



Tom Leatherwood
Shelby County Register

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05026316	
02/18/2005 ~ 02:09 PM	
2 PGS : R - SUBDIVISION PLAT	
KATHY 293609-5026316	
PLAT BOOK : 217	
PAGE : 16	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

1. A FIVE (5) FOOT UTILITY EASEMENT IS RESERVED ALONG ALL SIDE AND REAR LOT LINES EXCEPT WHERE SUPERCEDED BY DRAINAGE OR SEWER EASEMENTS.
2. THE BUILDING SETBACK IS 30 FEET FROM RIGHT OF WAY (40' FROM FACE OF CURB) FOR ALL INTERIOR STREETS. THE BUILDING SETBACK IS 45 FEET FROM R.O.W. FOR BILLY MAHER ROAD.
3. THE MINIMUM SIDE YARD SETBACK SHALL BE FIVE (5) FEET, WITH A TOTAL OF TWENTY (20) FEET PER LOT WHEN END LOADED GARAGES ARE UTILIZED. IF ENDLOADED GARAGES ARE NOT UTILIZED THE SIDE YARD SHALL BE TEN (10') ON EACH SIDE OF THE LOT LINE.
4. THE REAR YARD SETBACK SHALL BE 30 FEET.
5. IT SHALL BE THE RESPONSIBILITY OF THE HOUSE BUILDER TO INSURE THAT THE HOUSE LAYOUT AND ELEVATION CONFORM TO THE APPROVED GRADING PLAN AND ALL CITY OF BARTLETT REGULATIONS.
6. THE CITY OF BARTLETT SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.

CARRIE JARVIS
ZONED COMMERCIAL
5.81 ACRES

CURVE & LINE TABLE

CURVE #	DELTA	RADIUS	TANGENT	LENGTH
1	3°42'50"	1622.00	52.59	105.14
2 (C2)	5°13'05"	150.00	6.84	13.66
3	50°05'22"	150.00	70.09	131.13
4	32°57'09"	150.00	44.36	86.27
5 (C5)	3°42'35"	300.00	9.72	19.43

NOTE: THE AREA BETWEEN THE WEST R.O.W. OF BILLY MAHER ROAD AND THE FENCE ALONG LOTS 61 THROUGH 66 SHALL BE CONSIDERED COMMON OPEN SPACE AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

R.O.W. CURVE TO MATCH PROPOSED CURVE FOR FUTURE RE-ALIGNMENT OF BILLY MAHER ROAD TO MEET GEOMETRIC DESIGN CRITERIA FOR ARTERIAL ROAD.
DELTA: 12°56'24"
R=1453.00
T=164.78
L=328.15

NOTE: LANDSCAPE SCREEN SHALL BE MODIFIED PLATE B AS APPROVED BY CITY OF BARTLETT'S DIRECTOR OF PLANNING.

BARTLETT STANDARD FENCE TO BE INSTALLED BY DEVELOPER ALONG THE RIGHT OF WAY OF BILLY MAHER ROAD FROM SOUTH LINE OF LOT 61 TO THE E.R. ON LOT 65 AND FROM THE E.R. ON LOT 66 TO THE NORTH LINE OF LOT 66.

NOTE: LOTS 61 THRU 66 SHALL NOT HAVE DIRECT ACCESS ONTO BILLY MAHER ROAD.

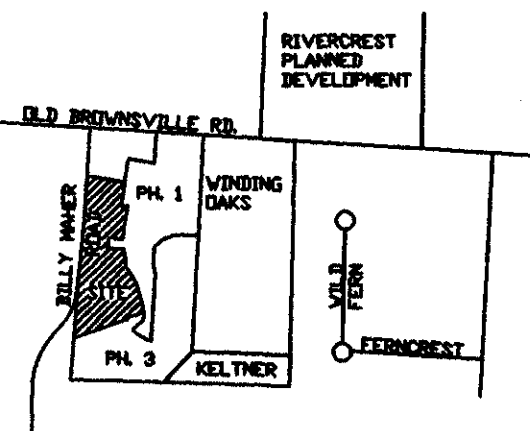
05026316
02/18/2005 - 02:09 PM
2 PGS : 8 - SUBDIVISION PLAT
KATHY 293699-5026316

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TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

VICINITY MAP n.t.s.



