



Tom Leatherwood
Shelby County Register

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04037916	
03/05/2004 - 03:07 PM	
4 PGS : R - SUBDIVISION PLAT	
JERRY 211922-4037916	
PLAT BOOK : 209	
PAGE : 43	
RECORDING FEE	60.00
DP FEE	2.00
TOTAL AMOUNT	62.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

HACKS CROSS ROAD

108' R.O.W.

20.0' EX. SEWER
ESMT. REF
INST. NO. LH-9458

EXISTING WALGREENS
INST. NO. LH-9458

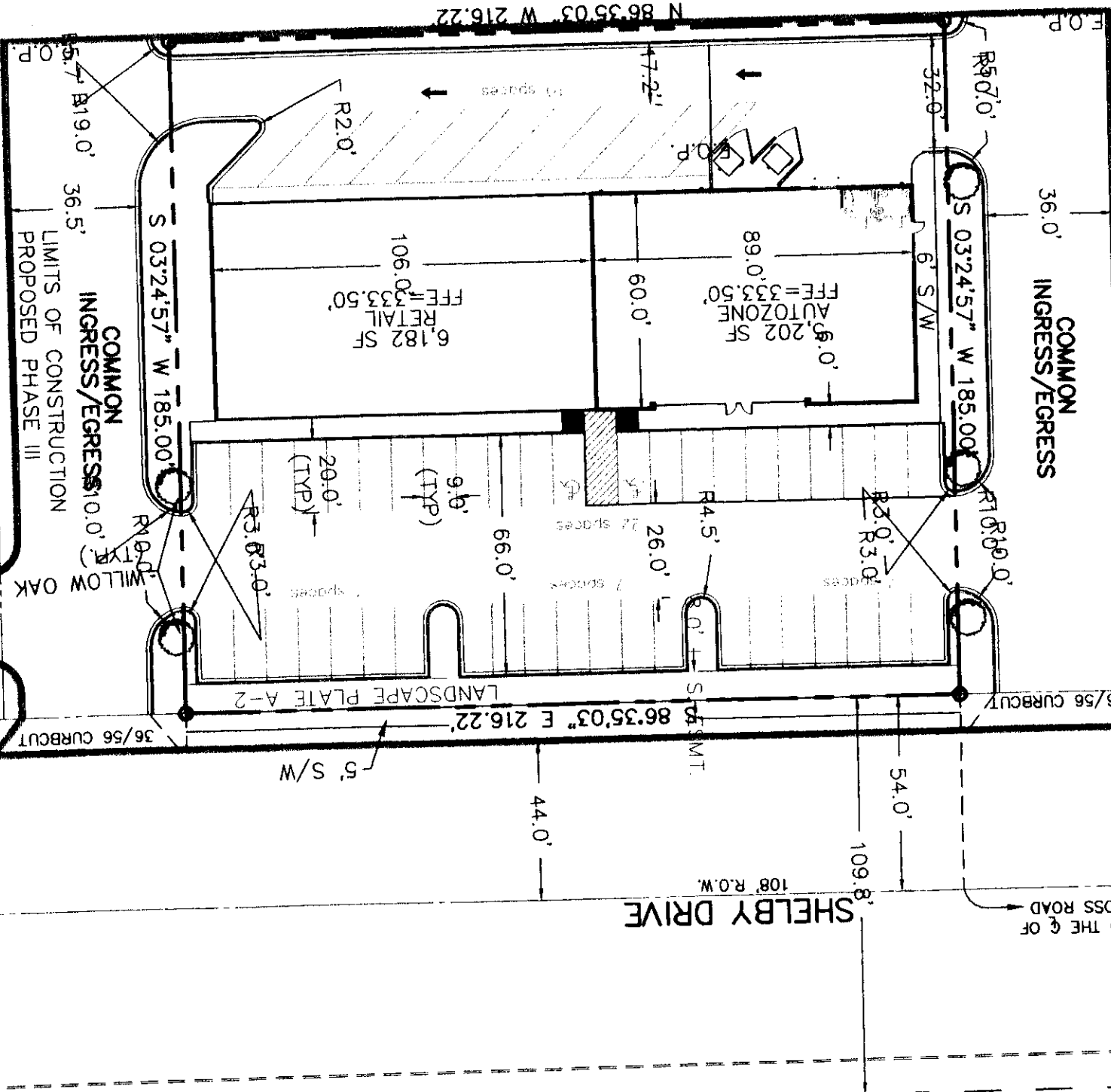
OUT LOT 2
43,566 SQ. FT.
1.001 AC.
THE GREENS AT IRENE P.D.
PL BK 183 PG 28
RAY & OLIVER JAMIESON
Y6-8826

