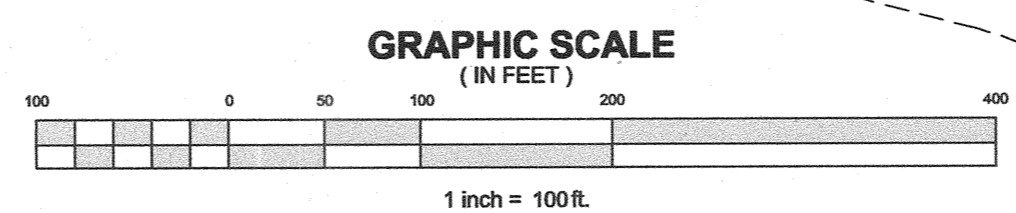


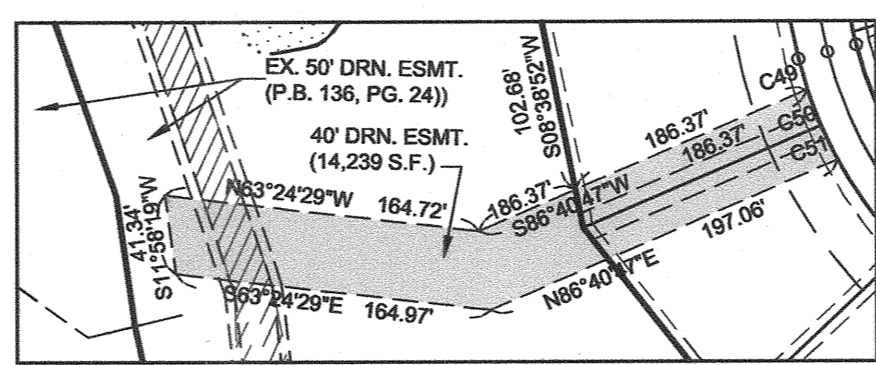
PASSIVE PATH NOTE:
 A 15 FT. WIDE STRIP BETWEEN LOTS 553 AND 554, AS SHOWN ON THE FINAL PLAT AND THE GRADING AND DRAINAGE PLAN SHALL BE ESTABLISHED AND LABELED AS A PASSIVE PATH FOR THE PURPOSE OF CONVEYING THE 100-YEAR STORM RUNOFF WITHOUT CAUSING DAMAGE TO ANY STRUCTURE. THE GARDING IN THIS AREA SHALL NOT BE ALTERED WITHOUT APPROVAL FROM CITY AND/OR COUNTY ENGINEER.



LOT AREAS & MIN. FINISH FLOOR ELEV.

LOT #	SQ. FT.	MIN. F.F.	LOT #	SQ. FT.	MIN. F.F.
528	13,696	**	569	10,607	**
529	9,281	**	570	10,033	**
530	8,637	**	571	14,861	**
531	10,955	**	572	10,000	**
532	11,485	**	573	10,000	**
533	13,710	**	574	11,374	**
534	13,197	**	575	11,374	**
535	11,510	**	576	14,604	**
536	13,190	304.5	577	13,555	**
537	11,486	304.5	578	13,100	**
538	11,808	**	579	12,197	**
539	12,202	**	580	12,565	**
540	17,133	**	581	14,217	**
541	11,775	**	582	13,750	**
542	11,565	**	583	15,623	**
543	9,330	**	584	11,667	**
544	10,498	**	585	15,858	**
545	10,400	304.5	586	16,219	**
546	11,180	304.5	587	12,371	**
547	12,533	**	588	10,371	**
548	10,193	**	589	10,124	**
549	10,817	**	590	10,704	**
550	10,663	**	591	10,007	**
551	9,985	**	592	10,561	**
552	9,985	304.5	593	11,236	**
553	13,049	304.5	594	12,601	**
554	12,646	304.5	595	13,601	**
555	8,621	**	596	12,822	**
556	9,326	**	597	14,991	**
557	10,642	**	598	12,300	**
558	10,251	**	599	14,577	**
559	9,969	**	600	14,246	**
560	8,484	**	601	13,483	**
561	10,208	**	602	11,316	**
562	8,543	**	603	11,346	**
563	10,173	**	604	11,337	**
564	8,577	**	605	11,331	**
565	10,040	**	COS A	462,337	N/A
566	9,118	**	COS B	1,227	N/A
567	13,936	**	COS C	329	N/A
568	14,195	**	COS D	284	N/A

** MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS



THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA, AS SHOWN ON FEMA/FIRM FLOOD PANEL NO. 47157C 0290E, DATED DEC. 2, 1994, ELEV. = 302.3 - 302.7

REQUIRED SIDEWALKS			
STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
HOLSTON COVE	N/A	N/A	N/A
HOLSTON DRIVE	4 FT.	BOTH	3.0 FT. GRASS PLOT
WETHERSBY DRIVE	4 FT.	BOTH	3.0 FT. GRASS PLOT
BRICE DRIVE	4 FT.	BOTH	3.0 FT. GRASS PLOT
MEADOW VALE DRIVE	5 FT.	NORTH	4.5 FT. GRASS PLOT

THE REQUIRED SIDEWALKS 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.

FINAL PLAT
PHASE 15, PARCEL E
 CASE NUMBER: P.D. 95-310CC
 (FORMERLY P.D. 89-361CC AND P.D. 86-356CC)
BUCKINGHAM FARMS
PLANNED DEVELOPMENT
 SHELBY COUNTY, TENNESSEE
 MARCH, 2006
 TOTAL AREA = 35,344 AC. / TOTAL LOTS = 78
 WARD - 2 BLOCK - 56 PARCEL - 233

OWNER/DEVELOPER:
 BUCKINGHAM FARMS LLC.
 5900 POPLAR AVENUE
 MEMPHIS, TENNESSEE 38119

FISHER & ARNOLD, INC.
 9180 Crossway Hills Drive • Memphis, Tennessee 38125-6636
 901-748-4811 • Fax: 901-748-8115 • Web: www.fishernai.com

RECORDED:

06188294
 11/17/2006 - 01:45 PM
 4 PGS. 2 PLAT
 UNLORNS 450197-6188294
 PLAT BOOK : 229
 PAGE : 58

TOM LEATHERWOOD
 REGISTERED DEEDS SHELBY COUNTY TENNESSEE

- NOTES:
- NO STRUCTURE, AND NO FENCE, WALL, HEDGE, SHRUB PLANTING OR OTHER OBSTACLE WHICH OBSTRUCTS SIGHT LINES AT A HEIGHT BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE CURB HEIGHT SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY LOT WITHIN THE CLEAR SIGHT AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A SIGHT LINE AS SHOWN ON THIS PLAT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN THE CLEAR SIGHT AREA UNLESS THE FOLIAGE LEVEL IS MAINTAINED AT A HEIGHT OF NOT LESS THAN SIX (6) FEET ABOVE CURB HEIGHT TO PERMIT UNOBSTRUCTED VISION ACROSS THE CLEAR SIGHT AREA.
 - THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE OF PRIVATE YARDS AND C.O.S. FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE YARDS AND C.O.S.
 - NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN THE SANITARY SEWER EASEMENT.
 - THE ISLANDS LOCATED WITHIN THE PUBLIC STREET RIGHTS-OF-WAY SHALL BE PUBLICLY OWNED, BUT MAINTAINED BY THE BUCKINGHAM FARMS HOMEOWNERS ASSOCIATION.
 - MAINTENANCE REPAIR, OPERATION, INSURANCE AND TAXES OF THE FACILITIES INCLUDED WITHIN LOT A (C.O.S.) AND ROADWAY ISLANDS, SHALL BE FINANCED THROUGH, AND THE RESPONSIBILITY OF THE BUCKINGHAM FARMS HOMEOWNERS ASSOCIATION AS ESTABLISHED BY CHARTER RECORDED IN INSTRUMENT NO. FG-7040 IN THE SHELBY COUNTY REGISTERS OFFICE. MEMBERSHIP SHALL BE MANDATORY FOR EACH OF THE LOT OWNERS OF PHASE 15, LOTS 528 THROUGH 600, AND ANY SUCCESSIVE BUYERS.
 - FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISHED GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE AT LEAST TWO PERCENT IN ALL DIRECTIONS AWAY FROM THE FOUNDATION WALL. THE DRIVEWAY SHALL BE SLOPED DOWN AT TWO PERCENT FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.

T.B.M. = NATIONAL FLOOD INSURANCE REFERENCE MARK NO. 125-CHISEL MARK ON NORTHWEST CORNER OF BRIDGE FOOTING ON THE HACKS CROSS BRIDGE OVER NONCONNAH CREEK APPROXIMATELY 3000 FEET SOUTH OF WINCHESTER ROAD. ELEVATION = 302.91