"E
C29	40.50'	27.06'	038°17'14"	26.56'	N38°58'24"W
C30	40.50'	45.92'	064°57'34"	43.50'	S89°24'12"W
C31	40.50'	11.92'	016°51'59"	11.88'	S48°29'25"W
C32	35.00'	33.84'	055°23'42"	32.54'	N68°11'29"E
C33	90.50'	12.94'	008°11'31"	12.93'	S87°46'13"E
C34	59.50'	36.22'	034°52'27"	35.66'	N74°25'45"W
C35	34.50'	47.80'	079°23'11"	44.07'	N17°17'56"W
C36	215.50'	83.36'	022°09'44"	82.84'	N11°18'48"E
C37	215.50'	7.14'	001°53'51"	7.14'	N00°43'00"W
C38	40.00'	62.83'	090°00'00"	56.57'	N21°32'44"E
C39	485.00'	182.74'	021°35'18"	181.66'	S12°39'38"E
C40	250.00'	179.49'	041°08'11"	175.66'	S18°42'06"W
C41	200.00'	17.90'	005°07'45"	17.90'	N36°42'19"E
C42	200.00'	124.99'	035°48'22"	122.96'	N16°14'16"E
C43	75.00'	45.65'	034°52'27"	44.95'	S74°25'45"E
C44	75.00'	58.90'	045°00'00"	57.40'	N69°21'59"W
C45	75.00'	58.90'	045°00'00"	57.40'	N24°21'59"W
C46	500.50'	188.58'	021°35'18"	187.47'	S12°39'38"E
C47	265.50'	190.62'	041°08'11"	186.55'	S18°42'06"W
C48	184.50'	131.82'	040°56'07"	129.03'	N18°48'08"E

**DETENTION EASEMENT NOTE:**

THE AREAS DENOTED BY "DETENTION EASEMENT" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE DETENTION EASEMENT IS RESERVED FOR STORMWATER DETENTION. THE STORMWATER DETENTION SYSTEMS LOCATED IN THESE AREAS, EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR PROPERTY OWNERS' ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN ON FILE IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, AND OUTLET CLEANING.

**SIDWALK CHART**

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
MOUDRY LANE	5 FEET	EAST	4.5 FEET
MOUDRY RUN COVE	5 FEET	BOTH	4.5 FEET

THE REQUIRED SIDWALKS SHALL BE INSTALLED ACROSS THE FRONTAGE OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE THE BUILDING. EXISTING SIDWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE BUILDING.

**FINAL DEVELOPMENT PLAN**  
**LOT A & COMMERCIAL COS AMENDED**  
**WINSTEAD FARMS**  
**PLANNED MIXED USE DEVELOPMENT**

RECORDED IN P.B. 239, PG. 2

LAKELAND, TENNESSEE  
 SUBDIVIDED RESIDENTIAL LOTS: 25  
 ZONED: I-L (LIGHT INDUSTRIAL) W/ PD OVERLAY  
 AREA: 12.21 ACRES  
 DATE: JULY 13, 2020  
 OWNER: RENAISSANCE DEVELOPMENTS, LLC  
 DEVELOPER: RENAISSANCE DEVELOPMENTS, LLC  
 3157 HIGHWAY 64, SUITE 200 - EADS, TN 38028

RECORDED: 20078879-07/29/2020 02:22:57 PM  
 BK 287 PG 2  
 Sheldandra Y. Ford  
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

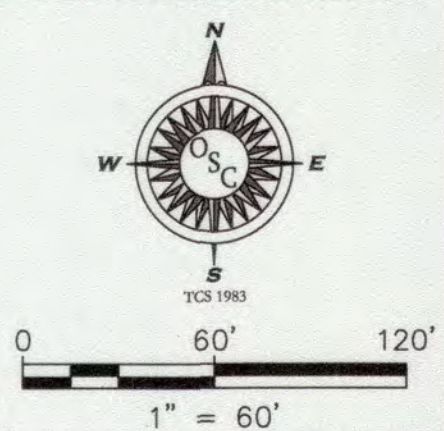
1 OF 2

**PROPERTY OWNER:** RENAISSANCE DEVELOPMENTS, LLC  
 3157 HIGHWAY 64, STE. 200  
 EADS, TN 38028  
 901-466-4101

**DEVELOPER:** RENAISSANCE DEVELOPMENTS, LLC  
 3157 HIGHWAY 64, STE. 200  
 EADS, TN 38028  
 901-466-4101

**ENGINEER:** McCARTY GRANBERRY ENGINEERING  
 198 PROGRESS ROAD  
 COLLIERVILLE, TN 38017  
 901-221-0075

**SURVEYOR:** OLLAR SURVEYING COMPANY, LLC  
 3157 HIGHWAY 64, STE 250  
 EADS, TN 38028  
 901-465-5555

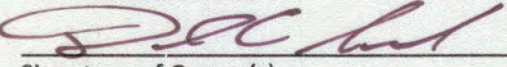




CERTIFICATE OF OWNERS AND DEDICATION

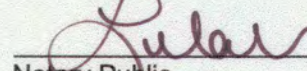
The undersigned, RENAISSANCE DEVELOPMENTS, LLC, hereby certify that they are the owners of the foregoing property and that the plat is with the free consent and in accordance with the desires of the above named owners, proprietors, do hereby dedicate to the City of Lakeland all Public Improvements, Easements, or lands herein specifically identified for dedication, for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