E.O.P. PROPOSED PHASE III
LIMITS OF CONSTRUCTION

604.85' TO THE Q OF
HACKS CROSS ROAD

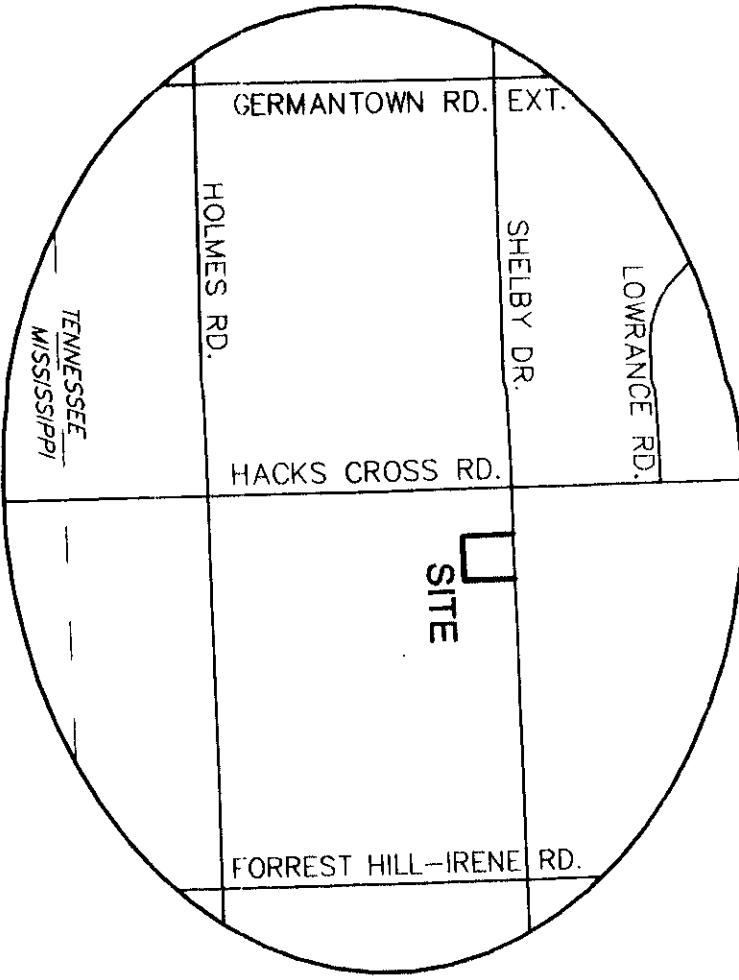
SHELBY DRIVE

FUTURE DEVELOPMENT AREA A
THE GREENS AT IRENE P.D.
PL BK 183 PG 28
RAY & OLIVER JAMIESON
Y6-8826

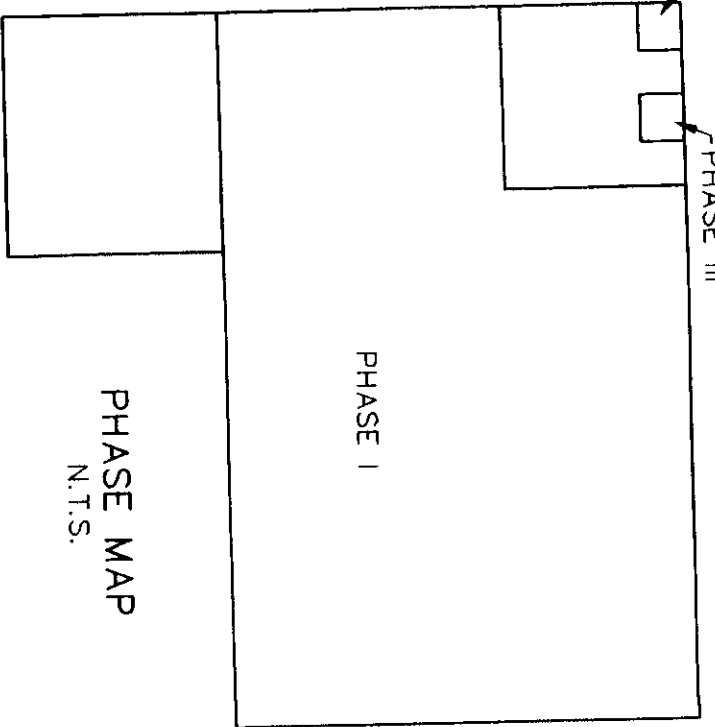


GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



VICINITY MAP



PHASE MAP
N.T.S.

REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
SHELBY DRIVE	5 FT.	SOUTH	4.5 BEHIND CURB

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

SITE DATA - Phase III	
GROSS LAND AREA	62,250 SF 1.43 AC
COMMON INGRESS/EGRESS EASEMENT	22,249 SF 0.51 AC
LOT AREA	40,001 SF 0.92 AC
GROSS BLDG. AREA	11,700 SF
MAXIMUM FAR	0.25
ACTUAL FAR	0.19
PARKING REQUIRED (BASED ON 1 PER 300 SF)	39
PARKING PROVIDED STANDARD 9'x19"	51
HANDICAPPED	2
TOTAL	53
LANDSCAPING REQ. TYPE "A" TREES	1729 SF 10
LANDSCAPING PROVIDED TYPE "A" TREES	6463 SF 10

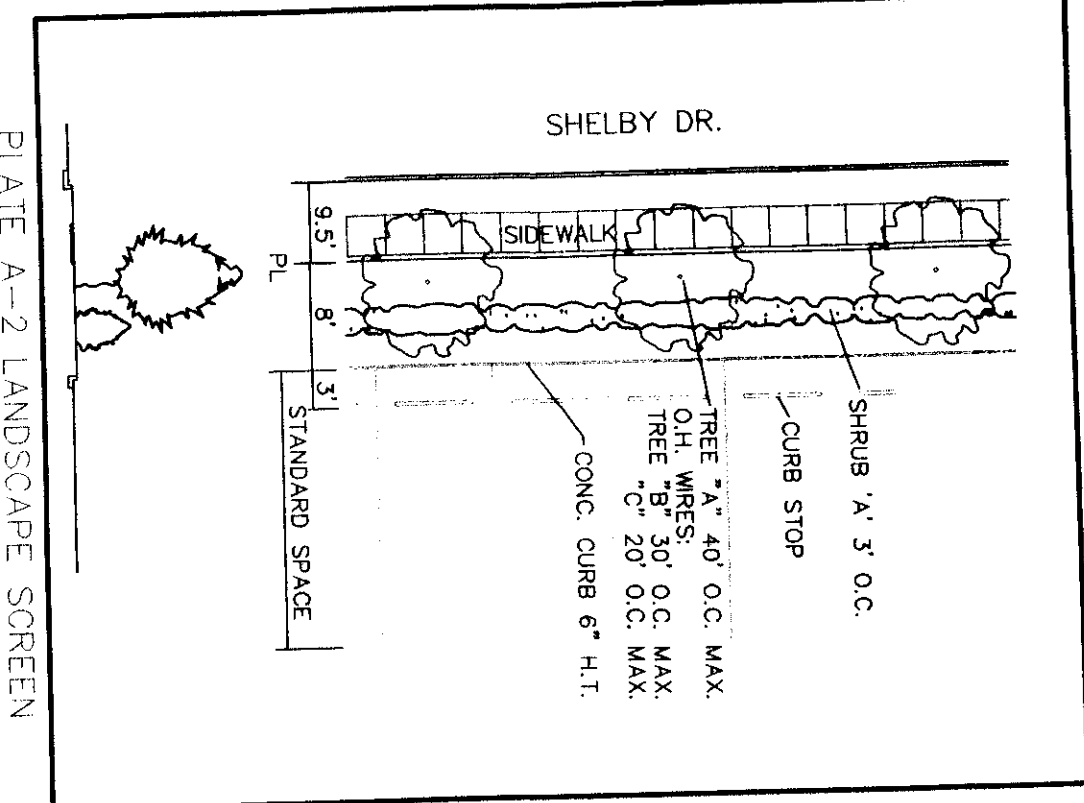


PLATE A-2 LANDSCAPE SCREEN

NOTES:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47157C0290-E, EFFECTIVE DATE: DECEMBER 2, 1994.
100 YR FLOOD ELEVATION = 302.5
CONSTRUCTION NOTES
1. THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE YARDS AND DRIVES FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID YARDS AND DRIVES.
2. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSLINGS.
3. ALL SANITARY SEWER MANHOLES IN REVERSE CROWN STREETS, ALLEYS OR DRIVES (PUBLIC OR PRIVATE) SHALL BE PROVIDED WITH GASKETS AND PLUGS FOR "PICK HOLES" TO PREVENT DRAINAGE INFLOW INTO SEWER SYSTEM.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE AND EFFECTIVE EROSION CONTROL AS NECESSARY TO PREVENT ANY SITUATION INTO EXISTING DRAINAGE SYSTEM AND/OR ADJACENT PROPERTIES.
5. MAINTENANCE OF COMMON DRIVES AND PRIVATE UTILITIES WILL BE BY THE PROPERTY OWNER WHERE THE IMPROVEMENTS EXIST.

