



Tom Leatherwood
Shelby County Register

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Office of the Shelby County Register.

	
05207284	
12/20/2005 - 01:57 PM	
2 PGS : R - PLAT	
KATHY 367276-5207284	
PLAT BOOK : 223	
PAGE : 33	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

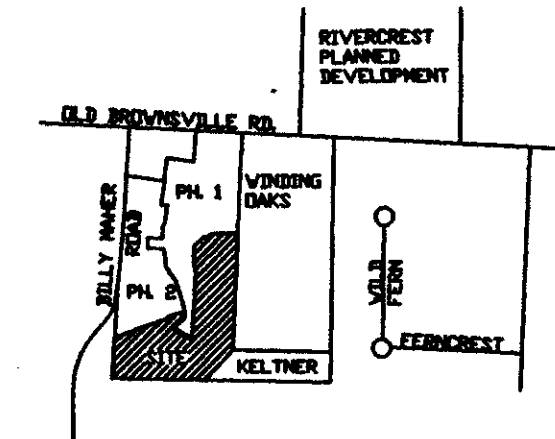
NOTES:

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 A FIVE (5) FOOT UTILITY EASEMENT IS RESERVED ALONG ALL SIDE AND REAR LOT LINES EXCEPT WHERE SUPERCEDED BY DRAINAGE OR SEWER EASEMENTS.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 STREETS.
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.
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.

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 B. 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

PHASE ONE, RAVENCREST P.D.

WINDING DAKS PLANNED DEVELOPMENT PHASES 1 AND 2
P.B. 180, PG. 68
P.B. 181, PG. 30



VICINITY MAP n.t.s.

STREET NAME	REQUIRED SIDEWALKS	LOCATION FROM CURBLINE
FRANCES WOOD DRIVE	5 FT. Both	4.5 Foot Grass Strip
RAVENCREST COVE	5 FT. Both	4.5 Foot Grass Strip
DYLAN VALLEY DRIVE	5 FT. Both	4.5 Foot Grass Strip
DYLAN VALLEY COVE	5 FT. Both	4.5 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 ALONG THE FRONT OF LOT B BETWEEN LOTS 69 & 70 SHALL BE INSTALLED BY DEVELOPER.

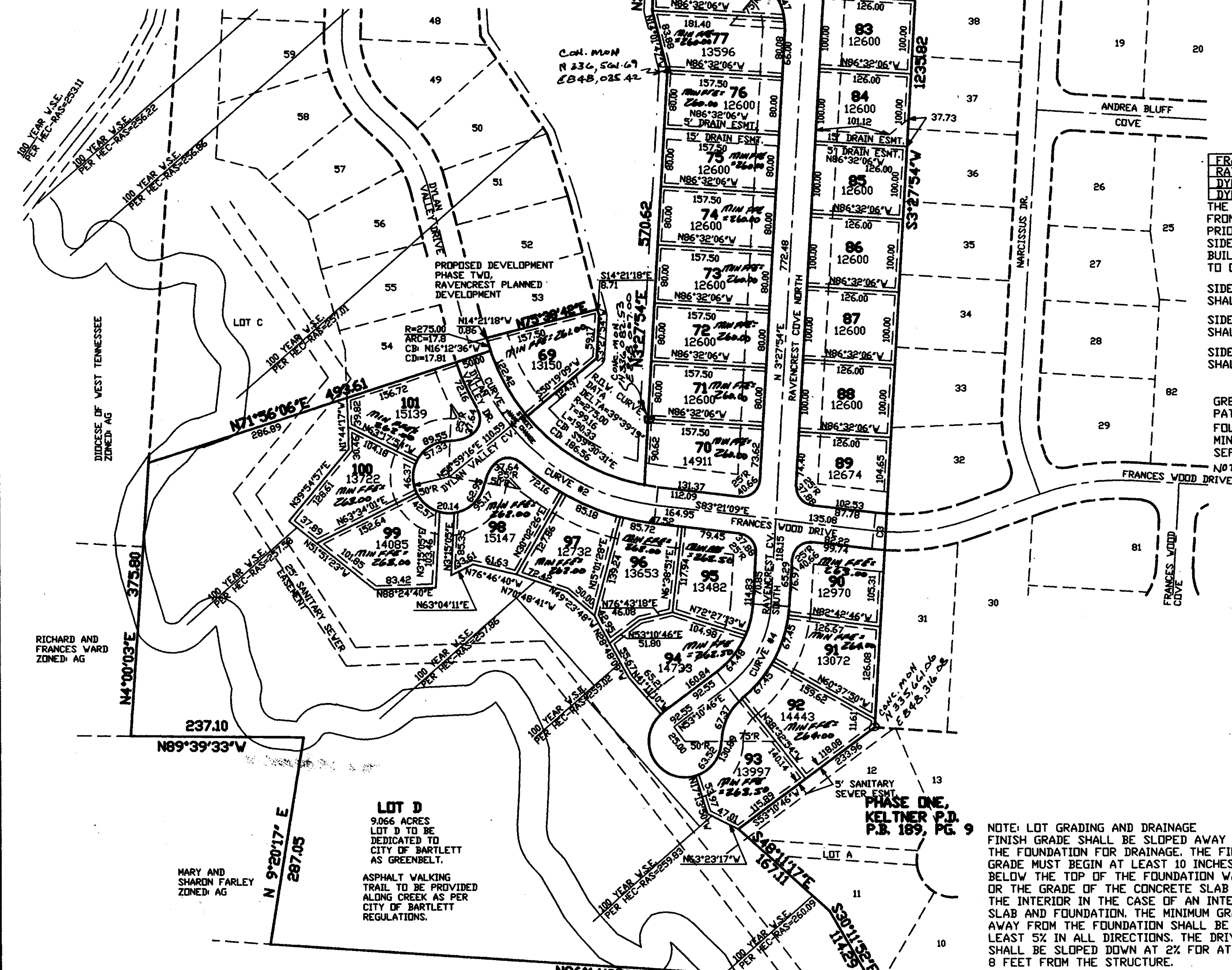
SIDEWALK ALONG THE FRONT OF LOT D BETWEEN LOTS 98 & 99 SHALL BE INSTALLED BY DEVELOPER.

