

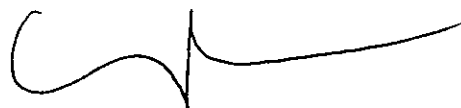
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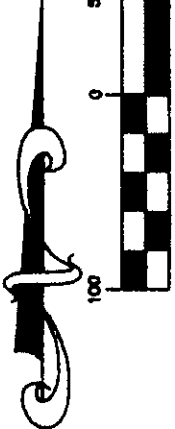
5 PGS : R - SUB PLAT	
BOBBY 29161-2054526	
PLAT BOOK : 197	
PAGE : 25	
RECORDING FEE	75.00
DP FEE	2.00
TOTAL AMOUNT	77.00

STATE of TENNESSEE, COUNTY of SHELBY

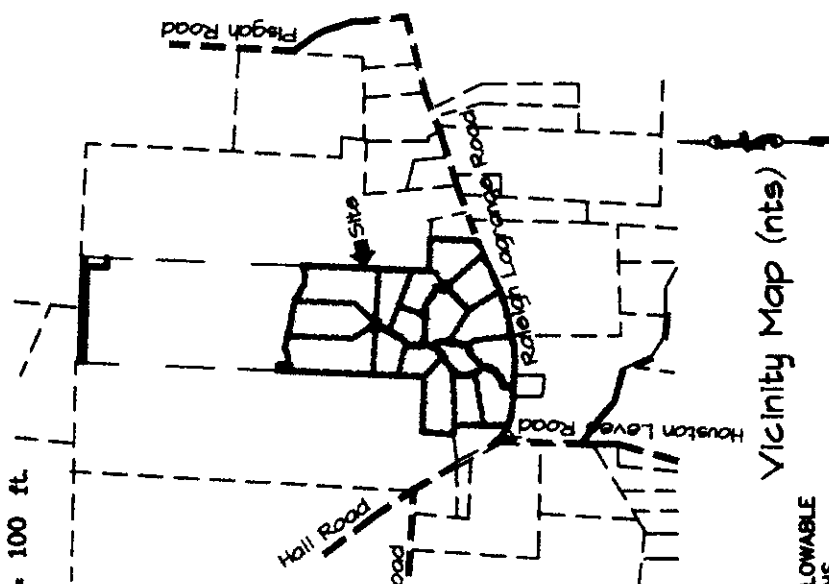
TOM LEATHERWOOD
REGISTER OF DEEDS



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft



MINIMUM SETBACK REQUIREMENTS:
50.00 FEET FRONT YARD ALONG INTERIOR ROADS
50.00 FEET REAR YARD (INTERIOR LOTS)
50.00 FEET ALONG RALEIGH-LAGRANGE ROAD
100.00 FEET VARIANCE OF THE MINIMUM SETBACK REQUIREMENTS IS ALLOWABLE AT THE DEVELOPER'S DISCRETION DUE TO SITE CONDITIONS. (TOPOGRAPHY, MAINTAINING MATURE TREES, ETC.) BUT IN NO CASE SHALL SETBACKS BE LESS THAN THE REQUIRED FOR AG ZONING.

***THIS IS A PRIVATE DEVELOPMENT THE HOMEOWNERS ASSOCIATION IS SOLELY RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF STORM DRAINS. THERE IS NOT, NOR EVER WILL BE, ANY COUNTY OR CITY RESPONSIBILITY FOR THESE FACILITIES.**

LOT #	PIPE SIZE
1	N/A
2	N/A
3	N/A
4	15"
5	18"
6	51" X 30" ARCH
7	51" X 30" ARCH
8	N/A
9	51" X 30" ARCH
10	51" X 30" ARCH
11	18"
12	N/A
13	N/A
14	N/A
15	18"
16	18"
17	N/A

02054526
04/01/2002 - 12:02 PM
PLAT BOOK 197
PAGE 25
RECORDING FEE 75.00
TOTAL AMOUNT 2161.256526
STATE OF TENNESSEE
TON LEATHERWOOD
REGISTER OF DEEDS

BENJAMIN & ALBERTA MOELLER
84.53 ACRES (NO DEED AVAILABLE)
TAX ID D02-21-167

MICHAEL LIGHTMAN
82.1 ACRES (K5-710)
TAX ID D02-21-164

MICHAEL LIGHTMAN
2.04 ACRES (L4-486)
TAX ID D02-21-164

OUTLINE / FINAL PLAT	
LAGRANGE P.D.	
ZONING DISTRICT	AG
SHELBY COUNTY, TENNESSEE	
NUMBER OF LOTS: 18 17 RESIDENTIAL LOTS & 1 COMMON OPEN SPACE LOT	
AREA	68.839 AC
DEVELOPER: LAGRANGE J.V	
195 CENTER STREET COLLIERVILLE, TN. 38017	
100 YEAR FLOOD ELEVATION	286-287
FEMA MAP PANEL NUMBER	47157C0195-E
FEMA MAP DATE	DECEMBER 2, 1994
DATE	JANUARY 2002
SCALE	1"=100'
SHEET 1 OF 5	

