

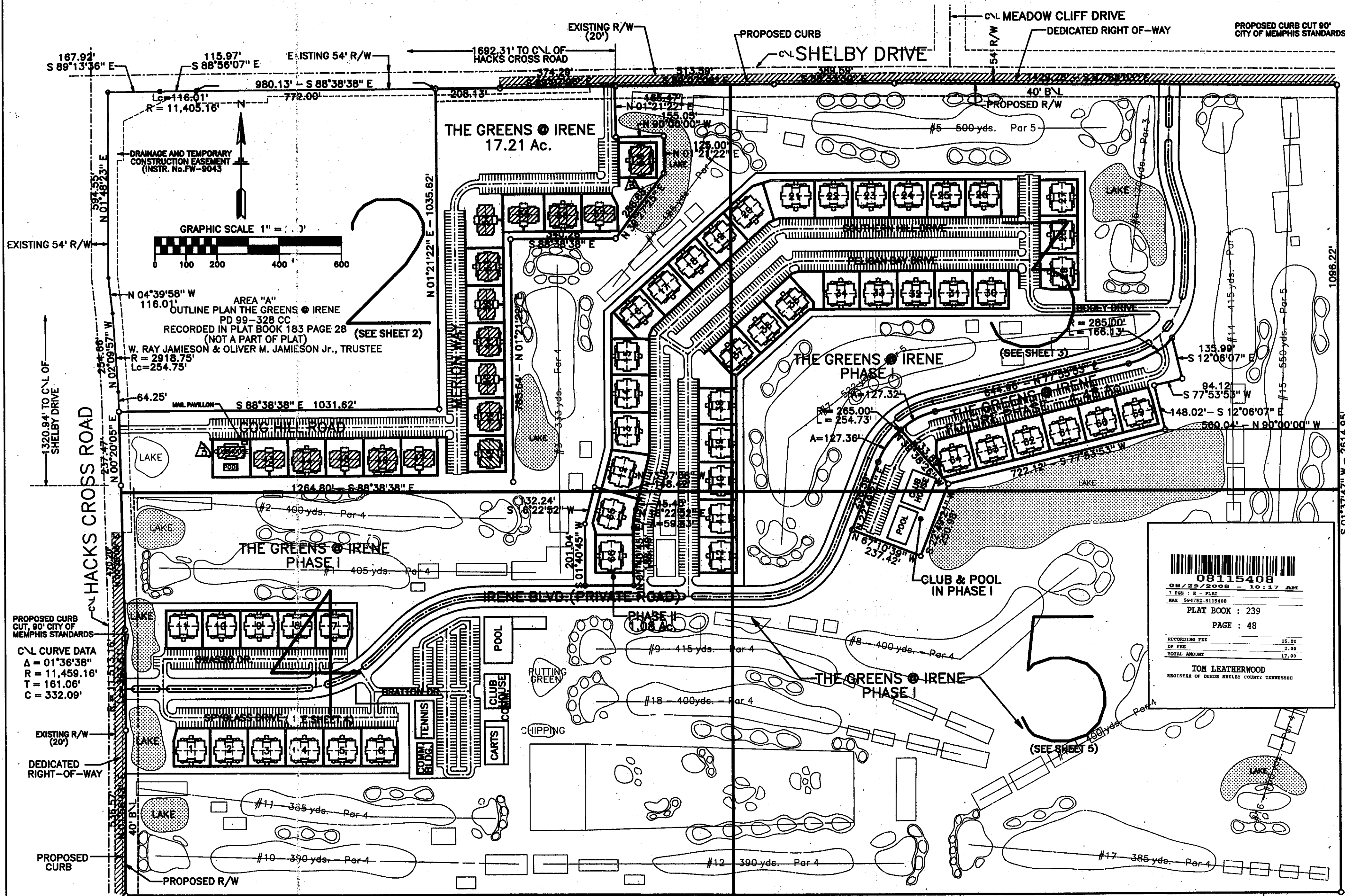


Tom Leatherwood

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.

	
08115408	
08/29/2008 - 10:17 AM	
7 PGS : R - PLAT	
MAX 594752-8115408	
PLAT BOOK : 239	
PAGE : 48	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	



MACON ROAD DEVELOPMENT LLC
(INST. No. JN-3189)

08115408
08/29/2008 - 10:17 AM
7 PAGES - PLAT
MAX \$94752-8115408
PLAT BOOK : 239
PAGE : 48
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

PROPOSED CURB CUT, 90' CITY OF MEMPHIS STANDARDS
C/L CURVE DATA
Δ = 01°36'38"
R = 11,459.16'
T = 161.06'
C = 332.09'

AREA "C"
OUTLINE PLAN THE GREENS @ IRENE
PD 99-328 CC
RECORDED IN PLAT BOOK 183 PAGE 28
(NOT A PART OF PLAT)
W. RAY JAMIESON & OLIVER M. JAMIESON JR., TRUSTEE

HARRY J. STEWART
AND WIFE
JANE M. STEWART
INST. G1-0848

N 88°17'28" W
3925.61'
B.B. HAMILTON
INST. EB-1087

DARYL A. HUNT
INST. CR-4103

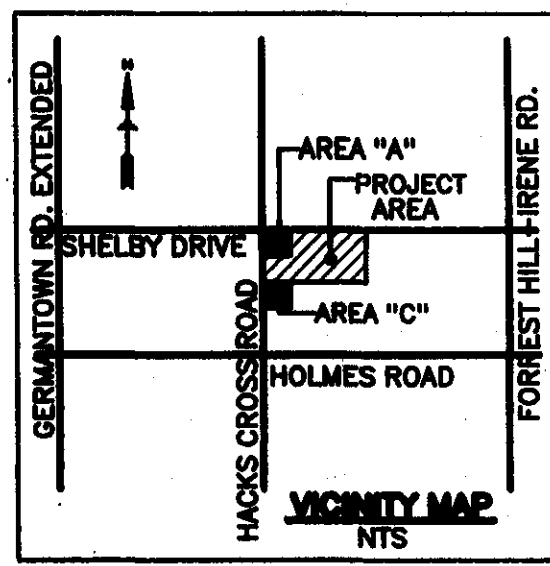
JERRY W. JOYNER, TRUSTEE
INST. FX-5866

DODGE FAMILY LIMITED
PARTNERSHIP
INST. ED-9885

06148429
09/11/2008 - 02:46 PM
7 PAGES - PLAT
SUPPLY 431839-6148429
PLAT BOOK : 228
PAGE : 38
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