FINAL PLAT
02/56/15

THE GREENS AT IRENE
PART OF AREA 'A'
PHASE III

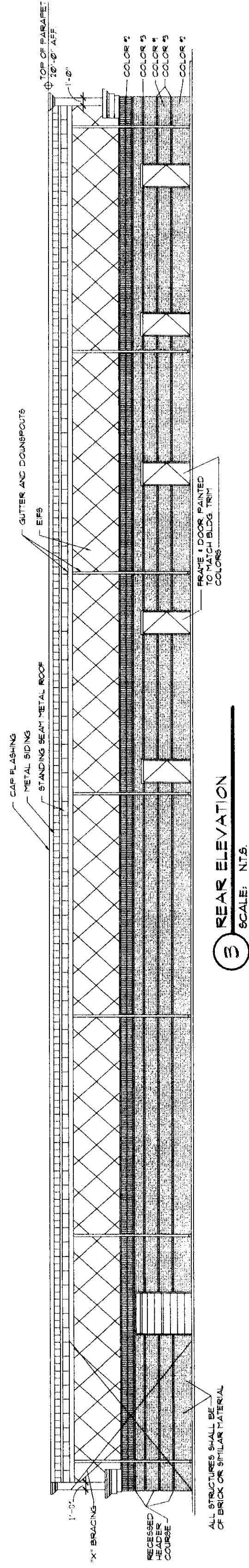
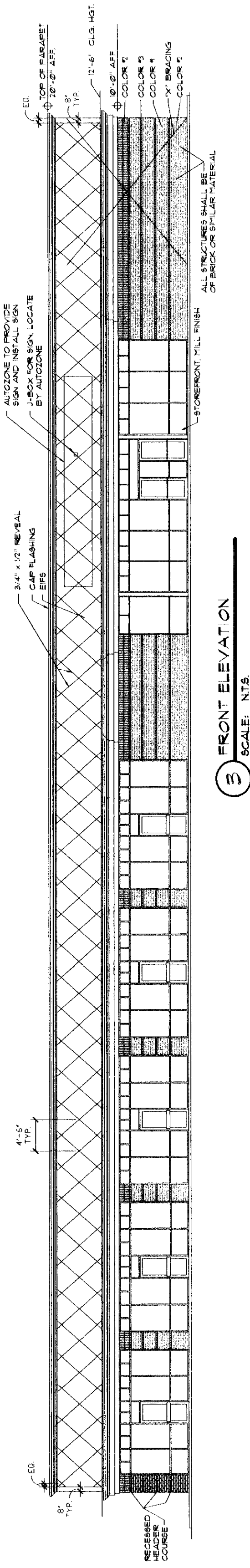
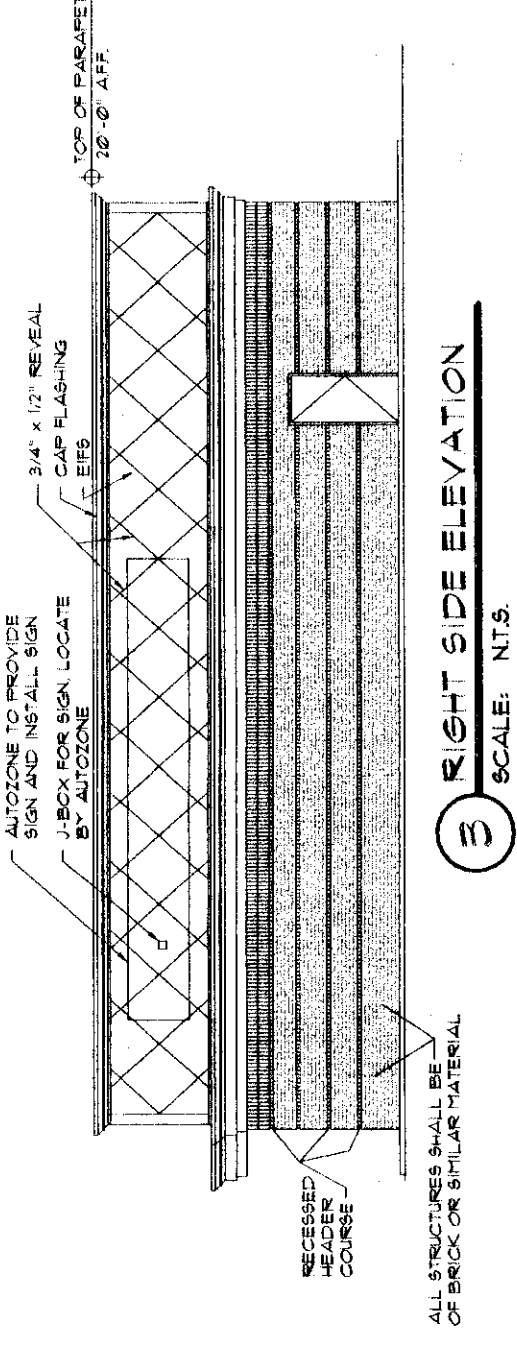
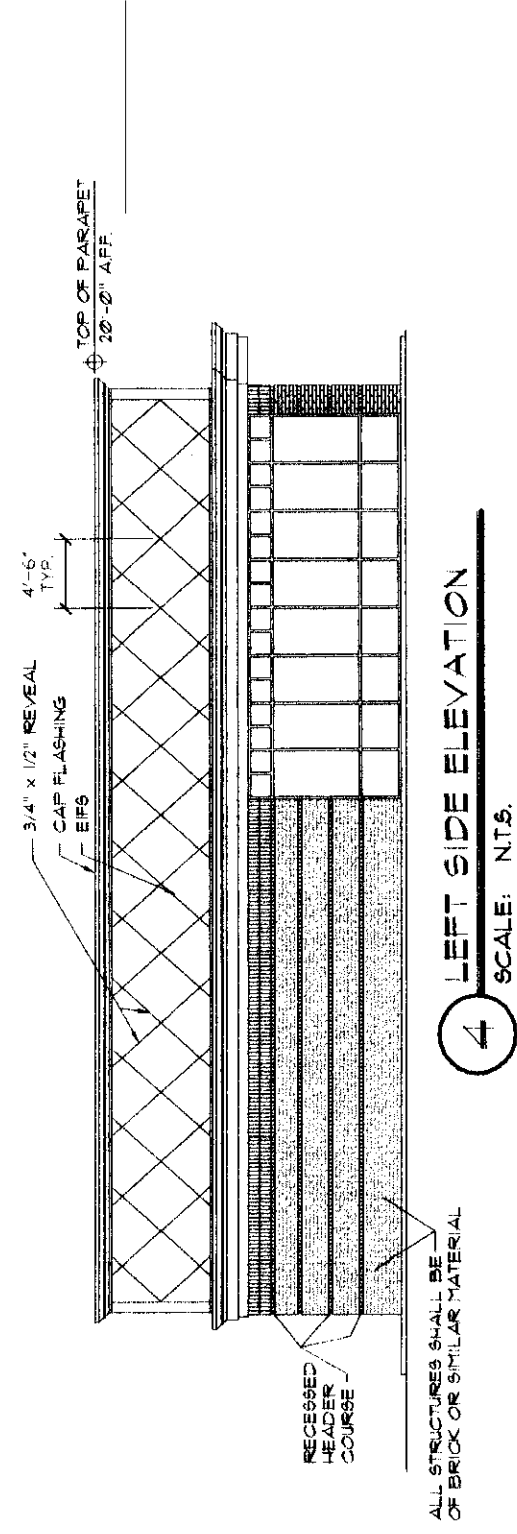
PD 99-328 CC
TOTAL AREA: 0.918 ACRES, 1 LOT