AE, INC PROJ. #4466

BENJAMIN & ALBERTA MOELLER
84.53 ACRES (NO DEED AVAILABLE)
TAX ID D02-21-167

CORNELIUS & DOMONIC CANALE
2.60 ACRES (GE-2160)
TAX ID D02-21-30

JOHN & SUE HOUSTON
30.44 ACRES (DB 2347, PG 4)
TAX ID D02-21-47

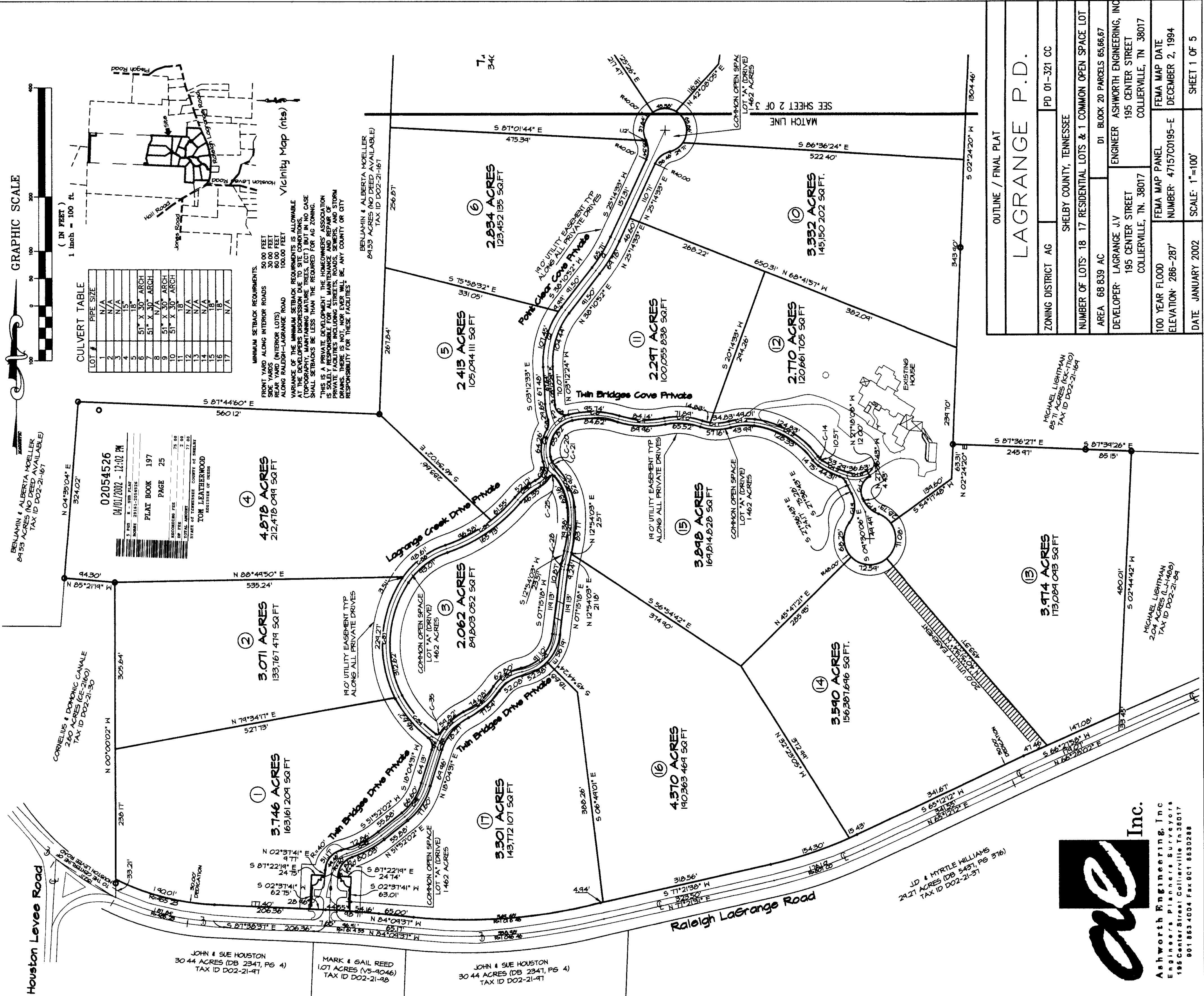
MARK & GAIL REED
1.07 ACRES (V5-4046)
TAX ID D02-21-48