LK6267
10/18/2001-14:58:07
PLAT BOOK: 195
PAGE: 17
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

KP1475
10/18/2000-09:09:35
PLAT BOOK: 188
PAGE: 32
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



This plat is being rerecorded to construct Buildings 43-58 and a Club House. See Page 4 of 7

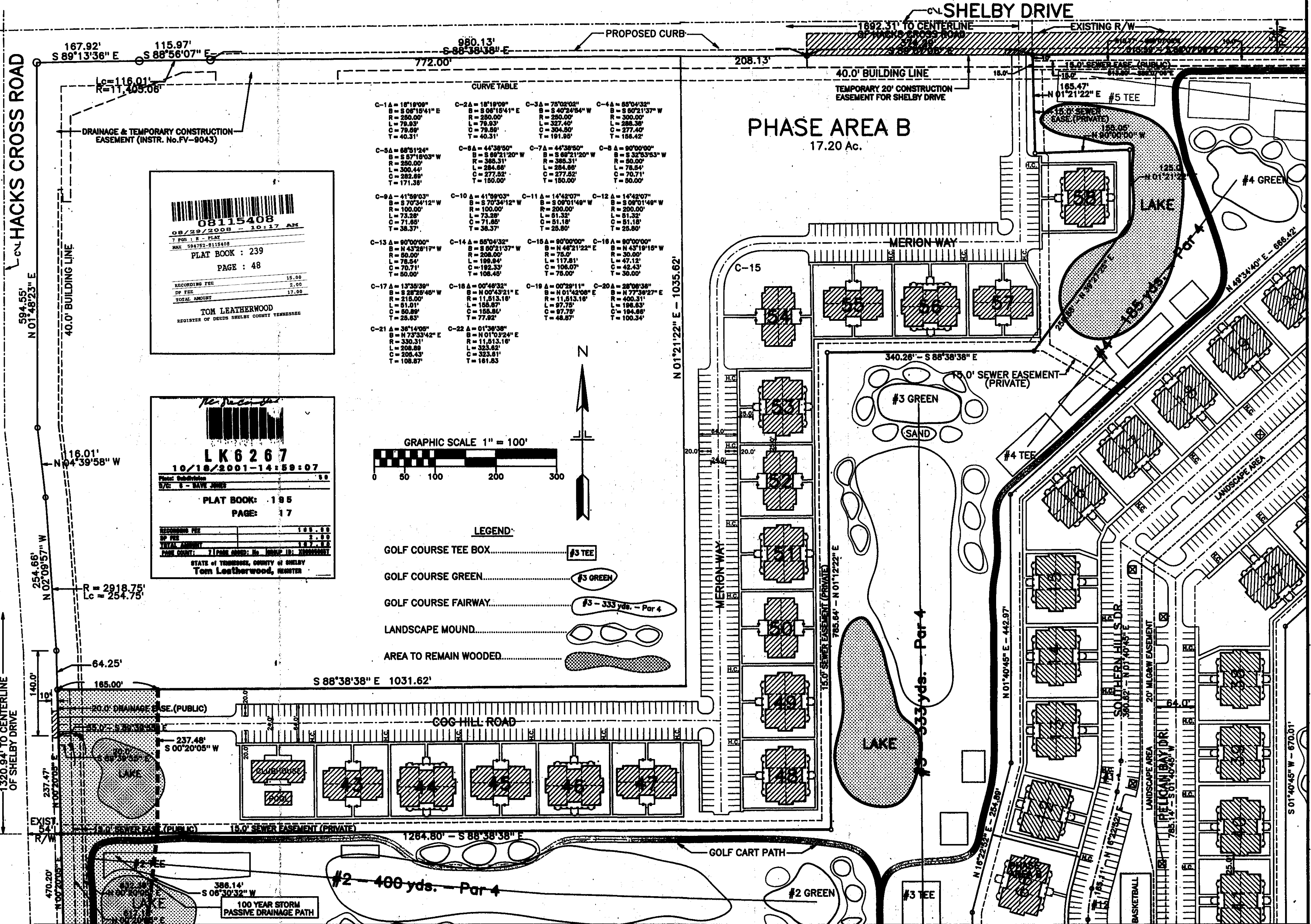
FLOOD HAZARD STATEMENT:
BY GRAPHIC DETERMINATION, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AS PER FEMA FIRM NUMBER 47157C0290 E, SHELBY COUNTY, TENNESSEE, EFFECTIVE DATE OF DECEMBER 2, 1994. THE SUBJECT PROPERTY LIES WITHIN DESIGNATED ZONE "X".