DIOCESE OF WEST TENNESSEE
ZONED AG

RICHARD AND FRANCES WARD
ZONED AG

LOT B (PART OF PH. 1) SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION FORMED OF ALL THE LOT OWNERS IN PHASES 1, 2, AND 3. A 5-FOOT WIDE GRASSED WALKWAY SHALL BE MAINTAINED BETWEEN THE 25 YEAR WATER SURFACE ELEVATION AND THE PERIMETER OF LOT 3. ALL LOT OWNERS IN PH. 1, 2, & 3 SHALL HAVE INGRESS/EGRESS RIGHTS ALONG THE WALKWAY. RULES OF LAKE USE SHALL BE ESTABLISHED BY THE HOME OWNERS ASSOCIATION.
NORMAL POOL=254.00
25 YR. W.S.E.=255.70
100 YR. W.S.E.=256.17
NO. 13' W

REQUIRED SIDEWALKS

STREET NAME	WIDTH SIDE	LOCATION FROM CURBLINE
LAMB WOODS DRIVE	5 FT. Both	4.5 Foot Grass Strip
DYLAN VALLEY DRIVE	5 FT. Both	4.5 Foot Grass Strip
BILLY MAHER ROAD	8 FT. East	16.5 Foot Grass Strip

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

SIDEWALK BETWEEN LOTS 46 & 47 SHALL BE CONSTRUCTED BY DEVELOPER.

SIDEWALK ALONG BILLY MAHER SHALL BE CONSTRUCTED BY DEVELOPER.

GREENBELT PATH SHALL BE CONSTRUCTED BY THE DEVELOPER. PATH SHALL BE ASPHALT (8' WIDE, 2" THICK). ROUTE SHALL LOOSELY FOLLOW SANITARY SEWER EASEMENT. EDGE OF PATH SHALL BE MINIMUM TEN FEET FROM S.M.'S. EXACT ROUTE TO BE DETERMINED SEPARATELY.

NOTE: THIS HAS BEEN SATISFIED BY CASH-IN-LEIU OF PAYMENT.

NOTE: LOT GRADING AND DRAINAGE FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTERGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE AT LEAST 5% IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2% FOR AT LEAST 8 FEET FROM THE STRUCTURE.

CHAMBERLAIN & McCREERY
8195 DEXTER ROAD #110
CORDOVA, TN 38018
DEVELOPER

THE BRAY DAVIS FIRM, LLC.
6261 STAGE PLAZA EAST
BARTLETT, TN 38134
901-383-8668
ENGINEER

ZONED: RS-18 (P.D. OVERLAY) DATE: MARCH 2002 SCALE: 1"=100' LOTS: 25 ACRES: 12.287 ACRES

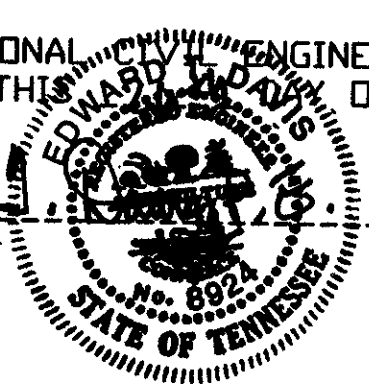
2004.005

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, EDWARD T. DAVIS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM WATER DRAINAGE FOR PHASE TWO, RAVENCREST P.D. TO ASSURE THAT NEITHER SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE BE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR LEAVING SAME.

IN WITNESS WHEREOF, I, THE SAID PROFESSIONAL CIVIL ENGINEER HERETO SET OUT HAND AND AFFIX MY SEAL THIS February 2007

PROFESSIONAL CIVIL ENGINEER Edward T. Davis
STATE OF TENNESSEE CERTIFICATE NO. 8924



CERTIFICATE OF SURVEY

I, GEAN PAUL BRAY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HAVE SURVEYED THE LANDS EMBRACED WITHIN THE PLAT DESIGNATED AS PHASE TWO, RAVENCREST P.D. A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF BARTLETT, TENNESSEE, THAT SAID PLAT IS A TRUE AND CORRECT PLAT OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE. I FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT HAS BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE.

IN WITNESS WHEREOF, I, THE SAID, GEAN PAUL BRAY, SURVEYOR, HERETO SET OUT HAND AND AFFIX MY SEAL THIS February 2007

LAND SURVEYOR
STATE OF TENNESSEE CERTIFICATE NO. 2357



OWNER'S CERTIFICATE

I, JON MCCREERY, Owner OF CHAMBERLAIN & MCCREERY, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS MY PLAN OF SUBDIVISION, AND DEDICATE THE STREETS, RIGHTS-OF-WAYS, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN AND /OR DESCRIBED TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

JON MCCREERY
CHAMBERLAIN & MCCREERY, INC.