JOHN & SUE HOUSTON
30.44 ACRES (DB 2347, PG 4)
TAX ID D02-21-47

JD & MYRTLE WILLIAMS
24.21 ACRES (DB 5427, PG 376)
TAX ID D02-21-57



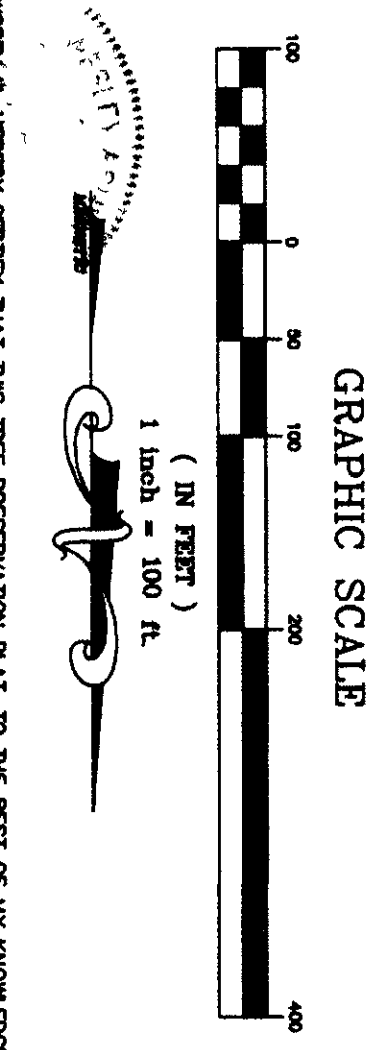
Ashworth Engineering, Inc
Engineers, Planners, Surveyors
195 Center Street Collierville TN 38017
901 853 4004 Fax 901 8630288



Houston Levee Road

CORNELIUS & DOMINIC CAYULE
2.60 ACRES (65-2160)
TAX ID D02-21-30

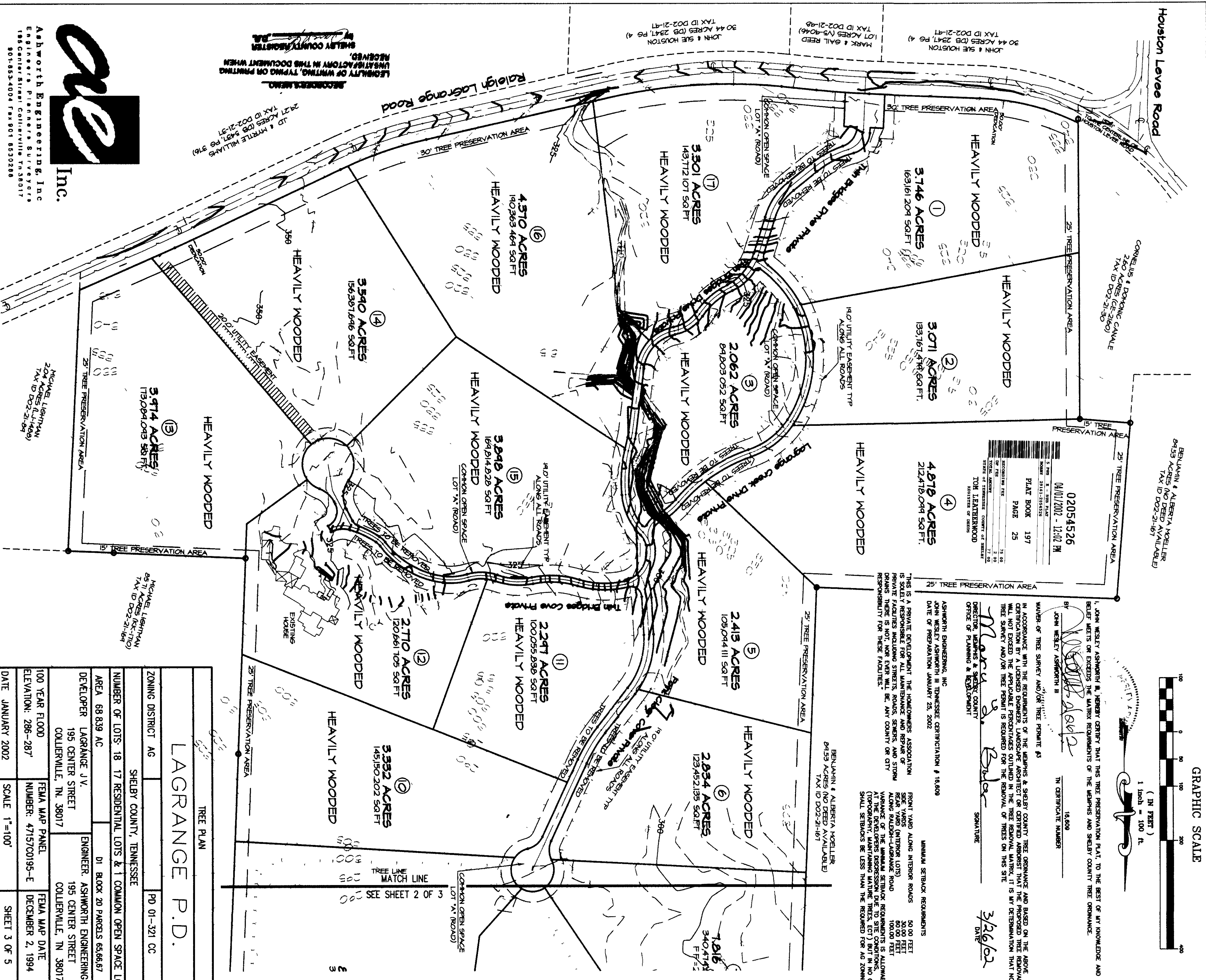
BENJAMIN & ALBERTA NOELLER
64.53 ACRES (NO DEED AVAILABLE)
TAX ID D02-21-167



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04/01/2002 - 12:02 PM
PLAT BOOK 197
PAGE 25
RECORDED IN THE
OFFICE OF THE
STATE OF TENNESSEE, COUNTY OF DEKALB
TODD LEATHERWOOD
REGISTERED SURVEYOR