OWNED & DEVELOPED BY: THE GREENS AT IRENE
A LIMITED PARTNERSHIP

BOND CONSULTING ENGINEERS
4001 COMMERCIAL CENTER DRIVE, SUITE 1 • (870) 735-5150 • MARION, ARKANSAS
Civil Engineers & Land Surveyors
SCALE: 1" = 200' FILE: SHEL103D DRAWN BY: WJV
DATE: APRIL-2008 REVISED: CHECKED BY: JGB

THE GREENS @ IRENE PD PHASES
PHASE I: GOLF COURSE, BUILDINGS 1 THRU 42.
FUTURE PHASE AREA B: BUILDINGS 43 THRU 66

FINAL PLAT
3 2 1 PHASE I OF AREA B
THE GREENS @ IRENE P.D.
CASE No. PD 99-328CC
SHELBY COUNTY, TENNESSEE
TOTAL UNITS IN PHASE I: 504
TOTAL ACREAGE IN PHASE I: 188.38 Ac.
DISTRICT 2, BLOCK 56, PARCEL 15



MATCH LINE - SEE SHEET 3

FLOOD HAZARD STATEMENT:

- BY GRAPHIC DETERMINATION, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA AS PER FEMA FIRM MAP NUMBER 47157C0290 E, SHELBY COUNTY, TENNESSEE, EFFECTIVE DATE DECEMBER 2, 1994.
- THE SUBJECT PROPERTY LIES WITHIN DESIGNATED ZONE "X".
- TOTAL No. OF APARTMENT BLDGS. IN PHASE I: 42; UNITS PER BLDG.: 12;
- TOTAL No. OF UNITS IN PHASE I: 504.
- No. OF BEDROOMS PER UNIT: 2 BEDROOM UNITS - 8
- 1 BEDROOM UNITS - 4
- MINIMUM No. PARKING SPACES: 904
- MINIMUM No. HANDICAP PARKING SPACES: 20
- No. OF PROPOSED DUMPSTER PADS IN PHASE I: 15
- ALL AREAS LYING BETWEEN PARKING LOTS ARE RESERVED FOR LANDSCAPE AREAS.
- ALL PRIVATE FACILITIES INCLUDING BUT NOT LIMITED TO COMMON OPEN SPACE AREAS, LAKES, PRIVATE DRIVES, PRIVATE SEWER AND DRAINAGE SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PROPERTY.

06148425
09/11/2008 - 02:15 PM
7 PGS. 1 S - PLAT
NAD 83 433332-8148425
PLAT BOOK: 228
PAGE: 38
RECORDING FEE: \$1.00
DP FEE: \$2.00
TOTAL AMOUNT: \$3.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

KP1475
10/18/2008-08:08:35
7 PGS. 1 S - PLAT
NAD 83 433332-8148425
PLAT BOOK: 188
PAGE: 32
RECORDING FEE: \$1.00
DP FEE: \$2.00
TOTAL AMOUNT: \$3.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This plat is being rerecorded to construct Buildings 43-58 and a Club House.

LEGEND

- DUMPSTER PAD W/6' WOODEN FENCE.....FENCE
- HANDICAP PARKING.....H.C.
- HORIZONTAL CURVE No.....C-1

THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

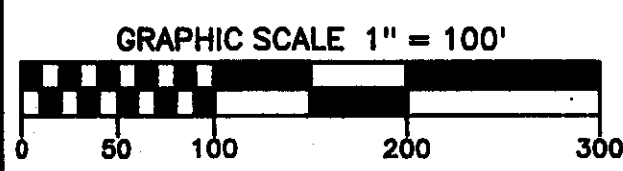
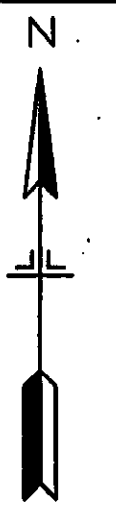
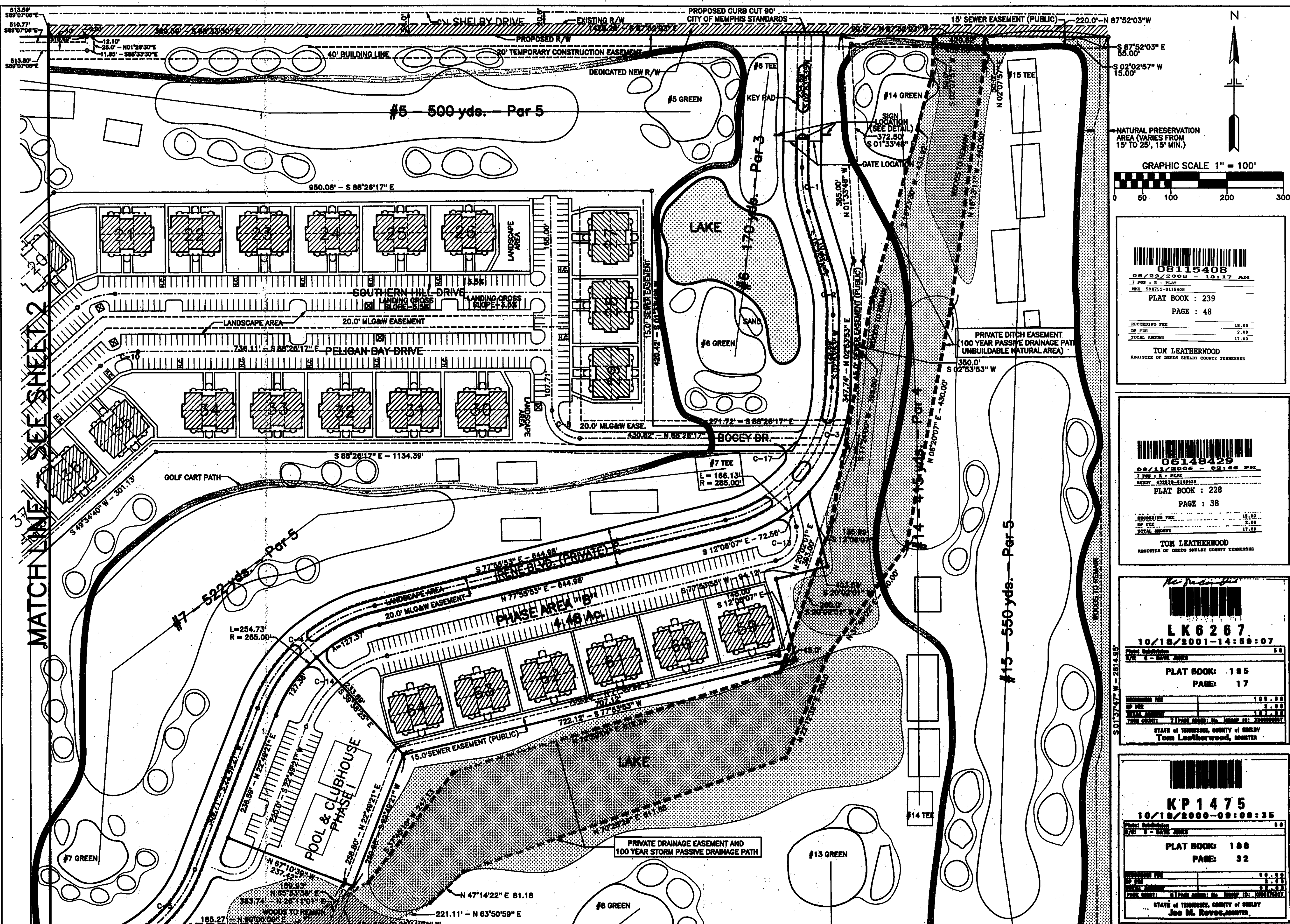
NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSING) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT.