DEVELOPER: SHELBY COUNTY, TN
A-Z HOLDINGS, LLC
400 WEST CAPITOL AVE., SUITE 1200
LITTLE ROCK, AR 72203

ENGINEER:
RENAISSANCE GROUP, INC.
7000 GOODETT FARMS, SUITE 100
CORDOVA, TN 38018

DATE: NOVEMBER, 2003
SCALE: 1"= 40' SHEET 1 OF 4

RCI, INC. PROJ. #0316



RECORDING FEE	60.00
DP FEE	2.00
TOTAL AMOUNT	62.00

TOM LEATHERWOOD
REGISTERED PROFESSIONAL ENGINEER
REGISTERED IN THE STATE OF TENNESSEE

FINAL PLAT D2/56/15 THE GREENS AT IRENE PHASE III PART OF AREA 'A'

PD 99-328 CC
TOTAL AREA: 0.918 ACRES; 1 LOT
DEVELOPER: SHELBY COUNTY, TN
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400 WEST CAPITOL AVE., SUITE 1200
LITTLE ROCK, AR 72203

ENGINEER:
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7000 GOODLETT FARMS, SUITE 100
CORDOVA, TN 38018

DATE: NOVEMBER, 2003
SCALE: 1"= 40' SHEET 2 OF 4

OUTLINE PLAN CONDITIONS
GREENS AT IRENE - P.D. 99-328CC

I. USES PERMITTED

- A. Area A (± 25 Acres) Any use permitted by right or administrative site plan review in the Planned Commercial (C-P) with the following exceptions

1. Group Shelter
2. Hotel and Motel
3. Transitional Home
4. Airport, Heliport
5. Retail Commercial, Outdoor
6. Automobile Service Station
7. Communication Tower
8. Department or Discount Store
9. Garage, Commercial
10. Motor Vehicle Sales
11. Automobile Service
12. Automobile Parking Lot
13. Outdoor Retail Sales
14. Drive In Restaurant
15. Pawn Shop
16. Retail Sales, Outdoor
17. Tavern, Cocktail Lounge, Night Club
18. Undertaking Establishment

- B. Area B (± 215 Acres) Any use permitted by right, or administrative site plan review in the Multiple Dwelling Residential (R-ML) District except for a communication tower. The following recreational uses shall be permitted:

1. Private Golf Course - 18 (To be Phase 1 of Area B)
2. Practice Area (Unlighted)
3. Clubhouse Facility, Pro Shop, Swimming Pool(s), Tennis Courts (lighted), Playground, etc.
4. Maintenance Facility
5. Other uses necessary for the maintenance and/or function of the Multi-Family Community or Private Golf Club.