I, JOHN WESLEY ASHWORTH II, SURVEYOR CERTIFY THAT THIS TREE PRESERVATION PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS OR EXCEEDS THE MATRIX REQUIREMENTS OF THE MEMPHIS AND SHELBY COUNTY TREE ORDINANCE.
BY *John Wesley Ashworth II*
JOHN WESLEY ASHWORTH II
TIN CERTIFICATE NUMBER 16,609
WAVES OF TREE SURVEY AND/OR TREE PERMITS AS
IN ACCORDANCE WITH THE REQUIREMENTS OF THE MEMPHIS & SHELBY COUNTY TREE ORDINANCE AND BASED ON THE ABOVE CERTIFICATION BY A LICENSED ENGINEER, LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST THAT THE PROPOSED TREE REMOVAL WILL NOT EXCEED THE APPLICABLE PERCENTAGES OUTLINED IN THE TREE REMOVAL MATRIX, IT IS MY DETERMINATION THAT NO TREE SURVEY AND/OR TREE PERMIT IS REQUIRED FOR THE REMOVAL OF TREES ON THIS SITE.
Mary G. Baker
DIRECTOR MEMPHIS & SHELBY COUNTY
OFFICE OF PLANNING & DEVELOPMENT
SIGNATURE
3/26/02
DATE

ASHWORTH ENGINEERING, INC.
JOHN WESLEY ASHWORTH II, TENNESSEE CERTIFICATION # 16,609
DATE OF PREPARATION JANUARY 25, 2002
MINIMUM SETBACK REQUIREMENTS
FRONT YARD ALONG INTERIOR ROADS 50.00 FEET
SIDE YARDS 30.00 FEET
REAR YARD (INTERIOR LOTS) 80.00 FEET
ALONG RAILROAD-LAGRANGE ROAD 100.00 FEET
VARIANCE OF THE MINIMUM SETBACK REQUIREMENTS IS ALLOWED (TOPOGRAPHY, MAINTAINING MATURE TREES, ETC.) BUT IN NO CASE SHALL SETBACKS BE LESS THAN THE REQUIRED FOR AG ZONING.



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
UNSATISFACTORY IN THIS DOCUMENT WHEN
RECEIVED BY SHELBY COUNTY REGISTER
D.B.

JD & MYRTLE WILLIAMS
2477 ACRES (DB 5497, PG 4)
TAX ID D02-21-371

JOHN & SUE HOUSTON
30.44 ACRES (DB 2347, PG 4)
TAX ID D02-21-47

MARK & GAIL REED
107 ACRES (NS-4046)
TAX ID D02-21-48

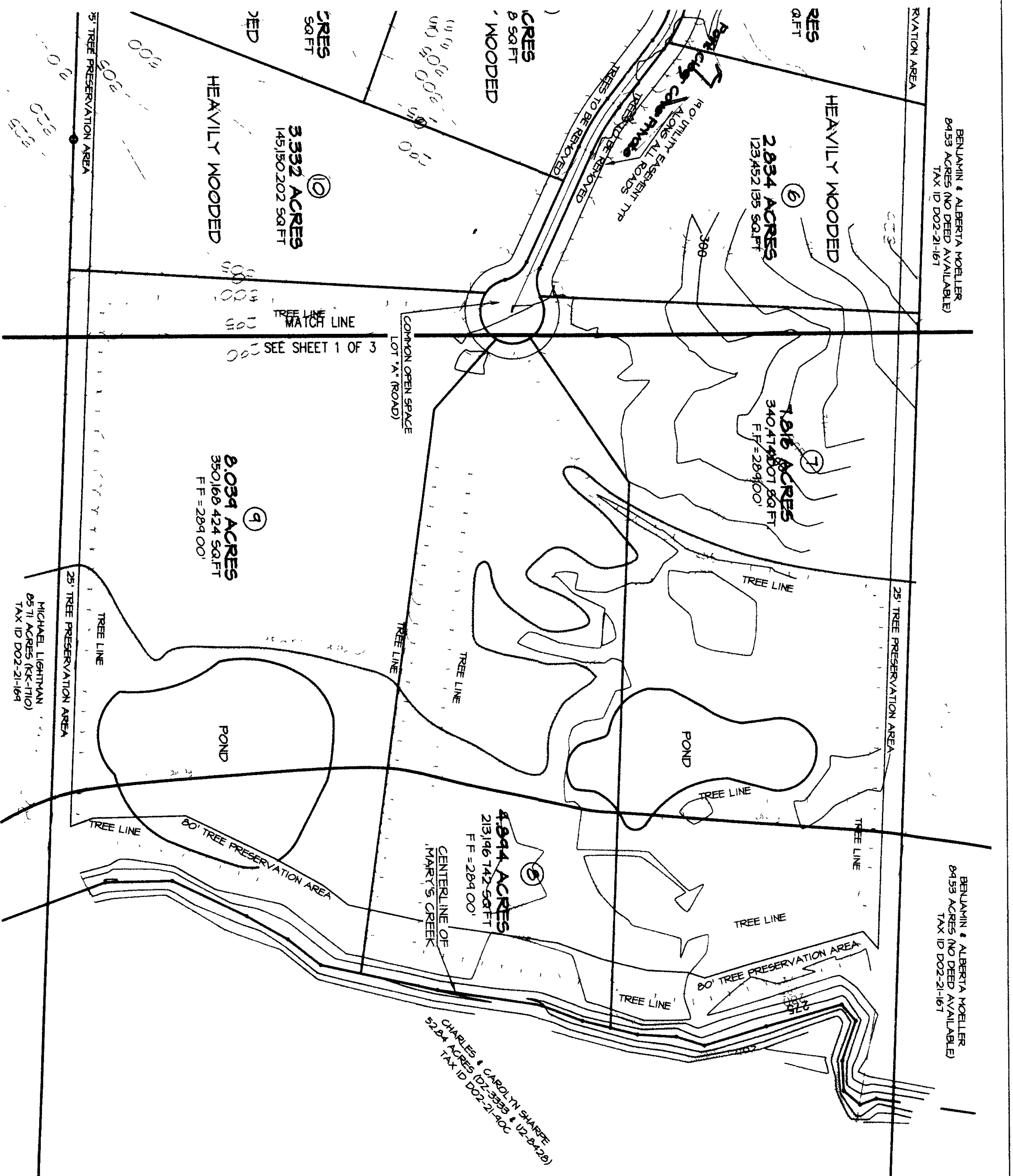
JOHN & SUE HOUSTON
30.44 ACRES (DB 2347, PG 4)
TAX ID D02-21-47