OWNED & DEVELOPED BY: THE GREENS AT IRENE A LIMITED PARTNERSHIP

BOND CONSULTING ENGINEERS
4001 COMMERCIAL CENTER DRIVE, SUITE 1 (870) 735-5150 • MARION, ARKANSAS
Civil Engineers & Land Surveyors

SCALE: 1" = 100' FILE: SHEPLAT1 DRAWN BY: WFV
DATE: AUG.-2008 REVISED: CHECKED BY: JGB

FINAL PLAT
PHASE I OF AREA B
THE GREENS @ IRENE P.D.
CASE No. PD 99-328CC
SHELBY COUNTY, TENNESSEE
TOTAL ACREAGE IN PHASE I: 188.38 Ac.
DISTRICT 2, BLOCK 56, PARCEL 15
Sheet 2 of 7



08115408
08/29/2008 - 10:17 AM
7 Pgs. 1 - 7
MAX. 594752-8115408
PLAT BOOK : 239
PAGE : 48
RECORDING FEE 15.00
OF FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

06148429
09/11/2008 - 02:46 PM
7 Pgs. 1 - 7
MAX. 432328-06148429
PLAT BOOK : 228
PAGE : 38
RECORDING FEE 15.00
OF FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

10/18/2001-14:58:07
PLAT BOOK: 185
PAGE: 17
RECORDING FEE 100.00
OF FEE 3.00
TOTAL AMOUNT 103.00
STATE OF TENNESSEE, COUNTY OF SHELBY
Tom Leatherwood, REGISTER

10/18/2000-09:08:35
PLAT BOOK: 188
PAGE: 32
RECORDING FEE 10.00
OF FEE 3.00
TOTAL AMOUNT 13.00
STATE OF TENNESSEE, COUNTY OF SHELBY
Joe M. Reeves, REGISTER

- THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.
- NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSING) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT.
- ALL PRIVATE FACILITIES INCLUDING BUT NOT LIMITED TO COMMON OPEN SPACE AREAS, LAKES, PRIVATE DRIVES, PRIVATE SEWER AND DRAINAGE SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PROPERTY.

MATCH LINE - SEE SHEET 5

This plat is being rerecorded to construct Buildings 43-58 and a Club House.

OWNED & DEVELOPED BY: THE GREENS AT IRENE
A LIMITED PARTNERSHIP

BOND CONSULTING ENGINEERS
4001 COMMERCIAL CENTER DR., SUITE 1 • (870) 735-8180 • MARION, ARKANSAS
Civil Engineers & Land Surveyors

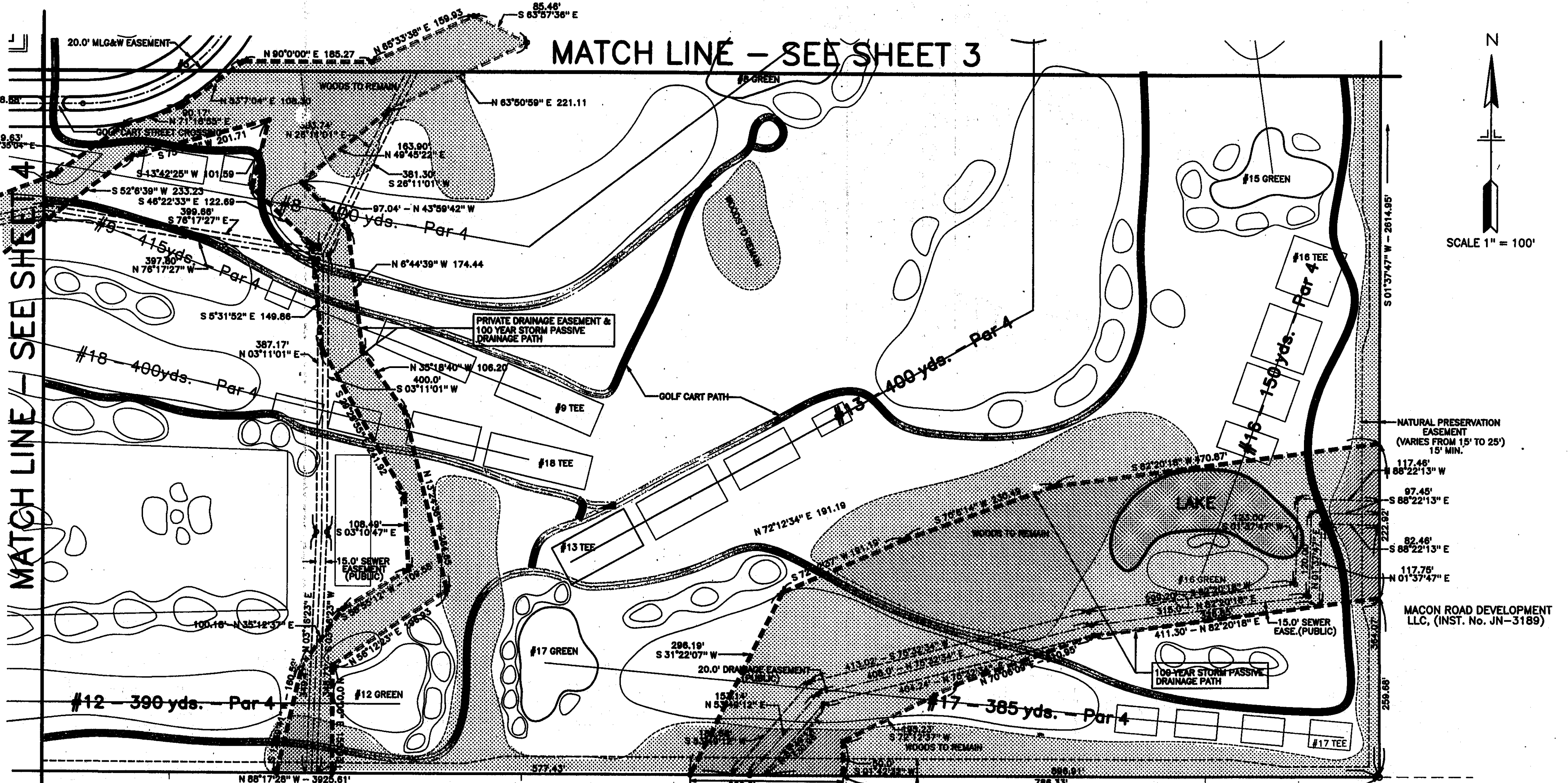
SCALE: 1" = 100'	FILE: SHEPLAT2	DRAWN BY: WVF
DATE: MAY-2008	REVISED:	CHECKED BY: JGB

