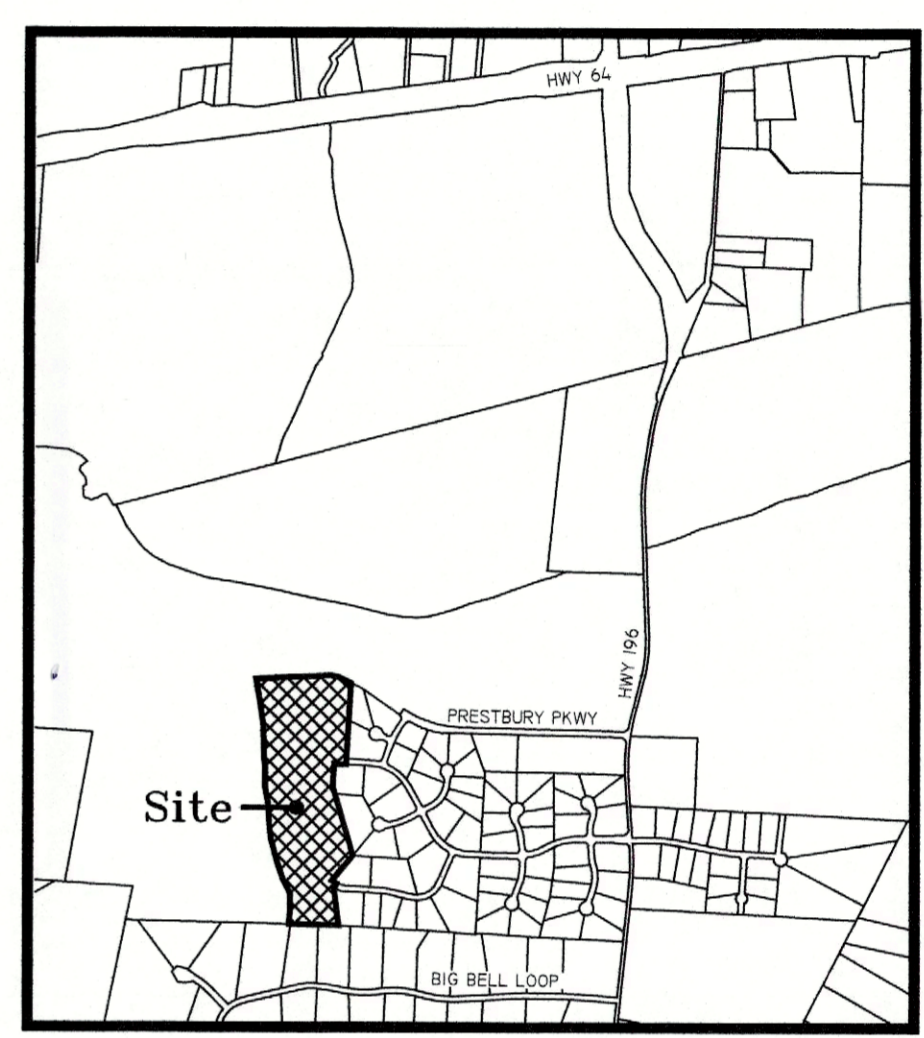


BOUNDARY  
 EXISTING RIGHT-OF-WAY/PROPERTY  
 SETBACK  
 PROPOSED UTILITY EASEMENT

LOT NO.	CULVERT SIZE
69	15
70	15
71	15
72	15
73	15
74	15
75	15
76	15
77	15
78	15
79	15
80	15
81	15
82	15
83	18
84	15
85	15
86	24
87	30
88	30
89	30
90	24



VICINITY MAP  
 1" = 1,000'

FINAL PLAT	
SUBDIVISION PLAT DATA	
SUBDIVISION NAME	Canterbury Manor Phase III
Parcel ID	102 012.00 & 102 012.65
EXISTING ZONING	R3
GROSS ACREAGE OF SUBJECT PROPERTY	31.55 AC
SUBDIVISION ACREAGE	28.33 AC
R.O.W. ACREAGE	3.08 AC
COMMON OPEN SPACE ACREAGE	0.14 AC
TOTAL LOTS	23
MINIMUM LOT	1.00 AC
MAXIMUM LOT	1.99 AC
MINIMUM LOT WIDTH (AT SETBACK)	125 FT
DENSITY (UNITS PER ACRE)	1.37
BULK RESTRICTIONS	
MINIMUM REQUIRED SETBACKS	
FRONT YARD:	55 FT
SIDE YARD:	15 FT
REAR YARD:	15 FT
OWNERSHIP: RENAISSANCE DEVELOPMENTS, LLC	
ADDRESS:	3157 HWY 64, SUITE 200 EADS, TN 38028
CONTACT NAME:	DOUG SWINK
APPLICANT/DESIGN PROFESSIONAL: RENAISSANCE DESIGN STUDIO	
ADDRESS:	3157 HWY 64, SUITE 200 EADS, TN 38028
PHONE NO.:	901-466-4101
FAX NO.:	901-466-4104
E-MAIL ADDRESS:	josh@rendevco.net
CONTACT NAME:	JOSH BURNETTE, P.E.