- C. Area C (± 36 Acres) Any use permitted by right or administrative site plan review in the Single Family Residential (RS15) District.

II. BULK REGULATIONS

- A. Area A (± 25 Acres) The bulk regulations of the Planned Commercial (C-P) District shall apply except that a maximum 0.25 FAR shall be permitted.

- B. Area B (± 215 Acres) The bulk regulations of the Multiple Dwelling Residential (R-ML) District shall apply except that the following:

1. The maximum number of dwelling units not to exceed 792
2. Maximum residential building height - 2 stories
3. The facilities shall be generally located as depicted on the preliminary master plan.

- C. Area "C" (± 36 Acres) The bulk regulations of the Single Family Residential (R-S15) District shall apply, except that all the proposed lots shall be a minimum of 18,000 square feet in area and a minimum of $\frac{1}{2}$ acre $\pm$ lots around the perimeter.

III. ACCESS, PARKING AND CIRCULATION

- A. Dedicate and improve Hacks Cross Road 54 feet from the centerline.

- B. Dedicate and improve east Shelby Drive 54 feet from the centerline.

- C. Improve the loop street within Area B as a median divided, 4-lane private road built to County Standards.
- D. Dedicate an east-west, collector street, 68 feet of right-of-way, to be located along the south property line of Area C.

- E. All private drives to be constructed to meet the Subdivision Regulations, applicable County Standards, and provide a minimum width of 22 feet exclusive of curb and gutter. The private drives shall include a gated entrance with the setback from the gate being regulated by the Zoning Ordinance.

- F. Parking shall be provided in accordance with Section 28 in the Zoning Ordinance.

- G. The number, type and location of any and all curb cuts is subject to the review and approval of the City/County Engineer.

- H. Internal circulation shall be provided between all commercial phases, sections and lots.

IV. LANDSCAPING

- A. A streetscape (Plate A-2, A-3 or A-4) subject to the approval of the Office of Planning and Development shall be installed along public street frontage of Area A.

- B. A 6'-0" dark green wrought iron fence with brick columns shall be installed along the public road frontage of multi-family and golf course community in Area B. A dark green wrought iron fence without columns will be installed around the remaining perimeter of Area B.

- C. A 6'-0" dark green wrought iron fence with brick columns shall be installed along the public road frontage of Hacks Cross Road.

- D. A 6'-0" black vinyl coated chain link fence shall be installed along the east and south lines of Area C.
- E. 12 foot modified RV2 landscaping plate and a 13 foot natural/preservation of a total of 25 feet shall be installed/maintained along the Hacks Cross Road frontage of Area C.

- F. A 25 foot natural/ preservation area shall be maintained along the east and south lines of Area C. Evergreen trees shall be supplemented where necessary along the perimeter of Area C.

- G. Existing trees shall be preserved where feasible.

- H. Internal parking lot landscaping shall be provided at a minimum ratio of 200 square feet of landscaped area and one shade tree (Tree A from the approved plant list of the Landscape Ordinance) per every 10 parking spaces or fraction thereof. Landscaped areas shall not be less than 200 square feet in area in any single location.

- I. Alternative landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development.

- J. All required landscaping and screening shall be exclusive of and in addition to any public or private easements and shall be designed so as to not conflict with any required easements.

- K. Any lighting used to illuminate and off-street parking areas or buildings shall be so arranged as to reflect the lights away from adjacent residential property.

- L. Refuse containers shall be completely screened from view from the public roads and adjacent residentially zoned or used property with materials architecturally compatible to the building on the lot.

- M. Area A and other non-residential uses - Air conditioning, heating, ventilation or other mechanical equipment and appurtenances, including the located on roofs which is visible from an adjacent street or residential lot, shall be screened with the use of architectural features of the building or by other means.

- N. Utility features such as electrical wiring, conduit and meters shall also be screened using architectural features or landscaping.

- O. All structures in Area A shall be of brick or similar masonry material. All structures in Area B shall be a minimum of 80% brick.

- P. All landscaping shall be maintained by the property owner.

V. SIGNS

- A. Area A shall be permitted signage in accordance with the requirements for the C-P District except the maximum height shall be 10 feet and a maximum of 35 square feet each face. All signage shall be constructed of brick or masonry material.

- B. Area B shall be permitted two entrance identification signs at each entrance to allow for a symmetrical appearance. The maximum height shall be 10 feet and a maximum of 35 square feet each face. All signage shall be constructed of brick or masonry material.

- C. Area C shall be permitted two subdivision entrance identification signs at each entrance to allow for a symmetrical appearance, a maximum of 35 square feet each face. All signage shall be constructed of brick or masonry material.

- D. No banners, streamers, balloons, portable, or temporary signs shall be permitted.

- E. The minimum sign setback from any right of way line shall be 15 feet.

VI. DRAINAGE

- A. Design and construction of the storm water conveyance and management facilities for this project shall be in accordance with the Subdivision Regulations and the "City of Memphis Drainage Design manual"

- B. All drainage plans shall be submitted to the City and County Engineers for review.