Ashworth Engineering, Inc.
Engineers Planners Surveyors
185 Center Street, Collierville, TN 38017
901.853.4004 Fax 901.853.0288

TREE PLAN
LAGRANGE P.D.

ZONING DISTRICT	AG	PD 01-321 CC
SHELBY COUNTY, TENNESSEE		
NUMBER OF LOTS:	18	17 RESIDENTIAL LOTS & 1 COMMON OPEN SPACE LOT
AREA	68.839 AC	D1 BLOCK 20 PARCELS 65,66,67
DEVELOPER	LAGRANGE J.V.	ENGINEER: ASHWORTH ENGINEERING, INC.
	195 CENTER STREET	COLLIERVILLE, TN 38017
100 YEAR FLOOD ELEVATION:	286-287'	FEMA MAP DATE: DECEMBER 2, 1994
DATE	JANUARY 2002	SHEET 3 OF 5



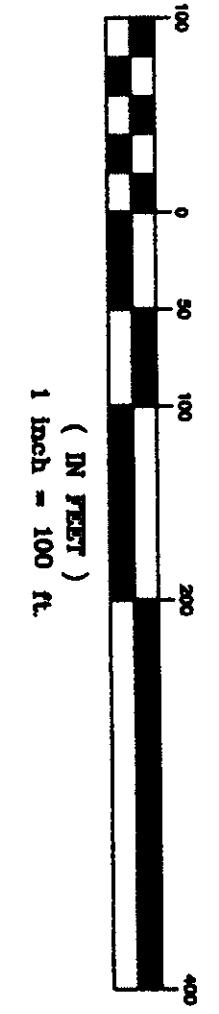
BENJAMIN & ALBERTA KOELLER
 8433 ACRES (NO DEED AVAILABLE)
 TAX ID D02-21-161

BENJAMIN & ALBERTA KOELLER
 8433 ACRES (NO DEED AVAILABLE)
 TAX ID D02-21-161

CHARLES & CAROLYN SHARPE
 52.24 ACRES (D02-3538 & D2-8-228)
 TAX ID D02-21-160

MICHAEL LIGHTMAN
 8571 ACRES (KK-110)
 TAX ID D02-21-164

GRAPHIC SCALE



REMOVAL OF MORE THAN 18% OF TREES 10" OR GREATER IN DIAMETER WITHIN THE TREE PRESERVATION AREA OF EACH LOT SHALL REQUIRE SUBMITTAL OF A NOTICE OF INTENT (NOI) AND ISSUANCE OF A PERMIT FROM THE OFFICE OF PLANNING AND DEVELOPMENT. CLEARING OF ANY TREES WITHIN 80 FEET OF THE CENTERLINE OF MARY'S CREEK SHALL REQUIRE APPLICATION TO BE MADE TO THE LAND USE CONTROL BOARD FOR A SPECIAL USE PERMIT.

MINIMUM SETBACK REQUIREMENTS

- FRONT YARD ALONG INTERIOR ROADS 50.00 FEET
- SIDE YARDS 30.00 FEET
- REAR YARD (INTERIOR LOTS) 60.00 FEET
- ALONG RALEIGH-LAGRANGE ROAD 100.00 FEET

VARIANCE OF THE MINIMUM SETBACK REQUIREMENTS IS ALLOWABLE AT THE DEVELOPERS DISCRETION DUE TO SITE CONDITIONS, (TOPOGRAPHY, MAINTAINING MATURE TREES, ECT.) BUT IN NO CASE SHALL SETBACKS BE LESS THAN THE REQUIRED FOR AG ZONING.