LINE #	LENGTH	DIRECTION
L1	103.96	N86° 57' 10"W
L2	55.52	S23° 47' 13"W
L3	78.98	S36° 05' 54"W
L4	78.98	N36° 05' 54"E
L5	35.00	N86° 57' 10"W
L6	38.06	N36° 05' 54"E
L7	38.06	S36° 05' 54"W
L8	36.58	S36° 05' 54"W
L9	36.58	N36° 05' 54"E

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	250.27	720.00	S77° 26' 23"E	249.01
C2	50.76	250.00	S60° 23' 49"E	50.67
C3	24.00	275.00	S63° 42' 48"E	23.99
C4	70.19	275.00	S53° 54' 06"E	70.00
C5	109.96	35.00	S53° 54' 06"E	70.00
C6	144.80	275.00	S31° 30' 20"E	143.15
C7	297.32	875.00	S6° 41' 14"E	295.89
C8	44.17	60.00	N24° 08' 07"E	43.18
C9	50.36	60.00	N69° 16' 14"E	48.90
C10	50.36	60.00	S62° 58' 09"E	48.90
C11	50.36	60.00	S14° 32' 32"E	48.90
C12	61.70	60.00	S38° 57' 50"W	59.02
C13	68.46	60.00	S35° 44' 07"W	64.81
C14	59.27	25.00	S41° 57' 10"E	35.36
C15	59.27	25.00	S48° 02' 50"W	35.36
C16	59.27	25.00	N41° 57' 10"W	35.36
C17	59.27	25.00	N48° 02' 50"E	35.36
C18	63.68	850.00	S0° 54' 04"W	63.66
C19	62.97	900.00	N° 02' 35"E	62.96
C20	185.13	850.00	S7° 29' 03"E	184.76
C21	155.42	900.00	N5° 54' 32"W	155.23
C22	40.02	850.00	S15° 04' 21"E	40.02
C23	87.42	900.00	N13° 38' 20"W	87.39
C24	166.50	250.00	S35° 30' 04"E	165.44
C25	51.90	300.00	N19° 28' 03"W	51.88
C26	84.96	300.00	N30° 37' 37"W	84.68
C27	32.65	25.00	N° 19' 15"W	30.38
C28	47.68	60.00	N13° 19' 57"E	46.44
C29	50.86	60.00	N33° 43' 09"W	49.36
C30	89.95	60.00	S79° 02' 48"W	81.76
C31	16.33	25.00	S54° 48' 29"W	16.04
C32	27.86	303.00	S53° 54' 06"E	27.85
C33	20.21	12.50	S10° 13' 07"E	18.08
C34	84.82	27.00	N53° 54' 06"W	54.00
C35	20.21	12.50	N82° 24' 56"E	18.08
C36	224.32	720.00	N78° 28' 20"W	223.41
C37	25.95	720.00	N68° 30' 52"W	25.95



PLAT PREPARED BY:  
**OLLAR**  
 SURVEYING COMPANY, LLC  
 3157 Hwy 64, Ste. 250 - Eads, TN 38028  
 901.465.5555 - OllarSurveying.com

RECORDED:  
 BK/PG: 12/144-144  
 26001895  
 TPRESSAL PLAT  
 EDDIE BATCH 143822  
 03/31/2026 - 09:15 AM  
 VALUE 0.00  
 MORTGAGE TAX 0.00  
 TRANSFER TAX 0.00  
 RECORDING FEE 30.00  
 DP FEE 2.00  
 REGISTER'S FEE 0.00  
 TOTAL AMOUNT 32.00  
 STATE OF TENNESSEE, FAYETTE COUNTY  
 ED PATTAI  
 REGISTERED CLERK