- C. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on the site in accordance with the Water Quality Control Act of 1977 (TCA 69-3-101 et sec).

- VII. The Land Use Control Board may modify the building bulk standards, access and circulation, parking, landscaping, signage and requirements, if equivalent alternatives are presented; provided however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten (10) days of such actions, file a written appeal to the Director of Planning and Development to have such action reviewed by the Appropriate Governing Bodies.

VIII. SITE PLAN REVIEW

- A. A site plan shall be submitted for the review, comment and recommendation of the Office of Planning and Development and appropriate City and County agencies for approval of the Land Use Control Board prior to approval of any final for any commercial development.

- B. The site plan shall be filed a minimum of 35 days prior to the regular meeting of the Board and include the following information.

1. The location of all existing and proposed public roadways on or adjacent to the property.
2. The dimensions, area, shape, orientation and configurations of all buildings and lots, location of service and off-street parking areas.
3. The location of public streets and internal private drives and the number and general location of curb cuts and utility easements.
4. The design and type of materials used on building facades and elevations walls and entryways.

- C. The site plan shall be reviewed based upon the following criteria:

1. Conformance with the outline plan conditions and the standards and criteria for commercial planned developments contained in the Zoning Ordinance and Subdivision Regulations.
2. Adequacy of public facilities (streets, sewers, drainage, etc.)
3. Elements of site design such as building orientation and setback, access and parking, internal vehicular and pedestrian circulation, landscaping and lighting.
4. Consistency between buildings in regard to general building elevations and materials.

IX. 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, subject to the additional conditions and standards, if any. A request for a time extension shall be filed a minimum of 45 days prior to the expiration date.

X. FINAL PLANS

Any final plans shall include the following:

- A. The outline plan condition.
- B. A standard subdivision contract as defined by the subdivision regulations for any needed public improvements.
- C. The exact location and dimensions including height of buildings, parking areas, utility easements, drives, trash receptacles, loading facilities, and required landscaping and screening areas for commercial and multi-family development.
- D. The location, ownership, whether public or private of any easement.
- E. If applicable, a statement conveying all common facilities and areas to property owners' association or other entity, for ownership and maintenance purposes.

- F. 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 limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning and repair of drainage structures.

The Memphis and Shelby County Land Use Control Board on July 10, 2003, approved the site plan for a retail building located at South side of Shelby Drive, +600 feet East of Hacks Cross Road, subject to the attached conditions;

1. The exterior of the building shall be constructed of all brick or similar masonry materials.
2. There shall be one shade tree for every 10 parking spaces exclusive of required tree planting along Shelby Drive.
3. Internal circulation shall be provided with the property located on the east and west side of the proposed retail building.
4. All other outline Plan Conditions shall remain applicable unless modified above.



RECORDING FEE	62.00
BY FEE	2.00
TOTAL DUES	62.00

TOM LEATHERWOOD
REGISTERED OF DEEDS SHELBY COUNTY, TENNESSEE

FINAL PLAT
02/56/15
THE GREENS AT IRENE
PHASE III PART OF AREA 'A'

TOTAL AREA: 0.918 ACRES; 1 LOT
DEVELOPER: SHELBY COUNTY, TN
A-Z HOLDINGS, LLC
400 WEST CAPITOL AVE., SUITE 1200
LITTLE ROCK, AR 72203

ENGINEER:
RENAISSANCE GROUP, INC.
7000 GOODLETT FARMS, SUITE 100
CORDOVA, TN 38018

DATE: NOVEMBER, 2003
SCALE: 1"= 40' SHEET 3 OF 4

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE
THIS FINAL PLAT CONFORMS WITH THE PLANNED DEVELOPMENT ACTED ON BY THE LAND USE
CONTROL BOARD ON 11/13/97 AND WAS APPROVED BY THE MEMPHIS CITY COUNCIL ON 12/16/97

AND/OR THE SHELBY COUNTY BOARD OF COMMISSIONERS ON 12/22/97.
DATE: 3/5/04

BY: Mary J. Baker DIRECTOR, OFFICE OF PLANNING & DEVELOPMENT

CITY ENGINEER W COUNTY ENGINEER to OPD Spid

OWNERS CERTIFICATE

I/WE Ted Van Tassel 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 THE SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES (OR MORTGAGES)
WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE Ted Van Tassel

SIGNATURE

NOTARY CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED,
PERSONALLY APPEARED: Ted Van Tassel
WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS (HER)
OATH ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE

PROPERTY (CORPORATION/COMPANY/ETC.), THE WITHIN NAMED BARGAINER,
AND THAT HE (SHE) EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE
IN MEMPHIS, THIS 14th DAY OF March,
2004.