FINAL PLAT
△△△ PHASE I OF AREA B
THE GREENS @ IRENE P.D.
CASE No. PD 99-328CC
SHELBY COUNTY, TENNESSEE
TOTAL ACREAGE IN PHASE I: 188.38 Ac.
DISTRICT 2, BLOCK 56, PARCEL 15
Sheet 3 of 7

- THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.
- NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSING) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT.
- ALL PRIVATE FACILITIES INCLUDING BUT NOT LIMITED TO COMMON OPEN SPACE AREAS, LAKES, PRIVATE DRIVES, PRIVATE SEWER AND DRAINAGE SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PROPERTY.

MATCH LINE - SEE SHEET 3

N
SCALE 1" = 100'



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08/29/2008 - 10:17 AM
7 PGS: 1 - PLAT
MAX: 594752-8115408
PLAT BOOK: 239
PAGE: 48
RECORDING FEE: 15.00
DP FEE: 2.00
TOTAL AMOUNT: 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

06148425
09/11/2008 - 02:46 PM
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MAX: 428810-6148425
PLAT BOOK: 228
PAGE: 38
RECORDING FEE: 15.00
DP FEE: 2.00
TOTAL AMOUNT: 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

KP1475
10/19/2000-09:09:35
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MAX: 594752-8115408
PLAT BOOK: 188
PAGE: 32
RECORDING FEE: 15.00
DP FEE: 2.00
TOTAL AMOUNT: 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

JERRY W. JOYNER, TRUSTEE
INST. FX-5866

LK6267
10/18/2001-14:59:07
7 PGS: 1 - PLAT
MAX: 594752-8115408
PLAT BOOK: 195
PAGE: 17
RECORDING FEE: 15.00
DP FEE: 2.00
TOTAL AMOUNT: 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OWNED & DEVELOPED BY: THE GREENS AT IRENE
A LIMITED PARTNERSHIP

BOND CONSULTING ENGINEERS
4001 COMMERCIAL CENTER DRIVE, SUITE 1 • (870) 735-5150 • MARION, ARKANSAS
Civil Engineers & Land Surveyors
SCALE: 1" = 100' FILE: SHEPLAT4 DRAWN BY: WFW
DATE: MAY-2008 REVISED: CHECKED BY: JGB

DODGE FAMILY LIMITED
PARTNERSHIP
INST. ED-9885

This plat is being rerecorded to construct
Buildings 43-58 and a Club House.

FINAL PLAT
△△△ PHASE I OF AREA B
THE GREENS @ IRENE P.D.
CASE No. PD 99-328CC
SHELBY COUNTY, TENNESSEE
TOTAL ACREAGE IN PHASE I: 188.38 Ac.
DISTRICT 2, BLOCK 56, PARCEL 15

Sheet 5 of 7

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, Helipad
 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 holes. (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 (R-S15 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 3/4 acres +/- 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. Dedicated 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 a setback from the gate being regulated by the Zoning Ordinance.
- F. Parking shall be provided in accordance with Section 28 of 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. A 12 foot modified RV2 landscaping plate and a 13 foot natural/preservation, for 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 any off-street parking areas or buildings shall be so arranged as to reflect the light 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 that located on roofs which is visible from the 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 Engineer for review.
- C. This project must be evaluated by the Tennessee Department of Health and Environmental Regulation regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 (TCA-69-3-101 et seq.)

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 action, 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 the Planning and Development and appropriate City and County agencies for approval of the Land Use Control Board prior to approval of any final plan 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 configuration 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 plan shall include the following:

- A. The outline plan conditions.
- 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 a 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 first without written permission from the City or County Engineer, as applicable. The storm water detention systems located in a public drainage easement, shall be owned and maintained by the property owner and/or property owner's 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.

PETITION FOR ANNEXATION BY THE CITY OF MEMPHIS

WE, THE GREENS AT IRENE, A LIMITED PARTNERSHIP, AND IRENE GOLF & COUNTRY CLUB, A LIMITED PARTNERSHIP, 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.