FINAL PLAT	
<b>Canterbury Manor</b>	
PHASE III	
FAYETTE COUNTY, TENNESSEE	
31.55 AC - 23 LOTS MAP 102, PARCELS: 012.65, REMAINDER OF 012.00	
ZONE: R-3	
DEVELOPER: RENAISSANCE DEVELOPMENTS, LLC 3157 HWY 64 SUITE 200 EADS, TN 38028	ENGINEER: RENAISSANCE DESIGN STUDIO 3157 HWY 64 SUITE 200 EADS, TN 38028
SCALE: 1" = 100'	MARCH 2026

**OWNER'S CERTIFICATE (RESIDENTIAL SUBDIVISION)**

I, Renaissance Developments, LLC HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THIS SUBDIVISION SITE AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH EASEMENTS AS SPECIFIED HEREON, AND DEDICATE ALL ROADS, PARKS, UTILITIES, AND OTHER FACILITIES AND/OR INFRASTRUCTURE TO PUBLIC OR PRIVATE USE AS NOTED HEREON.

OWNER: [Signature] DATE: 3/16/2026

TITLE: Member

STATE OF TENNESSEE  
COUNTY OF FAYETTE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, APPEARED [Signature] WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGE HIMSELF TO BE OWNER(S) OF CANTERBURY MANOR PHASE III, AND HE AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

IN WITNESS WHEREOF, I HEREUNTO SET OUT MY HAND AND AFFIX MY SEAL THIS 16th DAY OF March, 2026.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 08-28-2027

**PROPERTY ASSESSOR'S CERTIFICATE**

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

Mark A. Wood 03-31-2026  
FAYETTE COUNTY PROPERTY ASSESSOR  
OR AUTHORIZED AGENT DATE

**MORTGAGEE'S CERTIFICATE**

WE, THE UNDERSIGNED, Guaranty Bank & Trust (PRINTED NAME OF MORTGAGEE), MORTGAGEE OF THE PROPERTY SHOWN, HEREBY AGREE TO THIS PLAN OF SUBDIVISION AND DEDICATE THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEE DULY AUTHORIZED SO TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

[Signature] 03/06/26  
MORTGAGEE (SIGNATURE) DATE

STATE OF TENNESSEE  
COUNTY OF FAYETTE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED [Signature] (PRINTED NAME OF Guaranty Bank & Trust) WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF TO BE Debra M. Mingo (TITLE) OF THE Guaranty Bank & Trust, 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 16th DAY OF March, 2026.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 08-28-2027

**CERTIFICATE OF APPROVAL OF MAJOR SUBDIVISION, PUBLIC WORKS**

I, Wagner Powell (PRINTED NAME OF SIGNER) DO HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION AND ASSOCIATED ENGINEERING DESIGN AND CONSTRUCTION DOCUMENTS SUBSTANTIALLY CONFORM TO THE REQUIREMENTS OF FAYETTE COUNTY'S SUBDIVISION REGULATIONS, TECHNICAL SPECIFICATIONS, AND ZONING ORDINANCE, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS PLAN OF SUBDIVISION.

[Signature] 3-23-26  
PUBLIC WORKS DIRECTOR DATE

**CERTIFICATE OF SURVEY**

I, JASON LEE HARRIS, DO HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) 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 "1" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE AND THAT THE RATION OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

[Signature] MARCH 5, 2026  
LICENSED LAND SURVEYOR NO. 3007 DATE



**CERTIFICATE OF ACCURACY OF ENGINEERING & DESIGN**

I, JOSHUA W. BURNETTE, A PROFESSIONAL CIVIL ENGINEER, DO HEREBY CERTIFY THAT THE PLANS AND ENGINEERING DESIGNS GOVERNING THE CONSTRUCTION OF THIS SUBDIVISION ARE TRUE AND CORRECT, AND CONFORM TO REQUIREMENTS SET FORTH IN THE SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF FAYETTE COUNTY.

[Signature] MARCH 5, 2026  
REGISTERED PROFESSIONAL ENGINEER DATE



**CERTIFICATE OF ADEQUACY OF STORM DRAINAGE**

I, JOSHUA W. BURNETTE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM DRAINAGE FOR CANTERBURY MANOR PHASE III TO ASSURE THAT NEITHER SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR LEAVING THE SAME.

IN WITNESS WHEREOF, I, JOSHUA W. BURNETTE, REGISTERED CIVIL ENGINEER HEREUNTO SET OUT MY HAND AND AFFIX MY SEAL THIS 5th DAY OF MARCH, 2026.