NOTARY PUBLIC James R. Baker
MY COMMISSION EXPIRES 6-5-2007

MORTGAGEE'S CERTIFICATE
WE, THE UNDERSIGNED, First Community Bank MORTGAGEE OF THE PROPERTY SHOWN HEREON,
HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY
OWNER(S) OF THE PROPERTY.

First Community Bank SIGNATURE
INSTITUTION

NOTARY CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED,
PERSONALLY APPEARED: Glenn H. Baker
WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS (HER)
OATH ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE

PROPERTY (CORPORATION/COMPANY/ETC.), THE WITHIN NAMED BARGAINER,
AND THAT HE (SHE) EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE
IN MEMPHIS, THIS 15th DAY OF Dec,
2003.

NOTARY PUBLIC Glenn H. Baker
MY COMMISSION EXPIRES 12-31-07

SURVEYOR'S CERTIFICATE: (OUTSIDE BOUNDARY ONLY)
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT
THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:
GREATER; THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY
INDIVIDUAL SUPERVISION, AND CONFORMS WITH APPLICABLE STATE LAWS
AND LOCAL ZONING ORDINANCES, SURVEYING REGULATIONS, AND THE
SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT
ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING LAWS AND
REGULATIONS.

BY: William H. Baker (SEAL)
TENNESSEE CERTIFICATE NO. 312 AGRICULTURE
DATE: 3/2/04 COUNTY: Shelby DISTRICT: 12 TSB-1260

ENGINEER'S CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT, IN ALL RESPECTS, IS IN
CONFORMANCE WITH THE DESIGN REQUIREMENTS, ZONING
ORDINANCE, THE SUBDIVISION REGULATIONS, AND TAKES INTO ACCOUNT
CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND LOCAL BUILDING LAWS AND
REGULATIONS.

BY: Don Taylor (SEAL)
TENNESSEE CERTIFICATE NO. 19,811 CIVIL
DATE: 12/10/2003

OWNERS CERTIFICATE

I/WE, Ted Van Tassel HEREBY ACKNOWLEDGE 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 THE SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES (OR MORTGAGES)
WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE Ted Van Tassel

SIGNATURE

NOTARY CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED,
PERSONALLY APPEARED: Ted Van Tassel
WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS (HER)
OATH ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE

PROPERTY (CORPORATION/COMPANY/ETC.), THE WITHIN NAMED BARGAINER,
AND THAT HE (SHE) EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO
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NOTARY PUBLIC James R. Baker
MY COMMISSION EXPIRES 6-5-2007

MORTGAGEE'S CERTIFICATE
WE, THE UNDERSIGNED, First Community Bank MORTGAGEE OF THE PROPERTY SHOWN HEREON,
HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY
OWNER(S) OF THE PROPERTY.

SIGNATURE

NOTARY CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
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IN MEMPHIS, THIS 14th DAY OF March,
2004.

NOTARY PUBLIC James R. Baker
MY COMMISSION EXPIRES 6-5-2007

PETITION FOR ANNEXATION BY THE CITY OF MEMPHIS

I, Ted Van Tassel (owner's name) owner of the property shown on this plan of development,
request that the City of Memphis annex the land contained within this plan of development at the time the City
deems appropriate. I further covenant that this request shall be binding on all successors, their heirs or assigns
and shall be covenant running with the land, in accordance with the terms of the restrictive covenant to be made a
part of the plat of subdivision, final plan or deed. I hereby grant the City the right to enforce the provisions of
this petition.

RESTRICTIVE COVENANT

WHEREAS, W. Ray Jamison (owner's name) the owner of this plan of development wishes to
obtain sanitary sewer services for this plan of development from the City of Memphis.
NOW, THEREFORE, the owner of this plan of development hereby petitions the City of Memphis to annex the land
contained within this plan of development when and in the manner deemed necessary by the City of Memphis and
grants the City the right to enforce the provisions of this covenant.

This covenant is binding on the owners, their heirs or successors and assigns and is a covenant running with the
land and is binding until fulfilled on all successors in title to the above described property when recorded with the
Shelby County Register's Office.

The following statement shall be placed on all deeds or transfers, either in whole or in part, of this property

"This property is located in the Memphis Annexation Reserve Area. The owner has petitioned the City of Memphis to
annex the property at such time as the City deems appropriate and grants the City the right to enforce the
provisions contained in the plat of record. This covenant shall be binding on all successors, their heirs or assigns."

SIGNATURE Ted Van Tassel DATE 12-19-03

CERTIFICATE

We, W. Ray Jamison (owner's name) owner of the property shown on this plan of development,
agree to the private drives and the grading and drainage on our property.

SIGNATURE W. Ray Jamison DATE 12-19-03

FINAL PLAT
02/06/15
THE GREENS AT IRENE
PHASE III PART OF AREA 'A'

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A-Z HOLDINGS, LLC
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RGI, INC. PROJ. #0316



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JURY 31922-007916

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TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY, TENNESSEE