JAMES E. LINDSEY, PRESIDENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED JAMES E. LINDSEY, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS OATH ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF THE GREENS AT IRENE MANAGEMENT COMPANY, INC., GENERAL PARTNER OF THE GREENS AT IRENE, A LIMITED PARTNERSHIP, AND IRENE GOLF & COUNTRY CLUB, A LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

OFFICIAL SEAL
KAREN MCCOY
NOTARY PUBLIC - ARKANSAS
WASHINGTON COUNTY
MY COMM. EXPIRES 6/1/2002

NOTARY PUBLIC

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

THIS FINAL PLAT CONFORMS WITH THE PLANNED DEVELOPMENT ACTED ON BY THE LAND USE CONTROL BOARD ON 8-12-99 AND APPROVED BY THE MEMPHIS CITY COUNCIL ON 10-26-99 AND/OR THE SHELBY COUNTY BOARD OF COMMISSIONERS ON 10-11-99.

BY Mara S. Bab DATE 10/18/2000
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY ENGINEER COUNTY ENGINEER

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE 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 IN ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING LAWS AND REGULATIONS.

BY William H. Woods (SEAL) (DATE) Aug 17, 2000
TENNESSEE CERTIFICATE NO. 2002

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE AND CORRECT SURVEY AND THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1/100,000 OR GREATER; THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS AND LOCAL ZONING ORDINANCES, SUBDIVISION REGULATIONS AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

BY William H. Woods (SEAL) (DATE) 8/18/00
TENNESSEE CERTIFICATE NO. 2002

OWNER'S CERTIFICATE

WE, THE GREENS AT IRENE, A LIMITED PARTNERSHIP, AND IRENE GOLF & COUNTRY CLUB, A LIMITED PARTNERSHIP, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN, HEREBY ADOPTS THIS PLAT AS OUR PLAN OF DEVELOPMENT AND DEDICATE THE STREETS, RIGHTS-OF-WAY, AND GRANT THE EASEMENTS AS SHOWN AND/OR DESCRIBED TO PUBLIC USE FOREVER. WE CERTIFY THAT WE ARE THE OWNERS OF 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.

THE GREENS AT IRENE, A LIMITED PARTNERSHIP
AND IRENE GOLF & COUNTRY CLUB, A LIMITED PARTNERSHIP
BY: THE GREENS AT IRENE MANAGEMENT COMPANY,
INC., GENERAL PARTNER

BY: James E. Lindsey
JAMES E. LINDSEY, PRESIDENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED JAMES E. LINDSEY, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS OATH ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF THE GREENS AT IRENE MANAGEMENT COMPANY, INC., GENERAL PARTNER OF THE GREENS AT IRENE, A LIMITED PARTNERSHIP, AND IRENE GOLF & COUNTRY CLUB, A LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

OFFICIAL SEAL
KAREN MCCOY
NOTARY PUBLIC - ARKANSAS
WASHINGTON COUNTY
MY COMM. EXPIRES 6/1/2002

NOTARY PUBLIC

RESTRICTIVE COVENANT

WHEREAS, THE GREENS AT IRENE, A LIMITED PARTNERSHIP AND IRENE GOLF AND COUNTRY CLUB, A LIMITED PARTNERSHIP, THE OWNER OF THIS PLAN OF DEVELOPMENT, WISHES TO OBTAIN SANITARY SEWER SERVICE 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 UNTILL 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."

JAMES E. LINDSEY, PRESIDENT
8-15-00
DATE

STATE OF ARKANSAS
COUNTY OF WASHINGTON

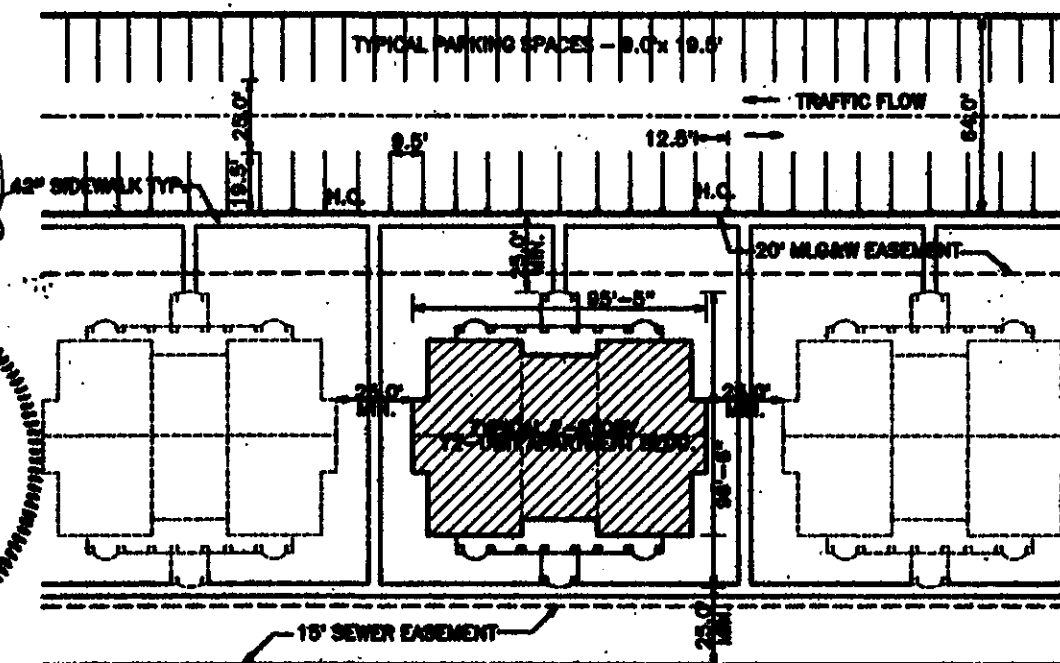
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED JAMES E. LINDSEY, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS OATH ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF THE GREENS AT IRENE MANAGEMENT COMPANY, INC., GENERAL PARTNER OF THE GREENS AT IRENE, A LIMITED PARTNERSHIP, AND IRENE GOLF & COUNTRY CLUB, A LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