2/2/2007 DATE

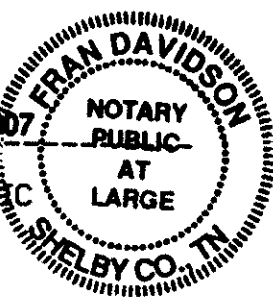
STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Jon McCreery WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS 2 DAY OF February 2007

MY COMMISSION EXPIRES 10/30/07 My Comm. Exp. Oct. 30, 2007

Frank Davidson NOTARY PUBLIC



MORTGAGEE'S CERTIFICATE

WE, THE UNDERSIGNED, N/A MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR 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.

NAME TITLE INSTITUTION DATE

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Jon McCreery WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE Owner OF Chamberlain & McCreery, Inc. AND HE AS SUCH EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS REPRESENTATIVE OF THE MORTGAGEE.

WITNESS MY HAND AND NOTARIAL SEAL, THIS 2 DAY OF February 2007

MY COMMISSION EXPIRES 10/30/07

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

I, G. David Robinson DO HEREBY CERTIFY THAT THE CITY OF BARTLETT PLANNING COMMISSION HAS APPROVED THIS PLAT OF SUBDIVISION FOR RECORDING.

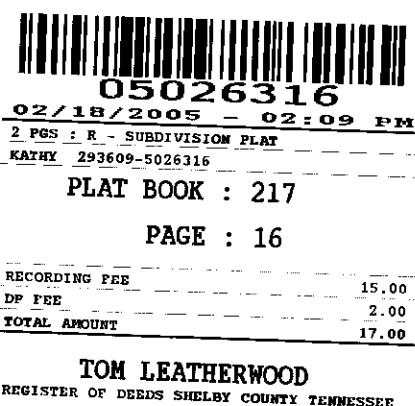
2/16/05 DATE

G. David Robinson
SECRETARY
BARTLETT PLANNING COMMISSION

RESTRICTIVE COVENANTS AND SIMILAR DOCUMENTS ARE PRIVATE IS SCOPE AND NOT SUBJECT TO GOVERNMENTAL APPROVAL AND ENFORCEMENT.