I, JOHN WESLEY ASHWORTH III, HEREBY CERTIFY THAT THIS TREE PRESERVATION PLAN IS TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS OR EXCEEDS THE MATRIX REQUIREMENTS OF THE MEMPHIS AND SHELBY COUNTY TREE ORDINANCE.

BY: *[Signature]* JOHN WESLEY ASHWORTH III TN CERTIFICATE NUMBER 16,609

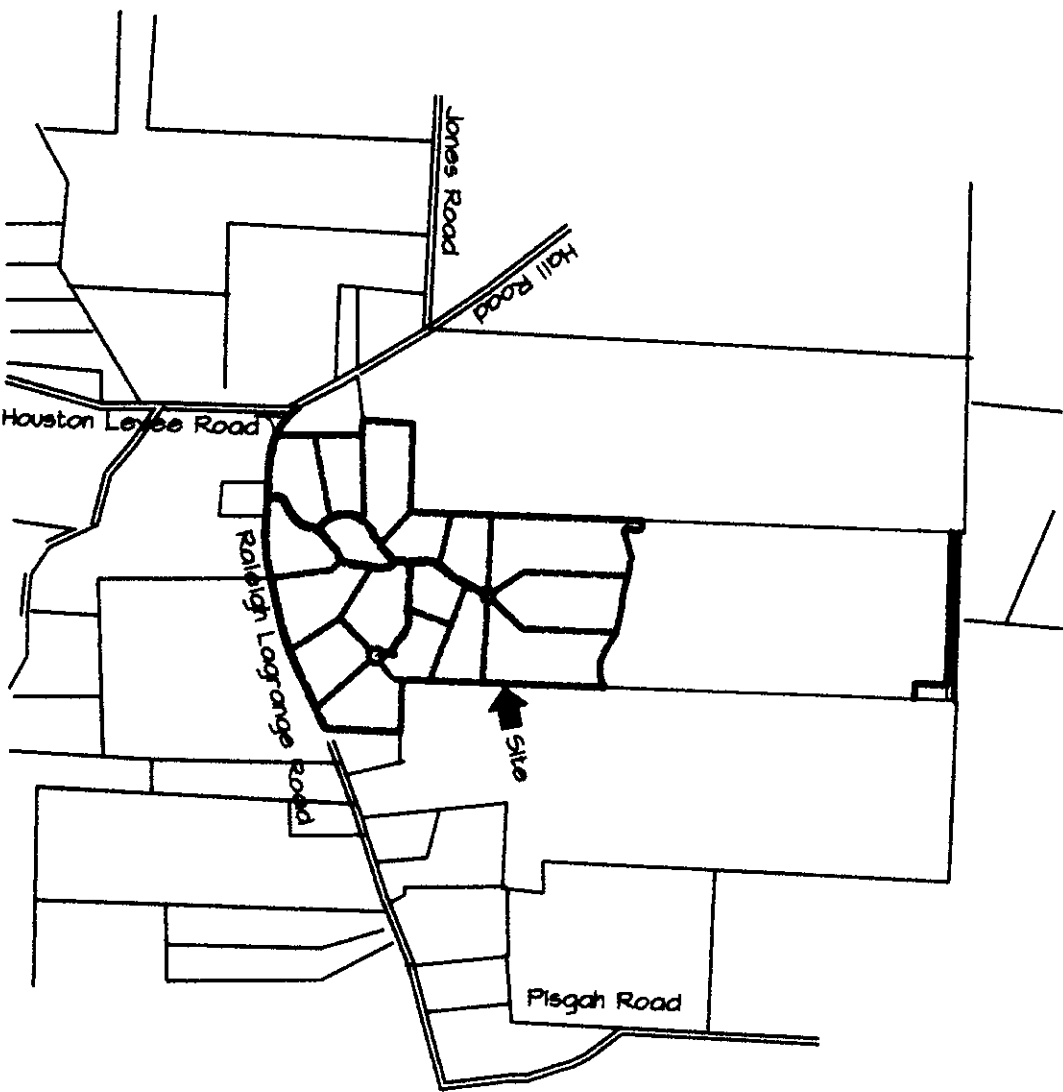
ASHWORTH ENGINEERING, INC.
 JOHN WESLEY ASHWORTH III TENNESSEE CERTIFICATION # 16,609
 DATE OF PREPARATION JANUARY 25, 2002

"THIS IS A PRIVATE DEVELOPMENT. THE HOMEOWNERS' ASSOCIATION IS SOLELY RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF PRIVATE FACILITIES INCLUDING STREETS, ROADS, SEWERS, AND STORM DRAINS. THERE IS NOT, NOR EVER WILL BE, ANY COUNTY OR CITY RESPONSIBILITY FOR THESE FACILITIES."