OFFICIAL SEAL
KAREN MCCOY
NOTARY PUBLIC - ARKANSAS
WASHINGTON COUNTY
MY COMM. EXPIRES 6/1/2002

NOTARY PUBLIC

OWNED & DEVELOPED BY: THE GREENS AT IRENE
A LIMITED PARTNERSHIP

BOND CONSULTING ENGINEERS
208 NORTH SIXTH STREET • (970) 735-5150 • WEST MEMPHIS, ARKANSAS
Civil Engineers & Land Surveyors
SCALE: NONE FILE: SHEPLATS DRAWN BY: WFW
DATE: AUG.-2000 REVISED: CHECKED BY: JGB



TYPICAL BUILDING LAYOUT
NTS

08115408
08/29/2000 - 20:17 AM
7 PGS : R - PLAT
MAX 594752-8115408
PLAT BOOK : 239
PAGE : 48
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

06148429
08/11/2000 - 02:46 PM
7 PGS : R - PLAT
SUDDY 422538-6148429
PLAT BOOK : 228
PAGE : 38
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

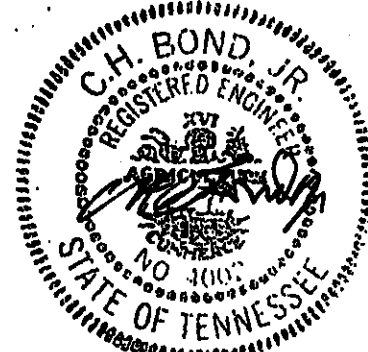
LK6267
10/18/2001-14:59:07
Plat: Subdivision
B/E: 6 - DAVE JONES
PLAT BOOK: 185
PAGE: 17
RECORDING FEE 105.00
DP FEE 2.00
TOTAL AMOUNT 107.00
PAGE COUNT: 7 (PAGE ADDR: No GROUP ID: X800190847)
STATE OF TENNESSEE, COUNTY of SHELBY
Tom Leatherwood, REGISTER

This plat is being rerecorded to construct
Buildings 43-58 and a Club House.

KP1475
10/18/2000-08:09:35
Plat: Subdivision
B/E: 6 - DAVE JONES
PLAT BOOK: 188
PAGE: 32
RECORDING FEE 90.00
DP FEE 2.00
TOTAL AMOUNT 92.00
PAGE COUNT: 6 (PAGE ADDR: No GROUP ID: X800190847)
STATE OF TENNESSEE, COUNTY of SHELBY
Joe M. Reeves, REGISTER

FINAL PLAT
PHASE I OF AREA B
THE GREENS @ IRENE P.D.
CASE No. PD 99-328CC
SHELBY COUNTY, TENNESSEE
TOTAL ACREAGE IN PHASE I: 188.38 Ac.
DISTRICT 2, BLOCK 56, PARCEL 15
Sheet 6 of 7

ENGINEER'S CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE 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 C.H. Bond Jr. (SEAL) (DATE) 1 June 2001
TENNESSEE CERTIFICATE No. 142002



OWNER'S CERTIFICATE
WE, THE GREENS AT IRENE, A LIMITED PARTNERSHIP, AND IRENE GOLF & COUNTRY CLUB, A LIMITED PARTNERSHIP, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN, HEREBY ADOPTS THIS PLAT AS OUR PLAN OF DEVELOPMENT AND DEDICATE THE STREETS, RIGHTS-OF-WAY, AND GRANT THE EASEMENTS AS SHOWN AND/OR DESCRIBED TO PUBLIC USE FOREVER. WE CERTIFY THAT WE ARE THE OWNERS OF 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.

THE GREENS AT IRENE, A LIMITED PARTNERSHIP
AND IRENE GOLF & COUNTRY CLUB, A LIMITED PARTNERSHIP
BY: THE GREENS AT IRENE MANAGEMENT COMPANY, INC., GENERAL PARTNER
BY: James E. Lindsey
JAMES E. LINDSEY, PRESIDENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED JAMES E. LINDSEY, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS OATH ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF THE GREENS AT IRENE MANAGEMENT COMPANY, INC., GENERAL PARTNER OF THE GREENS AT IRENE, A LIMITED PARTNERSHIP, AND IRENE GOLF & COUNTRY CLUB, A LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

OFFICIAL SEAL
JOY L. HOOPS
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY
MY COMM. EXPIRES 9 / 1 / 2004

Joy L. Hoops
NOTARY PUBLIC

THIS PLAT IS BEING RE-RECORDED TO REFLECT THE LOCATION OF A 10 FOOT SANITARY SEWER EASEMENT ALONG SHELBY DRIVE, 10 FEET SOUTH OF ORIGINAL PLACEMENT AND TO REFLECT THE LOCATION OF 20' DRAINAGE EASEMENT THROUGH THE GOLF COURSE OFF HACKS CROSS ROAD, REMOVED AN ANGLE IN THE LINE, ADDED GUARD HOUSES AND FLAG POLES AT ENTRANCES OFF HACKS CROSS ROAD & SHELBY DRIVE AND ADDED A GOLF COURSE RESTROOM NEAR THE INTERSECTION OF IRENE BLVD. AND BOGEY DR.