SIDEWALK ALONG THE FRONT OF LOT D BETWEEN LOTS 93 & 94 SHALL BE INSTALLED 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 SHM'S. EXACT ROUTE TO BE DETERMINED SEPARATELY.

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

THE ACCESS PATH BETWEEN LOTS 98 AND 99 SHALL ALSO INCLUDE 8' WIDE ASPHALT EXTENDED TO THE GREENBELT. PATH TO BE CONSTRUCTED PRIOR TO END OF CONSTRUCTION



CURVE TABLE

CURVE #	DELTA	RADIUS	TANGENT LENGTH
1	20°56'50"	300.00	55.46
2	44°20'25"	300.00	122.25
3 (C3)	3°11'09"	290.18	9.07
4	49°42'52"	150.00	69.49

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 INTEGRAL 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.

NOTE: THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD PER F.E.M.A. FIRM MAP 47157C0105 E DATED DECEMBER 2, 1994.

FUTURE DEVELOPMENT AS PHASE THREE, CASTLE RIDGE PLANNED DEVELOPMENT OWNER: CASTLE RIDGE LLC.

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

PHASE THREE RAVENCREST PLANNED DEVELOPMENT BARTLETT, TENNESSEE

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

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 THREE, 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 MARCH DAY OF 2002.
PROFESSIONAL CIVIL ENGINEER Edward T. Davis P.E.
STATE OF TENNESSEE CERTIFICATE NO. 8934

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 THREE, 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 10th DAY OF MARCH 2005

LAND SURVEYOR Gea Paul Bray
STATE OF TENNESSEE CERTIFICATE NO. 1965

OWNER'S CERTIFICATE

I, JON MCCREERY, 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.

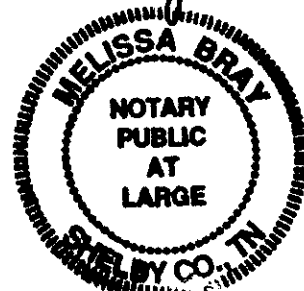
STATE OF TENNESSEE
COUNTY OF SHELBY

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 15 DAY OF December 2002

MY COMMISSION EXPIRES My Comm. Exp. Sept. 18, 2007

Melina Bray NOTARY PUBLIC



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.

12/19/05 DATE
A. Keith McDonald
CITY OF BARTLETT, TENNESSEE

MORTGAGEE'S CERTIFICATE

WE, THE UNDERSIGNED, BANK PLUS BANK, 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 TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

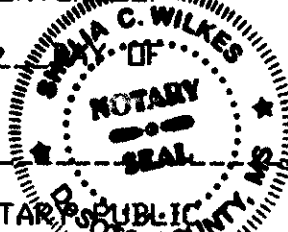
Kenneth O. Wise III S.V.P. BANK PLUS 12/16/05
NAME TITLE INSTITUTION DATE
Kenneth O. Wise III
STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Kenneth O. Wise III WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE Sr. Vice President OF BANK PLUS AND HE AS SUCH Sr. Vice President 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 16 DAY OF December 2002.

MY COMMISSION EXPIRES Jan. 19, 2007

Julia C Wilks NOTARY PUBLIC



PLANNING COMMISSION CERTIFICATE

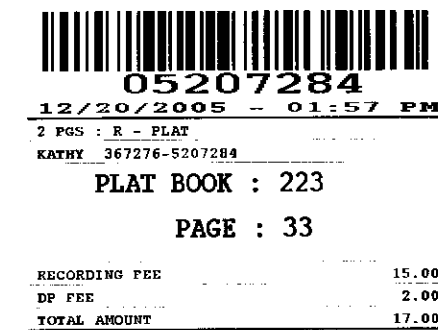
I, Richard T. Stieg, DO HEREBY CERTIFY THAT THE CITY OF BARTLETT PLANNING COMMISSION HAS APPROVED THIS PLAT OF SUBDIVISION FOR RECORDING.

12.19.05 DATE
Richard T. Stieg
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 GARAGE.
5. EASEMENTS - THERE ARE PERPETUAL EASEMENTS SHOWN HERON 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 HOMEOWNER'S ASSOCIATION AND SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTAINANCE OF ALL COMMON AREAS WITHIN RAVENCREST PROPERTY P.D.



TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY 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

SHEET 2 OF 2
FINAL PLAT
PHASE THREE
RAVENCREST
PLANNED DEVELOPMENT
BARTLETT, TENNESSEE