[Signature] MARCH 5, 2026  
REGISTERED PROFESSIONAL ENGINEER DATE



**CERTIFICATE OF COMMON AREAS DEDICATION**

WE, Renaissance Developments, LLC IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN CANTERBURY MANOR PHASE III FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE-DESCRIBED AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE OF THE HOMEOWNERS WITHIN THE NAMED SUBDIVISION AND ARE GOVERNED BY THE PROVISIONS RECORDED AT INSTRUMENT R.O.F.C. [Number] WHICH ARE HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

[Signature] 3/16/2026  
OWNER DATE

**CERTIFICATE OF APPROVAL OF THE FAYETTE COUNTY REGIONAL PLANNING COMMISSION**

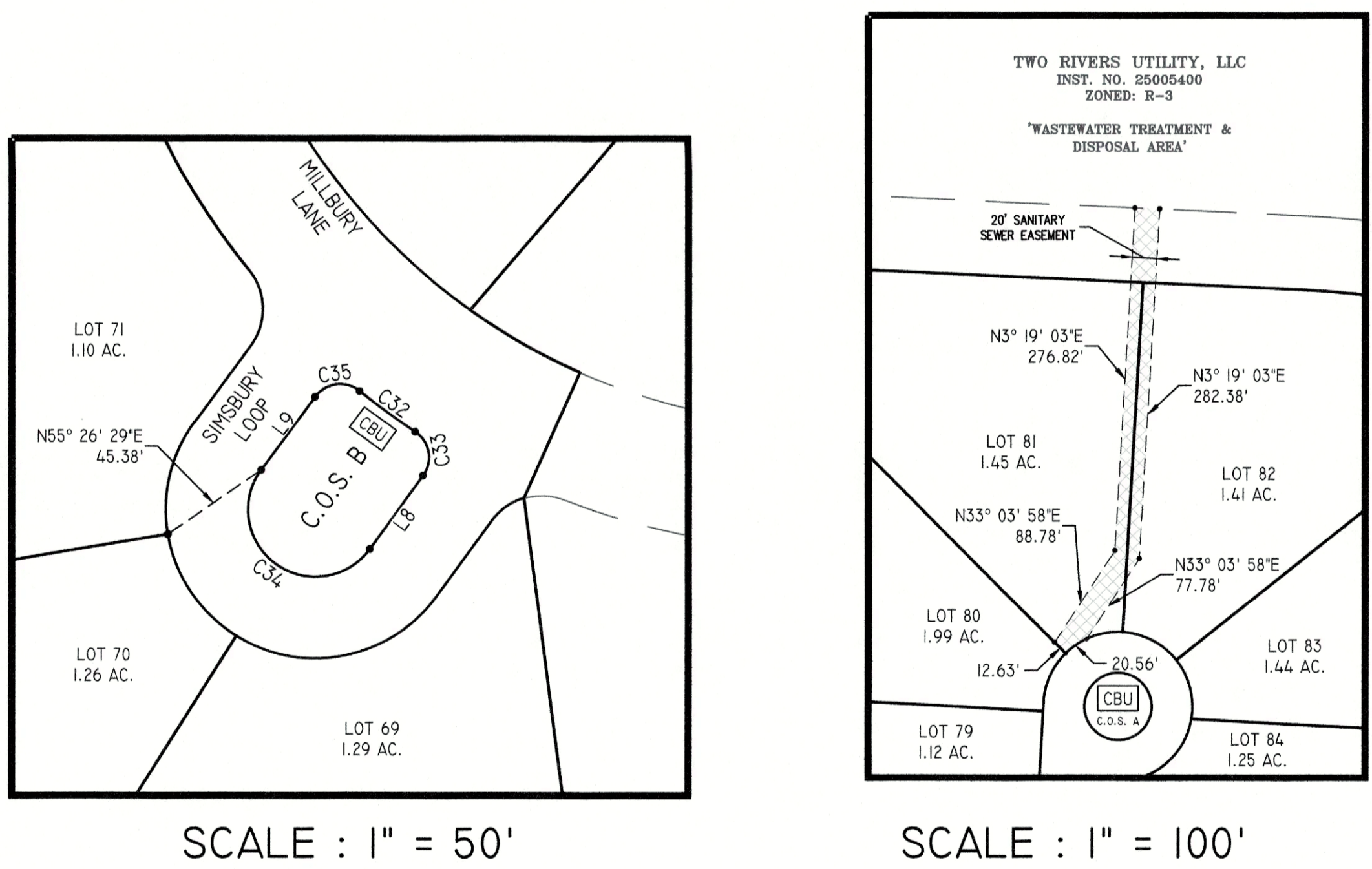
I HEREBY CERTIFY (1) THAT THE DESIGN OF THIS SUBDIVISION CONFORMS TO THE SUBDIVISION REGULATIONS OF FAYETTE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED HEREON; (2) THAT TO THE BEST OF MY KNOWLEDGE ALL REQUIRED MONUMENTS, ROADS, SIGNS, UTILITIES, DRAINAGE IMPROVEMENTS, AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED TO THE APPROVED DESIGN SPECIFICATIONS; AND (3) THAT THIS PLAN OF SUBDIVISION HAS BEEN APPROVED BY THE FAYETTE COUNTY REGIONAL PLANNING COMMISSION FOR RECORDATION AT THE OFFICE OF FAYETTE COUNTY REGISTER.