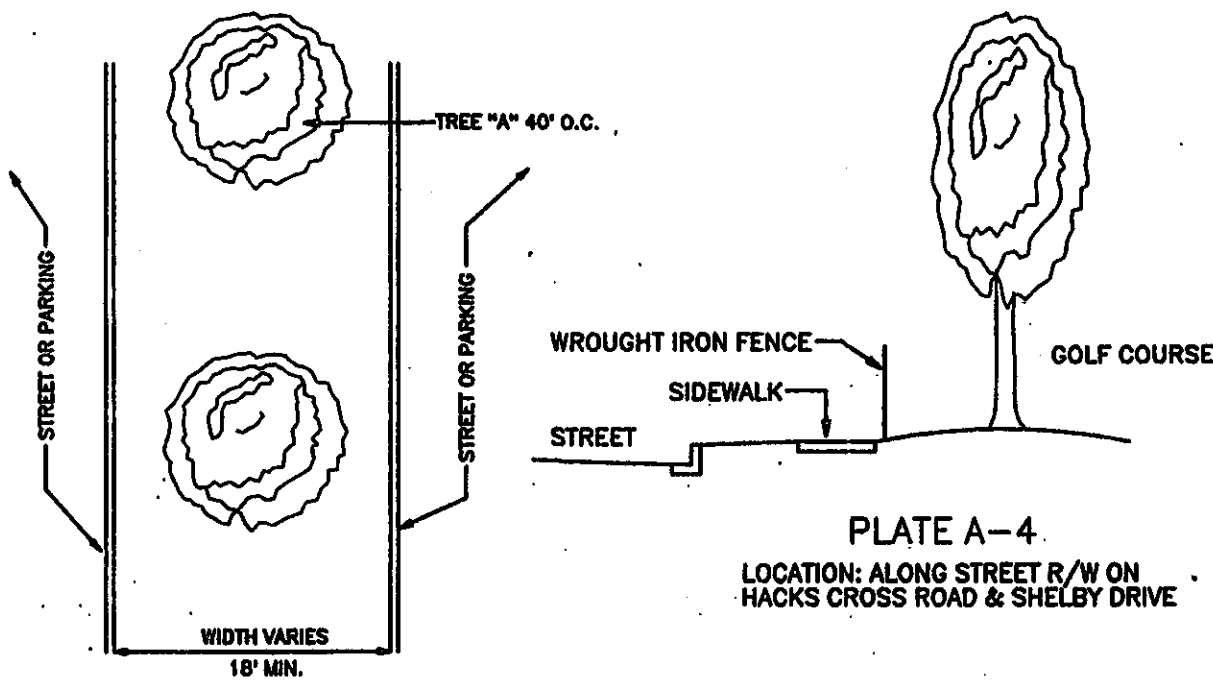
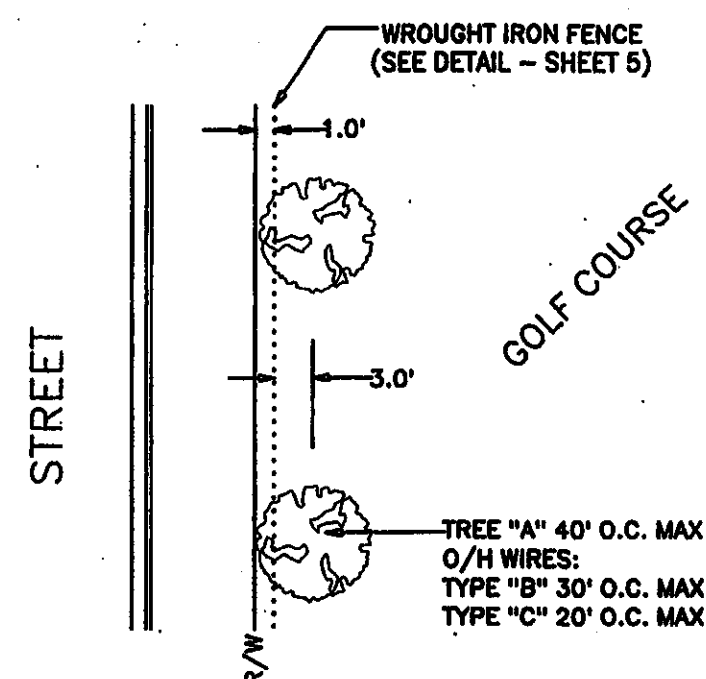
CITY ENGINEER [Signature], DATE 10-18-01, COUNTY ENGINEER be, DATE 10-18-01
OPD [Signature] Director OPD

THIS PLAT IS BEING RE-RECORDED TO SHOW THE ADDITION OF 24 APARTMENT BUILDINGS AND THE NAMING OF SHINNEDOCK HILLS BOULEVARD AND MERION WAY ON THE FINAL PLAT.
COG Hill

[Signature] 9/11/06
DIRECTOR OPD DATE

CITY ENGINEER [Signature], DATE 9/11/06
COUNTY ENGINEER bb, DATE 9/7/06

SIDEWALK CHART			
STREET NAME	S/W WIDTH	SIDE	LOCATION
SHELBY DRIVE	N/A		
HACKS CROSS ROAD	N/A		



LANDSCAPE AREA
FOR MEDIAN ALONG IRENE BLVD. & AREAS
SHOWN TO BE LANDSCAPED

08115408	
08/29/2008 - 10:17 AM	
7 PGS : R - PLAT	
MAX 594752-0115408	
PLAT BOOK : 239	
PAGE : 48	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

06148429	
09/11/2006 - 02:46 PM	
7 PGS : R - PLAT	
BUDDY 432578-6148429	
PLAT BOOK : 228	
PAGE : 38	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

LK 6267	
10/18/2001-14:59:07	
Plat: Subdivision 60	
S/C: 6 - DAVE JONES	
PLAT BOOK: 195	
PAGE: 17	
RECORDING FEE	108.00
DP FEE	2.00
TOTAL AMOUNT	110.00
PAGE COUNT: 7 (PAGE ADDED: No. [GROUP ID: X000950887])	
STATE of TENNESSEE, COUNTY of SHELBY	
Tom Leatherwood, REGISTER	

This plat is being rerecorded to construct Buildings 43-58 and a Club House.

OWNED & DEVELOPED BY: THE GREENS AT IRENE
A LIMITED PARTNERSHIP

FINAL PLAT
PHASE I OF AREA B
THE GREENS @ IRENE P.D.
CASE No. PD 99-328CC
SHELBY COUNTY, TENNESSEE
TOTAL ACREAGE IN PHASE I: 188.38 Ac.
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BOND CONSULTING ENGINEERS		
208 NORTH SIXTH STREET • (870) 735-5150 • WEST MEMPHIS, ARKANSAS		
Civil Engineers & Land Surveyors		
SCALE: NONE	FILE: SHEPLATS	DRAWN BY: WFV
DATE: MARCH-2001	REVISED:	CHECKED BY: JGB