RECORDED MEMO
 LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.
 SHELBY COUNTY REGISTRAR

02054526
 04/01/2002 - 12:02 PM
 S. 2ND N. - 200 PLAT
 BOOK 2751-28523
 PLAT BOOK 197
 PAGE 25
 RECORDING FEE 75.00
 TOTAL AMOUNT 77.00
 STATE OF TENNESSEE, COUNTY OF SHELBY
 REGISTRAR OF DEEDS
 TOM LEATHERWOOD

Vicinity Map (nts)

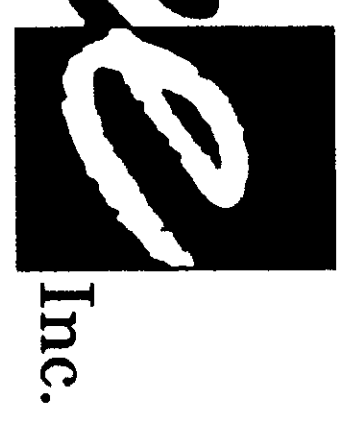


TREE PLAN
LAGRANGE P.D.
 SHELBY COUNTY, TENNESSEE
 PD 01-321 CC

NUMBER OF LOTS: 18 17 RESIDENTIAL LOTS & 1 COMMON OPEN SPACE LOT
 AREA: 68.839 AC D1 BLOCK 20 PARCELS 65,66,67
 DEVELOPER LAGRANGE JV ENGINEER: ASHWORTH ENGINEERING, INC.
 195 CENTER STREET COLLIERVILLE, TN 38017

100 YEAR FLOOD FEMA MAP PANEL FEMA MAP DATE
 ELEVATION 286'-287' NUMBER: 47157C0195-E DECEMBER 2, 1994

DATE JANUARY 2002 SCALE 1"=100' SHEET 4 OF 5



Ashworth Engineering, Inc.
 Engineers & Planners & Surveyors
 195 Center Street Collierville TN 38017
 901-883-4004 FAX 901-8830288

WAIVER OF TREE SURVEY AND/OR TREE PERMITS IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MEMPHIS & SHELBY COUNTY TREE ORDINANCE AND BASED ON THE ABOVE CERTIFICATION BY A LICENSED ENGINEER, LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST THAT THE PROPOSED TREE REMOVAL WILL NOT EXCEED THE APPLICABLE PERCENTAGES OUTLINED IN THE TREE REMOVAL MATRIX. IT IS BY DETERMINATION THAT NO TREE SURVEY AND/OR TREE PERMIT IS REQUIRED FOR THE REMOVAL OF TREES ON THIS SITE.
 Director, Memphis & Shelby County Office of Planning & Development
[Signature]
 DATE 3/6/02

OWNERS CERTIFICATE

I/We, LaGrange Joint Venture the undersigned owner(s) of the property shown, hereby adopt this plat as my/our plan of development and dedicate the streets, rights of way, and grant the easements as shown and/or described to the public use forever. I/We certify that I/We am/are the owner(s) of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes (or mortgages) which have become due and payable.

SIGNATURE [Signature]

SIGNATURE _____

NOTARY CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

before me, the undersigned, a notary public in and for the State and County of Memphis, duly commissioned and qualified, personally appeared, Samantha A. Stalder with whom I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be the Managing Partner of the property (corporation/company/etc) the within named bargainer, and that he (she) executed the foregoing instrument for the purposes and purposes contained in witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this 27 day of February, 2002.

NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES 12-31-05

MORTGAGEE'S CERTIFICATE

We, the undersigned, Commercial Federal Savings Bank mortgagee of the property shown hereon, hereby adopt this plat as our plan of development and dedicated the street, right-of-ways, easement 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 [Signature] SA VP.
Mortgagee
02/27/02
Date

NOTARY CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

before me, the undersigned, a notary public in and for the State and County of Memphis, duly commissioned and qualified, personally appeared, Samantha Stalder with whom I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be the SA VP of the property (corporation/company/etc) the within named bargainer, and that he (she) executed the foregoing instrument for the purposes and purposes contained in witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this 27 day of February, 2002.

NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES 12-31-05

Engineer's Certificate

It is hereby certified that this plat is correct and correct, is in conformance with the design requirements of the Zoning Ordinance, the Subdivision Regulations and the specific conditions imposed on this development, and takes into account all applicable federal, state, and local building laws and regulations.

By: [Signature] (Seal)
Tennessee Certificate No 2-26-2 (Date)

Office of Planning and Development Certificate

This Plat was approved by the Land Use Control Board (LUCB) on 09-01-01 and/or the Shelby County Board of Commissioners on 10/16/01 SMC 9-25-01