3-31-26 [Signature]  
DATE SECRETARY, PLANNING COMMISSION

**CERTIFICATE OF APPROVAL OF STREET NAMES**

I, Caroline Mingo HEREBY APPROVE THE STREET NAMES FOR CANTERBURY MANOR PHASE III SUBDIVISION.

[Signature] 3/18/26  
REPRESENTATIVE DATE



SCALE : 1" = 50'

SCALE : 1" = 100'

- NOTES:**
- Plat prepared for Renaissance Developments, LLC.
  - A portion of this property is located in Zone X (Shaded) (Areas of 0.2% annual chance flood (previously referred to as 500 year floodplain) which is a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47047C0280C, Community Panel No. 470352 0280 C, Effective Date: November 5, 2008. The limits of Zone X (Shaded), as shown hereon, were scaled onto this plat from Flood Insurance Rate Map, Map No. 47047C0280C, Community Panel No. 470352 0280 C, Effective Date: November 5, 2008.
  - Gas and electric to be designed according to specifications provided by the appropriate utility authority having jurisdiction over this property.
  - All C.O.S.'s will be owned and maintained by the Homeowner's Association. All landscaping within the C.O.S.'s will be maintained in perpetuity by the Homeowner's Association.
  - There is no public sewer available to this site. Lot sewerage will utilize a collective septic system approved by the State of Tennessee.
  - Water supply will be with wells. There is no public water supply closer than the Highway 64 and Highway 196 intersection (approx. 1.25 miles).
  - Stormwater management will consist of pipes, open swales and/or ditches and/or retention ponds as required. Drainage swales/ditches shall be preserved along side yard property lines.
  - All road R.O.W. widths are 50', unless otherwise shown.
  - Owners of the lots shall be subject to the covenants, conditions, and restrictions of the Home Owners Association as recorded in Inst. # 202007816 in the Registers Office, Fayette County, Tennessee.
  - Owners of the lots shall be subject to the first amendment to declaration of protective covenants and restrictions for the Home Owners Association as recorded in Inst. # 202007848 in the Registers Office, Fayette County, Tennessee.
- MINIMUM BUILDING SETBACKS:**
- Eighty (80) feet from the centerline of Proposed Roads (55' from the road R.O.W.) for both principle and accessory buildings, unless shown otherwise.
  - Fifteen (15) feet from all side and rear lot lines for both principle and accessory buildings.
  - Fifteen (15) feet
- UTILITY EASEMENTS:**
- Fifteen (15) feet from all front, side and rear lot lines, unless otherwise noted.



PLAT PREPARED BY:  
**OLLAR**  
SURVEYING COMPANY, LLC  
3157 Hwy 64, Ste. 250 - Eads, TN 38028  
901.465.5555 - OllarSurveying.com

RECORDED:

BK/PG: 12/144-144	
26001895	
TRUSTAL PLAT	
EDDIE BATCH: 143822	
03/31/2026 - 09:15 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
12% FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	

FINAL PLAT

**Canterbury Manor**  
PHASE III

FAYETTE COUNTY, TENNESSEE

31.55 AC - 23 LOTS  
MAP 102, PARCELS: 012.65, REMAINDER OF 012.00

ZONE: R-3

DEVELOPER: RENAISSANCE DEVELOPMENTS, LLC  
3157 HWY 64 SUITE 200  
EADS, TN 38028

ENGINEER: RENAISSANCE DESIGN STUDIO  
3157 HWY 64 SUITE 200  
EADS, TN 38028

SCALE: 1"=100'

MARCH 2026