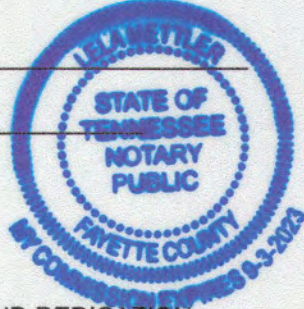
Date: JULY 13, 2020

  
Signature of Owner(s)

NOTARY'S CERTIFICATE

State of Tennessee County of Shelby Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Douglas Swink, with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of LOT A & COMMERCIAL COS AMENDED, WINSTEAD FARMS PLANNED MIXED USE DEVELOPMENT, and he as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the 13<sup>th</sup> day of July, 2020.

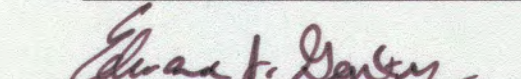
  
Notary Public  
My Commission expires: \_\_\_\_\_



CERTIFICATE OF MORTGAGEE AND DEDICATION

We, the Mortgagee, BANK 3, do hereby freely consent to the Subdivision of this property in accordance with the Final Plat; dedicate the Public Improvements, Easements, or lands herein specifically identified for dedication, to the appropriate agencies as outlined in this Plat and approved by the Municipal Planning Commission of Lakeland, Tennessee for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

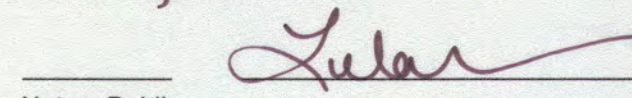
Date: 7/13/20

  
Signature of Authorized Agent of Mortgagee

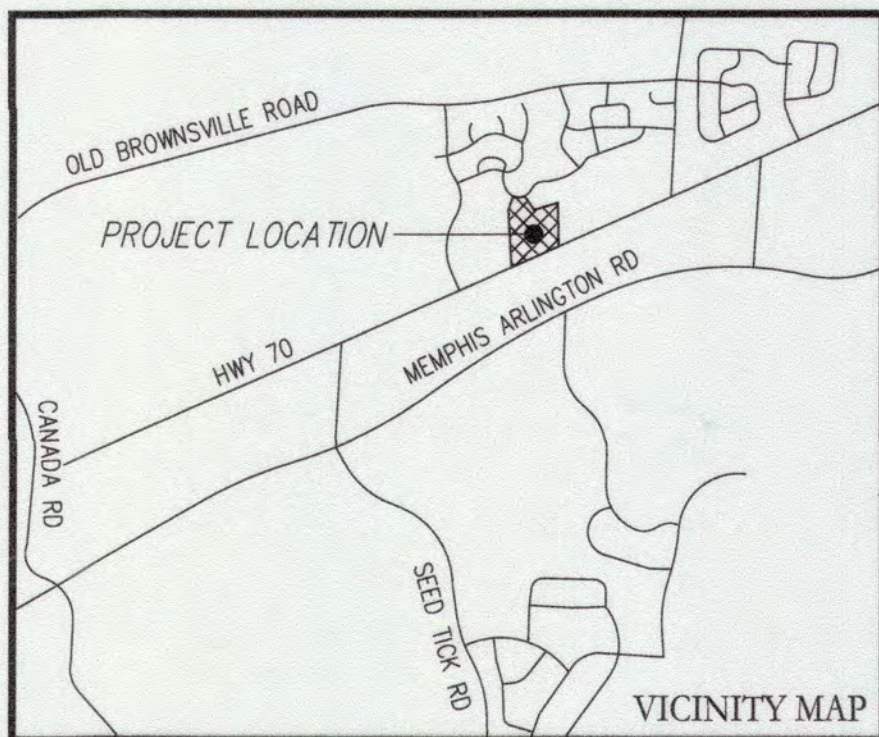
NOTARY'S CERTIFICATE

State of Tennessee  
County of Shelby  
Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Edward J. Gentry (printed name) of Bank 3, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Executive Vice President (title) of the Bank 3, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.

In witness whereof, I hereunto set my hand and affix my seal this, the 13<sup>th</sup> day of July, 2020.