By: Mark A. Baker 3/25/01
Director, Office of Planning & Development

County Engineer: be

Health Department Certificate

Approved by the [Signature] and Shelby County Health Department

Local Health Department 3/7/02 Date

Fire Department Certificate

Approved by the Memphis and Shelby County Fire Department

Randy Clay 3-1-000 Date

Local Fire Department

OUTLINE PLAN CONDITIONS
P.D. 01-321 CC
LaGrange Planned Development

- I Uses Permitted:
 - A. maximum of seventeen (17) single family detached dwellings in accordance with the Agricultural (AG) District
 - II Access, Circulation and Parking
 - A. Dedicate 30 feet from centerline of Raleigh LaGrange Road
 - B All internal drives and street will be installed in manner satisfactory to the County Engineer, provided that the streets will be private drives, 14 feet wide for one-way segments and 18-foot wide for two-way travel.
- III Modifications
 - The Land Use Control Board may modify the bulk, access, circulation, landscaping, screening, signs and other site requirements if equivalent alternatives are presented
- IV. Time Limit
 - A final plan shall be filed within five (5) years of approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant, subject to additional conditions and standards, if any, A request for a time extension shall be filed a minimum of sixty (60) days prior to the expiration date
- V Any final plan shall include the following
 - A The Outline Plan conditions
 - B A rendering, including plan view and elevation, of any proposed development identification signs showing the height, dimensions and design thereof
 - C The location and ownership, whether public or private, of any easement
 - D The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas 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 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/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
 - E A statement conveying all common facilities: open space areas, lakes, drainage detention facilities, private streets, private sewers, and private drainage for maintenance by a Property Owners' Association, or other entity, shall appear on the final plat
 - F Fire hydrants in accordance with the requirements of the Shelby County Fire Department
 - G The one-hundred (100) year base flood elevations
 - H The Engineer is responsible for indicating driveway culvert sizes for all lots on the grading and drainage plan and final plat
- I The following note(s) shall be included on any final plat filed for this subdivision
 - "This is a private development. The Homeowners' Association is solely responsible for all maintenance and repair of private facilities including streets, roads, sewers, and storm drains. There is not, nor ever will be, any County or City responsibility for these facilities."

NOTES

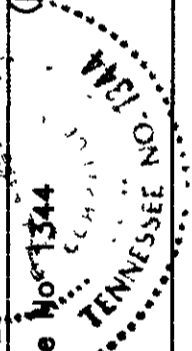
- (1) PART OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 47157C0195-E, DEC 2, 1994. BFE=286.00' - 287.00'
 - (2) PRIVATE SEPTIC TANKS OR APPROVED ALTERNATIVE INDIVIDUAL SEWER TREATMENT SYSTEMS
 - (3) SEPTIC TANK FIELD LINES SHALL NOT BE LOCATED WITHIN DRAINAGE OR GAS LINE EASEMENTS
 - (4) BM. 4" X 4" CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF RAL-LAGRANGE & HOUSTON LEVEE ROAD. U.S. DEPARTMENT OF INTERIOR GEOLOGICAL SURVEY MONUMENT NUMBER 1FWK. ELEVATION 348.00 FEET
 - (5) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN THE SHELBY COUNTY REGISTRAR'S OFFICE
 - (6) MINIMUM SETBACK REQUIREMENTS
 - FRONT YARD ALONG INTERIOR ROADS 50.00 FEET
 - SIDE YARDS 50.00 FEET
 - REAR YARD (INTERIOR LOTS) 60.00 FEET
 - ALONG RALEIGH-LAGRANGE ROAD 100.00 FEET
- VARIANCE OF THE MINIMUM SETBACK REQUIREMENTS IS ALLOWABLE AT THE DEVELOPERS' DISCRETION DUE TO SITE CONDITIONS, (TOPOGRAPHY, MAINTAINING MATURE TREES, ECT.) BUT IN NO CASE SHALL SETBACKS BE LESS THAN THE REQUIRED FOR AG ZONING

02054526
04/01/2002 - 12:02 PM
PLAT BOOK 197
PAGE 25
RECORDING FEE 15.00
TOTAL AMOUNT 37.00
STATE OF TENNESSEE, COUNTY OF SHELBY
TOM LEATHERWOOD
REGISTER OF DEEDS



Ashworth Engineering, Inc.
Engineers & Planners & Surveyors
195 Center Street, Collierville, TN 38017
901-853-4004 Fax 901-8530288

Surveyor's Certificate.
I hereby certify that this is a category 1 survey, and that the ratio of precision of the unadjusted survey is 1: 10000 or greater; that this plat, if not been prepared by me or under my individual supervision, conforms with applicable state laws and local zoning ordinances, subdivision regulations and the specific conditions imposed on this development relating to the practice of surveying.
By: [Signature] (Seal)
Tennessee Certificate No 1344 (Date)



OUTLINE / FINAL PLAT	
LAGRANGE P.D.	
ZONING DISTRICT: AG	PD 01-321 CC
SHELBY COUNTY, TENNESSEE	
NUMBER OF LOTS: 18	17 RESIDENTIAL LOTS & 1 COMMON OPEN SPACE LOT
AREA 68.839 AC	D1 BLOCK 20 PARCELS 65,66,67
DEVELOPER: LAGRANGE JV	ENGINEER ASHWORTH ENGINEERING, INC.
195 CENTER STREET	195 CENTER STREET
COLLIERVILLE, TN. 38017	COLLIERVILLE, TN. 38017
100 YEAR FLOOD	FEMA MAP PANEL
ELEVATION 286-287	NUMBER: 47157C0195-E
DATE: JANUARY 2002	SCALE: 1"=100'
	SHEET 5 OF 5

AE, INC. PROJ #4466