PROTECTIVE COVENANTS

1. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF THIRTY YEARS FROM THE DATE THESE COVENANTS ARE RECORDED AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
2. ENFORCEMENT - SHALL BE BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
3. SEVERABILITY - INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
4. LAND USE AND BUILDING TYPE - NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. THE MINIMUM HEATED AND FINISHED LIVING AREA OF ANY HOUSE SHALL BE 1800 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND ATTACHED TWO CAR GARAGES.
5. EASEMENTS - THERE ARE PERPETUAL EASEMENTS SHOWN HEREON RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE FOR DRAINAGE INSTALLATION AND MAINTENANCE FOR SANITARY SEWER INSTALLATION AND MAINTENANCE.
6. BUILDING LOCATION - THE LOCATION OF ANY BUILDING CONSTRUCTED SHALL BE IN ACCORDANCE WITH CITY OF BARTLETT, TENNESSEE ZONING REGULATIONS. HOWEVER, IN NO CASE SHALL A BUILDING BE LOCATED NEARER THAN THE MINIMUM BUILDING SETBACK FROM ANY STREET IN THE SUBDIVISION. FOR THE PURPOSE OF THIS COVENANT EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDING HOWEVER, THAT THIS PLAT SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCRDACH UPON ANOTHER LOT.
7. NUISANCES - NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. TEMPORARY STRUCTURE - NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
9. NO STRUCTURE OF ANY KIND (INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS AND FENCES) SHALL BE ERECTED ON ANY LOT UNTIL THE DESIGN AND PLOT PLAN THEREOF HAVE BEEN APPROVED IN WRITING BY CHAMBERLAIN & MCCREERY INC. OR A COMMITTEE APPOINTED BY THEM; HOWEVER, IN THE EVENT THAT CHAMBERLAIN & MCCREERY, INC. OR SUCH COMMITTEE FAILS TO APPROVE OR DISAPPROVE SUCH DESIGN AND PLOT PLAN WITHIN FOURTEEN (14) DAYS AFTER SUBMISSION TO THEM, THEN SUCH APPROVAL SHALL NOT BE REQUIRED. THE APPROVAL OF CHAMBERLAIN & MCCREERY, INC. OR ITS COMMITTEE MAY RESTRICT THE QUALITY OF WORKMANSHIP, MATERIALS, HARMONY OF EXTERNAL DESIGN WITH THE EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISHED GRADE ELEVATION.
10. NO RECREATIONAL VEHICLE, BOAT, OR ANY TYPE TRAILER MAY BE PARKED OR STORED ON ANY LOT UNLESS SAME IS IN A GARAGE OR IS COMPLETELY OUT OF VIEW FROM ANY AND ALL STREETS. ALL PASSENGER AUTOMOBILES SHALL BE PARKED EITHER ON THE DRIVEWAY OR IN THE GARAGE OR CARPORT. NO TRACTOR OR TRAILER MAY BE PARKED ON ANY LOT OR IN THE STREET IN FRONT OF ANY LOT.
11. NO MOTOR VEHICLE OR ANY OTHER VEHICLE, INCLUDING BUT NOT LIMITED TO A BOAT, MOTOR AND BOAT TRAILER, LAWN MOWER, TRACTOR, ETC. MAY BE STORED ON ANY LOT FOR THE PURPOSE OF REPAIR OF SAME; NO A-FRAME OR MOTOR MOUNT MAY BE PLACED ON ANY LOT NOR SHALL ANY DISABLED OR INOPERABLE VEHICLE BE STORED ON ANY LOT.
12. ALL FENCES ARE TO OF WOODEN, BRICK, OR ORNAMENTAL METAL MATERIAL OR COMBINATION THEREOF. NO CHAIN LINK FENCE SHALL BE ERECTED UNLESS LOCATED WITHIN AN AREA SURROUNDED BY A WOOD OR BRICK FENCE OF GREATER HEIGHT SO AS TO NOT BE VISIBLE FROM OUTSIDE THE FENCED AREA. NO FENCE MAY BE ERECTED BETWEEN THE SIDE OF THE RESIDENCE AND THE STREET ON ANY CORNER LOT EXCEPT THAT IT SHALL BE PERMISSIBLE TO ERECT A FENCE FROM THE RESIDENCE TO THE SIDE BUILDING SETBACK LINE IMMEDIATELY IN FRONT OF THE REAR ENTRANCE DOOR; UNDER NO CIRCUMSTANCE MAY A FENCE BE CONSTRUCTED CLOSER TO THE STREET THAN THE BUILDING SETBACK LINE. IN ADDITION, THE DESIGN AND LOCATION OF ANY FENCE MUST BE APPROVED AS REQUIRED IN PARAGRAPH "9" ABOVE.
13. VEGETABLE GARDENING WILL BE ALLOWED ONLY TO THE REAR OF THE RESIDENCE. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, AND OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT BRED OR KEPT FOR COMMERCIAL PURPOSES.
14. ANY SPECIAL LANDSCAPING SCREENS INCLUDING EARTHEN BERMS OR EMBANKMENTS, FENCING, ENTRYWAYS, AND PLANT MATERIAL SHALL REMAIN IN PLACE AND MAY NOT BE REMOVED.
15. ALL LOT OWNERS SHALL BE REQUIRED TO MAINTAIN MEMBERSHIP IN THE RAVENCREST PROPERTY HOMEOWNERS ASSOCIATION AND SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTAINENCE OF ALL COMMON AREAS WITHIN RAVENCREST PROPERTY P.D.



SHEET 2 OF 2

FINAL PLAT
PHASE TWO
RAVENCREST
PLANNED DEVELOPMENT
BARTLETT, TENNESSEE

CHAMBERLAIN & MCCREERY, INC.
8195 DEXTER ROAD #110
CORDOVA, TN 38018
DEVELOPER

THE BRAY-DAVIS FIRM, LLC.
6261 STAGE PLAZA EAST
BARTLETT, TN 38134
901-383-8668
ENGINEER

BOARD OF MAYOR AND ALDERMAN CERTIFICATE

I, A. Keith McDonald HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE BOND OR OTHER COLLATERAL IN SUFFICIENT AMOUNT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS HAS BEEN POSTED FOR THE SUBDIVISION SHOWN ON THIS PLAT AND ARE HEREBY APPROVED BY THE CITY OF BARTLETT, TENNESSEE.

2/17/05 DATE

A. Keith McDonald
MAYOR
CITY OF BARTLETT, TENNESSEE