  
Notary Public

My Commission expires: \_\_\_\_\_



**DEVELOPER**  
RENAISSANCE DEVELOPMENTS, LLC  
3157 HIGHWAY 64, STE. 200  
EADS, TN 38028  
901-466-4101

**PROPERTY OWNER**  
RENAISSANCE DEVELOPMENTS, LLC  
3157 HIGHWAY 64, STE. 200  
EADS, TN 38028  
901-466-4101

FINAL DEVELOPMENT PLAN  
LOT A & COMMERCIAL COS AMENDED  
WINSTEAD FARMS  
PLANNED MIXED USE DEVELOPMENT  
RECORDED IN P.B. 239, PG. 2

LAKELAND, TENNESSEE  
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**ENGINEER**  
McCARTY GRANBERRY ENGINEERING  
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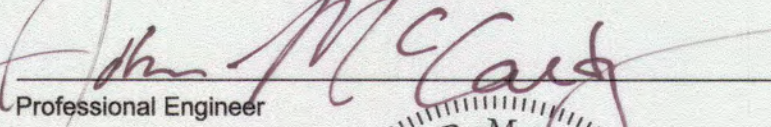
**SURVEYOR**  
OLLAR SURVEYING COMPANY, LLC  
3157 HIGHWAY 64, STE 250  
EADS, TN 38028  
901-465-5555

CERTIFICATE OF ENGINEER

I, JOHN R. McCARTY, a Professional Engineer, do hereby certify that the design of public and private improvements provided for in the Preliminary Plat / Construction Plans / Final Plat (whichever is applicable) are in accordance with acceptable engineering practices, the Tennessee Department of Environment and Conservation, City of Lakeland Manual for Public Works and Materials Specifications, and all City of Lakeland ordinances, including Subdivisions.

In witness whereof, I, the said JOHN R. McCARTY, a Professional Engineer, hereunto set out hand and affix my seal this 13<sup>th</sup> day of JULY, 2020.

Tennessee Registration No. 111644

  
Professional Engineer

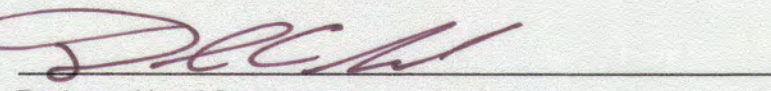


CERTIFICATE OF SURVEYOR

I, DOUGLAS C. SWINK, hereby certify that this plat was prepared from notes taken during an actual survey made by me during the month of April 2018, and that this Final Development Plan correctly represents said survey. All bearings are referenced to the 1983 Tennessee State Plane Coordinate System; all new property corners are marked in accordance with Lakeland Subdivision Standards; the precision of the unadjusted survey is 1:10,000 or greater and all special flood hazard areas are properly located as per the latest Flood Insurance Rate Map. All dimensions are expressed in feet and decimals. All bearings, distances, and field information are true and correct to the best of my knowledge.

In witness whereof, I the said DOUGLAS C. SWINK, a Land Surveyor, hereunto set out hand and affix my seal this 13<sup>th</sup> day of July, 2020.

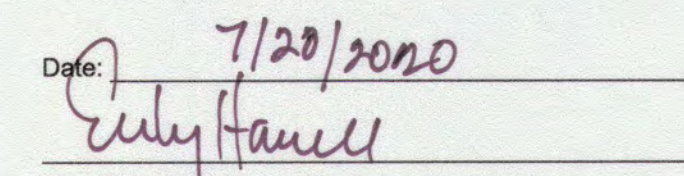
Tennessee Registration No. 1677

  
Registered Land Surveyor



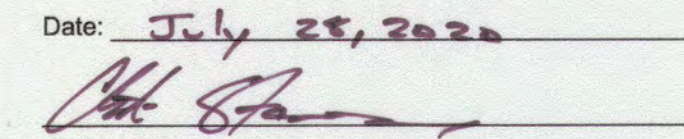
CERTIFICATE OF CITY ENGINEER

The Final Development Plan is reviewed and deemed compliant with the Land Development Regulations, subject to any waivers, modifications, or variances thereof granted by the City of Lakeland.

Date: 7/20/2020  
  
City Engineer

CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL - SUBDIVISION

I, Clint Starnes do hereby certify that the City of Lakeland Municipal Planning Commission has approved this Final Development Plan. The signing of this certificate shall in no way be deemed to constitute or effect an acceptance of the dedication of any street, improvement, or other ground shown upon the plat.

Date: July 28, 2020  
  
MPC Secretary

CERTIFICATE OF PLANNING REVIEW AND COMPLIANCE

The Preliminary / Final Plat / Minor Site Plan Review / Site Plan Review (whichever is applicable) is reviewed and deemed compliant with the Land Development Regulations, subject to any waivers, modifications, or variances thereof granted by the City of Lakeland.

Date: \_\_\_\_\_  
Code Administrator

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07/29/2020 02:22:57 PM  
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Shelandra Y. Ford  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE